

Planning & Development Department
Scanning Cover Sheet

Case No Z-0149-62 (1)

APN 162-03-801-122

Location 2200 S Maryland Pkwy

Applicant Albert G. Noorda

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

[illegible]

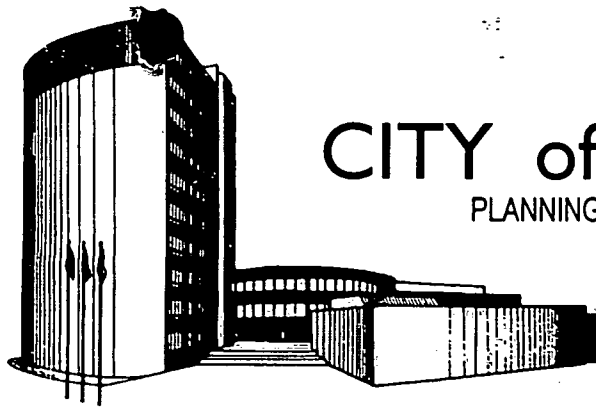
FILE NO.:

Z-149-62(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 30, 1996

Dr. Albert G. Noorda
2200 South Maryland Parkway, Suite #2
Las Vegas, Nevada 89104

RE: Z-149-62(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Noorda:

Your request for a Plot Plan and Building Elevation Review for classroom trailers at a church located at 2200 South Maryland Parkway, Ward 1, C-1 Zone, was considered by the Planning Commission on January 25, 1996.

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

1. Provide a minimum five foot wide planter with 24 inch box trees 40 feet on center with shrubs, boulders and ground cover along the north property line for a minimum of 150 feet, or as otherwise required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide one planter finger every ten parking stalls, with minimum 24 inch box trees, shrubs, ground cover and boulders or as otherwise required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. The trailers shall meet all requirements of the Uniform Building Code.
4. Submit a detailed parking plan layout illustrating dimensions of parking lots and on-site traffic circulation paths. The City reserves the right to impose additional conditions based upon further review of this plan.



TO: Dr. Albert G. Noorda
RE: Z-149-62(1)

January 30, 1996
Page Two

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. The overall parcel on which this site is a part shall be split by an approved Parcel Map or Commercial Subdivision map prior to further development. The Parcel Map or Commercial Subdivision must record prior to the issuance of any permits for this site as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. All development shall be in conformance with the plot plan and building elevations.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer.
15. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. All unused driveway cuts must be removed and replaced with "L" curb and new sidewalk meeting current City Standards as required by the Department of Public Works.

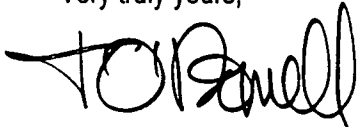
TO: Dr. Albert G. Noorda
RE: Z-149-62(1)

January 30, 1996
Page Three

17. 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.

This action by the Planning Commission is final.

Very truly yours,



Theresa A. O'Donnell, Manager
Current Planning Division

TAO:DC:rlr *de*

cc: Mr. Lee Myung Soo
Yung Kwang Church
2200 South Maryland Parkway
Las Vegas, Nevada 89104

Mr. Peter Kim
Yung Kwang Church
1380 East Flamingo Road
Las Vegas, Nevada 89109

PLANNING COMMISSION

MEETING OF
JANUARY 25, 1996

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-149-62(1) - Albert G. Noorda

Request for a Plot Plan and Building Elevation Review for classroom trailers at a church located at 2200 South Maryland Parkway, Ward 1, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 5 foot wide planter with 24 inch box trees 40 feet on center with shrubs, boulders and ground cover along the north property line for a minimum of 150 feet, as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.

2. Provide one planter finger every ten parking stalls, with minimum 24 inch box trees, shrubs, ground cover and boulders as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.

3. The trailers shall meet all requirements of the Uniform Building Code.

4. Submit a detailed parking plan layout illustrating dimensions of parking lots and on-site traffic circulation paths. The City reserves the right to impose additional conditions based upon further review of this plan.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NOS. 1 AND 2 AMENDED FROM "AS REQUIRED BY THE PLANNING AND DEVELOPMENT DEPARTMENT" TO "OR AS OTHERWISE REQUIRED BY THE PLANNING AND DEVELOPMENT DEPARTMENT."

Unanimous
(Rivera excused)

MR. CLAPSADDLE stated this request is for two permanent trailers to be used for Sunday School classrooms. Staff recommended approval, subject to the conditions.

PETER KIM, 3669 Gary Bay Lane, appeared and represented the application. He objected to Condition No. 1. He felt this landscaping is too extensive and the church would be unable to afford it.

This is final action.

(7:26-7:31)

PLANNING COMMISSION

MEETING OF
JANUARY 25, 1996

City of Las Vegas

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-149-62(1) - (Continued)

6. The overall parcel on which this site is a part shall be split by an approved Parcel Map or Commercial Subdivision map prior to further development. The Parcel Map or Commercial Subdivision must record prior to the issuance of any permits for this site as required by the Department of Public Works.

7. Conformance to the plot plan as amended by the above conditions.

8. Conformance to the building elevations.

9. Standard Condition Nos. 2 - 9 and 11.

- B-4. Z-149-62(1) - Albert G. Noorda - Request for a Plot Plan and Building Elevation Review for classroom trailers at a proposed church located at 2200 South Maryland Parkway, Ward 1, C-1 Zone, Parcel No.: 139-20-801-038

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for a Plot Plan and Building Elevation Review to allow for two trailers on the site of a proposed church.

BACKGROUND DATA:

1/23/63 The City Council approved a reclassification from R-4 (Apartment Residence) to C-1 (Limited Commercial) on this site (Z-149-62).

DETAILS OF APPLICATION REQUEST:

Site Area	25,920 Square Feet
Building Area:	
Existing Building	1,664 Square Feet
Trailers	1,560 Square Feet Each
Parking Required	19 Spaces
Parking Provided	58 Spaces

Access to the site is via two drives along Maryland Parkway. The plan indicates two 1,560 square foot pre-fabricated trailers placed at the rear of an existing building. The existing building was a 1,664 square foot restaurant which was recently converted into a church. The trailers are proposed for classrooms for bible study and Sunday School. The applicant has indicated that the trailers are meant to be permanent structures. There are a total of 58 parking spaces on the site. No landscaping is indicated on the site.

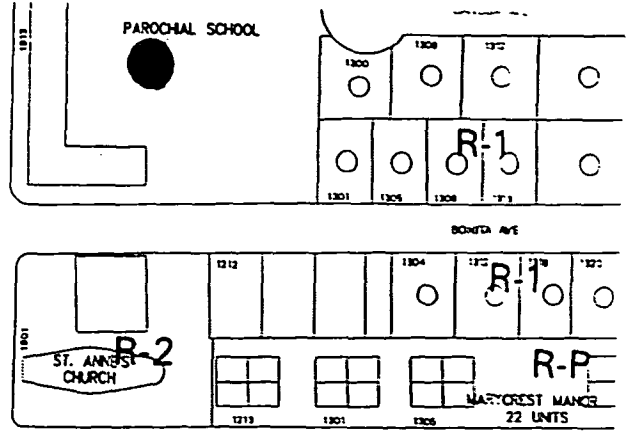
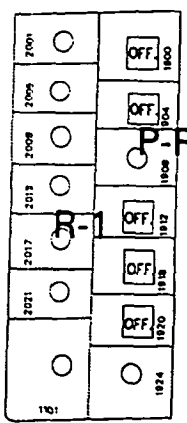
The building elevations depict two single story structures with wood siding.

FINDINGS:

Staff has no objection to this request. However, if these trailers are to be permanent they should meet all applicable requirements of the Uniform Building Code. There is sufficient parking on site for the proposed church use. Landscaping should be required on the site along the north property line and in the parking area, with minimum 24 inch box trees 40 feet on center with shrubs, boulders and ground cover.

STAFF RECOMMENDATION: **APPROVAL**, subject to the following:

1. Provide a minimum 5 foot wide planter with 24 inch box trees 40 feet on center with shrubs, boulders and ground cover along the north property line for a minimum of 150 feet, as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide one planter finger every ten parking stalls, with minimum 24 inch box trees, shrubs, ground cover and boulders as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. The trailers shall meet all requirements of the Uniform Building Code.
4. Submit a detailed parking plan layout illustrating dimensions of parking lots and on-site traffic circulation paths. The City reserves the right to impose additional conditions based upon further review of this plan.
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6. The overall parcel on which this site is a part shall be split by an approved Parcel Map or Commercial Subdivision map prior to further development. The Parcel Map or Commercial Subdivision must record prior to the issuance of any permits for this site as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Condition Nos. 2 - 9 and 11.



1100

J.C. FREMONT CH. HIGH SCHOOL

C-V

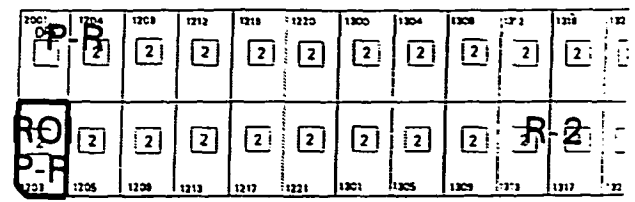
CHURCH

C-V

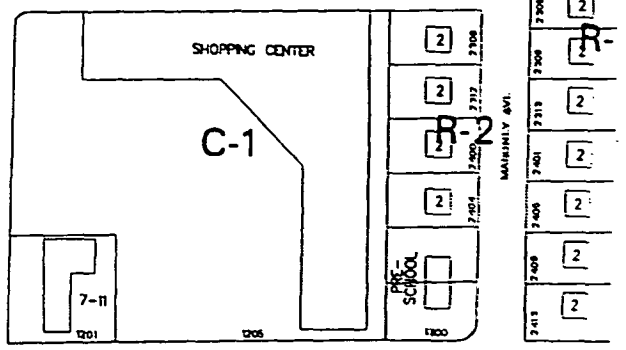
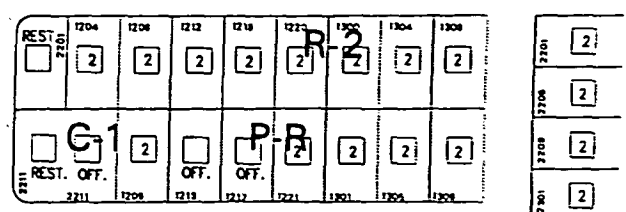
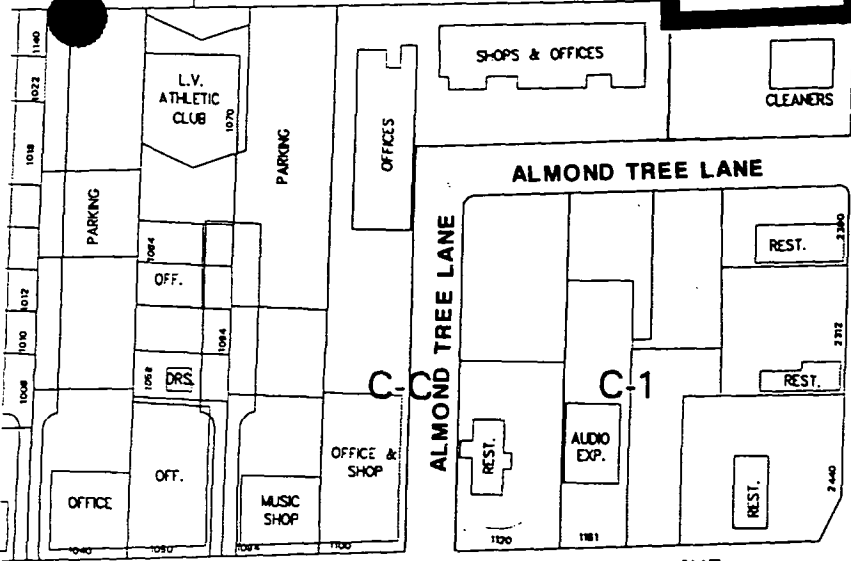
N.D. OFFICES

REST.

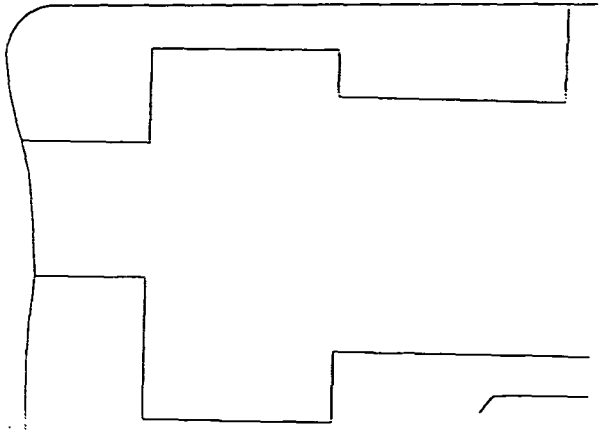
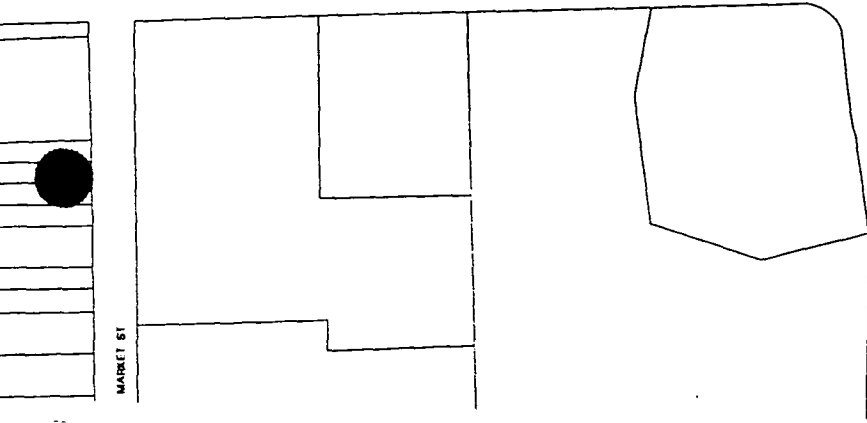
Z-149-62(1)



PHILLIPS AVE											
1204	1208	1212	1216	1220	1200	1304	1308	72	1312	1316	
2	2	2	2	2	2	2	2	2	2	2	
C-1	2	2	2	2	2	2	2	2	R-2	2	
2111	1205	1206	1215	1217	1221	1301	1305	1306	73	1317	



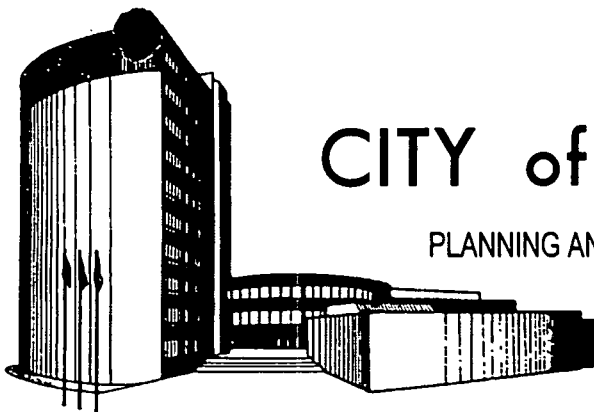
CITY LIMITS



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 16, 1996

Dr. Albert G. Noorda
2200 South Maryland Parkway, Suite #2
Las Vegas, Nevada 89104

RE: Z-149-62(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 25, 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:rlr

Enclosure

cc: Mr. Lee Myung Soo
Yung Kwang Church
2200 South Maryland Parkway
Las Vegas, Nevada 89104

Mr. Peter Kim
Yung Kwang Church
1380 East Flamingo Road
Las Vegas, Nevada 89109

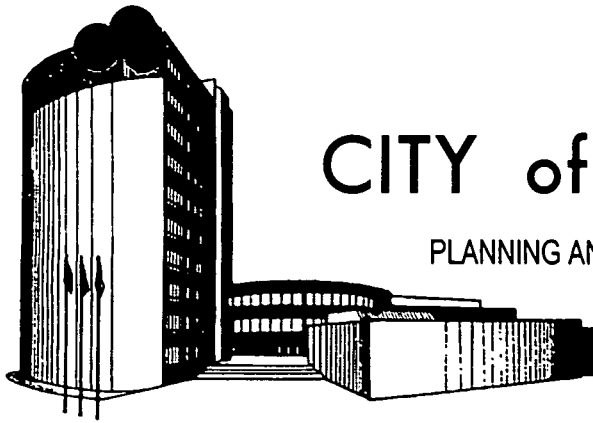
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



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

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CURRENT PLANNING DIVISION

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Enclosure

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Yung Kwang Church
2200 South Maryland Parkway
Las Vegas, Nevada 89104

Mr. Peter Kim
Yung Kwang Church
1380 East Flamingo Road
Las Vegas, Nevada 89109

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



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

DATE

January 23, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Plot Plan and Building Elevation Review
Z-149-62(1)
Yung Kwang Church

(2200 South Maryland Parkway)

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

RECEIVED
JAN 24 8 38 AM 1996
PLANNING AND
DEVELOPMENT

We have no objection to the Plot Plan and Building Elevation Review request for two trailers for the use of classrooms subject to the following conditions:

1. Submit a detailed parking plan layout illustrating dimensions of parking lots and on-site traffic circulation paths. The City reserves the right to impose additional conditions based upon further review of this plan.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. We recommend the overall parcel on which this site is a part be split by an approved Parcel Map or Commercial Subdivision map prior to further development; said map must record prior to the issuance of any permits for this site as required by the Department of Public Works.
4. Finished floor elevations for the proposed trailers must be at least as high as the existing building as required by the Department of Public Works.

January 19, 1996

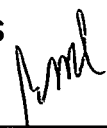
MEMORANDUM

TO:

Robert J. McNutt, PLS

FROM:

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

FM-182-95
Cheyenne Fountains
Commercial Subdivision

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please add the name of the director of the Planning and Development Department.

Please check the name of the ownership as listed in the owner's certificate. It differs from that on the deed which was provided for the project.

Sheet 1:

Please correct the distance in Lot 3 along the right of way line of Cheyenne Avenue.

1/25/96

RML: mw



MEMO

DATE

1/8/96

TO:

PLANNING AND DEVELOPMENT DEPT.

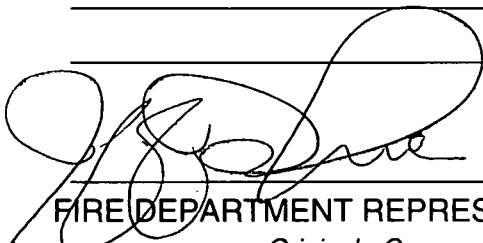
FROM:

FIRE PREVENTION DIVISION

SUBJECT:

2-149-62(1) YUNA KWANA CHURCH

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 _____

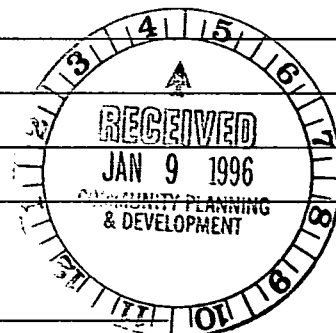


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division



LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

DATE : 1-3-96
TO : LV PLANNING and DEVELOPMENT DEPARTMENT
FROM : RON CORBIN; CPTED SPECIALIST, LVMPD
APPLICANT : YUNG KWANG CHURCH
FILE NO. : Z-149-62(1)
PROPOSED
USE : TRAILERS USED FOR CLASSROOMS

(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



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 12/28/95
TO: BUILDING & SAFETY FIRE PREVENTION METRO - CRIME PREVENTION  GEORGE GARDNER JEFF DONAHUE RON CORBIN	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: YUNG KWANG CHURCH FILE NUMBER: Z-149-62(1)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

2200 SOUTH MARYLAND PARKWAY

PARCEL NO.: 139-20-801-038

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TRAILERS FOR USE AS CLASSROOMS

PLEASE RETURN BY: JANUARY 12, 1996

CITY PLANNING COMMISSION MEETING: JANUARY 25, 1996

**ATTACHMENT: APPLICATION
PLOT PLAN**

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 12/28/95

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: YUNG KWANG CHURCH

FILE NUMBER: Z-149-62(1)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

2200 SOUTH MARYLAND PARKWAY

PARCEL NO.: 139-20-801-038

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TRAILERS FOR USE OF CLASSROOMS

PLEASE RETURN TO JOHN McNELLIS BY: JANUARY 12, 1996

CITY PLANNING COMMISSION MEETING: JANUARY 25, 1996

**ATTACHMENT: APPLICATION
PLOT PLAN**

12/28/95

09:13:59:51

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

CASE Z 149 62 - 1 BZA-CC-PC-SUM (BCPS) P MEETING DATE 01/25/96

ITEM # ACCEPTED 12/26/95 PUBLIC HEARING N BY MDW

EXISTING ZONES C-1 ROI->

ROI->

NEW ZONE

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

PLOT PLAN REVIEW TO PLACE CLASSROOM TRAILERS ON PROPERTY

A P P L I C A N T

PARCEL# 13920 801 038 MORE? N

YUNG KWANG CHURCH

2200 S. MARYLAND PKWY

LAS VEGAS, NEVADA 89104

650-3655

P R O P O S E D U S E

TRAILERS FOR USE AS CLASSROOMS

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

WARD 1

09:14:17:42

CASE Z 149 62 - 1 BZA-CC-PCOMM (BCP) P MEETING DATE 01/25/96
ITEM # ACCEPTED 12/26/95 PUBLIC HEARING N
PLOT PLAN REVIEW TO PLACE CLASSROOM TRAILERS ON PROPERTY

LAS VEGAS, NV 89104

MAP NAME

LAS VEGAS, NV 89104

NOTICE: PLEASE BE AWARE THAT THE 'NEW' APN OF 162-03-801-009 IS NOT
ACCEPTED AND ACTION IS DONE AS 162-03-801-038.

COMMENTS: PLOT PLAN REVIEW PLACEMENT OF TWO CLASSROOM TRAILERS ON
PROPERTY

UPDATE PRINT ZACT3 ZACT1 BACK



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: Dec 26, 1995

APPLICATION/PETITION FOR: Plat Plan Review
(Type of Action Requested)

Project Address (Location): 2200 S. Maryland Pkwy

Proposed Use: Classroom Assessor's Parcel No.: 162-03 801 121

Project Name: Yung Kwang Presbyterian Church Ward No.: 1

Existing General Plan: _____ Sixteenth Section: SE4 of the SE4 of Section: 03 Township: 21 Range: 61

Proposed General Plan: _____ Existing Zoning: C-1 Proposed Zoning: _____

Gross Acres: .6 Lots/Units: 1 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: PLACEMENT OF TWO TRAILERS
AT REAR OF EXISTING BUILDING FOR CLASSROOMS SAT
SUNDAY ONLY. NORTH END OF BUILDING (NORTH OF EXISTING
BUILDING)

APPLICANT INFORMATION:

Applicant: Yung Kwang Church Contact: Lee Myung Soo

Address: 2200 S. Maryland Pkwy

City: Las Vegas State: NV Zip: 89104 Tel: 650-3655 Fax: _____

Owner(s): ALBERT G. Noorda Contact: _____

Address: 2200 S. Maryland Pkwy

City: Las Vegas State: NV Zip: 89104 Tel: 650-3655 Fax: _____

Represented By: Yung Kwang Church Contact: 792-6580 Peter Kim

Address: 1380 Flamingo Rd. 737-0038

City: Las Vegas State: NV Zip: 89109 Tel: 792-6580 Fax: _____

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

Owner(s):

Albert G. Noorda
ALBERT G. Noorda

Subscribed and sworn before me this 26 day of 12 1995



TERRA LEE BERTUSSI

Notary Public - Nevada

My appt. exp. Oct. 11, 1999

No. 95-0771-1

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: _____

Meeting Date: _____

Date Accepted: _____

Accepted By: _____

Map No.: _____

Total Fee: _____

Receipt No.: _____

PLANNING &
DEVELOPMENT



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

702 229-6301

APPLICATION PACKET

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 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	●	●	●			●								
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.

Applicant's Signature

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.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KENDALL E. JONES AND BARBARA JEAN JONES, husband
and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to YUNG KWANG CHURCH, a Nevada Corporation

all that real property situated in the County of Clark State of Nevada,

bounded and described as follows:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Assessor's Parcel No.: 162-03-801-038 and a portion of 162-03-801-037

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

BY THE EXECUTION HEREOF THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY INCLUDING, BUT NOT LIMITED TO, COMMUNITY PROPERTY INTEREST.

Barbara Jean Jones
BARBARA JEAN JONES

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Witness THEIR hand ON this 8th day of July, 19 94

WEST Virginia
STATE OF NEVADA }
COUNTY OF CLARK } SS.

Kendall E. Jones
KENDALL E. JONES

Barbara Jean Jones
BARBARA JEAN JONES

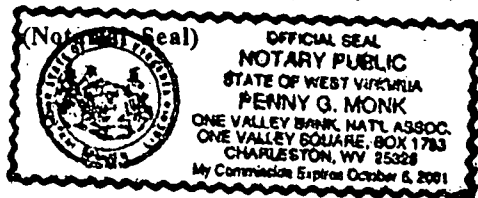
ON JULY 8, 1994

personally appeared before me, a Notary Public, _____

KENDALL E. JONES
BARBARA JEAN JONES

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that They executed the above instrument.

Signature Penny G. Monk
(Notary Public)



ESCROW NO.) 153018-PSB
ORDER NO.)
WHEN RECORDED MAIL TO: YUNG KWANG CHURCH
1994 E. HALLWOOD DRIVE; LAS VEGAS, NV. 89119

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast Corner (NE-Cor) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less, to a point on the Westerly right-of-way line of Maryland Parkway; thence continuing South 87°50'18" West 175.00 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 87°50'18" West 47.75 feet; thence South 00°21'52" East, parallel to the Easterly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3, 119.98 feet; thence North 87°50'18" East 47.26 feet; thence North 00°07'43" West, parallel to the Westerly right-of-way line of Maryland Parkway, 120.00 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast Corner (NE-Cor.) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (Parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less to a point on the Westerly Right-of-Way line of Maryland Parkway said point also being the True Point of Beginning.

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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GERALD W. JONES AND MARY LOU JONES, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to YUNG KWANG CHURCH, a Nevada Corporation

all that real property situated in the County of Clark State of Nevada,

bounded and described as follows:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Assessor's Parcel No.: 162-03-801-038 and a portion of 162-03-801-037

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

BY THE EXECUTION HEREOF THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY INCLUDING, BUT NOT LIMITED TO, COMMUNITY PROPERTY INTEREST.

Mary Lou Jones
MARY LOU JONES

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Witness _____ hand _____ this 10TH day of JULY, 19 94

STATE OF NEVADA }
COUNTY OF Clark } SS.

Gerald W. Jones
GERALD W. JONES

Mary Lou Jones
MARY LOU JONES

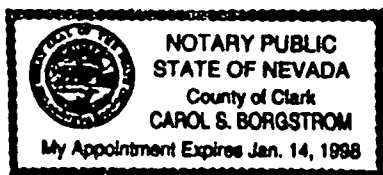
ON JULY 10, 1994

personally appeared before me, a Notary Public, Gerald W. Jones and Mary Lou Jones

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he executed the above instrument.

Signature Carol S. Borgstrom
(Notary Public)

(Notarial Seal)



ESCROW NO.) 153018-PSB
ORDER NO.)
WHEN RECORDED MAIL TO: YUNG KWANG CHURCH
1994 E. HALLWOOD DRIVE; LAS VEGAS, NV. 89119

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast Corner (NE-Cor) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less, to a point on the Westerly right-of-way line of Maryland Parkway; thence continuing South 87°50'18" West 175.00 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 87°50'18" West 47.75 feet; thence South 00°21'52" East, parallel to the Easterly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3, 119.98 feet; thence North 87°50'18" East 47.26 feet; thence North 00°07'43" West, parallel to the Westerly right-of-way line of Maryland Parkway, 120.00 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

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COMMENCING at the Northeast Corner (NE-Cor.) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (Parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less to a point on the Westerly Right-of-Way line of Maryland Parkway said point also being the True Point of Beginning.

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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DAN L. RIPPLINGER AND CAROLE RIPPLINGER, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to YUNG KWANG CHURCH, a Nevada Corporation

all that real property situated in the County of Clark State of Nevada,

bounded and described as follows:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Assessor's Parcel No.: 162-03-801-038 and a portion of 162-03-801-037

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

BY THE EXECUTION HEREOF THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY INCLUDING, BUT NOT LIMITED TO, COMMUNITY PROPERTY INTEREST.

✓ Carole Ripplinger
CAROLE RIPPLINGER

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Witness _____ hand ON this 17th day of JULY, 19 94

STATE OF ARIZONA }
COUNTY OF MOHAVE } SS.

DAN L. RIPPLINGER
DAN L. RIPPLINGER

CAROLE RIPPLINGER
CAROLE RIPPLINGER

ON JULY 7, 1994

personally appeared before me, a Notary Public, _____

DAN L. Ripplinger and
Carole Ripplinger

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that ~~the~~ he executed the above instrument.

Signature Julia M. Moniz
(Notary Public)

(Notarial Seal)

ESCROW NO.) 153018-PSB

ORDER NO.)

WHEN RECORDED MAIL TO: YUNG KWANG CHURCH

1994 E. HALLWOOD AVENUE; LAS VEGAS, NV. 89119

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALBERT G. NOORDA and JOYCE E. NOORDA, husband and wife,
and JOYCE E. NOORDA, Trustee of The Joyce E. Noorda Separate Property Trust, dated May
3, 1988

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to XUNG KWANG CHURCH, a Nevada Corporation

all that real property situated in the County of Clark State of Nevada,

bounded and described as follows:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Assessor's Parcel No.: 162-03-801-038 and a portion of 162-03-801-037

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

BY THE EXECUTION HEREOF THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY INCLUDING, BUT NOT LIMITED TO, COMMUNITY PROPERTY INTEREST.

Joyce E. Noorda
JOYCE E. NOORDA

Joyce E. Noorda
JOYCE E. NOORDA, Trustee

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Witness Our hands this 11th day of July, 1994

STATE OF NEVADA

COUNTY OF Clark

} SS.

Albert G. Noorda
ALBERT G. NOORDA
Joyce E. Noorda
JOYCE E. NOORDA
Joyce E. Noorda
JOYCE E. NOORDA, Trustee

July 11th, 1994

personally appeared before me, a Notary Public, _____

Albert G. Noorda

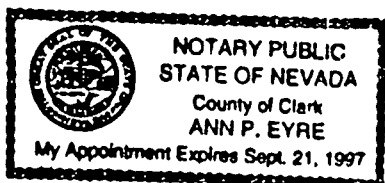
Joyce E. Noorda

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that the y executed the above instrument.

Signature

Ann P. Eyre
(Notary Public)

(Notarial Seal)



ESCROW NO. 153018-PSB

ORDER NO.)

WHEN RECORDED MAIL TO: YUNG KWANG CHURCH

1994 E. HALLWOOD AVENUE; LAS VEGAS, NV. 89119

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

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PARCEL II:

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SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this First day of July, 1994, between YUNG KWANG CHURCH, a Nevada Corporation, herein called TRUSTOR, whose address is 1994 E. HALLWOOD DRIVE; LAS VEGAS, NV. 89119

LAND TITLE OF NEVADA, INC., a Nevada Corporation, herein called TRUSTEE, and KENDALL E. JONES, a married man as his sole and separate property, GERALD W. JONES,*, herein called BENEFICIARY, WITNESSETH: That whereas Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100----- (\$150,000.00)----- DOLLARS,

and has agreed to repay the same with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefore by Trustor; WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Clark County, Nevada, described as: SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION THIS DEED OF TRUST IS GIVEN AND ACCEPTED AS A PORTION OF THE PURCHASE PRICE.

*a married man as his sole and separate property, ALBERT G. NOORDA, a married man as his sole and separate property, and DAN L. RIPPLINGER, a married man as his sole and separate property, EACH AS TO AN UNDIVIDED TWENTY-FIVE (25%) PERCENT INTEREST, AS TENANTS IN COMMON

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

The rents, issues and profits reserved shall include all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

For the purpose of securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To protect the security of this Deed of Trust, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) thru (16) inclusive of the Master Form Deed of Trust recorded December 10, 1990 in all Counties of the State of Nevada, except Lincoln County, in which said Master Form Deed of Trust was recorded December 6, 1990, in the Book and at the Page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such County, viz:

COUNTY	DOCUMENT NO.	BOOK	PAGE	COUNTY	DOCUMENT NO.	BOOK	PAGE	COUNTY	DOCUMENT NO.	BOOK	PAGE
Carson City	108878	---	---	Eureka	134957	218	045	Nye	274004	---	---
Churchill	256834	---	---	Humboldt	322098	296	623	Pershing	183966	251	362
Clark	00142	901210	---	Lander	167471	354	215	Storey	66828	81	611
Douglas	240655	1290	1038	Lincoln	095491	93	490	Washoe	1446738	3184	0882
Elko	300907	741	664	Lyon	138208	---	---	White Pine	271223	176	126
Esmeralda	135095	158	056	Mineral	098455	140	289				

hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the reference to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. Covenants Nos. 1 through 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust, EXCEPT ONLY that with respect to Covenants Nos. 2, 4, and 7 incorporated by reference of such trusts and agreements to respectively as follows: Covenant No. 2, the amount of fire insurance shall be the current fair market value of buildings and improvements now or hereafter erected on said premises; Covenant No. 4, if this Deed of Trust secures a promissory note, the note rate plus two percent; if this Deed of Trust secures any other obligation or performance, the rate of interest shall be fourteen percent (14%) per annum; Covenant No. 7, attorney fees shall be reasonable and costs shall include those actually incurred by Beneficiary in the event of a default. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA)
COUNTY OF CLARK) ss:
On this 22ND day of JULY, 19 94
personally appeared before me, a Notary Public in and for
said County and State, _____

_____ known
to me to be the person described in and who executed the
foregoing instrument who acknowledged to me that
_____ he _____ executed the same freely and voluntarily and for
the uses and purposes herein mentioned.

Notary Public in and for said
County and State.

(NOTARIAL
STAMP)

WHEN RECORDED MAIL TO:
Kendall E. Jones, et al
2100 Maryland Parkway, Suite #1
Las Vegas, NV 89104

YUNG KWANG CHURCH, a Nevada Corporation

By: [Signature]
By: [Signature]
By: [Signature]

ORDER NO. 153018-PSB

SPACE BELOW THIS LINE FOR RECORDER'S USE

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast Corner (NE-Cor) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less, to a point on the Westerly right-of-way line of Maryland Parkway; thence continuing South 87°50'18" West 175.00 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 87°50'18" West 47.75 feet; thence South 00°21'52" East, parallel to the Easterly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3, 119.98 feet; thence North 87°50'18" East 47.26 feet; thence North 00°07'43" West, parallel to the Westerly right-of-way line of Maryland Parkway, 120.00 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast Corner (NE-Cor.) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 00°21'52" East along the Easterly line of said Section 3, a distance of 534.07 feet; thence South 87°50'18" West (Parallel to the Northerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3), 93.35 feet, more or less to a point on the Westerly Right-of-Way line of Maryland Parkway said point also being the True Point of Beginning.

Thence continuing South 87°50'18" West, 175.00 feet; thence South 00°07'43" East, 120.00 feet; thence North 87°50'18" East, 175.00 feet to a point on the Westerly Right-of-Way line of Maryland Parkway; thence North 00°07'43" West along the last mentioned Right-of-Way line, 120.00 feet to the True Point of Beginning.

AGL
PLM

STATE OF NEVADA)

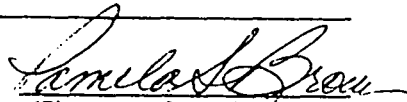
)

COUNTY OF CLARK)

This instrument was acknowledged before me on

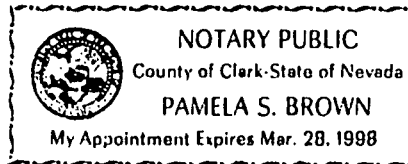
JULY 22, 1994 by (name(s))
of person(s) SAE CHONG HAN, MYUNG SOO LEE
AND HAK GIL RHIM

as (type of authority, e.g., officer, trustee, etc.)
SECRETARY, PRESIDENT & TREASURER, RESPECTIVELY
of (name of party on behalf of whom instrument was
executed) YUNG DWANG CHURCH


(Signature of notarial officer)

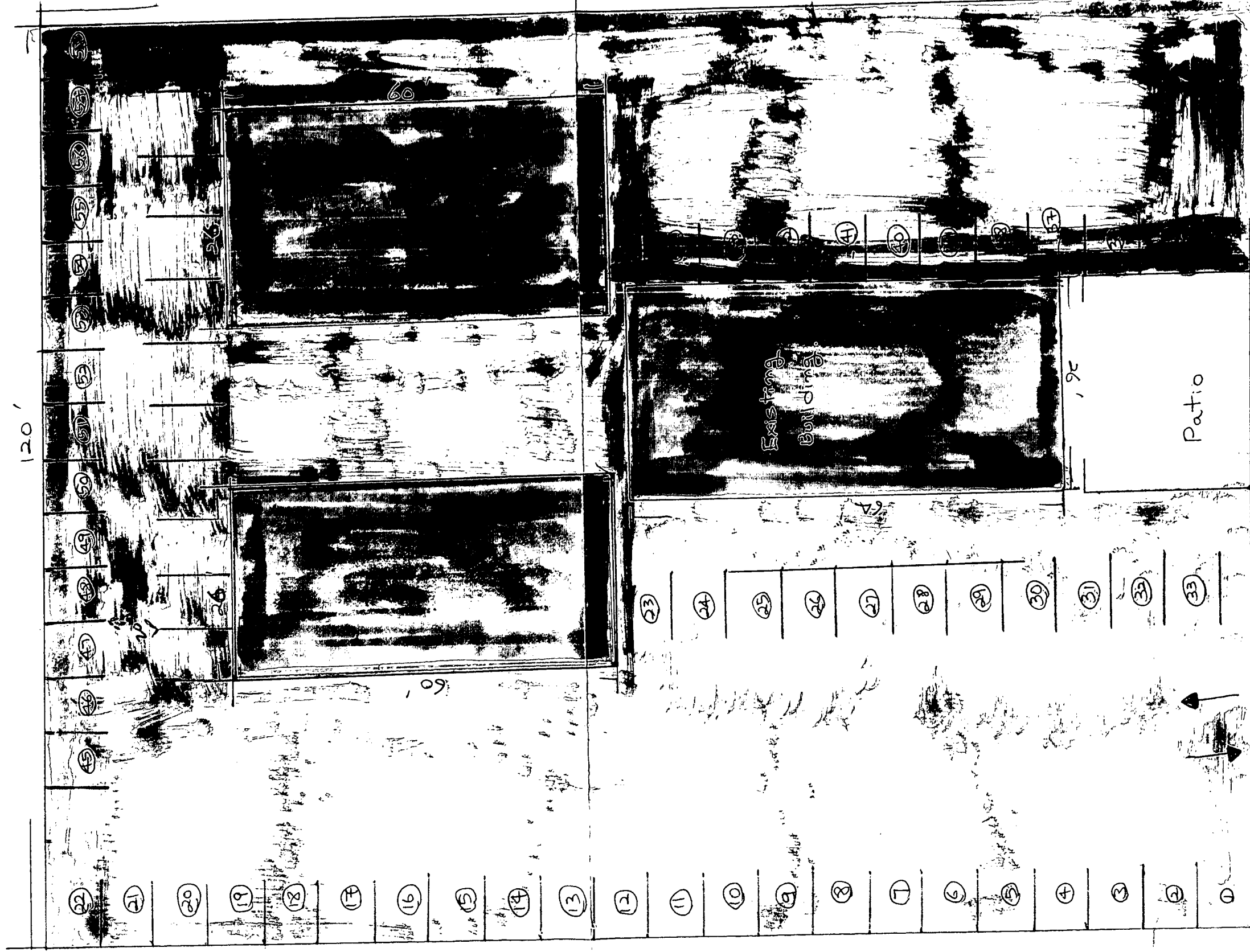
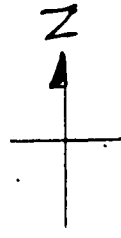
(Seal)

LTN 30-A



YUNG KWANG PRESBYTERIAN CHURCH

2200 S. Maryland Pkwy. Las Vegas, NV 89104



Z-149-62(1)

PC: 1/25/94 APP

S. Maryland Pkwy.

Total Square Yard: 4,760 Sq. ft.