

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0122-87 (1)

APN 163-08-421-003

Location E of Ft Apache, aprx 370' N of Des Inn

Applicant Oakcrest Development

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

[illegible]

FILE NO.: Z-122-87(1)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
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20. _____

FILE NO.: 2-122-87 (1)

NOTICE OF PUBLIC HEARING

PLOT PLAN AND BUILDING ELEVATION REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 1996
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

Z-122-87(1)

REQUEST BY OAKCREST DEVELOPMENT FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A PROPOSED 129 BED TWO-STORY CONGREGATE CARE FACILITY ON PROPERTY LOCATED ON THE EAST SIDE OF FORT APACHE ROAD, APPROXIMATELY 370 FEET NORTH OF DESERT INN ROAD, C-1 ZONE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 400 East Stewart Avenue, Las Vegas, Nevada 89101.

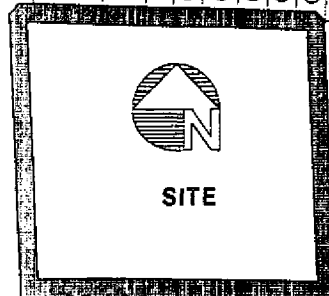
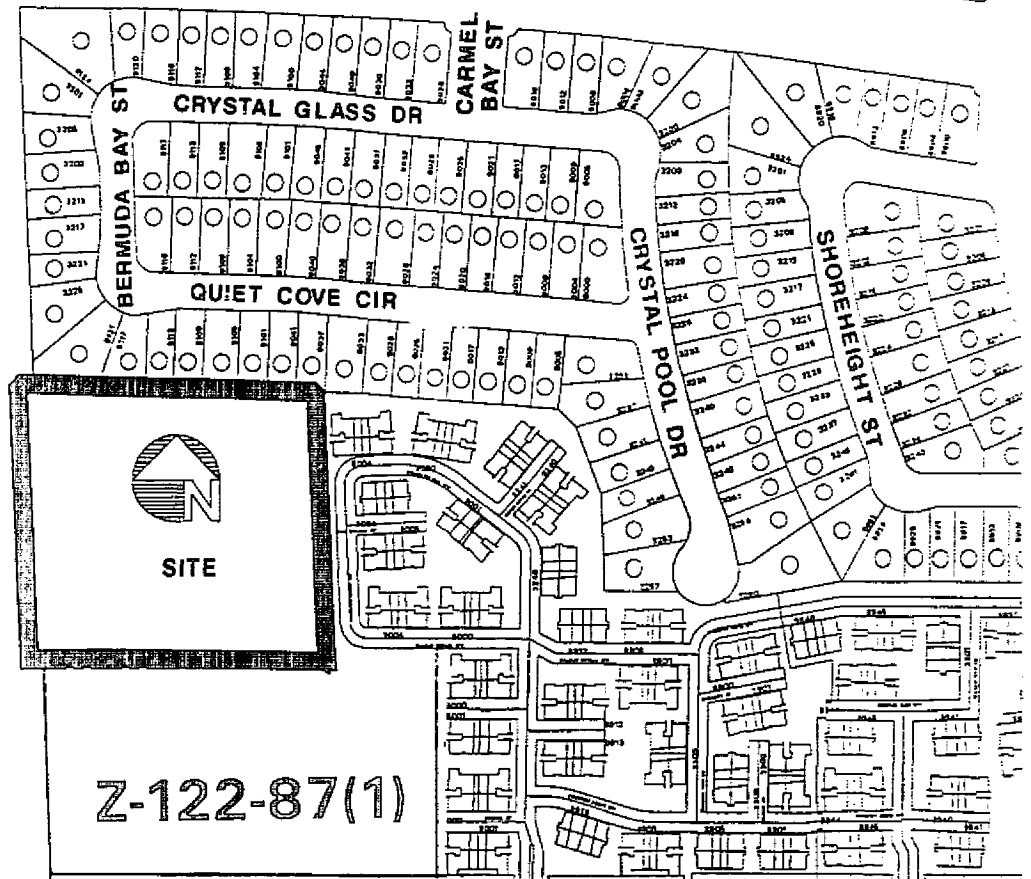
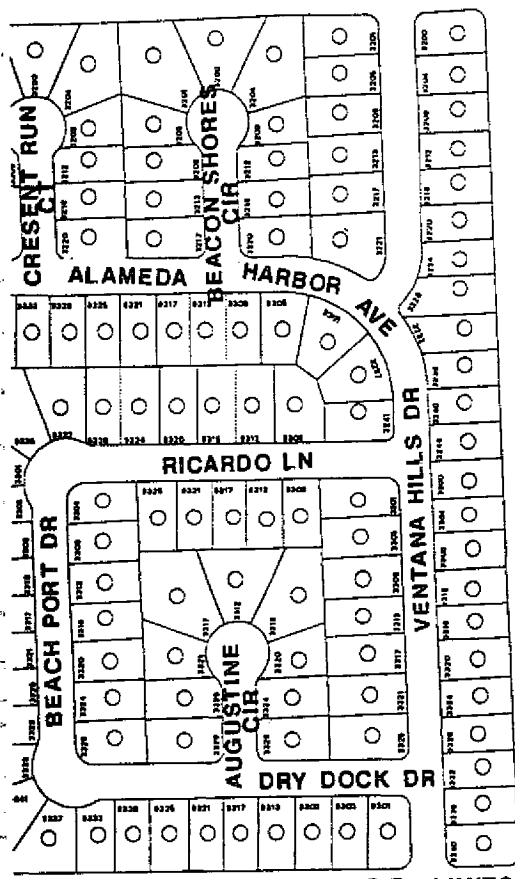
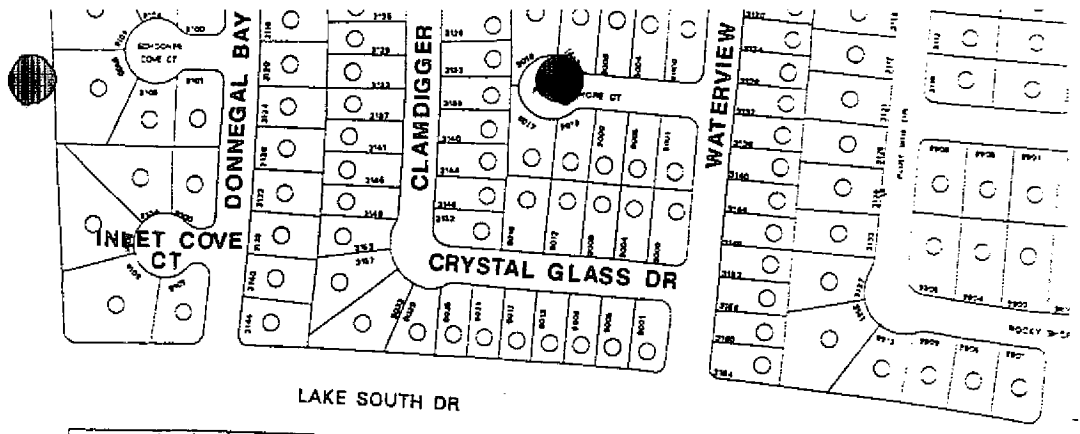
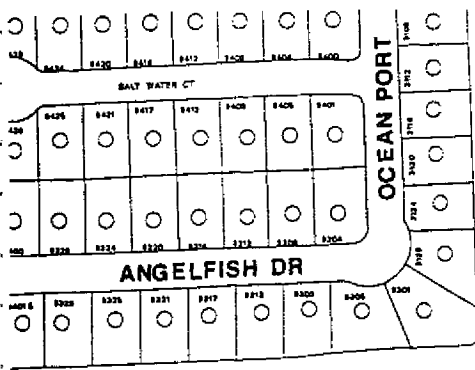
**PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA**



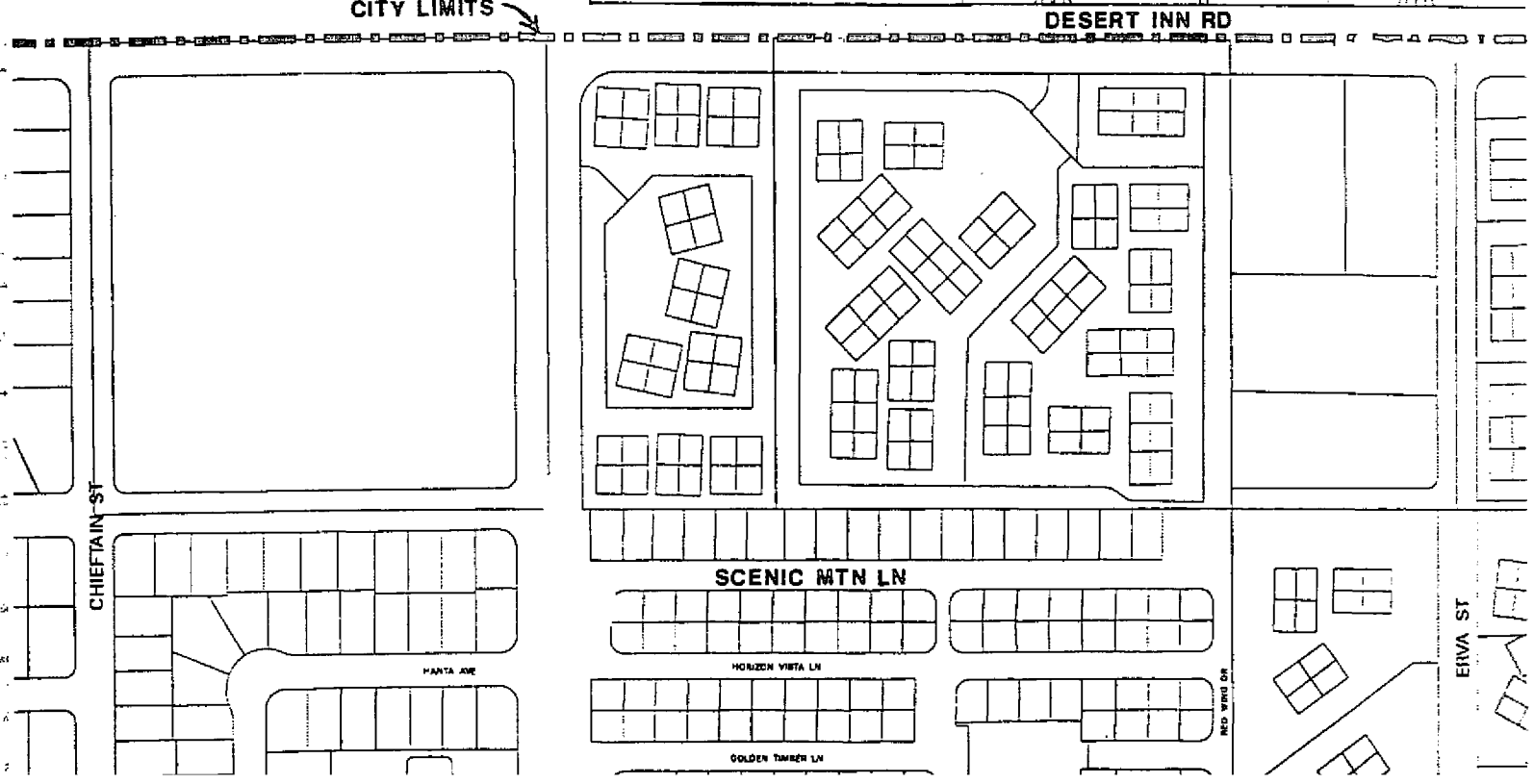
A handwritten signature in black ink, appearing to read "R. S. Genzer", is written over a horizontal line.

**ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION**

SEE LOCATION MAP ON REVERSE SIDE



Z-122-87(1)



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON

CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



January 18, 1996

Messrs. David Diffley and Richard Nickum
Oakcrest Development
3325 Ali Baba Lane, Suite 603
Las Vegas, Nevada 89132-0297

RE: Z-122-87(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Messrs. Diffley and Nickum:

Your request for a Plot Plan and Building Elevation Review for a proposed 129 bed two-story congregate care facility on property located on the east side of Fort Apache Road, approximately 370 feet north of Desert Inn Road, Ward 2, C-1 Zone, was considered by the Planning Commission on January 11, 1996.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Provide minimum 24 inch box trees 20 feet on center with shrubs, boulders and ground cover in the planter along the north property line as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. Provide minimum 24 inch box trees 40 feet on center in all other planter areas.
2. Provide a minimum six foot high decorative block wall along the south property line as required by the Planning and Development Department.
3. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrant shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
4. The total height of proposed buildings shall not exceed the existing two-story residences adjacent to the site, except the clock tower which may be above the two-story height, as required by the Planning and Development Department.
5. The lighting shall be directed so that it falls directly onto the site as required by the Planning and Development Department.



TO: Messrs. David Diffley and Richard Nickum
RE: Z-122-87(1)

January 18, 1996
Page Two

6. Signage for the site shall be limited to a single monument sign.
7. The setback along the north property line adjacent to the parking area shall be a minimum of 21 feet.
8. Construct all incomplete half-street improvements, if any, on Fort Apache Road adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
9. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
11. Site development to also comply with all applicable conditions of approval for Zoning Application Z-122-87 and with all applicable conditions of approval for the Fort Apache Road/Desert Inn Road (Commercial Subdivision) if this site is still included within such development as required by the Department of Public Works.
12. All development shall be in conformance with the plot plan and building elevations.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

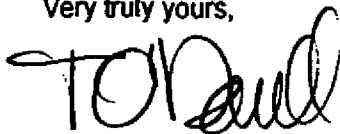
TO: Messrs. David Diffley and Richard Nickum
RE: Z-122-87(1)

January 18, 1996
Page Three

15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer.
18. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

The action by the Planning Commission is final.

Very truly yours,



Theresa A. O'Donnell, Planning Manager
Current Planning Division

TAO:PH:erh



cc: Mr. Steven L. Gallaher
Oakmont Retirement Communities L.L.C.
9066 Brooks Road South
Windsor, California 95492

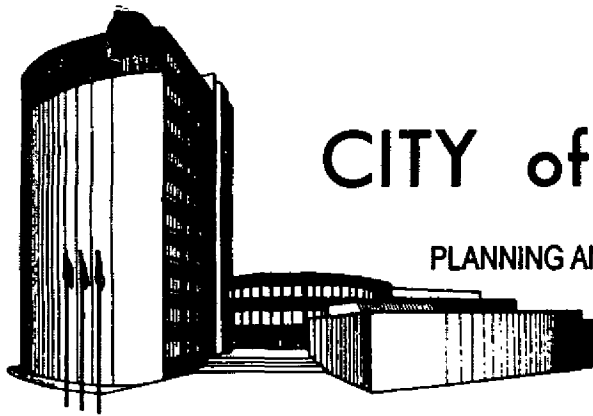
MAYOR
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CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



January 17, 1996

Messrs. David Diffley and Richard Nickum
Oakcrest Development
3325 Ali Baba Lane, Suite 603
Las Vegas, Nevada 89132-0297

RE: Z-122-87(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Messrs. Diffley and Nickum:

Your request for a Plot Plan and Building Elevation Review for a proposed 129 bed two-story congregate care facility on property located on the east side of Fort Apache Road, approximately 370 feet north of Desert Inn Road, Ward 2, C-1 Zone, was considered by the Planning Commission on January 11, 1996.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Provide minimum 24 inch box trees 20 feet on center with shrubs, boulders and ground cover in the planter along the north property line as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. Provide minimum 24 inch box trees 40 feet on center in all other planter areas.
2. Provide a minimum six foot high decorative block wall along the south property line as required by the Planning and Development Department.
3. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrant shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
4. The total height of proposed buildings shall not exceed the existing two-story residences adjacent to the site, except the clock tower which may be above the two-story height, as required by the Planning and Development Department.
5. The lighting shall be directed so that it falls directly onto the site as required by the Planning and Development Department.



TO: Messrs. David Diffley and Richard Nickum
RE: Z-122-87(1)

January 17, 1996
Page Two

6. Signage for the site shall be limited to a single monument sign as required by the Planning and Development Department.
7. Construct all incomplete half-street improvements, if any, on Fort Apache Road adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
8. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
10. Site development to also comply with all applicable conditions of approval for Zoning Application Z-122-87 and with all applicable conditions of approval for the Fort Apache Road/Desert Inn Road (Commercial Subdivision) if this site is still included within such development as required by the Department of Public Works.
11. All development shall be in conformance with the plot plan and building elevations.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

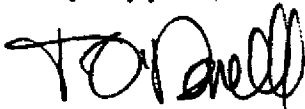
TO: Messrs. David Diffley and Richard Nickum
RE: Z-122-87(1)

January 17, 1996
Page Three

15. All City Code requirements and design standards of all City departments must be satisfied.
16. Parking and driveway plans must be approved by the Traffic Engineer.
17. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

The action by the Planning Commission is final.

Very truly yours,



Theresa A. O'Donnell, Planning Manager
Current Planning Division

TAO:PH:erh 

cc: Mr. Steven L. Gallaher
Oakmont Retirement Communities L.L.C.
9066 Brooks Road South
Windsor, California 95492

PLANNING COMMISSION

MEETING OF

JANUARY 11, 1996

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

Z-122-87(1) - Oakcrest Development

Request for a Plot Plan and Building Elevation Review for a proposed 129 bed two-story congregate care facility on property located on the east side of Fort Apache Road, approximately 370 feet north of Desert Inn Road, Ward 2, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide minimum 24 inch box trees 40 feet on center with shrubs, boulders and groundcover in all planter areas as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide a minimum six foot high decorative block wall along the south property line as required by the Planning and Development Department.
3. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrant shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
4. Construct all incomplete half-street improvements, if any, on Fort Apache Road adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.

Solomon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO TREES 20 FEET ON CENTER ALONG THE NORTH PROPERTY LINE ONLY, THE HEIGHT OF THE BUILDING NOT TO EXCEED THE SURROUNDING TWO-STORY HOMES OR APARTMENTS EXCEPT FOR THE CLOCK TOWER, SETBACK IN PARKING AREA BE 21 FEET FROM THE NORTHERN PROPERTY LINE, LIGHTING NOT SHINE INTO NEIGHBORS' YARDS AND OUTSIDE FREESTANDING SIGNAGE BE LIMITED TO A MONUMENT TYPE SIGN.

Unanimous

MS. HARGROVE stated this request is for a 91,296 square foot senior assisted living center on a 3.3 acre site. Access is via two drives along Fort Apache Road. There will be 129 beds in studio or one-bedroom apartments. There are also shared apartments. Amenities include a decorative entry with a porte cochere, a landscaped courtyard, lounges and other activity rooms. The building elevations depict a two-story structure with a stucco exterior and a concrete tile roof. This site is part of a Tentative and Final Map commercial subdivision. If the applicant waives the right to be a part of that subdivision the Traffic Study will not apply to this site. In lieu of a new Traffic Study, the applicant would need to contribute \$15,000 towards the installation of a traffic signal. Staff recommended approval, subject to the conditions.

BILL MABRY, Oakmont Retirement Communities, 9066 Brooks Road South, Windsor, California, appeared and represented the application. The setback from Fort Apache Road to this property is approximately 130 feet. There will be parking in the front. They will need a landscaping easement with the Association for the front strip. He concurred with staff's conditions.

CHAIRPERSON MORAN declared the Public Hearing open.

TOM BRUNY, 9101 Quiet Cove, appeared to obtain additional information. Will this be a nursing facility? Will there be a block wall adjacent to the existing block wall and what height? What will be the height of the center portion? Will the windows be able to look into his back yard?

BILL MABRY stated this will be a group care and intermediate care facility, not a convalescent hospital. They do not plan to build any additional walls, but will put in landscaping between the building and the wall.

PLANNING COMMISSION

MEETING OF

JANUARY 11, 1996

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-122-87(1) - (Continued)

5. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

6. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

7. Site development to also comply with all applicable conditions of approval for Zoning Application Z-122-87 and with all applicable conditions of approval for the Fort Apache Road/Desert Inn Road (Commercial Subdivision) if this site is still included within such development as required by the Department of Public Works.

8. Standard Condition Nos. 2 - 8 and 10 - 12.

NOTICES MAILED: 393

APPROVALS: 0

PROTESTS: 1 (Speaker - 1/11/96)

ERIC GRIFFIN, Landscape Architect, Pyramid Engineers, Reno, Nevada, said there will be extensive landscaping on the side of the building along Mr. Bruny's property. The maximum height of the building will be 32 feet down to 26 feet. The setback of the building in the rear and north property line is 20 feet.

JOSEPH SANTORO, 3225 Bermuda Bay Street, appeared in protest. He was concerned about what impact this facility will have on the value of his home. This will increase the traffic. He would like this facility moved closer to Desert Inn Road.

COMMISSIONER SOLOMON requested the architectural clock tower be removed so the building heights will not be taller than the apartments to the east or two-story homes to the north. This is a residential area. He felt there should be more landscaping. Also, any lighting should not shine into the adjacent homeowners property.

MR. GENZER felt Condition No. 1 could be modified to have the trees 20 feet on center along the north property line.

COMMISSIONER RIVERA thought the tower would be beneficial to the aesthetics of the facility.

This is final action.

(8:25-8:52)

- C-4. Z-122-87(1) - Oakcrest Development - Request for a Plot Plan and Building Elevation Review for a proposed 129 bed two-story congregate care facility on property located on the east side of Fort Apache Road, approximately 370 feet north of Desert Inn Road, Ward 2, C-1 Zone.

PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a 91,296 square foot senior assisted living center on a 3.3 acre site.

BACKGROUND DATA:

1/06/88 The City Council approved a reclassification to C-1 (Limited Commercial) zoning on this site as part of a larger request (Z-122-87).

DETAILS OF APPLICATION REQUEST:

Site Area	3.38 Acres
Building Area	91,296 Square Feet
Building Height	2 Story
Parking Required	55 Spaces
Parking Provided	61 Spaces

Access to the site is via two drives along Fort Apache Road. The plan indicates a 91,296 square foot building with 129 beds in studio or one bedroom apartments. There are also apartments that are shared by two people. Landscaping is indicated throughout the site including the parking area. Amenities for the site include a decorative entry with a porte cochere, a landscaped courtyard, lounges and other activity rooms. There are existing block walls along the north and east property lines.

The building elevations depict a two-story structure with a stucco exterior and a concrete tile roof.

FINDINGS:

This site has been approved for both commercial development and residential uses in the past. The proposed congregate care facility is a very low traffic generator and should be compatible with the surrounding area. Staff recommends that all handicapped parking spaces have aisle access from both sides of the stall to better facilitate ingress and egress to these stalls.

The Department of Public Works indicates that this site is currently located within an existing approved Tentative Map/Final Map commercial subdivision, however, it is not clear whether it is to remain a part of this subdivision. Public Works indicates that if this area is removed from the Fort Apache/Desert Inn Road commercial subdivision, the Traffic Impact Analysis that was required for the commercial site will not apply to this site. In lieu of a new traffic study the applicant would be required to contribute \$15,000 towards the installation of a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide minimum 24 inch box trees 40 feet on center with shrubs, boulders and groundcover in all planter areas as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide a minimum six foot high decorative block wall along the south property line as required by the Planning and Development Department.
3. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrant shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
4. Construct all incomplete half-street improvements, if any, on Fort Apache Road adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
5. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

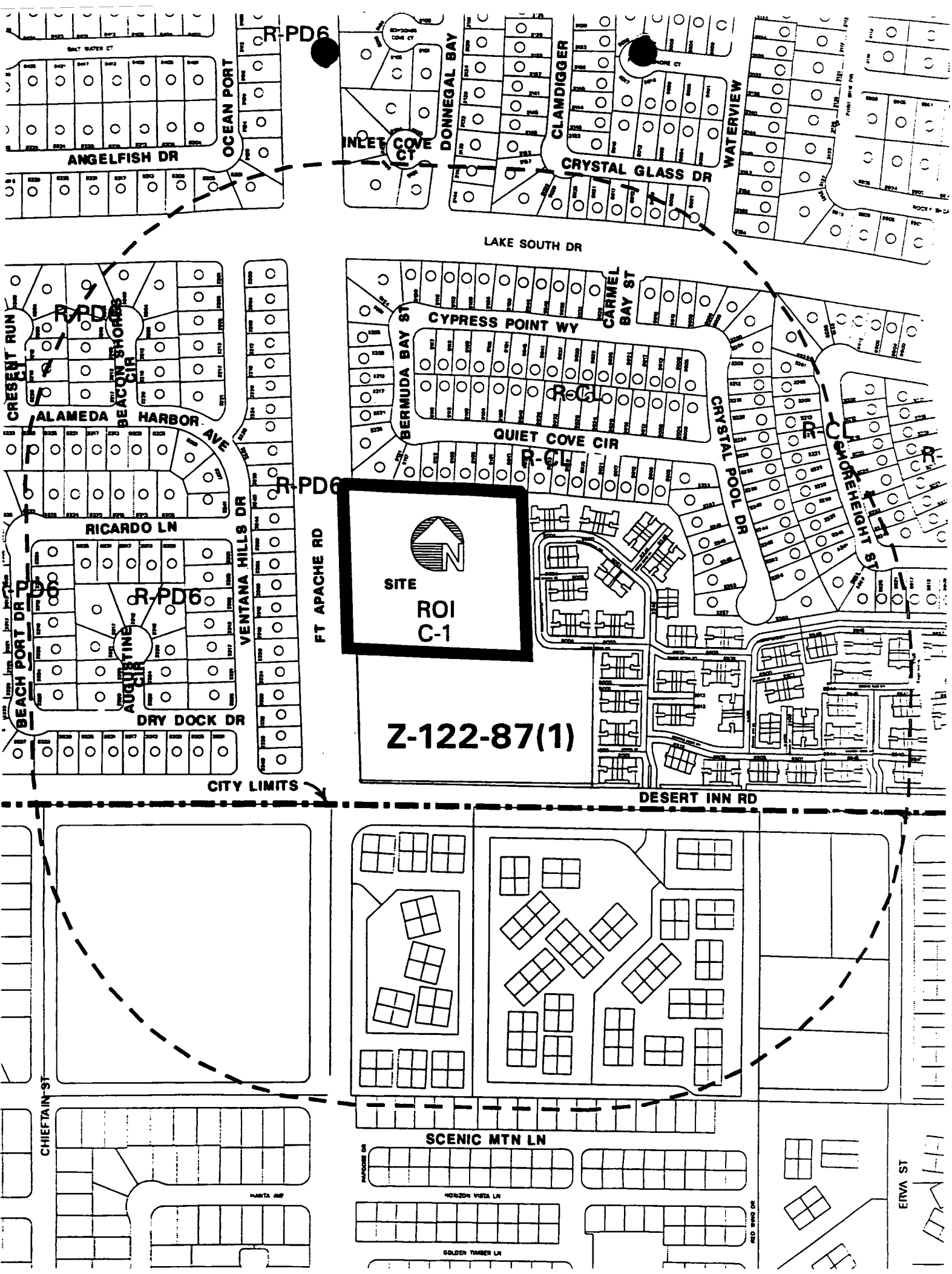
C-4. Z-122-87(1) - Page Three

7. Site development to also comply with all applicable conditions of approval for Zoning Application Z-122-87 and with all applicable conditions of approval for the Fort Apache Road/Desert Inn Road (Commercial Subdivision) if this site is still included within such development as required by the Department of Public Works.
8. Standard Condition Nos. 2 - 8 and 10 - 12.

NOTICES MAILED: **393**

APPROVALS: **0**

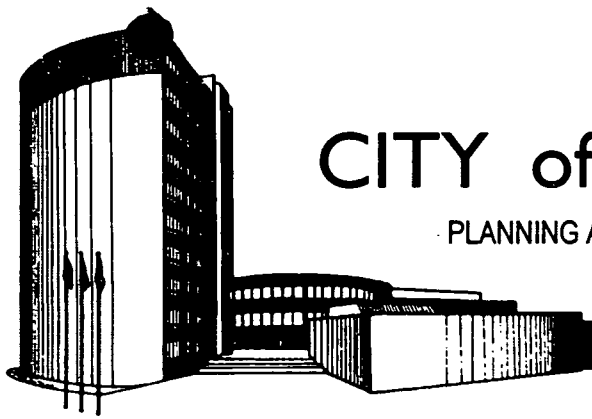
PROTESTS: **0**



MAYOR
JAN LAVERTY JONES

COUNCILMEN
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MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

January 2, 1996

Messrs. David Diffley and Richard Nickum
Oakcrest Development
3325 Ali Baba Lane, Suite 603
Las Vegas, Nevada 89132-0297

RE: Z-122-87(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 11, 1996. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Very truly yours,

Robert S. Genzer, Planning Supervisor
Current Planning Division

RSG:erh

Enclosure

cc: Mr. Steven L. Gallaher
Oakmont Retirement Communities L.L.C.
9066 Brooks Road South
Windsor, California 95492



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

January 9, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

JAN 10 2 44 PM '96

RECEIVED

SUBJECT:

Plot Plan and Building Elevation Review
Z-122-87(1)
Oakcrest Development

(east side of Fort Apache, north of Desert Inn)

COPIES TO:

John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

We note that this site is within an existing approved Tentative Map/Final Map commercial subdivision site and question whether it is to remain so, or whether the commercial subdivision will be downsized to exclude this site. If the area for this site is removed from the Fort Apache/Desert Inn Road commercial subdivision, the Traffic Impact Analysis required for the commercial site will not apply to this site, however, a traffic signal contribution of \$15,000 towards the installation of a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road shall be required. The following conditions reflect this assumption:

1. Construct all incomplete half-street improvements, if any, on Fort Apache Road adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
2. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. A Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
4. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Fort Apache Road and Desert Inn Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
5. Site development to also comply with all applicable conditions of approval for Zoning Application Z-122-87 and with all applicable conditions of approval for the Fort Apache Road/Desert Inn Road (Commercial Subdivision) if this site is still included within such development as required by the Department of Public Works.
6. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

MEMO

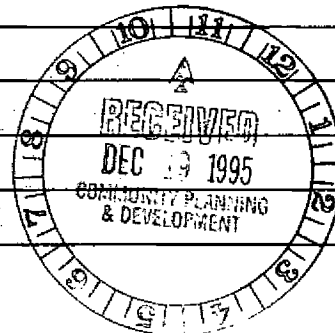
DATE 12/18/95

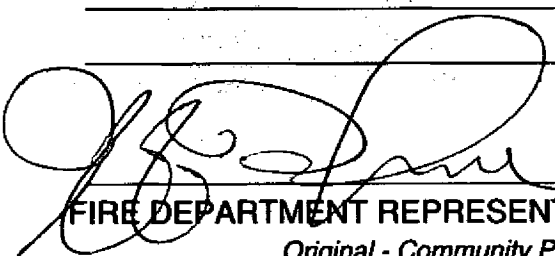
TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-122-87(1) OAK CREST DEVELOPMENT

1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☒ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. **ADDITIONAL CONDITIONS/COMMENTS** _____




FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

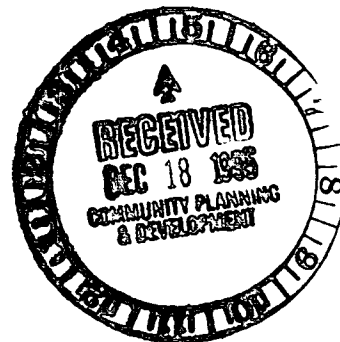
MEMORANDUM

DATE : 12-14-95
TO : LV PLANNING and DEVELOPMENT DEPARTMENT
FROM : RON CORBIN; CPTED SPECIALIST, LVMPD
APPLICANT : OAKCREST DEVELOPMENT
FILE NO. : E-122-87 (1)
PROPOSED
USE : CONGREGATE CARE FACILITY

(checked all applicable)

- ☐ No Crime Prevention Concerns at this time due to limited information received.
- ☒ Handicapped Parking Space(s) need access aisle (loading buffer) on both sides of space, especially if the space is 9-feet or less in width.
- ☐ Trash Enclosures should be constructed of wrought-iron instead of concrete block masonry.
- ☐ See attached sheet for additional information.

COMMENTS/CONCERNS:



File:PLAN.REV

NOTICE OF PUBLIC HEARING

PLOT PLAN AND BUILDING ELEVATION REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 1996
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

Z-122-87(1)

REQUEST BY OAKCREST DEVELOPMENT FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A PROPOSED 129 BED TWO-STORY CONGREGATE CARE FACILITY ON PROPERTY LOCATED ON THE EAST SIDE OF FORT APACHE ROAD, APPROXIMATELY 370 FEET NORTH OF DESERT INN ROAD, C-1 ZONE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 400 East Stewart Avenue, Las Vegas, Nevada 89101.

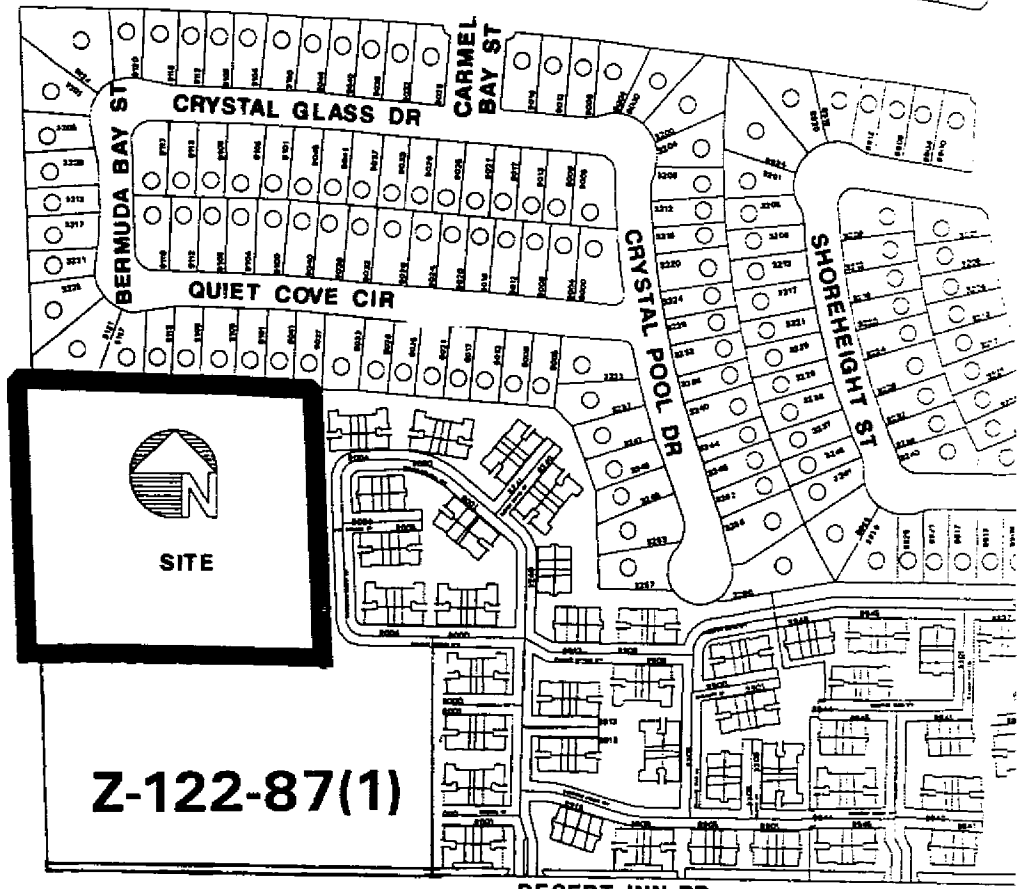
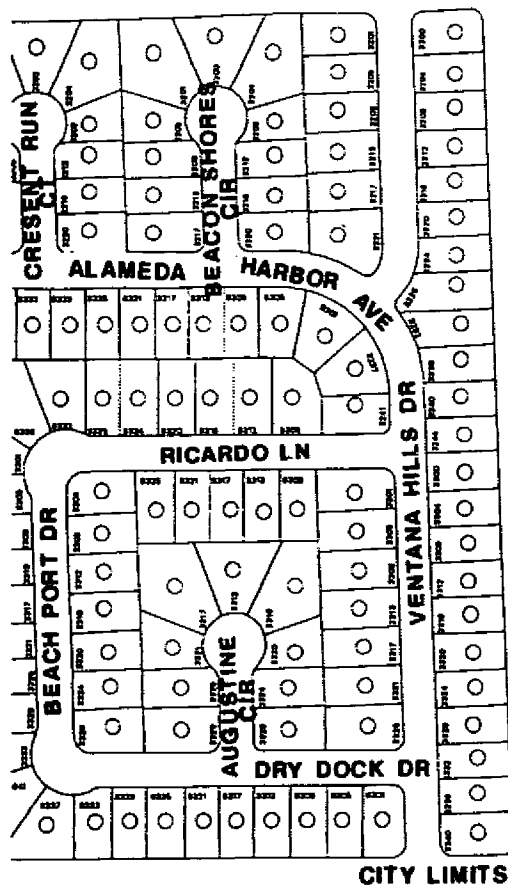
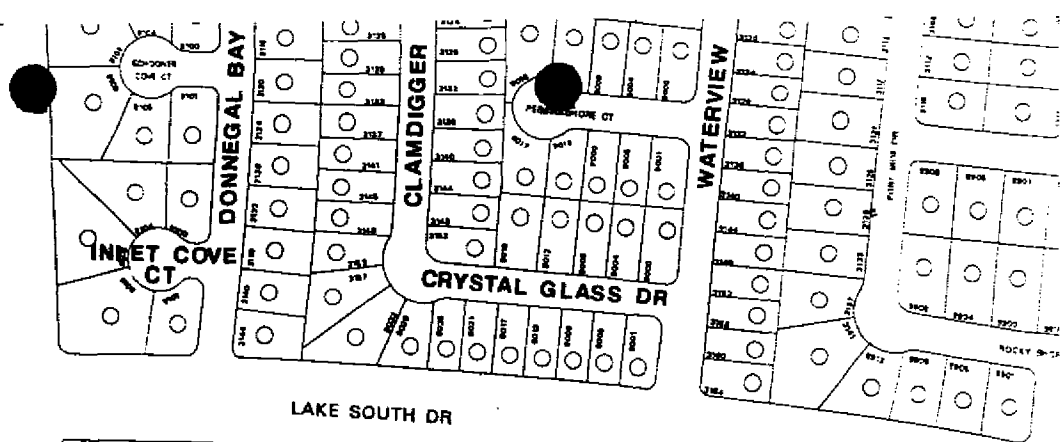
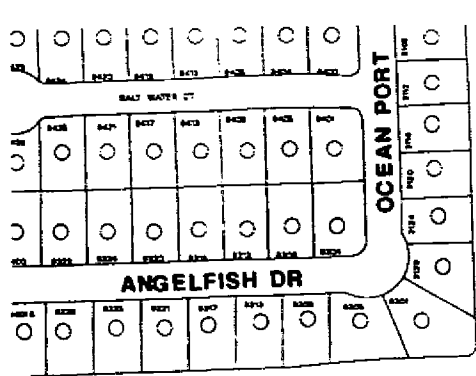
**PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA**



A handwritten signature in black ink, appearing to read "R. S. Genzer", is written over a horizontal line.

**ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION**

SEE LOCATION MAP ON REVERSE SIDE



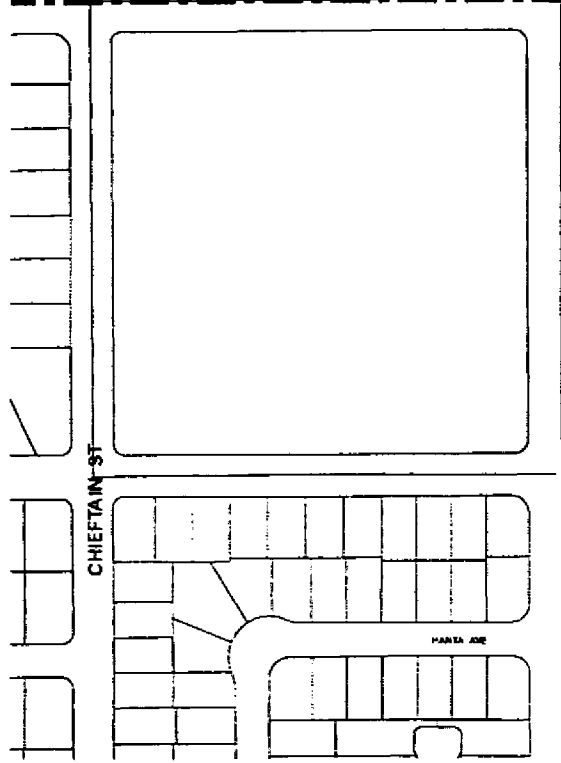
FT APACHE RD



Z-122-87(1)

CITY LIMITS

DESERT INN RD



NOTICE OF PUBLIC HEARING

PLOT PLAN AND BUILDING ELEVATION REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 1996
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

Z-122-87(1)

REQUEST BY OAKCREST DEVELOPMENT FOR A PLOT PLAN AND BUILDING
ELEVATION REVIEW FOR A PROPOSED ^{129 BED TWO-STORY} CONGREGATE CARE FACILITY ON PROPERTY
LOCATED ON THE EAST SIDE OF FORT APACHE ROAD AND ^{approximately 370 feet} NORTH OF
DESERT INN ROAD, C-1 ZONE.

*Being a portion
of the*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ^{129 BED TWO-STORY} SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE
60 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by
representative and object to or express approval of this request; or may, prior to this meeting, file written
objections thereto or approval thereof with the Planning and Development Department, 400 East Stewart
Avenue, Las Vegas, Nevada 89101.

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA



WARD 2

ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

PA

DRAFT

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM:	PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 12/13/95
TO:	BUILDING & SAFETY FIRE PREVENTION METRO - CRIME PREVENTION	GEORGE GARDNER JEFF DONAHUE RON CORBIN
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT:	OAKCREST DEVELOPMENT	
FILE NUMBER:	Z-122-87(1)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**EAST SIDE OF FORT APACHE ROAD AND THE NORTH SIDE OF DESERT INN
ROAD**

PARCEL NO.: 163-08-401-001

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONGREGATE CARE FACILITY

PLEASE RETURN BY: DECEMBER 22, 1995

CITY PLANNING COMMISSION MEETING: JANUARY 11, 1996

**ATTACHMENT: APPLICATION
PLOT PLAN**

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 12/13/95

TO:

DEVELOPMENT COORDINATION	JOHN McNELLIS
ELECTRICAL SERVICES	DONALD K. BEHUNIN
FLOOD CONTROL	RANDY FULTZ
LAND DEVELOPMENT	CHUCK TURK
RIGHT-OF-WAY	ED BYRGE
SANITARY SEWERS	DAVE McGONEGLE
SURVEY	RITA LUMOS
TRAFFIC ENGINEERING	GLENN GRAYSON

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: OAKCREST DEVELOPMENT

FILE NUMBER: Z-122-87(1)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**EAST SIDE OF FORT APACHE ROAD AND THE NORTH SIDE OF DESERT INN
ROAD**

PARCEL NO.: 163-08-401-001

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONGREGATE CARE FACILITY

PLEASE RETURN TO JOHN McNELLIS BY: DECEMBER 22, 1995

CITY PLANNING COMMISSION MEETING: JANUARY 11, 1996

**ATTACHMENT: APPLICATION
PLOT PLAN**

12/12/95

16:27:11:02

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 122 87 - (1) BZA-CC-PC-SUM (BCPS) P MEETING DATE 01/11/96

ITEM # ACCEPTED 12/12/95 PUBLIC HEARING Y BY ER

EXISTING ZONES C-1 ROI-> N/A

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN AND BUILDING ELEVATION REVIEW.

A P P L I C A N T

OAKCREST DEVELOPMENT

3325 ALI BABA LANE, #603

LAS VEGAS, NV 89118

702-736-8960

PARCEL# 16308 401 001 MORE? N

OAKCREST DEVELOPMENT

%NICK

%LEWIS HOMES NV

P O BOX 19297

LAS VEGAS NV 89132-0297

P R O P O S E D U S E

CONGREGATE CARE FACILITY.

PARCEL MAP FILE 47 PAGE 79

PT LOT 1

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

12/12/95

16:27:39:38

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 122 87 - (1) BZA-CC-PCOMM (BCP) P MEETING DATE 01/11/96

ITEM # ACCEPTED 12/12/95 PUBLIC HEARING Y

PLOT PLAN AND BUILDING ELEVATION REVIEW.

P R O P E R T Y L O C A T I O N

EAST SIDE OF FORT APACHE ROAD

AND NORTH OF DESERT INN ROAD

200 SCALE MAP# Q-8-7 SIZE 3.38 ACRES #LOTS 0

MAP NAME

CC: OAKMONT RETIREMENT COMMUNITIES SUBD:

LLC, ATTN:STEVEN L. GALLAHER

9066 BROOKS ROAD SOUTH

WINDSOR, CA 95492 707-836-0473

NOTICE:

COMMENTS: STANDARD 750' NOTIFICATION

UPDATE

PRINT

ZACT3

ZACT1

BACK

12/12/95

16:28:31:44

P A R C E L F I L E

OAKCREST DEVELOPMENT

PARCEL	163 08 401 001 THROUGH	200	%NICK
LAST UPDATE	10/02/95	ZIP	%LEWIS HOMES NV
GEOGRAPHIC	PT SW4 SW4 08 21 60		P O BOX 19297
DOCUMENT #	88100700104-1-F 10/07/88		LAS VEGAS NV 89132-0297
200 SCALE MAP NO	Q-8-7		PARCEL MAP FILE 47 PAGE 79
WARD	0		PT LOT 1

SETBACKS: FRONT REAR SIDE 00 CORNER

ZONING

ROI ZONING FILE EXPIRATION

ROI ZONING

ZONING FILE Z-122-87-1

USE PERMIT FL

VARIANCE FILE

Z-122-87-1:PPR FOR CONGREGATE CARE FACILITY

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK

PLANNING &
DEVELOPMENT



APPLICATION PACKET

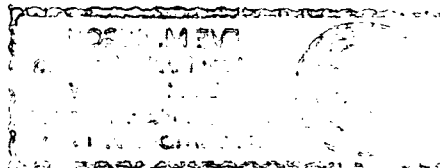
400 EAST STEWART
LAS VEGAS, NV
8 9 1 0 1

702 229-6301

This application packet is generic and used for all planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a home occupation questionnaire, a fee schedule, checklists for parcel map, final map and tentative map submittals, and Planning Commission, Board of Zoning Adjustment and City Council meeting dates.

*An application/petition is required for each type of request. Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types or submit the entire application packet back to the City.***

All applicants are advised that new developments may be subject to the Design and Construction Requirements of the Federal Fair Housing Amendments Act of 1988. The City of Las Vegas codes may not always be congruent with the prevailing Federal laws.





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 12/6/95

APPLICATION/PETITION FOR: PLOT PLAN REVIEW

(Type of Action Requested)

Project Address (Location): NEC Fort Apache & Desert Inn
 Proposed Use: Assisted Living Facility Assessor's Parcel No.: 163-08-401-001
 Project Name: Oakmont Retirement Facility Ward No.:
 Existing General Plan: C-1 Sixteenth Section: of the SW1/4 of Section: 8 Township: 21 Range: 60
 Proposed General Plan: Existing Zoning: R.O.E C-1 Proposed Zoning:
 Gross Acres: 3.54 Lots/Units: 1 Density: Commercial Sq. Ft.: 80,000 SF
 Comments/Additional Information/Special Notification: RETIREMENT COMMUNITY
(RENTALS)

APPLICANT INFORMATION:

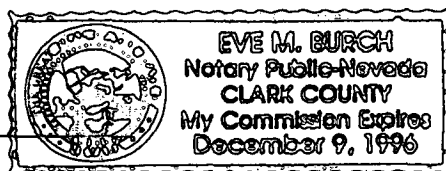
Applicant: Oakmont Retirement Communities, LLC Contact: Steven L. Gallaher
 Address: 9066 Brooks Road South (916) 587-7165
 City: Windsor State: CA Zip: 95492 Tel: (707) 836-0473 Fax: (707) 836-0569
 Owner(s): Oakcrest Development Contact: Richard Nickum
 Address: 3325 Ali Baba Lane, Suite 603
 City: Las Vegas State: NV Zip: 89118 Tel: 736-8960 Fax: 736-3010
 Represented By: Contact:
 Address:
 City: State: Zip: Tel: Fax:

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
 (SIGN AND PRINT OR TYPE NAME)

Owner(s): David B. Dierley DAVID B. DIERLEY
Richard Nickum RICHARD NICKUM

Subscribed and sworn before me this 6th day of December 19 95

Eve M. Burch
 Notary Public



FOR DEPARTMENT USE ONLY

Case No.: 2-122-87(1)
 Meeting Date: PC-1/11/96
 Date Accepted: 12/12/95
 Accepted By: (Signature)
 Map No.: Q-5-7
 Total Fee: \$200.00 + \$175.00
 Receipt No.: 357564



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition	Submittal Requirements	Application/ Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation		●			●	●	●								
General Plan Amendment (19.92.040)		●	●	●	●	●	●				●			●	
Rezoning		●	●	●	●	●	●		●		●			●	
Extension of Time For Rezoning		●	●	●			●								
Plot Plan Review		●		●	●				●	●	●				
Special Use Permit		●	●	●	●	●	●		●	●	●				
Variance (BZA)		●	●	●	●	●	●		●		●				
Administrative Variance (PC)		●		●	●		●				●				
Tentative Map		●		●	●	●						●			●
Final Map		●		●	●	●							●	●	●
Vacation of Public Rights-of-Way		●	●	●	●	●	●				●			●	
Parcel Map		●		●	●	●							●	●	●
Temporary Commercial Permit		●		●			●		●		●				
Home Occupation Permit		●	●	●	●		●								●
Sign Certification		●		●					●		●				
Review of Condition(s)		●		●			●				●				
Appeals/Waivers/District Use Review		●	●	●			●				●				
Amendments/Revisions		●		●			●				●				
Aesthetic Review		●		●	●				●	●	●				
Street Name Change		●	●	●	●		●				●				
Address Change		●		●	●		●				●				
Development Plan Review		●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review		●		●				●	●	●	●				
P.C. District Modification (land use)		●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)		●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

[Signature]
Applicant's Signature

12-12-95
Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

APPLICATION/PETITION - The enclosed form is used for all planning applications and petitions. Fill in the type of action requested on the top line. The owner(s) of real property must sign the application/petition, or submit a copy of a Power of Attorney authorizing an agent to sign. Refer to the Application Matrix to find specific types of applications/petitions and the required support documentation.

Note: A rezoning request to a Residential Planned Development (R-PD) district shall require a presubmission conference prior to making a Rezoning application in accordance with Las Vegas Municipal Code (LVMC) 19.18.050.

NOTARIZED SIGNATURE - The owner(s) or authorized agent must sign the application/petition with signature(s) notarized by an authorized Notary Public for all public hearing requests.

FEE - Refer to the fee schedule included in this packet to compute the correct amount of the fee(s).

DEED - Provide a copy of the recorded deed for the subject property to verify ownership, including exhibits and attachments. Ownership of property shall be verified by current assessor's parcel number(s).

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, annexations, general plan amendments and rezonings requiring a metes and bounds description should be submitted on a hard copy and on a Wordperfect 5.1 or Word 6.0 compatible diskette.

JUSTIFICATION LETTER - A letter explaining the reasons for the request, the intended land use (ie: development plans of the site), and a description of how the project meets/supports existing City policies and regulations. A General Plan Amendment shall list specific factors that explain why the proposal promotes public health, safety, and general welfare in accordance with LVMC 19.92.040.

Note: If an application involves any building that is or will be less than three (3) feet from a property line, then the applicant is required to contact a building official for the appropriate Uniform Building Code requirements.

SUMMERLIN DESIGN REVIEW LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district of Summerlin shall follow the review process and submittal requirements of the Summerlin Development Standards.

BUILDING ELEVATIONS - Draw to scale and make legible; indicate the front, side and rear of all proposed structures with all appropriate dimensions, building heights, exterior materials, finishes and colors.

SUBMIT:

- One folded copy of the building elevation plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the building elevations for display purposes at public board meetings.

Note: A set of photographs showing all existing structures on the property from all sides may be substituted for elevation drawings.

LANDSCAPE PLAN - Draw to scale and make legible; all proposed trees, shrubs, and ground covers within common areas, easements, parking islands, buffers, perimeters and other open space areas must be included.

SUBMIT:

- One folded copy of the landscape plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan.



Retirement Communities, LLC

December 13, 1995

**Mr. Bob Genzer
City of Las Vegas Planning and Development
400 East Stewart Street
Las Vegas, NV 89101**

Reference Case Number: Z-122-87 (1)

Dear Mr. Genzer,

Thank you for your help toward revising our application for a plot plan review for our proposed assisted living facility on Fort Apache Drive. Below, I have included a brief description of our facility and an analysis of the parking requirements. We are in possession of a parking study by a traffic engineer for an assisted living facility in California, and would be glad to provide that if you believe it would be helpful. If there is anything else that I can do to help, please call me at (916) 587-7165.

Description

Oakmont Retirement Communities, L.L.C. is proud to provide the highest quality senior care facilities available today. Our facilities and staff provide the best possible assistance in daily living activities for our senior residents. *Oakmont Senior Care* will provide a housing option for those individuals who do not require treatment in a nursing home, yet still require assistance. In a residential retirement setting, trained, compassionate and loving staff members will provide individualized assistance with the activities of daily living, as well as guidance and supportive services to residents and their families.

***Oakmont Senior Care* will provide both intermediate care and group care for our senior citizens. Our program includes medication management, assistance with bathing, dressing and grooming, special diets, three nutritious and taste-pleasing meals served daily in a beautiful restaurant setting, coordination of health care needs, assistance scheduling medical appointments, escort service to dining and activities, 24 hour staffing including a registered nurse, transportation to doctors and outings, activities and exercise programs, choice of studio, one bedroom or**

shared rooms, respite care units for rehabilitation and temporary stays, paid utilities, and an emergency call system with pendant transmitter. The paths throughout our fully landscaped grounds as well as the rest of our facility will be fully handicap-accessible.

Our facility is designed to blend into the surrounding neighborhood and will create less impact than any other project suitable for the intended parcel. We will be fully licensed through the Nevada Division of Health. Our typical resident is 86 years old, does not drive a car, and does not exhibit any qualities that could be considered detrimental to the nearby neighbors. Our goal is to provide the finest possible residences for those seniors who are unable to live without assistance so that they are able to maintain their independence and dignity.

PARKING

Current Las Vegas parking regulations require one parking space per every three beds, one parking space per every two employees and one parking space for each doctor on staff. Maximum staff at any one time at the facility will be 24. There are 129 beds in this facility. The following chart addresses the parking requirements of our proposed facility on Fort Apache Drive.

	Required for 129 Beds	Required for 24 Staff Members	Required for No Doctors	Totals
Required by Las Vegas	43	12	0	55
Actual Parking Spaces	45	15	1	61

As you can see, our plan exceeds the current City of Las Vegas parking requirements. We greatly appreciate your help in this process.

Sincerely,



Steven Lee Gallaher, Oakmont Retirement Communities, LLC

AC: KRL 1 7,993.30

0 0 7 0 0 1 0 4

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That LEWIS HOMES OF NEVADA, A GENERAL PARTNERSHIPFOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
OAKCREST DEVELOPMENT, A CALIFORNIA LIMITED PARTNERSHIPof that real property situated in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF REGARDING THE LEGAL DESCRIPTIONS TO SUBJECT PROPERTIES.

SUBJECT ONLY TO: (1) Taxes for the fiscal year 1988-89
(2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness _____ hand _____ this 3rd day of October, 1988

STATE OF NEVADA

COUNTY OF Clark

ss.

LEWIS HOMES OF NEVADA, A General PartnershipBy: Robert E. Lewis
Robert E. Lewis, AgentOn October 3, 1988
personally appeared before me, a Notary Public,ROBERT E. LEWIS

who acknowledged that he _____ executed the above instrument.

Signature William N. Dene
(Notary Public)

(Notarial Seal)

Notary Public State Of Nevada
County Of Clark
William N. Dene
My Appointment
Expires July 31, 1989ESCROW NO. 16-66472 & 18-66733 TM
ORDER NO. _____
WHEN RECORDED MAIL TO LEWIS HOMES OF NEVADA,
Box 19297, Las Vegas, NV 89132 ATTN: Rick

EXH 417 "A"

LAKESIDE CONDOMINIUMS NO. 1

PARCEL 1:

Situated in the Southwest Quarter (SW 1/4) of Section 8, Township 21 South, Range 60 East, N.D.M., City of Las Vegas, Clark County, Nevada.

Those portions of Lot 1 and 2 of that certain Parcel Map on file in File 47, Page 79 of Parcel Maps, in the Office of the County Recorder, Clark County, Nevada described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 8; thence North 88°49'42" West along the South line of said Section 8, a distance of 200.20 feet to the Southwest corner of "LAKESHORE ESTATES NO. 2 BY LEWIS HOMES", as shown by map thereof on file in Book 35, page 30 of Plats in the Office of the County Recorder Clark County, Nevada; thence North 01°08'47" East along the West line of said tract, 60.00 feet to a point on the Northerly right-of-way line of Desert Inn Road and the POINT OF BEGINNING; thence Northerly along the Westerly line of said tract, the following three (3) courses: North 01°08'47" East, 99.91 feet; thence curving to the left along a curve being concave Southwesterly and having a radius of 370.00 feet, through a central angle of 45°05'54", an arc length of 291.23 feet; thence North 43°57'07" West, 335.72 feet to the most Easterly corner of "CARMEL POINT NO. 3 BY LEWIS HOMES" as shown by the map thereof, on file in Book 36, Page 9 of Plats, in the Office of the County Recorder, Clark County, Nevada; thence South 46°02'53" West along the Southeasterly line of said tract, 252.79 feet to an angle point therein; thence North 88°51'13" West along the South line of said tract, 218.99 feet; thence departing said South line, South 01°08'47" West, 47.00 feet; thence from a tangent bearing South 88°51'13" East, curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of 90°00'00", an arc length of 15.71 feet; thence South 01°08'47" West, 2.00 feet, thence curving to the right along a curve being concave Northwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence North 88°51'13" West, 17.00 feet; thence South 01°08'47" West, 46.00 feet; thence South 88°51'13" East, 17.00 feet; thence curving to the right along a curve being concave Westerly and having a radius of 3.00 feet, through a central angle of 180°00'00", an arc length of 9.42 feet; thence North 88°51'13" West, 17.00 feet; thence South 01°08'47" West, 46.00 feet; thence South 88°51'13" East, 17.00 feet; thence curving to the right along a curve being concave Southwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 01°08'47" West, 1.76 feet; thence curving to the right along a curve being concave Northwesterly and having a radius of 10.00 feet, through a central angle of 91°30'00", an arc length of 15.97 feet; thence radially South 02°38'47" West, 11.00 feet; thence South 87°21'13" East, 1.10 feet; thence South 02°38'47" West, 11.00 feet; thence tangent to a bearing of South 87°21'13" East, curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of 88°30'00", an arc length of 15.45 feet; thence South 01°08'47" West, 6.55 feet; thence curving to the left along a curve being concave Easterly and having a radius of 187.00 feet, through a central angle of 05°00'00", an arc length of 16.32 feet; thence South 03°51'13" East, 23.51 feet; thence curving to the right along a curve being concave Northwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 88°08'47" West, 17.00 feet; thence South 03°51'13" East, 46.00 feet; thence North 85°08'47" East, 17.00 feet; thence curving to the right along a curve being concave Southwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 03°51'13" East, 6.45 feet; thence curving to the right along a curve being concave Northwesterly and having a radius of 10.00 feet, through a central angle of 96°30'00", an arc length of 16.84 feet; thence radially South 02°38'47" West, 11.00 feet; thence North 87°21'13" West, 1.62 feet; thence South 02°38'47" West, 11.00 feet; thence tangent to a bearing of South 87°21'13" East curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of 93°30'00", an arc length of 16.32 feet; thence South 06°08'47" West, 41.75 feet; thence South 01°10'18" West, 23.00 feet to a point on the aforementioned North right-of-way line of Desert Inn Road; thence South 88°49'42" East along said right-of-way line 670.55 feet to the POINT OF BEGINNING.

Containing 7.491 acres.

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EXHIBIT "A" - Continued

LAKESIDE CONDOMINIUMS NO. 2

PARCEL 11:

Situated in the Southwest Quarter (SW 1/4) of Section 8, Township 21 South, Range 60 East, N.D.M., City of Las Vegas, Clark County, Nevada.

That portion of Lot 1 of that certain parcel map on file as Page 79 of File 47 of Parcel Maps, in the Office of the County Recorder, Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 8; thence North 88°49'42" West along the South line of the Southwest Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 8, a distance of 932.78 feet; thence departing said South line North 01°10'11" East, 50.00 feet to a point on the North right-of-way line of Desert Inn Road (100.00 feet wide) and the POINT OF BEGINNING; thence North 88°49'42" West, along said North right-of-way line, 413.67 feet; thence North 88°53'34" West along said right-of-way line, 192.53 feet; thence departing said North right-of-way line, North 00°08'22" East, 75.26 feet; thence South 89°51'38" East, 6.67 feet; thence North 00°08'22" East, 22.00 feet; thence North 89°51'38" West, 6.67 feet; thence North 00°08'22" East, 131.14 feet; thence South 88°51'13" East, 11.90 feet; thence North 01°08'47" East, 22.00 feet; thence South 88°51'13" East, 7.66 feet; thence North 01°08'47" East, 56.96 feet; thence South 00°29'30" West, 55.11 feet; thence North 09°30'30" West, 108.08 feet to a point on the South line of "CARMEL POINT NO. 4A - BY LEWIS HOMES" as shown by map thereof, on file in Book 39, Page 32 of Plats, in the office of the County Recorder, Clark County, Nevada; thence North 80°29'30" East, 91.52 feet to the Southeast corner of said "CARMEL POINT NO. 4A - BY LEWIS HOMES" and the Southwest corner of "CARMEL POINT NO. 3 - BY LEWIS HOMES" as shown by map thereof on file in Book 36, Page 9 of Plats of said records; thence South 88°51'13" East along the South line thereof 567.29 feet; thence departing said South line, South 01°08'47" West, 47.00 feet; thence from a tangent to a bearing of South 88°51'13" East, curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of 90°00'00", an arc length of 15.71 feet; thence South 01°08'47" West, 2.00 feet; thence, curving to the right along a curve being concave Northwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence North 88°51'13" West, 17.00 feet; thence South 01°08'47" West, 46.00 feet; thence South 88°51'13" East, 17.00 feet; thence curving to the right along a curve being concave Westerly and having a radius of 3.00 feet through a central angle of 180°00'00", an arc length of 9.42 feet; thence North 88°51'13" West, 17.00 feet; thence South 01°08'47" West, 46.00 feet; thence South 88°51'13" East, 17.00 feet; thence, curving to the right along a curve being concave Southwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 01°08'47" West, 1.76 feet; thence, curving to the right along a curve being concave Northwesterly and having a radius of 10.00 feet, through a central angle of 91°30'00", an arc length of 15.57 feet; thence radially South 02°38'47" West, 11.00 feet; thence South 87°21'13" East, 1.10 feet; thence South 02°38'47" West, 11.00 feet; thence tangent to a bearing of South 87°21'13" East, curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of 88°30'00", an arc length of 15.45 feet; thence South 01°08'47" West, 6.59 feet; thence curving to the left along a curve being concave Easterly and having a radius of 187.00 feet, through a central angle of 5°00'00", an arc length of 16.32 feet; thence South 03°51'13" East, 23.51 feet; thence curving to the right along a curve being concave Northwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 86°08'47" West, 17.00 feet; thence South 03°51'13" East, 46.00 feet; thence North 86°08'47" East, 17.00 feet; thence, curving to the right along a curve being concave Southwesterly and having a radius of 3.00 feet, through a central angle of 90°00'00", an arc length of 4.71 feet; thence South 03°51'13" East, 6.45 feet; thence curving to the right along a curve being concave Northwesterly and having a radius of 10.00 feet,

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EXHIBIT "A" - Continued

through a central angle of $96^{\circ}30'00''$, an arc length of 16.84 feet; thence radially South $02^{\circ}38'47''$ West, 11.00 feet; thence North $87^{\circ}21'13''$ West, 1.62 feet; thence South $02^{\circ}38'47''$ West, 11.00 feet; thence tangent to a bearing of South $87^{\circ}21'13''$ East, curving to the right along a curve being concave Southwesterly and having a radius of 10.00 feet, through a central angle of $93^{\circ}30'00''$, an arc length of 16.32 feet; thence South $06^{\circ}08'47''$ West, 41.75 feet; thence South $01^{\circ}10'18''$ West, 23.00 feet to the POINT OF BEGINNING.

Containing 5.869 acres.

LAKESIDE CONDOMINIUMS NO. 3

PARCEL III:

Situated in the Southwest Quarter (SW $\frac{1}{4}$) of Section 8, Township 21 South, Range 50 East, M.D.M., City of Las Vegas, Clark County, Nevada.

That portion of Lot 1, of that certain parcel map on file at Page 79 of File 47 of Parcel Maps, in the office of the County Recorder, Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 8; thence North $88^{\circ}49'42''$ West along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 8, a distance of 1346.43 feet to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 8; thence North $88^{\circ}53'34''$ West along the South line of said Section 8 a distance of 191.65 feet; thence departing said South line North $00^{\circ}08'22''$ East, 50.01 feet to a point of the North right-of-way line of Desert Inn Road (100.00 feet wide) and the POINT OF BEGINNING; thence North $88^{\circ}53'34''$ West along said North right-of-way line, 542.00 feet; thence departing said North right-of-way line North $01^{\circ}08'22''$ East, 298.76 feet; thence North $88^{\circ}51'38''$ West, 158.07 feet; thence North $02^{\circ}08'09''$ West, 384.03 feet to a point on the South line of "CARMEL POINT NO. 5 - BY LEWIS HOMES" as shown by map thereof, on file in Book 39, Page 22 of Plats, of said Clark County Records; thence South $87^{\circ}33'51''$ East, 66.17 feet to the Southeast corner thereof and the Southwest corner of "CARMEL POINT NO. 4 - BY LEWIS HOMES" as shown by map thereof, on file in Book 37, Page 79 of said Clark County Records; thence the next three (3) courses along the Southerly line thereof: South $84^{\circ}34'13''$ East, 280.00 feet; thence South $44^{\circ}18'46''$ East, 35.45 feet; thence South $19^{\circ}34'35''$ East, 95.41 feet to the most Southerly corner of Lot 24 of Block 8 of said "CARMEL POINT NO. 4 - BY LEWIS HOMES" and the Northwest corner of "CARMEL POINT NO. 4A - BY LEWIS HOMES" as shown by map thereof, on file in Book 39, page 32 of Plats of said Clark County Records; thence the next five (5) courses along the West and Southerly lines thereof: South $02^{\circ}03'40''$ East, 137.89 feet; thence South $88^{\circ}51'39''$ East, 106.61 feet; thence tangent to a bearing of South $32^{\circ}28'26''$ East, curving to the left along a curve being concave Northerly and having a radius of 45.50 feet, through a central angle of $89^{\circ}45'46''$, an arc length of 71.26 feet; thence radially South $33^{\circ}14'12''$ East, 4.20 feet; thence North $00^{\circ}29'30''$ East, 75.22 feet; thence departing the Southerly line of said "CARMEL POINT NO. 4A - BY LEWIS HOMES", South $09^{\circ}30'30''$ East, 106.08 feet; thence North $80^{\circ}29'30''$ East, 59.11 feet; thence South $01^{\circ}08'47''$ West, 56.95 feet; thence North $88^{\circ}51'13''$ West, 7.66 feet; thence South $01^{\circ}08'47''$ West, 22.00 feet; thence North $88^{\circ}51'13''$ West, 11.90 feet; thence South $00^{\circ}08'22''$ West, 131.14 feet; thence South $89^{\circ}51'38''$ East, 6.67 feet; thence South $00^{\circ}08'22''$ West, 22.00 feet; thence North $89^{\circ}51'38''$ West 6.67 feet; thence South $00^{\circ}08'22''$ West, 75.26 feet to the POINT OF BEGINNING.

Containing 7.649 acres.

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EXHIBIT "A" - Continued

VACANT LAND

PARCEL IV:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 8, Township 21 South, Range 60 East, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 8; thence North 02°08'19" West along the West line of Section 8 to the Southwest corner of CARMEL POINT NO. 5, as shown by map thereof on file in Book 39 of Plats, Page 22, in the Office of the County Recorder, Clark County; thence South 87°33'51" East 424.43 feet to a point; thence South 02°08'09" East a distance of 384.03 feet to a point; thence South 88°51'38" East a distance of 158.07 feet to a point; thence South 01°08'22" West 298.76 feet to a point; thence continuing South 01°08'22" West a distance of 50.00 feet to a point on the South line of said Section 8; thence Westerly along the South line of Section 8, a distance of 612.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM any county roads or highways.

Said land is a portion of Lot 1 as shown by map thereof on file in File 47 of Parcel Maps, Page 79, in the Office of the County Recorder, Clark County.

EXHIBIT "B"

That portion of LOTS 2, 3 and 4, said LOTS being shown by map thereof on file in File 37, Page 37 of Parcel Maps, in the Clark County Recorder's Office, Clark County, Nevada, lying within the Southwest Quarter (SW 1/4) of Section 2, Township 21 South, Range 60 East, N.D.M., City of Las Vegas, Clark County, Nevada and described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter (SW 1/4); thence North 02°53'09" West along the East line of said Southwest Quarter (SW 1/4), 425.91 feet to a point being 425.00 feet (measured at right angles) North of the South line of said Section 2; thence North 89°08'00" West parallel with said South line, 40.09 feet to the POINT OF BEGINNING and the Northeast corner of LOT 2 as shown by map thereof on file in File 37, Page 18 of Parcel Maps in the Clark County Recorder's Office, Clark County, Nevada; thence continuing North 89°08'00" West parallel with the South line of said Section 2 and along the North line of said LOT 2 (File 37, Page 18 of Parcel Maps) and its Westerly prolongation, 1294.39 feet to a point on the East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 2; thence continuing North 89°08'00" West parallel with the South line of said Section 2, along the Easterly prolongation of LOT 1 of the lastmentioned Parcel Map and along the South line of said LOT 1, a distance of 558.12 feet to an angle point therein; thence North 02°26'57" West parallel with the West line of the Southwest Quarter (SW 1/4) of said Section 2 and along an East line of said LOT 1, a distance of 360.69 feet to the Southeast corner of LOT 1 of the abovementioned Parcel Map (File 37, Page 37 of Parcel Maps); thence continuing North 02°26'57" West along the East line of the lastmentioned LOT 1, a distance of 421.57 feet to the Southwest corner of "LEWIS HOMES - SAHARA NO. 12-B" as shown by map thereof on file in Book 32, Page 5 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South 89°55'33" East along the South line of said tract, 554.72 feet to the Southeast corner thereof, being a point on the aforementioned East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 2 and a point on the West line of "LEWIS HOMES - SAHARA NO. 12C" as shown by map thereof on file in Book 32, Page 49 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South 02°40'14" East along the West line of said tract, 509.14 feet to the Southwest corner thereof; thence South 89°55'33" East along the South line of said tract, 433.10 feet to the Southeast corner thereof being the Southwest corner of "LEWIS HOMES - SAHARA NO. 12D" as shown by map thereof on file in Book 32, Page 03 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence continuing South 89°55'33" East along the South line of the lastmentioned tract, 355.50 feet to the Southeast corner thereof being the Southwest corner of "LEWIS HOMES - SAHARA NO. 12A" as shown by map thereof on file in Book 31, Page 22 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence continuing South 89°55'33" East along the South line of the lastmentioned tract, 303.72 feet to the Southeast corner thereof, being a point on the Westerly right-of-way line of Torrey Pines Drive (80.00 feet wide); thence South 02°53'09" East along said right-of-way line, 288.86 feet to the POINT OF BEGINNING.

Containing 18.196 acres.

CLARK COUNTY, NEVADA
DAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

MINNESOTA TITLE

10-07-88 08:00 PVI 6
OFFICIAL RECORDS

BOOK 581007 INST. 00104

FEE 10.00 AMT: 1,993.20