

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: November 30, 2006
Re: **SDR-18036** Nova Source Development 8001 and 8021 North Durango Drive
Request for a Site Development Plan Review for a 5,000 square foot retail building

CONDITIONS OF APPROVAL:

1. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
2. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
3. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-9827, the Grand Teton/Durango Commercial Subdivision and all other applicable site-related actions.

City of Las Vegas
ADMINISTRATIVE ACTIONS

☒ Action: MINOR AMENDMENT
Date: 9/11/07 Staff: LINDA H. MAYNARD
Notes: MINOR AMENDMENT TO APPROVED
SITE PLAN REVIEW TO ADD A
365 SQ FT PAD FOR OUTDOOR SEATING/PATIO
TO THE CHICAGO PIZZA RESTAURANT
(AFTER DISCUSSION WITH DON RANKIN
CURRENT PLANNING, MANAGER.)

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

1 VOTE NO on Case SDR-18036
Gary R. Kronenberg
Dec 9, 06

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

12516110007
KRONENBERG GARY R
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

Case: SDR-18036

DEC. 9, 2006

1 VOTE NO ON

CASE: SDR-18036

Gary R. Kronenberg **SDR-18036**

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

APPLICANT: NOVA SOURCE DEVELOPMENT - OWNER: NS SOUTHWEST #4, LLC - REQUEST FOR A MAJOR MODIFICATION TO SITE DEVELOPMENT PLAN REVIEW (SDR-9827) FOR A PROPOSED 5,000 SQUARE FOOT GENERAL RETAIL BUILDING ON 1.97 ACRES AT THE NORTHWEST CORNER OF DURANGO DRIVE AND GRAND TETON DRIVE (APN 125-08-813-006), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) ZONE, WARD 6 (ROSS).

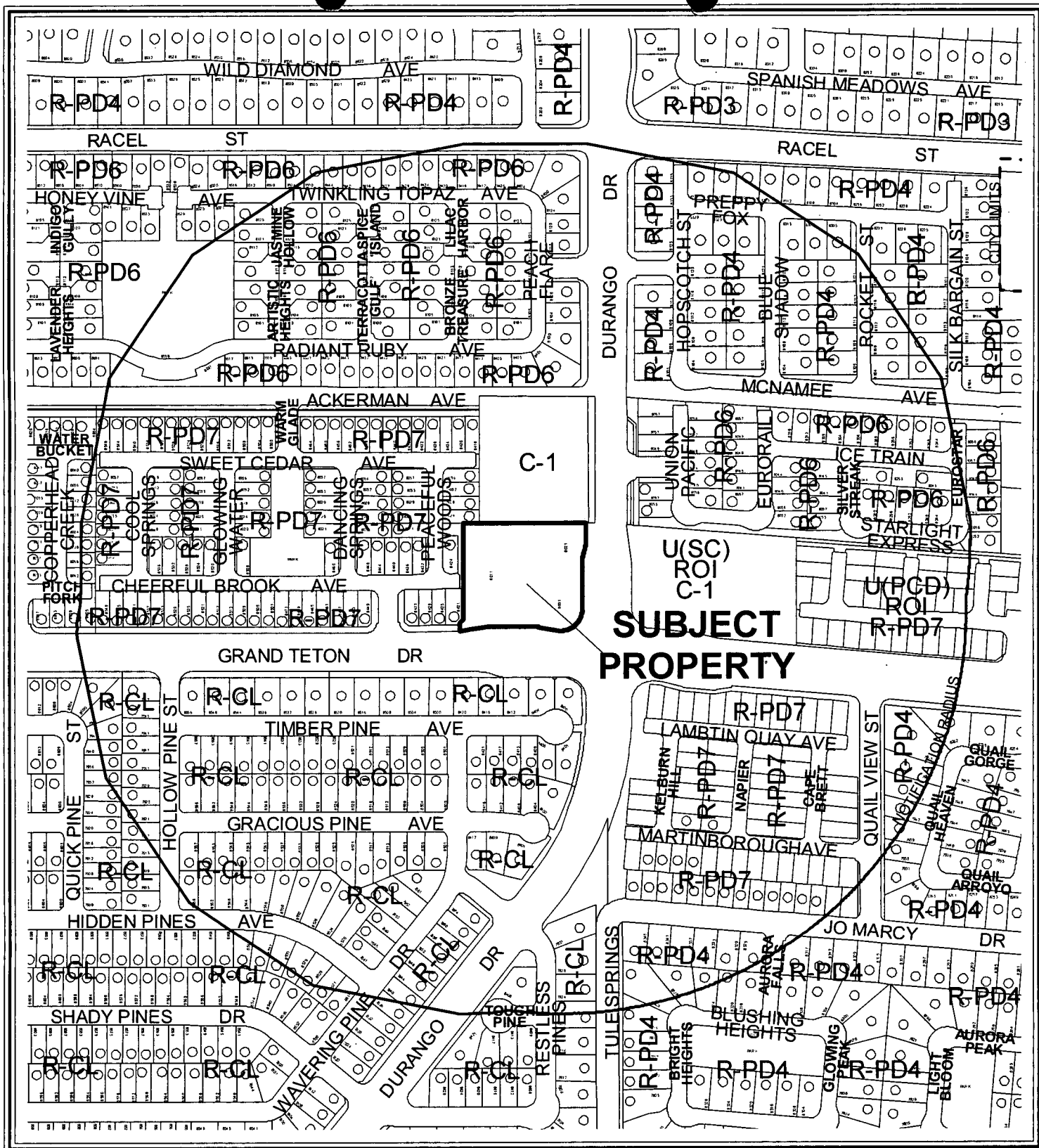
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-18036

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

Ken Corbett
Rosati's Pizza Restaurant
8001 N. Durango
Las Vegas, NV 89143

David Rankin
City of Las Vegas
731 S. 4th Street
Las Vegas, NV

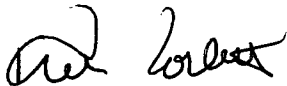
Dear David:

I am writing this letter to request your approval for an outdoor patio for the Rosati's Authentic Chicago Pizza Restaurant. The restaurant is presently under construction at 8001 N. Durango. We hope to have the restaurant finished by November first. We are located in a primarily residential neighborhood on the northwest corner of the intersection of Durango and Grand Teton. We believe that the patio would enhance the casual up scale mood of the restaurant, add to the ambiance of the shopping center and fit very nicely into the family oriented demographics of the neighborhood.

The total square feet of the patio will be 365. We will have a total of four tables. The patio will include flower boxes all around the edge. It meets all setback requirements by 15 feet and parking requirements.

Thank you for giving consideration to this matter.

Sincerely Yours,



Ken Corbett

Extraction List



Separator Sheet

13/9

PARCELS	622
LABELS	452

Report of All Selected Parcels

Case Number: SDR-18036

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Number
		12516197002
		12517597007
		12517597008
		12509490001
		12509497030
		12509497023
		12508897027
		12508897024
		12517597005
		12509497025
		12508897026
		12517597010
		12508897016
		12517597011
		12508897006
		12508897023
		12508897019
		12509497022
		12509497018
		12508897018
		12508897005
		12509497031
		12509497024
		12508897022
		12509490002
		12517597006
		12509497026
		12508897017
		12508897020
		12508897028
		12509497029
		12509497027

Report of All Selected Parcels

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Owner

Address

Parcel Number

8508 SWEET CEDAR TRUST	%J HOWARD P O BOX 137 WEST YARMOUTH MA	12509497015
ABEL MICHAEL	P O BOX 751176 LAS VEGAS NV	12517597020
ADAMSEN ANDREE ANN	8500 GRACIOUS PINE AVE LAS VEGAS NV	12508897031
AFFLECK BENJAMIN P	8024 DANCING SPRINGS ST LAS VEGAS NV	12508897032
AGUIRRE ANTONIO M JR & REMEDIOS	3911 PACHECO BLVD MARTINEZ CA	12508890004
ALIPIO REMIGIA P	%K MALBOG 94-338 APOWALE ST WAIPAHU HI	12508897030
ALIZADEH HAMID	8461 CHEERFUL BROOK AVE LAS VEGAS NV	12508890002
ANDERSON BRIAN L	8548 GRACIOUS PINE AVE LAS VEGAS NV	12517597014
		12509497019
		12508897025
		12508897015
		12508890001
		12508897014
		12509497016
		12508890003
		12509497032
		12508897009
		12509497017
		12517597009
		12509497021
		12508897029
		12508897021
		12516197009
		12517597001
		12508815038
		12509411010
		12517511009
		12508815073
		12508815077
		12509412032
		12508815004
		12517510006

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Owner	Address	Parcel Number
ANDERSON GREGORY A & NIKKI L	8521 TWINKLING AVE LAS VEGAS NV	12508812032
ANDRADE ROBERTO	8121 SPICE ISLAND LAS VEGAS NV	12508812042
ARIN DEBORAH	8508 CHEERFUL BROOK AVE LAS VEGAS NV	12508815083
ARNETT HOMER C JR & LINDA D	8309 PREPPY FOX AVE LAS VEGAS NV	12509411053
ARNOLD SHAWN J	8313 PREPPY FOX AVE LAS VEGAS NV	12509411054
ASTORIA TRAILS SOUTH HOMEOWNERS'	%KGDO HOLDING CO INC 2655 S RAINBOW BLVD #200 LAS VEGAS NV	12508812103
ASTORIA TRAILS SOUTH HOMEOWNERS'	%THOROUGHbred MANAGEMENT 3650 N RANCHO #112 LAS VEGAS NV	12508812102
AURE CHRISTOPHER L & RUSSELLE	5809 PLUMAS ST SAN DIEGO CA	12508815017
AZEVEDO CARRIE	8356 JO MARCY DR LAS VEGAS NV	12516117049
BADASARIAN JAMES R	3651 WILD SPRINGS LAS VEGAS NV	12508815079
BAINBRIDGE SAMUEL J & KIM M	8432 SWEET CEDAR AVE LAS VEGAS NV	12508815049
BAIRD MARGERY C	8436 SWEET CEDAR AVE LAS VEGAS NV	12508815048
BALABIS JOSEPH	3312 MORGAN PLACE ST NE ATLANTA GA	12509412039
BALDWIN TERRY LEE & LAURIE L	8413 RADIANT RUBY LAS VEGAS NV	12508812095
BALES JOSHUA	%C BALES 4921 CINNAMON SPICE CT NO LAS VEGAS NV	12508812066
BALIGAD PETER G JR & CYNTHIA J	8600 MAJESTIC PINE AVE LAS VEGAS NV	12517514011
BALKO LARRY S	7923 KELBURN HILL ST LAS VEGAS NV	12516117020
BANK WELLS FARGO N A TRS	%OPTION ONE MTGE CORP 6501 IRVINE CENTER DR IRVINE CA	12517517004
BAPTISTE RICHARD A	736 VORTEX AVE HENDERSON NV	12508815062
BARAYUGA ELMER B & FELY M	1808 BECKLEY ST HONOLULU HI	12509412012
BARILLARO ALISON	8113 JASMINE HOLLOW CT LAS VEGAS NV	12508812036
BARTLE JOHN L & P L REV LIV TR	8100 TERRACOTTA GULF CT LAS VEGAS NV	12508812068
BATEMAN CHRISTOPHER G & GINA M	8105 TERRACOTTA GULF CT LAS VEGAS NV	12508812074
BATT ROBERT B	8032 COOPERHEAD CREEK ST LAS VEGAS NV	12508814019
BATTLES RALPHEAL A & TIARRA C	8116 PEACH FLARE ST LAS VEGAS NV	12508812001
BEATTY CHARLES D & ELIDA	18997 MINDANAO ST BLOOMINGTON CA	12509411002
BECKMAN MICHAEL B & SUSAN G	86-911 ALMIHI PL WAIANAE HI	12517516020
BELL STEPHEN TODD	8329 JO MARCY DR LAS VEGAS NV	12516110005
BENOIT LARRY	8345 JO MARCY DR LAS VEGAS NV	12516110001
BERNETT DENISE	8352 JO MARCY DR LAS VEGAS NV	12516117048
BERNSTEIN ZAHAVA LIVING TRUST	6697 ENCHANTED COVE CT LAS VEGAS NV	12508815043
BIEBER MELISSA	8108 ROCKET ST LAS VEGAS NV	12509411045

Report of All Selected Parcels

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Owner	Address	Parcel Number
BLAIR RUTH E	7951 QUAIL HEAVEN ST LAS VEGAS NV	12516115023
BLAIR THERESE A	8544 HIDDEN PINES AVE LAS VEGAS NV	12517521007
BOMMARITO PAUL PHILLIP	8125 PEACH FLARE ST LAS VEGAS NV	12508812055
BOTROS BOTROS S & MAGGI L	455 BRAHMS WY #227 SUNNYDALE CA	12517528012
BOWLING DEBORAH SUE	8117 SPICE ISLAND CT LAS VEGAS NV	12508812043
BRADLEY GUNNHILD	7832 EVIDENT CT LAS VEGAS NV	12517510013
BRANCH MICHAEL	8101 PEACH FLARE ST LAS VEGAS NV	12508812061
BRIAND ARNAULD M & STACEY L	879 CHASTE CT HENDERSON NV	12508815034
BROWN CLARENCE L & EMMA J	8317 JO MARCY DR LAS VEGAS NV	12516110035
BROWN HERMAN JR & GLORIA	8133 HOPSCOTCH ST LAS VEGAS NV	12509411007
BRUCE JEANETTE H 2003 LIVING TR	7848 WAVERING PINE DR LAS VEGAS NV	12517520033
BRUM SANDRA	8020 DANCING SPRINGS ST LAS VEGAS NV	12508815072
BRYAN SEAN P	8355 MARTINBOROUGH AVE LAS VEGAS NV	12516117022
BULLIS NICOLE M	8024 COPPERHEAD CREEK LAS VEGAS NV	12508814017
BURTON JAMES	8741 RHONDA BLAKE AVE LAS VEGAS NV	12508815066
BURTON ROBERT P	8444 SWEET CEDAR AVE LAS VEGAS NV	12508815046
BUTLER ROBERT	3655 RUE MARASSOA SAN JOSE CA	12508815016
C J H LIVING TRUST	8305 PREPPY FOX AVE LAS VEGAS NV	12509411052
CABAE EULOGIO C SR & AQUILINA M	91-1040 C OPUKU ST KAPOLEI HI	12509412034
CARDONA HUGO	8037 GLOWING WATER ST LAS VEGAS NV	12508815089
CARIAGA WILFREDO P	4936 ALMOND CT ALTA LOMA CA	12509411064
CARTER CHARLES W & BOBBIE J	8556 HIDDEN PINES AVE LAS VEGAS NV	12517521010
CARTER GARY	8420 SWEET CEDAR LAS VEGAS NV	12508815051
CASTENEDA MICHAEL A	7955 QUAIL HEAVEN ST LAS VEGAS NV	12516115022
CASTRO LUIS F	7861 WAVERING PINE DR LAS VEGAS NV	12517520001
CASTRO PATRICIA M	8412 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812007
CASTRO VICKIE J	8440 CHEERFUL BROOK AVE LAS VEGAS NV	12508815069
CAVANAUGH-MAGIERA PATRICIA	8116 LILAC HARBOR CT LAS VEGAS NV	12508812052
CEDAR SPRINGS HOMEOWNERS ASSN	%CAMCO P O BOX 12117 LAS VEGAS NV	12508815104
CHAN CLARENCE	109 PIONEER WY MOUNTAIN VIEW CA	12516117037
CHARETTE GEORGE A & DANIELLE M L	7821 BRIGHT HEIGHTS LAS VEGAS NV	12516110012
CHAVEZ LUZ MARCELA	8520 SWEET CEDAR AVE LAS VEGAS NV	12508815035

Report of All Selected Parcels

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Owner	Address	Parcel Number
CHELINE KIM NICHOLE	8200 CHAPELLE CT LAS VEGAS NV	12508815024
CHMIELINSKI TAMBIL	8440 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812014
CIALKOWSKI ANTHONY T & LOUISE A	8412 TIMBER PINE AVE LAS VEGAS NV	12517517009
CLUPHF CAMILLE	8040 EUROSTAR ST LAS VEGAS NV	12509412031
COBAIN MARTIN REYES & MICHELLE	3182 PASEO GRANADA PLEASANTON CA	12508815022
COGAR GERALD R & JUDITH K	8325 JO MARCY DR LAS VEGAS NV	12516110006
COLLINS GERALDINE M & WALTER JR	8113 LILAC HARBOR CT LAS VEGAS NV	12508812050
COLLINS PETRA M & EDWARD	8504 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812017
COMBS RALPH T & CAROL A	8341 JO MARCY DR LAS VEGAS NV	12516110002
CONCEPCION AURORA L	6503 GREEN VALLEY CIR #107 CULVER CITY CA	12517520005
CONFER MICHAEL D & SHEILA K	8112 LILAC HARBOR CT LAS VEGAS NV	12508812051
COOK JON A & ELIZABETH J	8532 GRACIOUS PINE AVE LAS VEGAS NV	12517510002
CORDOVA JORGE A & JACQUELINE D	8521 CHEERFUL BROOK AVE LAS VEGAS NV	12508815013
CORNWELL JOSEPH H & THERESA K	7921 HOLLOW PINE ST LAS VEGAS NV	12517510010
COSTA ALAN K & ELIZABETH M	7824 RESTLESS PINES ST LAS VEGAS NV	12517528013
COUTURIER TERESITA L	8400 TIMBER PINE AVE LAS VEGAS NV	12517517007
CRAIG JON	8109 SILK BARGAIN ST LAS VEGAS NV	12509411035
CRIFASI VINCENT	1006 WALT WHITMAN RD LEVITTOWN NY	12517515005
CROWDER RALPH & PATRICIA FAM TR	8404 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812005
CRUZ DENNIS B JR	8104 HOPSCOTCH LAS VEGAS NV	12509411072
CUFFEY WILLIAM	8120 JASMINE HOLLOW CT LAS VEGAS NV	12508812039
D D M PROPERTIES L L C	425 ANTEN GULLEY CT LAS VEGAS NV	12508815011
DAKAKE EDWARD E & ELIZABETH	8541 TIMBER PINE AVE LAS VEGAS NV	12517515011
DANIEL ROY L & DIANA	8320 BLUSHING HEIGHTS AVE LAS VEGAS NV	12516110008
DAY MAXIMILLIAN D	5850 W 3RD ST P M B 180 LOS ANGELES CA	12517515013
DEGUJA MEDY FIDER F & ANTONIO M	8517 RADIANT RUBY AVE LAS VEGAS NV	12508812082
DEGUZMAN GERALD	8529 HIDDEN PINES AVE LAS VEGAS NV	12517521021
DICKSON LEONARD & P FAM TR AGMT	8300 MOHAVE TRACE AVE LAS VEGAS NV	12508815088
DICLARO JOHN L II & TRACY L	P O BOX 370484 LAS VEGAS NV	12508814012
DIGITAL FEDERAL CREDIT UNION	%DIXON TRUMAN FISHER LAW OFFICES 2820 W CHARLESTON #23 LAS VEGAS NV	12508815040
DIMACULANGAN CARINA A	8532 CHEERFUL BROOK AVE LAS VEGAS NV	12508815097
DIRAFFAELE FAMILY SELF-DEC TR	1009 E OAK AVE LA GRANGE PARK IL	12517528015

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Owner	Address	Parcel Number
DIVEN CHUCK M & NANCY L	8129 HOPSCOTCH ST LAS VEGAS NV	12509411006
DOLLENTE RAUL S & NANCY J	8044 EUORAIL ST LAS VEGAS NV	12509412048
DOUGAN KIRK & CHARLOTTE LEE	8025 DANCING SPRINGS LAS VEGAS NV	12508815080
DRANEY JARED E & MELINDA S	8125 JASMINE HOLLOW CT LAS VEGAS NV	12508812033
DUVAUCHELLE SCOTTY & CLAUDINE	8028 PEACEFUL WOODS DR LAS VEGAS NV	12508815055
ELLIS BRYAN P	15139 LA FORGE ST WHITTIER CA	12517510019
ELLIS MICHAEL & HANNAH	8344 JO MARCY DR LAS VEGAS NV	12516117046
ENOS KATHLEEN M	4424 MARK AVE LAS VEGAS NV	12509411011
ENRIQUEZ R F & L V LIV TR 2004	50 CORONA ST SAN FRANCISCO CA	12508812085
ERICKSON KARL A & LORA M	8429 RADIANT RUBY LAS VEGAS NV	12508812091
ERICSON FAMILY TRUST	8049 EUORAIL ST LAS VEGAS NV	12509412014
ERICSON FAMILY TRUST	8049 EUORAIL ST LAS VEGAS NV	12509412013
ETCHASON ELIZABETH ANN & SEAN D	8108 ARTISTIC HEIGHTS CT LAS VEGAS NV	12508812078
FAJARDO REYLETH JOY & FRANZ C	8517 CHEERFUL BROOK AVE LAS VEGAS NV	12508815012
FALZONE LISA A & ROBERT P	8024 PEACEFUL WOODS ST LAS VEGAS NV	12508815056
FARIS KEVIN & CAROL	7917 HOLLOW PINE ST LAS VEGAS NV	12517510011
FAY DARRIN E & CARRIE A	5201 BROOKMERE LAS VEGAS NV	12508815039
FEELEY JASON K	8421 RADIANT RUBY AVE LAS VEGAS NV	12508812093
FERMA-MIGUEL DINAH ETAL	8117 PEACH FLARE ST LAS VEGAS NV	12508812057
FERNANDEZ JEFFREY	7939 KELBURN HILL ST LAS VEGAS NV	12516117018
FIELDS JEREMY A & BERNADETTE L	8460 CHEERFUL BROOK AVE LAS VEGAS NV	12508815082
FISHER-REED BETTY M	8395 GRAMBLING WY SANDY UT	12508815095
FLAACK CYNTHIA M	8520 HIDDEN PINES AVE LAS VEGAS NV	12517521001
FLESHMAN KENDAL L & STEVEN W	8428 SWEET CEDAR AVE LAS VEGAS NV	12508815050
FORT ROBERT J & RITA M	8537 GRACIOUS PINE AVE LAS VEGAS NV	12517510021
FRANCIS ROBIN R	8516 TIMBER PINE AVE LAS VEGAS NV	12517517015
FRASER CHARLENE D	P O BOX 750836 LAS VEGAS NV	12517520030
G & K AKJ FAMILY TRUST	55 SAHALEE DR LAS VEGAS NV	12508815091
GAFNER DONNA L	8113 HOPSCOTCH ST LAS VEGAS NV	12509411004
GAIME BERHANE T	3506 MIDVALE AVE #1 OAKLAND CA	12517510022
GALVAN MARGARITA	7928 QUICK PINE ST LAS VEGAS NV	12517516019
GAMMON SHANE E & COURTNEY M	8549 CHEERFUL BROOK AVE LAS VEGAS NV	12508815020

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Owner	Address	Parcel Number
GARCIA CIRO	8060 CASPIAN MOON DR LAS VEGAS NV	12517517022
GARCIA JACALYNN	8032 PEACEFUL WOODS ST LAS VEGAS NV	12508815054
GARDNERJORDAN REBECCA & ALEX	8113 BLUE SHADOW ST LAS VEGAS NV	12509411062
GASPER DENISE LIVING TRUST	7333 ROAMER PL LAS VEGAS NV	12517514016
GIBBS MICHAEL D & SHARON S	8409 GRACIOUS PINE AVE LAS VEGAS NV	12517511002
GIRARDO ANTHONY & MAUREEN	98 RAYMOND LN WILTON CT	12509411069
GLASS JEFFREY	8112 BLUE SHADOW ST LAS VEGAS NV	12509411057
GLASS JOHN S	8112 ROCKET ST LAS VEGAS NV	12509411044
GOMEZ PAUL V & BRANDIE	8104 BRONZE TREASURE CT LAS VEGAS NV	12508812063
GONZAGA CARMELA BANAYO	14224 LEISURE DR LA MIRADA CA	12508812009
GORDON HERBERT C & SHIRLEY A	8517 HIDDEN PINES AVE LAS VEGAS NV	12517520008
GRAFFA RUSSELL & MARCI	8033 COOL SPRINGS ST LAS VEGAS NV	12508815026
GRANADOS HEIDI & MARIO	7229 PERFECT DAY AVE LAS VEGAS NV	12509412043
GRAND TETON LODGE LAND L L C	3399 S DURANGO DR #105 LAS VEGAS NV	12509401031
GRAY DUANE G & GEORGENA M	8417 TIMBER PINE AVE LAS VEGAS NV	12517517002
GREEN ALEXANDER D	8109 BLUE SHADOW ST LAS VEGAS NV	12509411061
GREEN DENNIS	8113 ROCKET ST LAS VEGAS NV	12509411049
GREEN MICHELLE	8028 DANCING SPRINGS LAS VEGAS NV	12508815074
GRIFFIN JACKIE	2013 SEDONA MORNING DR LAS VEGAS NV	12508812080
GRIFFITH JAMES F	8113 TERRACOTTA GULF CT LAS VEGAS NV	12508812072
GRONDAHL KELLY D & KRISTI M	7947 QUAIL HEAVEN ST LAS VEGAS NV	12516115024
GUEVARA ABEL T	2612 CONSTANTINE AVE LAS VEGAS NV	12517517008
HABERMAN MARYANN	8541 GRACIOUS PINE AVE LAS VEGAS NV	12517510020
HAGSTROM BRIAN M & MARIA E	8517 GRACIOUS PINE AVE LAS VEGAS NV	12517511018
HALL CHAD W	8125 LILAC HARBOR CT LAS VEGAS NV	12508812047
HALL JAYME	8105 ROCKET ST LAS VEGAS NV	12509411047
HAMMOND HERBERT F & SANDRA D	8124 JASMINE HOLLOW CT LAS VEGAS NV	12508812040
HAMMOND SCOTT T & TONYA K	8408 GRACIOUS PINE AVE LAS VEGAS NV	12517511006
HANDLER-COHEN LYNN M	8424 CHEERFUL BROOK AVE LAS VEGAS NV	12508816001
HANSEN CORI	8020 COPPERHEAD CREEK ST LAS VEGAS NV	12508814016
HARRIS GARY K & PATRICIA A	8525 CHEERFUL BROOK AVE LAS VEGAS NV	12508815014
HARTZELL STEVEN & STEPHANIE	8513 TIMBER PINE AVE LAS VEGAS NV	12517517019

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Owner	Address	Parcel Number
HAUG BRENT RANDALL	8504 GRACIOUS PINE AVE LAS VEGAS NV	12517511010
HAYES FAMILY TRUST	8545 HIDDEN PINES AVE LAS VEGAS NV	12517521017
HEADRICK JERRY L JR	8532 HIDDEN PINES AVE LAS VEGAS NV	12517521004
HELLUMS THOMAS L & NORMA J	8328 BLUSHING HEIGHTS AVE LAS VEGAS NV	12516110010
HENDERSON JOHN B	8104 ARTISTIC HEIGHTS CT LAS VEGAS NV	12508812077
HERRERA DONNA	8324 JO MARCY DR LAS VEGAS NV	12516117041
HICKS EDITH	8433 CHEERFUL BROOK AVE LAS VEGAS NV	12508815061
HICKSTEIN JEFFREY BRUCE & ZONA L	8529 TIMBER PINE AVE LAS VEGAS NV	12517515014
HIRATA VALERIE L	207 PUEBLO CANYON DR LAS VEGAS NV	12508815018
HOCKENBERRY STEVE M & MELINDA G	8520 GRACIOUS PINE AVE LAS VEGAS NV	12517511014
HOLDEN CRYSTAL	8528 TIMBER PINE AVE LAS VEGAS NV	12517515016
HOLMES CARRI & JAMES	8029 PEACEFUL WOODS ST LAS VEGAS NV	12508815064
HOWELL LANCE & AUBREY	8320 JO MARCY DR LAS VEGAS NV	12516117040
HSU JOHN K P FAMILY TRUST	8021 DANCING SPRINGS ST LAS VEGAS NV	12508815081
HUERTA DINA C & CARLOS	8100 BRONZE TREASURE CT LAS VEGAS NV	12508812062
HULETT NATHAN & LA TASHA	8347 MARTINBOROUGH AVE LAS VEGAS NV	12516117024
HUNT BILLY R & CHERISE M	8121 PEACH FLARE ST LAS VEGAS NV	12508812056
HUNT JASON T & TAMMI L	8552 HIDDEN PINES AVE LAS VEGAS NV	12517521009
HUTCHINGS HOLLY M	8029 COOL SPRINGS ST LAS VEGAS NV	12508815025
HUTCHINGS JAMES N	8020 COOL SPRINGS ST LAS VEGAS NV	12508815099
JAKOVAC THEODORE A & NANCY L	8544 TIMBER PINE AVE LAS VEGAS NV	12517515019
JANOS STEPHEN L & PATRICIA M	8033 GLOWING WATER ST LAS VEGAS NV	12508815090
JARDIM TONY & DONNA	8417 RADIANT RUBY AVE LAS VEGAS NV	12508812094
JARJEES MAHER	8416 GRACIOUS PINE AVE LAS VEGAS NV	12517511008
JEFFRIES PATRICIA	7913 HOLLOW PINE ST LAS VEGAS NV	12517510012
JIMENEZ ADRIAN D	8528 HIDDEN PINES AVE LAS VEGAS NV	12517521003
JOHNSON KIONNE	7948 QUICK PINE ST LAS VEGAS NV	12517514012
JONES CHRISTOPHER M	3020 STERN DR LAS VEGAS NV	12508815029
JONES DE ERICK D & KAMI H	8108 TERRACOTTA GULF CT LAS VEGAS NV	12508812070
JONES PEGGY S	8421 TIMBER PINE AVE LAS VEGAS NV	12517517001
JORDAN TIMOTHY & DAPHNE	8505 CHEERFUL BROOK AVE LAS VEGAS NV	12508815009
JOYCE MICHAEL P & JEAN	8121 ROCKET ST LAS VEGAS NV	12509411051

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KANEMITSU RONALD T & JEANNE H	8501 RADIANT RUBY AVE LAS VEGAS NV	12508812086
KAROSA LAURA	8408 TOUGH PINE CT LAS VEGAS NV	12517528016
KELLER DEBBIE	8036 COPPERHEAD CREEK NO LAS VEGAS NV	12508814020
KEMPA STANLEY & MADONNA	16W415 99TH ST HINSDALE IL	12508812004
KERN MICHAEL W & LADAWN	3646 FERNDAL COVE DR LAS VEGAS NV	12517515015
KERSHAW DOUGLAS B & SANDRA	P O BOX 512 FOREST VA	12508815071
KIM REVOCABLE LIVING TRUST	33225 LARK WY FREMONT CA	12508815100
KIMERY MELANIE K & ROBERT	8513 GRACIOUS PINE AVE LAS VEGAS NV	12517511019
KLOBCHAR JOHN JAMES	8521 HIDDEN PINES AVE LAS VEGAS NV	12517520007
KOLLASCH GEORGE & JOANNA	8332 JO MARCY DR LAS VEGAS NV	12516117043
KRACHMER MELODIE	8360 JO MARCY DR LAS VEGAS NV	12516117050
KRAUSE NANCY M	6490 ROLLING HILLS LN FLAGSTAFF AZ	12508815028
KRONENBERG GARY R	8316 BLUSHING HEIGHTS AVE LAS VEGAS NV	12516110007
KUHNS CONRAD & JOYCE FABRO	8328 PREPPY FOX AVE LAS VEGAS NV	12509411009
LADD RICHARD A & TONI E	8120 BLUE SHADOW ST LAS VEGAS NV	12509411055
LAMBETH JARED	8113 SILK BARGAIN ST LAS VEGAS NV	12509411036
LANDER DAVID N JR	8445 RADIANG RUBY AVE LAS VEGAS NV	12508812087
LANDON MICHAEL & LORI	8405 RADIANT RUBY AVE LAS VEGAS NV	12508812097
LATIMER STEPHANIE	8444 CHEERFUL BROOK AVE LAS VEGAS NV	12508815070
LEDWON TIMOTHY J & DONNA M	8120 ROCKET ST LAS VEGAS NV	12509411042
LEE CARL	8401 RADIANT RUBY AVE LAS VEGAS NV	12508812098
LEVIN NANETTE C	8101 HOPSCOTCH ST LAS VEGAS NV	12509411001
LEVINE LEON & BEVERLY C	8248 STARLIGHT AVE LAS VEGAS NV	12509412036
LINDIG RICHARD D SR & SUSAN P	8521 TIMBER PINE AVE LAS VEGAS NV	12517517017
LOCKE JOHN R	8521 GRACIOUS PINE AVE LAS VEGAS NV	12517511017
LOPEZ EZEQUIAS	8601 RADIANT RUBY AVE LAS VEGAS NV	12508811058
LOPEZ LONNIE III & DEVEN L	8321 PREPPY FOX AVE LAS VEGAS NV	12509411065
LOPEZ TRACY L & JUAN M	8412 GRACIOUS PINE AVE LAS VEGAS NV	12517511007
LUCE PAMELA J	8541 HIDDEN PINES AVE LAS VEGAS NV	12517521018
LUNSFORD JAMES W & BETTY REV TR	7945 HOLLOW PINE ST LAS VEGAS NV	12517515002
MADRID JAMES	7291 S EASTERN #1-E LAS VEGAS NV	12508815102
MAJESTIC PROPERTY HOLDINGS L L C	P O BOX 371357 LAS VEGAS NV	12508815093

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MAJESTIC PROPERTY HOLDINGS L L C	P O BOX 371357 LAS VEGAS NV	12508815092
MAJESTIC PROPERTY HOLDINGS L L C	P O BOX 371357 LAS VEGAS NV	12508815101
MALBOG DANNY & KRISTY	94-338 APOWALE ST WAIPAHU HI	12509412011
MALONE DANNY L	7943 QUAIL HEAVEN ST LAS VEGAS NV	12516115025
MANUELI FRANCO	8104 PEACH FLARE ST LAS VEGAS NV	12508812100
MARANON MITCHELL & CECILIA M	8125 SPICE ISLAND CT LAS VEGAS NV	12508812041
MARONE CHRISTOPHER C & DONNA L	8149 BAY HARBOR DR LAS VEGAS NV	12508815033
MARTIN CURTIS L & DONNA J	8125 HOPSCOTCH ST LAS VEGAS NV	12509411005
MARTINEZ NICOLAS	8536 HIDDEN PINES AVE LAS VEGAS NV	12517521005
MATAR EYAD	8440 SWEET CEDAR AVE LAS VEGAS NV	12508815047
MAURER DAVID A & LOANNE	8028 COPPERHEAD CREEK ST LAS VEGAS NV	12508814018
MAYO CORINA LYNN	8117 LILAC HARBOR CT LAS VEGAS NV	12508812049
MCALLISTER ADAM F & KRISTIN A	7924 KELBURN HILL ST LAS VEGAS NV	12516117056
MCCAY EDWARD G & RANDI F	1729 SIERRA VALLEY WY LAS VEGAS NV	12517517003
MCDONALD KIM C & SHAWNA L	8436 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812013
MCFADDEN JAMES	8500 MELROSE AVE #203 WEST HOLLYWOOD CA	12517515007
MCMILLAN BRYAN K	8108 PEACH FLARE ST LAS VEGAS NV	12508812101
MCVEY JAMIE & SHANE A	8120 LILAC HARBOR CT LAS VEGAS NV	12508812053
MEACHUM JOSEPHINE	40206 BROWNWOOD CT MAGNOLIA TX	12508812073
MEADERS MAUREEN	3401 CENTREKAJE ST #440 ONTARIO CA	12508815068
MEADOWS THOMAS & BARBRA	8124 SPICE ISLAND CT LAS VEGAS NV	12508812046
MEEKER DALE W JR & CAROLY	8112 HOPSCOTCH ST LAS VEGAS NV	12509411070
MENDOZA WEBSTER V & FE PRISCILLA	8105 PEACH FLARE ST LAS VEGAS NV	12508812060
MEYNE JOHN ROBERT & JOHN R	8444 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812015
MIHALJEVICH AARON	8509 RADIANT RUBY AVE LAS VEGAS NV	12508812090
MIHALJEVICH AARON	8509 RADIANT RUBY AVE LAS VEGAS NV	12508812084
MIHALJEVICH AARON M	8509 RADIANT RUBY AVE LAS VEGAS NV	12508812089
MILLER ERIC & MELISSA	8432 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812012
MILLER JUSTIN W & REIKO	8032 EUROSTAR ST LAS VEGAS NV	12509412033
MILLER WILLIAM D & ANN M	7929 HOLLOW PINE ST LAS VEGAS NV	12517515006
MINNIE MARK & AMY B	8105 BLUE SHADOW ST LAS VEGAS NV	12509411060
MIRABEL CINDY L	12348 MARBEL AVE DOWNEY CA	12517520002

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MONTECINO LANCE	7844 WAVERING PINE DR LAS VEGAS NV	12517520032
MOON HANNAH MEJUNG	3716 LOWER SAXON AVE NORTH LAS VEGAS NV	12509412042
MOORE-SLAUGHTER TERESA	3625 TIGER RIDGE NO LAS VEGAS NV	12508814013
MORALES RAYMOND J	80 BROOK AVE BAYSHORE NY	12517510018
MORALES ULISES	8529 CHEERFUL VROOK AVE LAS VEGAS NV	12508815015
MORENO CATALINA VILLEGAS	8033 PEACEFUL WOODS ST LAS VEGAS NV	12508815063
MOSIER PENNY R	8401 GRACIOUS PINE AVE LAS VEGAS NV	12517511003
MOSKWA JOHN M & PATRICIA M	8101 ARTISTIC HEIGHTS CT LAS VEGAS NV	12508812081
MOSS WILLIAM E & MARY P	8540 HIDDEN PINES AVE LAS VEGAS NV	12517521006
MUNOZ STEVE J & LEANN M	8460 SWEET CEDAR AVE LAS VEGAS NV	12508815042
MUTUC PRECIOUS JOY SALVADOR	8448 SWEET CEDER AVE LAS VEGAS NV	12508815045
N S SOUTHWEST #4 L L C	%NOVA SOURCE DEV %B CARTER 2180 S 1300 E #410 SALT LAKE CITY UT	12508813006
NATOUR ALEXANDER F	7856 WAVERING PINE DR LAS VEGAS NV	12517520035
NAUGHTON CARLOTA P	8432 CHEERFUL BROOK AVE LAS VEGAS NV	12508815067
NAZAL SUSAN Q & RODOLFO R	1638 71ST ST DARIEN IL	12508812059
NEHME DORIS E	7860 WAVERING PINE DR LAS VEGAS NV	12517520036
NEVADA HOMES GROUP INC	6985 W SAHARA #201 LAS VEGAS NV	12509412049
NGUYEN ANH THU T	8333 JO MARCY DR LAS VEGAS NV	12516110004
NICHOLS ROBERT D	6616 DONNA ST NO LAS VEGAS NV	12508815103
NICHOLSON LARISA	10005 SCENIC WALK AVE LAS VEGAS NV	12509412009
NICHOLSON LARISA	10005 SCENIC WALK AVE LAS VEGAS NV	12509412001
NICHOLSON LARISA	10005 SCENIC WALK AVE LAS VEGAS NV	12509412010
NICHOLSON LARISA	10005 SCENIC WALK AVE LAS VEGAS NV	12509412002
NICHOLSON LARISA	10005 SCENIC WALK AVE LAS VEGAS NV	12509412007
NIGBUR KEITH	7940 KELBURN HILL ST LAS VEGAS NV	12516117054
NIGH STEPHEN M & SANDRA K	8104 ROCKET ST LAS VEGAS NV	12509411046
NOLAND ROSEMARIE REVOCABLE TRUST	8525 GRACIOUS PINE AVE LAS VEGAS NV	12517511016
NOVO LYDIA	8359 MARTINBOROUGH AVE LAS VEGAS NV	12516117021
OAKES FAMILY TRUST	7665 DESPERADO ST LAS VEGAS NV	12517515020
OCHOA WALTER	8464 SWEET CEDAR AVE LAS VEGAS NV	12508815041
O'DONNELL WILLIAM	8500 TIMBER PINE AVE LAS VEGAS NV	12517517012
O'LANE HOWARD P & TANIE E	8100 ARTISTIC HEIGHTS CT LAS VEGAS NV	12508812076

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OLLENBURGER CRAIG	8536 CHEERFUL BROOK AVE LAS VEGAS NV	12508815098
ONG HENRY	1112 VERA CRUZ ST MONTEBELLO CA	12509412046
ORCAZ FELICISIMO T	4 SUNBURY DR ALISO VIEJO CA	12508815086
OROZCO JESUS	8124 LILAC HARBOR CT LAS VEGAS NV	12508812054
OSBORN CELESTE H & KEVIN M	8528 GRACIOUS PINE AVE LAS VEGAS NV	12517510001
OZAWA LINCOLN K	8532 SWEET CEDAR AVE LAS VEGAS NV	12508815032
PAMI ELIZABETH M LIVING TRUST	1721 FAIRGATE CT LAS VEGAS NV	12517515003
PARRY MATHIS	4676 MONUMENT VALLEY RD LAS VEGAS NV	12508815008
PARRY MATHIS	4676 MONUMENT VALLEY RD LAS VEGAS NV	12508815076
PAVO LANCE & BRIGITT	91-624 KIBAHA ST #11 ELLA BEACH HI	12517511013
PAYNE DARRELL Z & CRYSTAL N	8109 ARTISTIC HEIGHTS CT LAS VEGAS NV	12508812079
PENDLETON DANIEL J & JANET L	13880 SAGE MOUNTAIN LN JAMUL CA	12517521019
PEREZ TOMAS	8524 GRACIOUS PINE AVE LAS VEGAS NV	12517511015
PERRY JOHN B	580 MAYHEW RD JACKSON OH	12508812092
PESTARINO FRANK	8416 SWEET CEDAR AVE LAS VEGAS NV	12508815052
PHANEUF JAMES S & DONNA K	8120 PEACH FLARE ST LAS VEGAS NV	12508812002
PHELPS CYNTHIA K & DERRICK L	516 REGENTS GATE DR HENDERSON NV	12517511022
PHIPPS TERRY L	8508 TIMBER PINE AVE LAS VEGAS NV	12517517014
PIES CLINT A & MOLLY B	7853 WAVERING PINE DR LAS VEGAS NV	12517520003
PINE MEADOWS COMMUNITY ASSN	%RMI MGT LLC 630 TRADE CENTER DR #100 LAS VEGAS NV	12517528027
PINTO ROBERT	8604 WATER BUCKET AVE LAS VEGAS NV	12508814022
PIONKOSKI TRICIA K & DANIEL J	8324 BLUSING HEIGHTS AVE LAS VEGAS NV	12516110009
PIPER CATHERINE J	8351 MARTINBOROUGH AVE LAS VEGAS NV	12516117023
POINT RITA L	8408 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812006
POMEROY KELLY N	8109 BRONZE TREASURE CT LAS VEGAS NV	12508812065
PONCE MARIA	8520 CHEERFUL BROOK AVE LAS VEGAS NV	12508815094
PRADIA PAUL A & THERESA A	7840 WAVERING PINE DR LAS VEGAS NV	12517520031
PURSWELL RITA & RON	7925 HOLLOW PINE ST LAS VEGAS NV	12517510009
PYSZKO GREGORY A	7936 QUICK PINE ST LAS VEGAS NV	12517514015
QUIMSON ANGELIQUE CRUZ	8105 SILK BARGAIN ST LAS VEGAS NV	12509411034
QUIROZ ALEJANDRO G & MARIA G	8417 GRACIOUS PINE AVE LAS VEGAS NV	12517511001
RAMIREZ MARY M	8421 CHEERFUL BROOK AVE LAS VEGAS NV	12508815058

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RANDOLPH SAMI	8336 JO MARCY DR LAS VEGAS NV	12516117044
REAL ESTATE SOLUTIONS L L C	10300 W CHARLESTON BLVD #13-319 LAS VEGAS NV	12508812008
REFORMADO AILEEN ANTONIO	6341 LAUREN ASHTON AVE LAS VEGAS NV	12508812045
REGAN TIMOTHY D & MARGARET B	8404 GRACIOUS PINE AVE LAS VEGAS NV	12517511005
RESENDEZ FELIPE D & MARIA F	8405 TIMBER PINE AVE LAS VEGAS NV	12517517005
REYES REINA	8328 JO MARCY DR LAS VEGAS NV	12516117042
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117065
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117005
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117027
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117019
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117071
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117028
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117066
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117067
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117029
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117002
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117032
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117033
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117073
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117064
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117052
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117074
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117051
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117004
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117030
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117060
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117053
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117061
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117062
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117063
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117059
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117055

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RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117031
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117072
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117057
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117025
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117069
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117001
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117068
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117026
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117070
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117058
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117013
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117003
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117017
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117016
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117015
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117012
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117039
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117006
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117014
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117011
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117010
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117009
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117034
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117007
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117035
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12516117008
RITZEL WILLIAM D & BEVERLY S	8392 RIDGE RUNNER ST LAS VEGAS NV	12509412038
RITZEL WILLIAM D & BEVERLY S	8392 RIDGE RUNNER ST LAS VEGAS NV	12509412037
RIVARD LISA L	8525 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812031
ROBERTS JENNIFER	8033 DANCING SPRINGS ST LAS VEGAS NV	12508815078
ROBERTS MICHAEL WAYNE	7944 QUICK PINE ST LAS VEGAS NV	12517514013
ROBINSON LESLIE A	8409 RADIANT RUBY AVE LAS VEGAS NV	12508812096

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ROCKWELL CLARISSA & ERIC	8316 PREPPY FOX AVE LAS VEGAS NV	12509411012
RODRIGUEZ ANGEL F & JENNIFER	8325 PREPPY FOX AVE LAS VEGAS NV	12509411066
RODRIGUEZ FRANCISCO & MARIA C	8109 HOPSCOTCH ST LAS VEGAS NV	12509411003
RODRIGUEZ MARIO T & IRENE	8121 LILAC HARBOR CT LAS VEGAS NV	12508812048
ROOHANI KHUSROW	3055 W SPRING MOUNTAIN RD #51 LAS VEGAS NV	12508806004
ROOK BRAD & MICHELLE	8553 GRACIOUS PINE AVE LAS VEGAS NV	12517510017
ROSARIO NATIVIDAD	1578 35TH AVE OAKLAND CA	12508812016
ROSS NANCY	7828 RESTLESS PINES ST LAS VEGAS NV	12517528014
ROWAN TIMOTHY J	8108 HOPSCOTCH ST LAS VEGAS NV	12509411071
RUCKER DONALD L	8120 HOPSCOTCH ST LAS VEGAS NV	12509411068
RYAN MICHAEL A & JILL B	8104 BLUE SHADOW ST LAS VEGAS NV	12509411059
SAHAGUN CARLITO & GRACIELA	8348 JO MARCY DR LAS VEGAS NV	12516117047
SAIN SAMMY C & WINIFRED S TRS	8549 TIMBER PINE AVE LAS VEGAS NV	12517515009
SAMATRA NORY & FELOMENA	11279 WESTONHILL DR SAN DIEGO CA	12508814015
SAMPAIO CLAYTON K	8548 HIDDEN PINES AVE LAS VEGAS NV	12517521008
SAMSON EUGENE & GRACE	270 PRUDENCE ST HENDERSON NV	12509412045
SANDAVOL LINDA	8036 PEACEFUL WOODS ST LAS VEGAS NV	12508815053
SCHAFER ROBERT J & NELDA LIV TR	8117 ROCKET ST LAS VEGAS NV	12509411050
SCHMIEDE HEATHER	8312 ICE TRAIN LAS VEGAS NV	12509412018
SCHOLL RANDALL D	8101 TERRACOTTA GULF CT LAS VEGAS NV	12508812075
SCHOONOVER DENNIS J & KATHRYN A	8124 PEACH FLARE ST LAS VEGAS NV	12508812003
SCHWARZ FAMILY TRUST	9017 RENDON ST LAS VEGAS NV	12508812069
SCHWARZ FAMILY TRUST	9017 RENDON ST LAS VEGAS NV	12508814021
SETHNA J R	4N405 WATERFORD LN WEST CHICAGO IL	12508815007
SEVILLA STEFANIE L	8108 BRONZE TREASURE CT LAS VEGAS NV	12508812064
SHARER GREG D & TINA L	7937 HOLLOW PINE ST LAS VEGAS NV	12517515004
SHEKONI KAREN B	2322 1/2 CARMONA AVE LOS ANGELES CA	12509412047
SHEKONI KAREN B	2322 1/2 CARMONA AVE LOS ANGELES CA	12509412044
SIERO RAFAEL	837 ARNOLD DR #100 MARTINEZ CA	12517515008
SILVER CORY B & LEOVA Y	22022 MIDCREST DR LAKE FOREST CA	12508815087
SIMON DARLENE & CLEVELAND	8414 W FARM RD #180-359 LAS VEGAS NV	12508815085
SIMON JEROME E & PAMELA C	7949 HOLLOW PINE ST LAS VEGAS NV	12517515001

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Owner	Address	Parcel Number
SINCLAIR DONNA	14351 HAYNES ST #102 VAN NUYS CA	12508815010
SINGER JACOB M	9628 BOYLAGE AVE LAS VEGAS NV	12517510007
SINGSON MA CRISTINA C	8101 BRONZE TREASURE CT LAS VEGAS NV	12508812067
SISCO MAUREEN L	8525 HIDDEN PINES AVE LAS VEGAS NV	12517521022
SLATINSKY ERNEST D & MARIE G	8428 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812011
SLOSAR PAUL & TERESA	6003 185TH AVE BONNEY LAKE WA	12517520006
SMITH BRANDY S & AGNES C	8505 GRACIOUS PINE AVE LAS VEGAS NV	12517511021
SMITH DARRELL E	371 MASTHEAD LN FOSTER CITY CA	12517511012
SMITH ROBERT C & KRISTIN J	8536 TIMBER PINE AVE LAS VEGAS NV	12517515018
SPILLER SHAUN L	8545 TIMBER PINE AVE LAS VEGAS NV	12517515010
STAITI EILEEN C	8557 GRACIOUS PINE AVE LAS VEGAS NV	12517510016
STANFORD TROY & STACY	8121 JASMINE HOLLOW CT LAS VEGAS NV	12508812034
STANLEY GEORGE A & KELLY J	8520 TIMBER PINE AVE LAS VEGAS NV	12517517016
STEPHENS KYLE J & JULIA H	2231 S MONTE CRISTO WY LAS VEGAS NV	12508815002
STEPHENS MARK	8020 GLOWING WATER ST LAS VEGAS NV	12508815084
STEVENS RUSSELL	8504 TIMBER PINE AVE LAS VEGAS NV	12517517013
STEWART JAMES N	8509 GRACIOUS PINE AVE LAS VEGAS NV	12517511020
STILLWELL ROBERT A	8400 GRACIOUS PINE AVE LAS VEGAS NV	12517511004
STINNETT JULIE A	8509 TIMBER PINE AVE LAS VEGAS NV	12517517020
STOCKLEY LANCE A	8512 SWEET CEDAR AVE LAS VEGAS NV	12508815037
STRAUB WALTER K & ARACELI C	8452 SWEET CEDAR AVE LAS VEGAS NV	12508815044
STROUD MICHELLE	8113 PEACH FLARE ST LAS VEGAS NV	12508812058
STUBBLEFIELD TRAVIS A & JESSICA	8135 HOPSCOTCH ST LAS VEGAS NV	12509411008
SWAIN RENEE A	8025 PEACEFUL WOODS ST LAS VEGAS NV	12508815065
SWAN GERALD L & JULIE A	8329 PREPPY FOX AVE LAS VEGAS NV	12509411067
SZEKELY RONALD	8505 TIMBER PINE AVE LAS VEGAS NV	12517517021
SZYMCZAK RICHARD	9550 W SAHARA #2039 LAS VEGAS NV	12509412041
TABANI ANNIL A	8441 RADIANT RUBY AVE LAS VEGAS NV	12508812088
TAGLE VICTOR C & DELIA L	11432 GERALD AVE GRANADA HILLS CA	12509412040
TALBOT CLORISSE & JONATHAN	8116 ROCKET ST LAS VEGAS NV	12509411043
TALLEDO MARIO E	8536 GRACIOUS PINE AVE LAS VEGAS NV	12517510003
TAXPAYER	LAS VEGAS NV	12509411058

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Owner	Address	Parcel Number
TCIF REO BAR CORP	%GMAC MTGE CORP 500 ENTERPRISE RD #150 HORSHAM PA	12508815021
THIEU TENNIE	10229 PRAIRIE FAWN DR SAN DIEGO CA	12508815001
THOMAS ISABELLE	8517 TIMBER PINE AVE LAS VEGAS NV	12517517018
THORMAHLEN DAVID L & ROBERTA S	8516 SWEET CEDAR AVE LAS VEGAS NV	12508815036
TIAPON ENRIQUE & JENNY	8420 TIMBER PINE AVE LAS VEGAS NV	12517517011
TICE BENJAMIN P & JANICE L	8421 TOUGH PINE CT LAS VEGAS NV	12517528017
TOLER SUNDAY	8262 QUAIL GORGE AVE LAS VEGAS NV	12516115021
TOMA HOLDINGS L L C	%T ANDRULIS 7500 W LAKE MEAD BLVD #9-196 LAS VEGAS NV	12517510008
TRAPANI ANTHONY	8116 JASMINE HOLLOW CT LAS VEGAS NV	12508812038
TRINIDAD ALVIN R & AGNES M	P O BOX 921137 DUTCH HARBOR AK	12508812044
TRUITT HOWARD & TERESA	7939 QUAIL HEAVEN ST LAS VEGAS NV	12516115026
TRUJILLO ALFREDO T & CAROLE	8556 TIMBER PINE AVE LAS VEGAS NV	12517515021
TURNER RAYMOND E	7940 QUICK PINE ST LAS VEGAS NV	12517514014
VALDEZ JOVENCIO L & NENA A	8429 CHEERFUL BROOK AVE LAS VEGAS NV	12508815060
VALERO JOHN J & NANCY J	8109 ROCKET ST LAS VEGAS NV	12509411048
VANDYK CHRISTOPHER B & KAREN A	8544 GRACIOUS PINE AVE LAS VEGAS NV	12517510005
VARGAS ROBERTO B & RUTH O	8340 JO MARCY DR LAS VEGAS NV	12516117045
VAUGHAN TRICIA L	8508 GRACIOUS PINE AVE LAS VEGAS NV	12517511011
VEASEY JOSEPH J & SANDI M	8032 DANCING SPRINGS ST LAS VEGAS NV	12508815075
VICE SHIRLEY A	7849 WAVERING PINE DR LAS VEGAS NV	12517520004
VICUNA JOSE	8312 JO MARCY DR LAS VEGAS NV	12516117038
VIRAY TEODORO B & ELIZABETH S	578 PARIS ST SAN FRANCISCO CA	12508815027
VOPINEK GEORGE H & JANET E	7935 QUAIL HEAVEN ST LAS VEGAS NV	12516115027
VOSSOUGH I JOHN & LISA TRUST	1141 RUTH DR SAN JOSE CA	12517520034
W C A ENTERPRISE L L C	3225-A S RAINBOW BLVD #102 LAS VEGAS NV	12508806003
WAGNER EDDIE T & PATRICIA L	8528 CHEERFUL BROOK AVE LAS VEGAS NV	12508815096
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412017
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412026
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412004
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412025
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412020
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412022

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Owner	Address	Parcel Number
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412021
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412016
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412023
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412005
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412019
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413018
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413025
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413034
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413029
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413028
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413027
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413022
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413021
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413020
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413036
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413035
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413038
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413037
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413040
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413041
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413042
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413043
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413044
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413045
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413046
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413050
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412006
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413024
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413052
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413051
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413032
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412003

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Owner	Address	Parcel Number
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413031
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412008
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413019
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509412015
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413033
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413030
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413026
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413023
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	12509413039
WAINWRIGHT BARBARA G	7 ST VINCENT LAGUNA NIGUEL CA	12508815030
WALKER KRISTEN R	8116 BLUE SHADOW ST LAS VEGAS NV	12509411056
WALTERS JOHN SCOTT	7864 WAVERING PINE DR LAS VEGAS NV	12517520037
WALTERS VERONICA F	8513 RADIANT RUBY AVE LAS VEGAS NV	12508812083
WAPP LOUIS F SR	8529 GRACIOUS PINE AVE LAS VEGAS NV	12517510023
WARD MURRAY C & DOROTHY S	8337 JO MARCY DR LAS VEGAS NV	12516110003
WARNICK STACEY L	8112 JASMINE HOLLOW CT LAS VEGAS NV	12508812037
WASKEWICS JOHN P & DOREEN D	8532 TIMBER PINE AVE LAS VEGAS NV	12517515017
WATHEN ALEX	6595 SECLUDED AVE LAS VEGAS NV	12508815031
WATTANAKIT KEATTIYOAT	5017 S 18TH AVE MINNEAPOLIS MN	12508815023
WEDO ANGELO & SONDRAL	8524 HIDDEN PINES AVE LAS VEGAS NV	12517521002
WELCHMAN KEVIN A & LAURALYNN H	8117 BLUE SHADOW ST LAS VEGAS NV	12509411063
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117080
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117079
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117077
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117076
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117078
WELLINGTON PLACE HOA ASSN	%ASSOCIATED COMMUNITY MANAGEMENT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	12516117075
WENCK EDWARD M JR & CAROLE M	8117 JASMINE HOLLOW CT LAS VEGAS NV	12508812035
WENZEL CATHERINE A	8425 CHEERFUL BROOK AVE LAS VEGAS NV	12508815059
WESTWOOD VICTOR & MONICA V	8401 TIMBER PINE AVE LAS VEGAS NV	12517517006
WILDE MICHAEL & JENNIFER	8012 COPPERHEAD CREEK ST LAS VEGAS NV	12508814014
WILLER RICHARD A & MARGARET A	6315 N PARK ST LAS VEGAS NV	12508815006

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WILLIAMS HAZEL	8457 CHEERFUL BROOK AVE LAS VEGAS NV	12508815003
WILSON WILLIAM M & JENNIFER K	8540 GRACIOUS PINE AVE LAS VEGAS NV	12517510004
WINBURN MARC A & ANGELA ANN	8537 TIMBER PINE AVE LAS VEGAS NV	12517515012
WOLATZ CAROL G	7825 BRIGHT HEIGHTS ST LAS VEGAS NV	12516110011
WOODARD DAVID & KEVIN R	8304 JO MARCY DR LAS VEGAS NV	12516117036
WYRICK ALEX	8252 ICE TRAIN AVE LAS VEGAS NV	12509412024
YUMART ROBIN A	8424 TWINKLING TOPAZ AVE LAS VEGAS NV	12508812010
ZAMORA NOEL VISMANOS & MARY ANN	20229 ENSLOW DR CARSON CA	12509412035
ZARAGOZA ROSEMARY A	8416 TIMBER PINE AVE LAS VEGAS NV	12517517010
ZAVALA RICARDO	5260 CROOKED VALLEY DR LAS VEGAS NV	12508815019
ZEPEDA LUIS	8465 CHEERFUL BROOK AVE LAS VEGAS NV	12508815005
ZINKIN DAN	8533 HIDDEN PINES AVE LAS VEGAS NV	12517521020
ZITO JAMES J III	8100 PEACH FLARE ST LAS VEGAS NV	12508812099
ZOCCOLI MICHAEL V	8112 TERRACOTTA GULF CT LAS VEGAS NV	12508812071

APN Map



Separator Sheet

Deed



Separator Sheet

NS SOUTHWEST #4, LLC

Business Entity Information			
Status:	Active	File Date:	7/20/2005 9:38:39 AM
Type:	Foreign Limited-Liability Company	Corp Number:	E0496042005-1
Qualifying State:	UT	List of Officers Due:	7/31/2007
Managed By:		Expiration Date:	

Resident Agent Information			
Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:	ROOM E	City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☒ Include Inactive Officers
Manager - NOVASOURCE MANAGEMENT, INC.				
Address 1:	2180 S 1300 E STE 410	Address 2:		
City:	SALT LAKE CITY	State:	UT	
Zip Code:	84106	Country:		
Status:	Active	Email:		
Managing Member - NOVASOURCE SOUTHWEST, LLC				
Address 1:	2180 S 1300 E STE 410	Address 2:		
City:	SALT LAKE CITY	State:	UT	
Zip Code:	84106	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Application for Foreign Registration		
Document Number:	20050282350-17	# of Pages:	2
File Date:	07/20/2005	Effective Date:	
PU BOX SAE 8-1-05			
Action Type:	Initial List		
Document Number:	20050297103-39	# of Pages:	1
File Date:	07/20/2005	Effective Date:	
PU BOX SAE 8-1-05			
Action Type:	Annual List		
Document Number:	20060419457-28	# of Pages:	1
File Date:	06/29/2006	Effective Date:	
(No Notes for this action)			

CORPORATE RESOLUTION

The Board of Directors of NOVASOURCE MANAGEMENT, INC., a Utah corporation (herein called the "Company"), have duly approved and adopted the following resolutions, and that said resolutions have not been rescinded, amended or modified:

NOW, THEREFORE, BE IT RESOLVED, that President, Shane D. Smoot, Southwest President, Bradley J. Carter, Legal Services President, Betty A. Davis, Construction Services President, Ronald D. Witzel, Secretary/Treasurer, Valerie A. Anderson of the Company, be and any one is hereby authorized, directed and empowered on behalf of the Company, with full approval and authorization from the Board of Directors of the Company, to execute leases, subleases, deeds, easements, assignments and contract, to buy and sell property (real and personal) and execute mortgages, trusts, deeds and notes; and

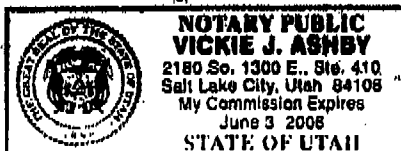
RESOLVED FURTHER, that any one of them is authorized to execute the leases, subleases, easements, assignments, contracts, notes, mortgages, deeds, security agreements and continuing loan guarantees, and such other instruments or documents as such officer in his discretion may deem necessary or desirable in connection with such leases, subleases, deeds, easements, assignments, and contracts, buying and selling and mortgaging of property.

IN WITNESS WHEREOF, this resolution is signed on behalf of the Company this 13th day of March, 2006.

Valerie A. Anderson
Valerie A. Anderson
Secretary/Treasurer

STATE OF UTAH)
 :SS
County of Salt Lake)

On the 13th day of March, 2006 personally appeared before me, Valerie A. Anderson, who being by me duly sworn did say that she is the Secretary/Treasurer of NovaSource Management, Inc., a Utah corporation, and that said instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and Valerie A. Anderson acknowledged to me that said corporation executed the same.



Vickie J. Ashby
Notary Public
Residing in: Salt Lake County, Utah
Commission expires:

When recorded, return to:

NS Southwest #4, LLC
c/o Nova Source Development
2180 South 1300 East, Suite 410
Salt Lake City, UT 84106
Attention: Brad Carter

Mail Tax Statements to:

NS Southwest #4, LLC
c/o Nova Source Development
2180 South 1300 East, Suite 410
Salt Lake City, UT 84106
Attention: Brad Carter

SPECIAL WARRANTY DEED

Special Warranty Deed made this 10th day of November, 2005, between **Albertson's, Inc.**, a Delaware corporation ("Grantor"), and **NS Southwest #4, LLC**, a Utah limited liability company, whose address is 2180 South 1300 East, Suite 410, Salt Lake City, UT 84106 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Clark, State of Nevada:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

No part of the property conveyed hereby shall (i) be used or occupied as a retail drug store, nor be used for the sale of any of the following: (1) liquor or other alcoholic beverages in package form, including, but not limited to, beer, wine and ale, unless consumed on the Premises in conjunction with an eating establishment; (2) photo processing (including one-hour photo but excluding photocopying and printing services that do not otherwise include film or photo developing); and (3) items requiring dispensation by or through a pharmacy or requiring dispensation by or through a registered or licensed pharmacist; or (ii) used as a dollar store

SPECIAL WARRANTY DEED - 1

ABS #9061 - Grand Teton & Durango, Las Vegas, NV
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(which shall be defined as any store primarily devoted to the ~~deep discount~~ retail sale of general merchandise and/or food for off-premises consumption including, without limitation, single price point retailers such as All-a-Dollar, 99 Cents Only, Family Dollar, Greenbacks, Dollar General and Big Lots) The restrictions contained herein shall run with the land and shall benefit the Seller and its successors, assigns and affiliates and all property now or hereafter owned or occupied by Seller or its affiliates within Clark County, State of Nevada including, without limitation, the property described on Schedule I attached hereto and incorporated herein, and shall be binding upon the Buyer and Buyer's successors, successors in title and assigns. As used in the preceding sentence, the term "affiliates" shall mean a branch, division, parent or subsidiary of Seller, its successors or assigns, or any company in which Seller, its successors or assigns, own, directly or indirectly, five percent (5%) or more of the voting stock or interest or which is a company that owns, directly or indirectly, five percent (5%) or more of the voting stock or interest of Seller, its successors or assigns. Failure of Seller or Seller's successors or assigns to insist upon strict performance of the restrictions contained herein shall not be deemed a waiver of any rights or remedies that Seller, its successors or assigns may have and shall not be deemed a waiver of any subsequent breach. All costs and expenses (including reasonable attorney's fees), together with any and all damages incurred by Seller in connection with the enforcement of these restrictions shall be immediately due and payable by Buyer to Seller upon demand therefore. If in any judicial proceeding, a court shall hold that the duration or scope of the restrictions stated in this paragraph are unreasonable under circumstances then existing, the parties, and their respective successors, assigns and affiliates, agree that the maximum allowable duration or scope reasonable under the circumstances shall be substituted for the duration or scope stated in this restriction.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, and agreements of record or appearing on the land as of the date of this instrument.

(Signatures on Next Page)

SPECIAL WARRANTY DEED - 2

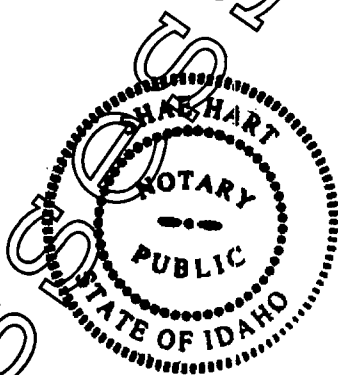
ABS #9061 - Grand Teton & Durango, Las Vegas, NV
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ALBERTSON'S, INC.,
a Delaware corporation

mm/RUM

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shae Hart
NOTARY PUBLIC for Idaho
Residing at Boise Idaho
My commission expires: August 17, 2011



SCHEDULE I

Legal Description

A PORTION OF LOT ONE (1) OF GRAND TETON/DURANGO AS SHOWN BY MAP THEREOF ON FILE IN BOOK 98 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SCUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE1/4); THENCE NORTH 00°05'38" EAST, A DISTANCE OF 235.14 FEET; THENCE NORTH 89°56'56" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE; THENCE SOUTH 00°05'38" WEST, A DISTANCE OF 43.76 FEET TO A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 30.17 FEET THROUGH A CENTRAL ANGLE OF 18°11'42" TO A REVERSE CURVE OF WHICH THE RADIAL LINE BEARS SOUTH 71°42'40" EAST HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 33.34 FEET THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE SOUTH 00°05'38" WEST, A DISTANCE OF 121.03 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 84.76 FEET THROUGH A CENTRAL ANGLE OF 89°55'52" TO A COMPOUND CURVE OF WHICH THE RADIAL LINE BEARS NORTH 00°01'30" EAST HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 3.30 FEET THROUGH A CENTRAL ANGLE OF 09°27'14"; THENCE NORTH 80°30'45" WEST, A DISTANCE OF 56.69 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 4.95 FEET THROUGH A CENTRAL ANGLE OF 09°27'14"; THENCE NORTH 89°58'30" WEST, A DISTANCE OF 126.88 FEET; THENCE SOUTH 82°19'41" WEST, A DISTANCE OF 73.67 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 2.02 FEET THROUGH A CENTRAL ANGLE OF 07°42'57"; THENCE NORTH 01°14'01" WEST, A DISTANCE OF 20.11 FEET; THENCE NORTH 44°24'06" EAST, A DISTANCE OF 13.99 FEET; THENCE NORTH 00°03'04" EAST, A DISTANCE OF 251.21 FEET; THENCE SOUTH 89°56'56" EAST, A DISTANCE OF 320.83 FEET TO THE POINT OF BEGINNING.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18036** APN: 12508813006

Name of Property Owner: NS Southwest #4 LLC

Name of Applicant: Loy Taylor

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

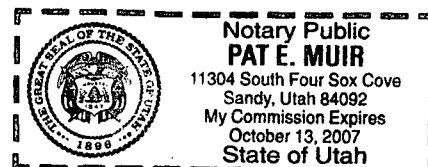
Signature of Property Owner: Ronald D. Witze

Print Name: Ronald D. Witze

Subscribed and sworn before me

This 31 day of October, 2006

Pat E Muir
Notary Public in and for said County and State



Justification Letter



Separator Sheet

GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS
AND LAND SURVEYORS

November 3, 2006

City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

**RE: Durango Center – Major Modification
NWC Durango Drive & Grand Teton
Las Vegas, Nevada**

To Whom It May Concern:

The original site plan, SDR-9827 had shown a 2,700 s.f. fast food restaurant with a drive thru for Pad C. As a part of the City Council Approval a condition was added that the fast food be removed and replaced with something else. The pad has been redesigned with a 5,000 s.f. retail building. Due to the increase in square footage a major modification to the approved site plan is required.

The new 5,000 s.f. building has been designed to be compatible with the approved architecture for the site. The site plan is substantially the same as the approved plan. Adequate parking is provided to meet the city parking requirements. The building is currently proposed as a retail shell with tenants unknown at this time.

The overall approved site plan has been followed with this new plan and no additional impacts will be incurred by the city or public.

Please send all information to 2010 No. Redwood Road, Salt Lake City, Utah, 84116. If you have any questions or concerns, please contact me at (801) 521-8529.

Sincerely,
Great Basin Engineering – South

Jeff Randall
Project Manager

**SDR-18036
12/21/06 PC**

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification SITE DEVELOPMENT REVIEW
 Project Address (Location) NW Corner of Durango Drive & Grand Teton Drive
 Project Name Durango Center Proposed Use Retail
 Assessor's Parcel #(s) 12508813006 Ward # _____
 General Plan: existing _____ proposed X Zoning: existing X proposed _____
 Commercial Square Footage 5,000 Floor Area Ratio 6.86/1
 Gross Acres 1.97 Lots/Units 1 Density 14.5%
 Additional Information _____

PROPERTY OWNER NS Southwest #4 LLC Contact: Ronald D. Witzel
 Address 2180 S 1300 E #410 Phone: 801-484-3440 Fax: 801-484-3624
 City Salt Lake State UT Zip 84106

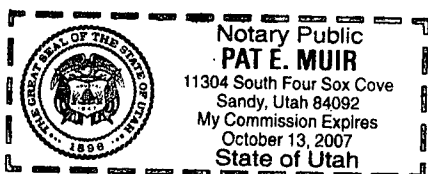
APPLICANT Nova Source Development Contact Loy Taylor
 Address 11500 NE 76th Street, Ste # A-3 Phone 360-892-3323 Fax: 360-397-0368
 City Vancouver, WA State WA Zip 98662

REPRESENTATIVE Great Basin Engineering Contact Jeff Randall
 Address 2010 N Redwood Road Phone: 801-521-8529 Fax: 801-521-9537
 City Salt Lake State UT Zip 84116

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Ronald O. Witzel
 Subscribed and sworn before me
 This 31st day of October, 2006
Pat E Muir

Notary Public in and for said County and State



Case #	<u>SDR-18036</u>
Meeting Date:	<u>12/21/06</u>
Total Fee:	<u>\$800.00</u>
Date Received:*	<u>11/7/06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SITE DEVELOPMENT PLAN REVIEW****Report Date** 11/07/2006 05:02 PM**Submitted By** Robert Summerfield

Page 1

A/P # 18036 **Type** SDR **Issued Date** **Issued By****Parcel** 12508813006**Location****Owner** NS SOUTHWEST #4 LLC**Phone** (801)484-3440 x**Address** 2180 S. 1300 E #410

SALT LAKE CITY UT 84106

Country☐ **Foreign****Applicant's Full Name** NS SOUTHWEST #4 LLC**Day Phone** (801)484-3440 x**Fax** (801)484-3624**Address** 2180 S. 1300 E #410**Pager**SALT LAKE CITY UT
84106**Fees**

NOTIFICATION & ADVERTISING FEE

300.00

PROCESSING FEE

500.00

Total Paid

800.00

Declared Value 0.00**Type of Work****Calculated Value** 0.00**Square Footage**

1.97 ACRE

Actual Value 0.00**Comments**

SDR-18036 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NOVA SOURCE DEVELOPMENT - OWNER: NS SOUTHWEST #4, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT GENERAL RETAIL BUILDING on 1.97 acres adjacent to the northwest corner of Durango Drive and Grand Teton Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>1 per 175</u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u> </u> Rolled Plans: <u> </u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Jeff Randall Application Type: Site Development Review
 APN: 125-08-813-006 Location: NWC Durango & Grand Teton
 Planner: J. Thiel Pre-App Meeting Date: 10/19/06 Earliest PC Date: 12-21-06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-18036 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NOVA SOURCE DEVELOPMENT
- OWNER: NS SOUTHWEST #4, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT GENERAL RETAIL BUILDING on 1.97 acres at 8001 and 8021 North Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due:

NOVEMBER 20, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18036

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/07/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 21,2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-18036

Appaloosa Canyon Quarterhorse Falls HOA

Briar Hill Park HOA

Carriage Park Community Association

Elkhorn Springs Community Association

Four Winds HOA

Lone Mountain Citizens Advisory Council

Meadows at Elkhorn Springs HOA

Mystic Valley HOA

San Marino Circle HOA

Spring Mountain Ranch Master Association

Stone Mountain Ranch HOA

Suncrest Trail HOA

Tule Springs Community Association

Whisper Creek HOA

Wildflower II HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18036

APPLICANT: NOVA SOURCE DEVELOPMENT - OWNER: NS SOUTHWEST #4, LLC - REQUEST FOR A MAJOR MODIFICATION TO SITE DEVELOPMENT PLAN REVIEW (SDR-9827) FOR A PROPOSED 5,000 SQUARE FOOT GENERAL RETAIL BUILDING ON 1.97 ACRES AT THE NORTHWEST CORNER OF DURANGO DRIVE AND GRAND TETON DRIVE (APN 125-08-813-006), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) ZONE, WARD 6 (ROSS).

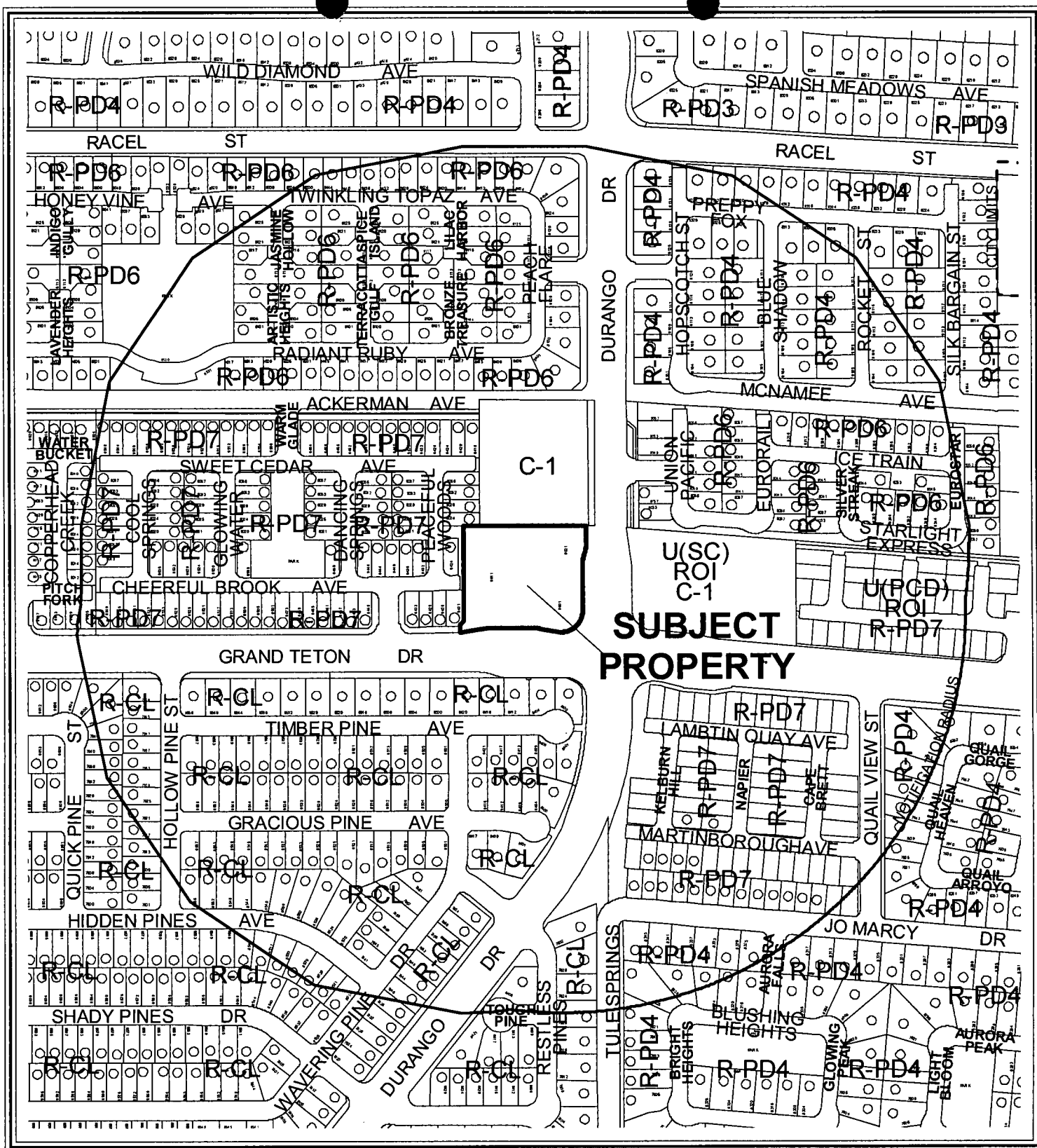
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-18036

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



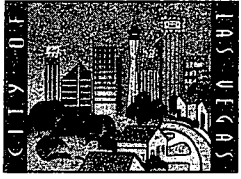
Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. Ronald Witzel
NS Southwest #4, LLC
2180 South 1300 East, Suite #410
Salt Lake City Utah 84106

RE: SDR-18036 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Witzel:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Loy Taylor
Nova Source Development
11500 NE 70th Street, Suite A-3
Vancouver, Washington 98662

Mr. Jeff Randall
Great Basin Engineering
2010 North Redwood Road
Salt Lake City, Utah 84116

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Mr. Ronald Witzel
NS Southwest #4, LLC
2180 South 1300 East, Suite #410
Salt Lake City, Utah 84106

RE: SDR-18036 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Witzel:

Your request for a Major Modification to Site Development Plan Review (SDR-9827) FOR A PROPOSED 5,000 SQUARE FOOT GENERAL RETAIL BUILDING on 1.97 acres at the northwest corner of Durango Drive and Grand Teton Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 21, 2006.

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

Planning and Development

1. Conformance to the conditions and approvals of SDR-9827 except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/07/06, except as amended by conditions herein.
4. A revised site plan shall be submitted prior to the time application is made for a building permit depicting that the compact parking spaces are spread out throughout the development with no more than three compact spaces in a single row of parking spaces.
5. A Waiver to allow five landscaped fingers in the parking lot area where 11 landscaped fingers are the minimum required is hereby approved.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; seven trees, minimum 24-inch box size, shall be added to the property.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. 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.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

Mr. Ronald Witzel
SDR-18036 - Page Three
December 22, 2006

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-9827, the Grand Teton/Durango Commercial Subdivision and all other applicable site-related actions.

This action by the Planning Commission on **December 21, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 22, 2006**.

Sincerely,



Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

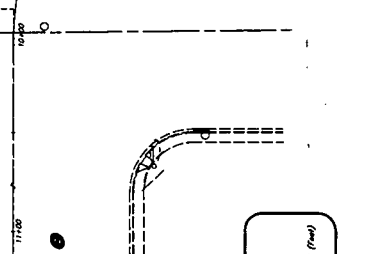
cc: Mr. Loy Taylor
Nova Source Development
11500 NE 70th Street, Suite A-3
Vancouver, Washington 98662

Mr. Jeff Randall
Great Basin Engineering
2010 North Redwood Road
Salt Lake City, Utah 84116

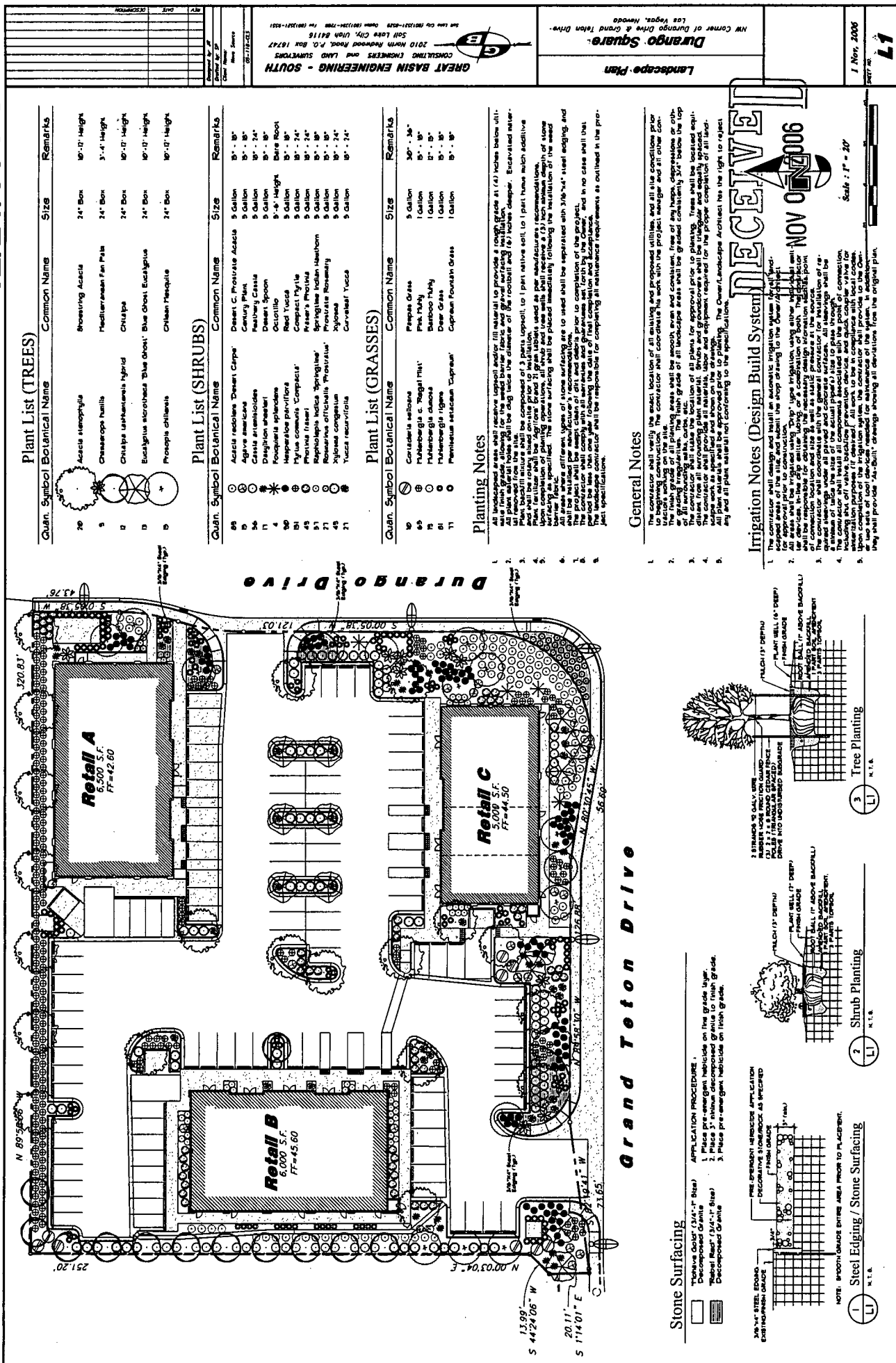
Plans (PMT)



Separator Sheet



SDR-18036
12/21/06 PC



PROJECT: 05-88

REVISIONS

SHEET TITLE

FLOOR PLAN, DOOR/WINDOW FRAMES, SCHEDULES

PROJECT / OWNER:
NEW RETAIL BUILDING SHELL 'C'
N.W. CORNER OF DURANGO DRIVE
AND GRAND TETON DRIVE
LAS VEGAS CITY, NV.
SALT LAKE CITY, UTAH 84106 (801) 487-3330
ARCHITECT:
RUSS NAYLOR
A R C H I T E C T

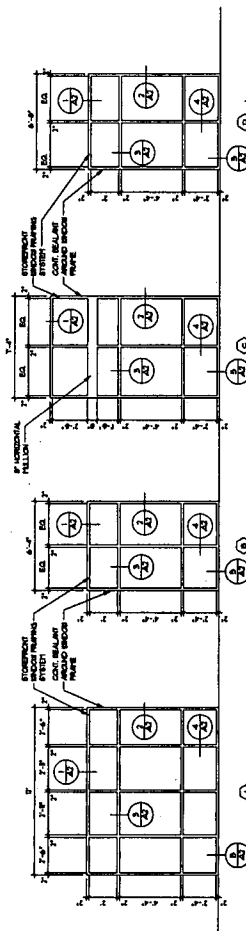


DATE: 01/30/88

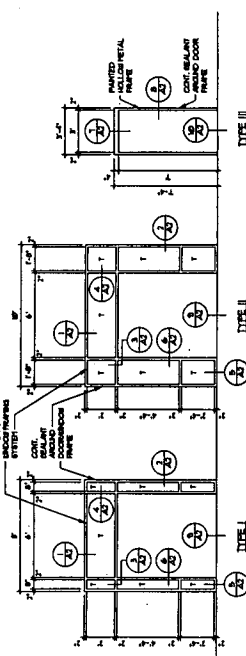
SHEET NUMBER: A1

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SDR-18036

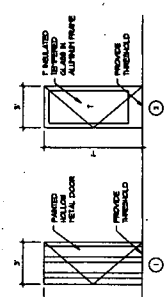
12/21/06 PC



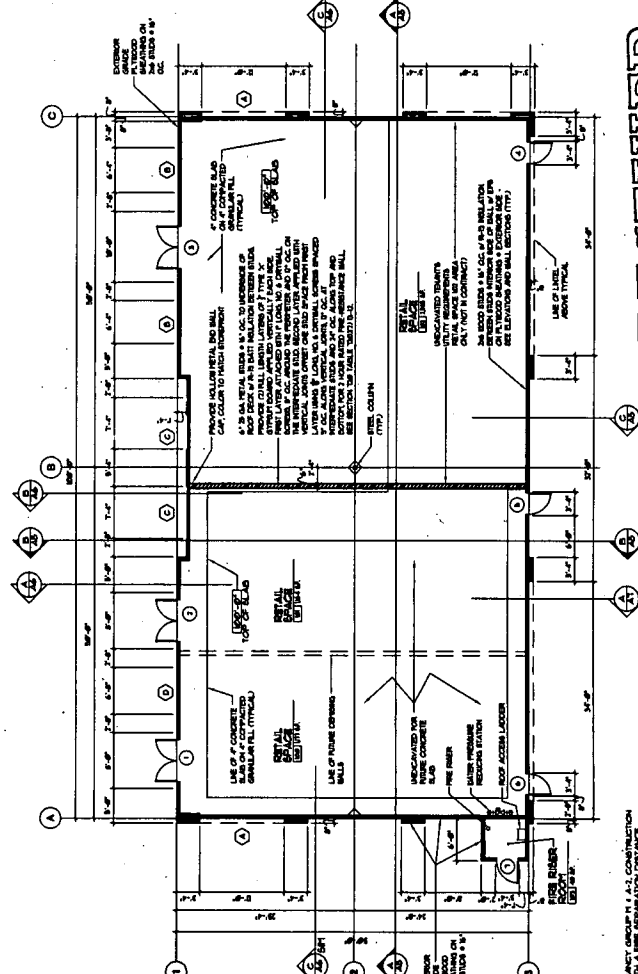
1 WINDOW FRAMES
SCALE: 1/4" = 1'-0"



2 DOOR FRAMES
SCALE: 1/4" = 1'-0"



3 DOOR TYPES
SCALE: 1/4" = 1'-0"



4 FLOOR PLAN
SCALE: 1/4" = 1'-0"

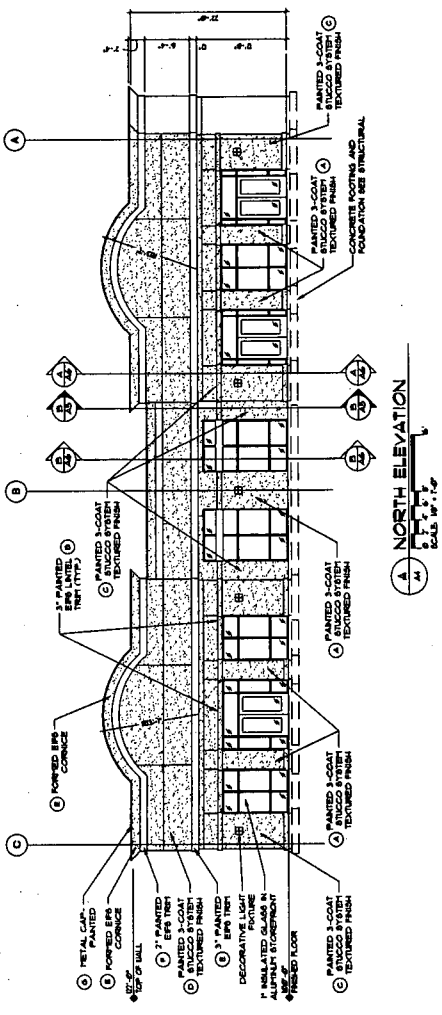
DOOR HARDWARE SCHEDULE			
MARK	TYPE	DESCRIPTION	REMARKS
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2	DOOR	DOOR	
3	DOOR	DOOR	
4	DOOR	DOOR	
5	DOOR	DOOR	
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DOOR SCHEDULE			
MARK	TYPE	DESCRIPTION	REMARKS
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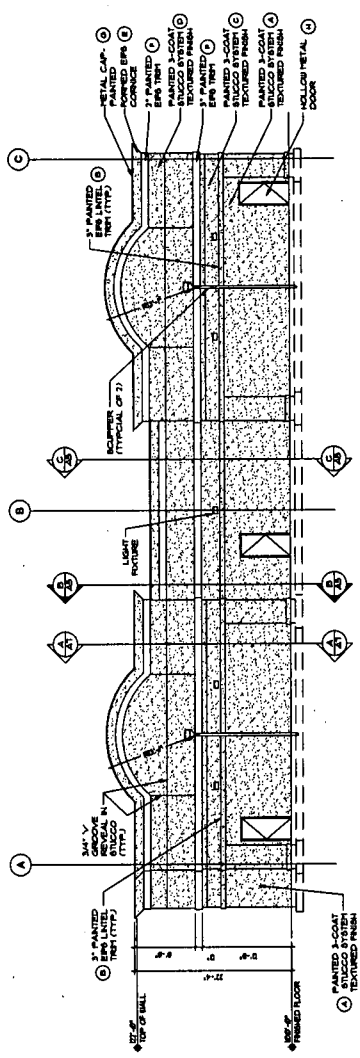
GENERAL NOTE:
 FINISHES ARE TO BE MATCHED TO THE
 FINISHES SHOWN ON THE ARCHITECTURAL
 AND GLAZING ABOVE THE PEDESTAL
 LEVEL IS LIMITED TO 72"

EXTERIOR COLOR/FINISHES SCHEDULE

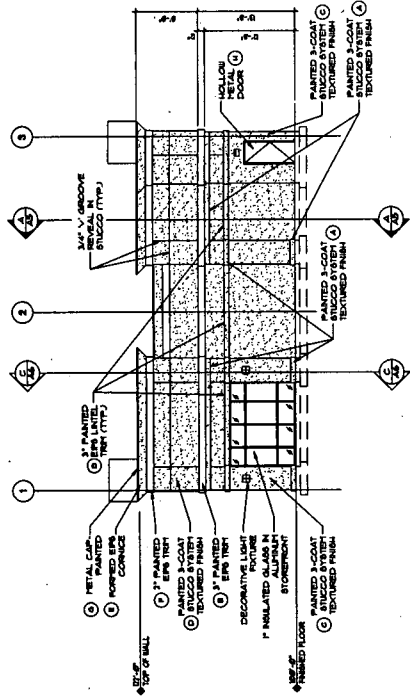
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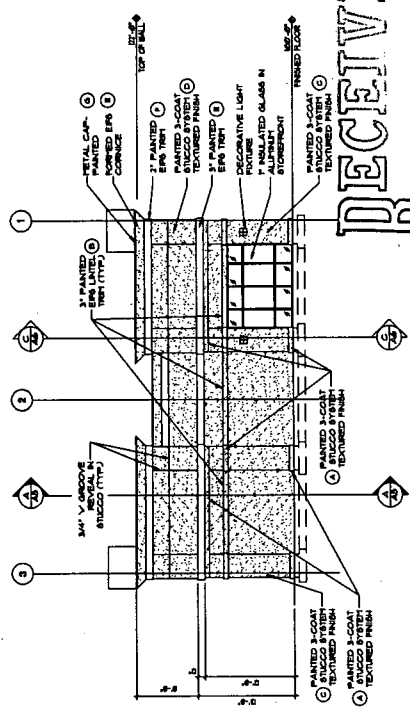
A NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



B SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



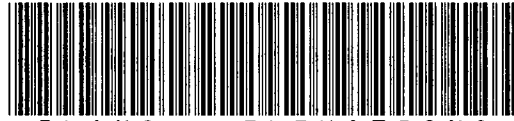
C EAST ELEVATION
 SCALE: 1/4" = 1'-0"



D WEST ELEVATION
 SCALE: 1/4" = 1'-0"

NOV 07 2006
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Plans (Elevations)



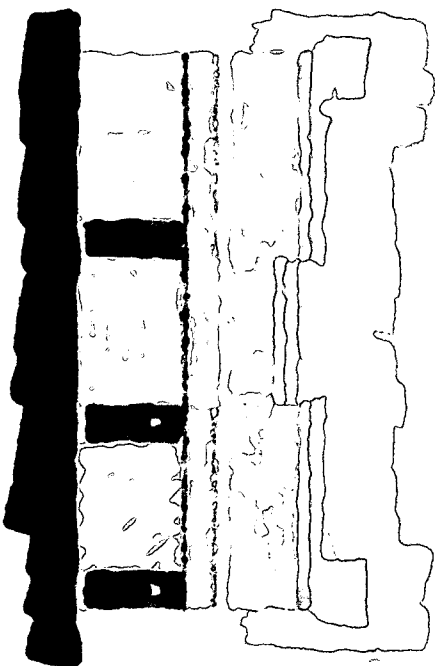
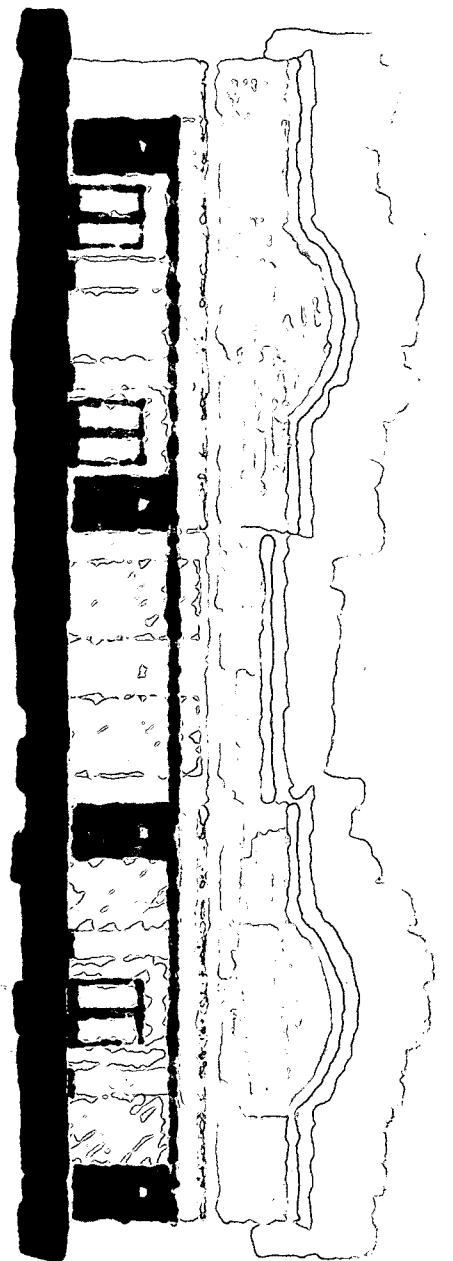
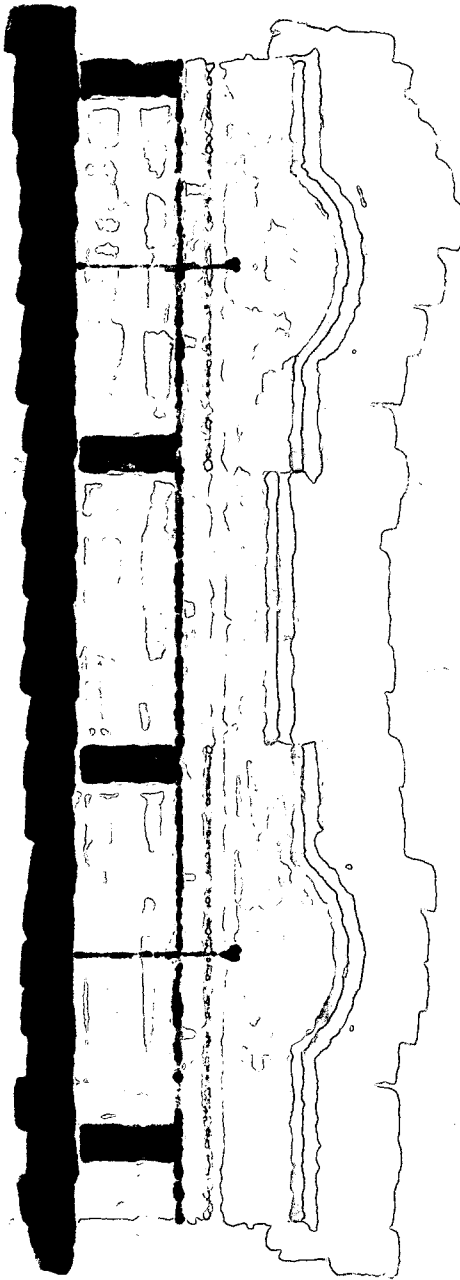
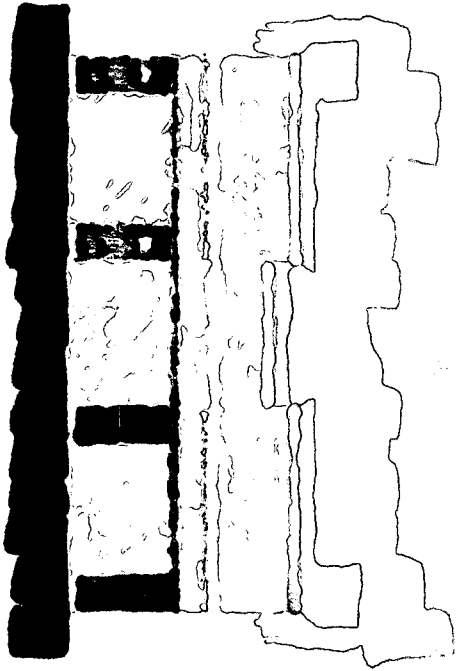
PLANS - ELEVATIONS

Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

BY _____
PLANNING COMMISSION DATE: _____
CITY COUNCIL DATE: _____

APPROVED



SCANNED

11/20/06

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

PROJECT NUMBER
05-88

REVISIONS

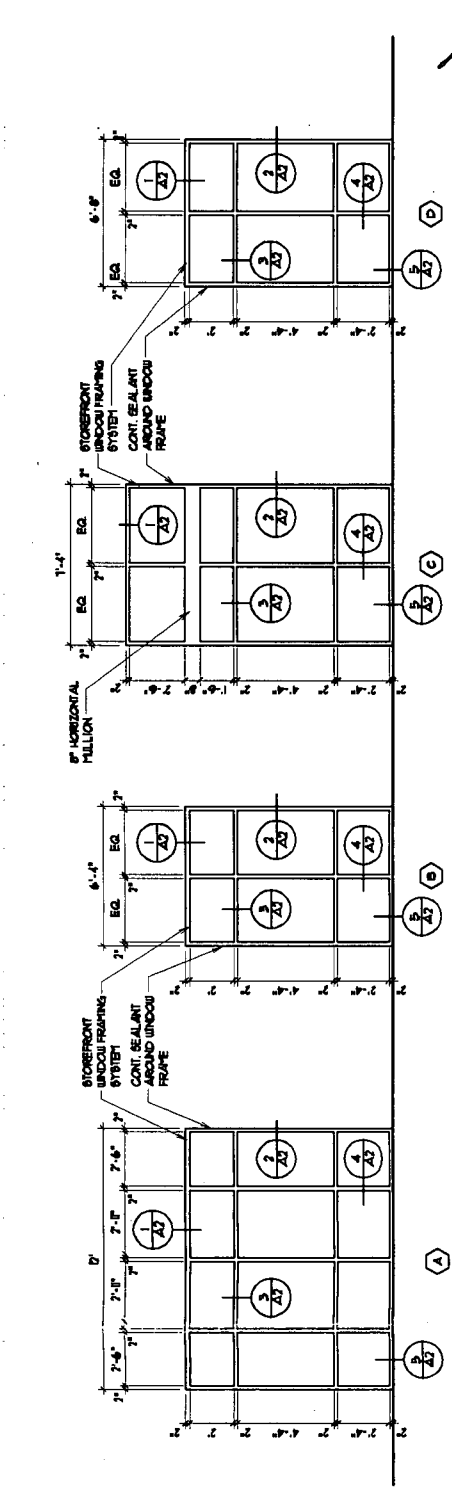
SHEET TITLE
FLOOR PLAN, DOOR/WINDOW
FRAMES, SCHEDULES

PROJECT / OWNER
NEW RETAIL BUILDING SHELL
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT
BY: *[Signature]*
PLANNING COMMISSION DATE: 12/21/04
CITY COUNCIL DATE: N/A
APPROVED

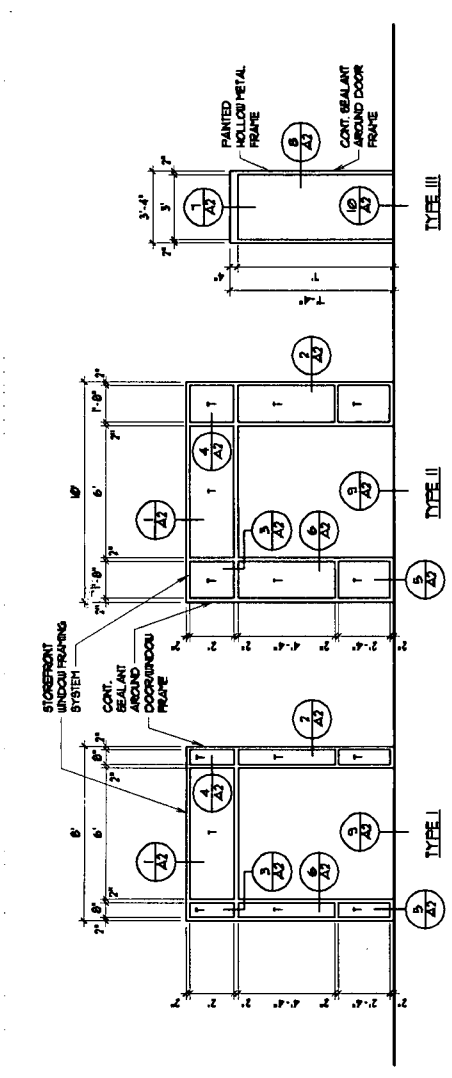
ARCHITECT
RUSS NAYLOR
1155 EAST WILMINGTON AVENUE
SUITE 250
SALT LAKE CITY, UTAH 84106
(801) 487-3330

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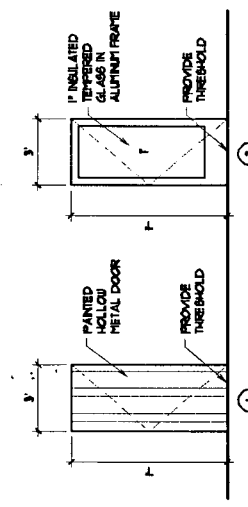
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03/30/06
SHEET NUMBER
A1



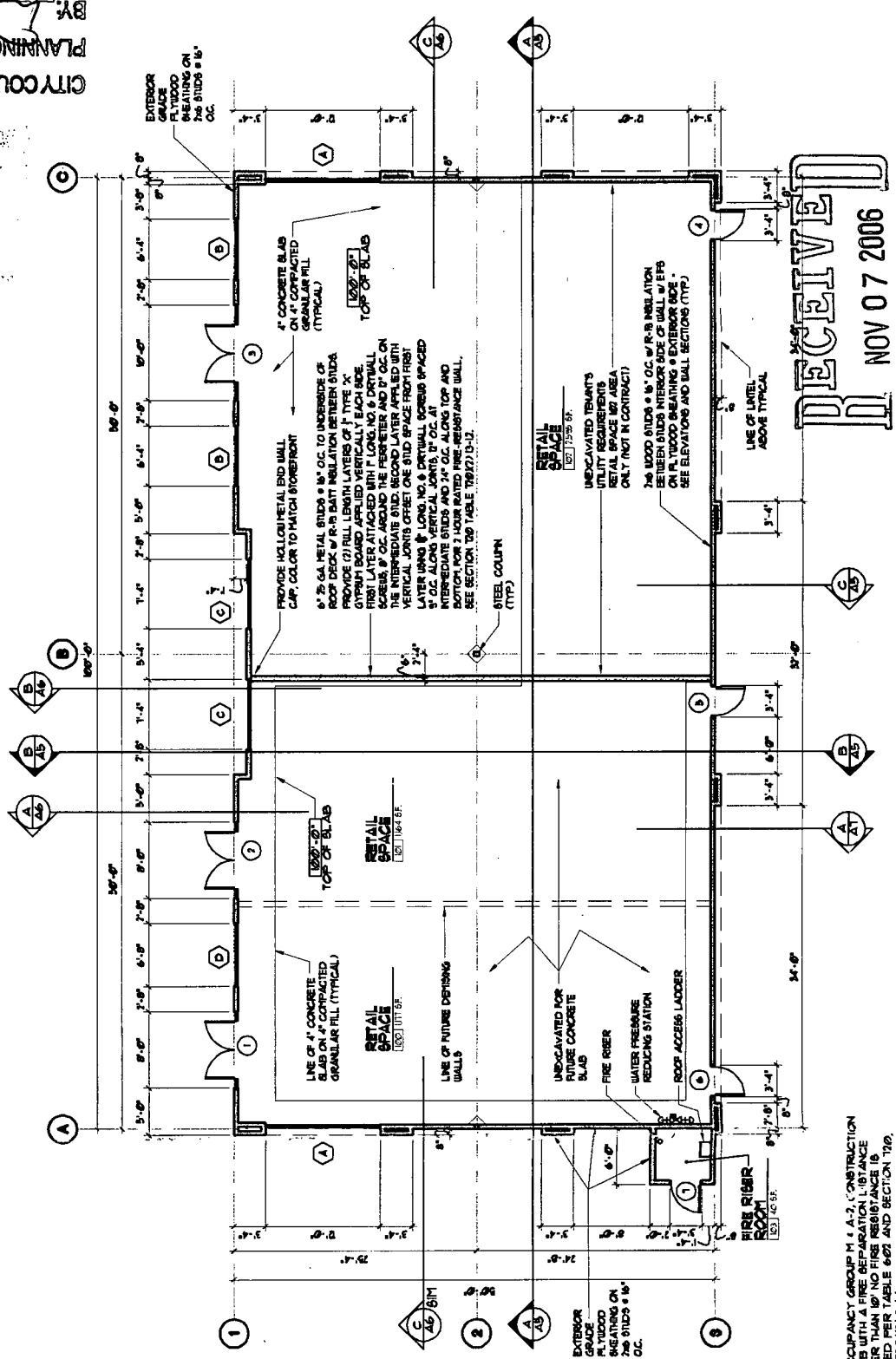
3 WINDOW FRAMES
SCALE: 1/4" = 1'-0"



2 DOOR FRAMES
SCALE: 1/4" = 1'-0"



1 DOOR TYPES
SCALE: 1/4" = 1'-0"



RECEIVED
NOV 07 2006

A FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR HARDWARE SCHEDULE									
GROUP	DESCRIPTION	GROUP	DESCRIPTION	GROUP	DESCRIPTION	GROUP	DESCRIPTION	GROUP	DESCRIPTION
GROUP 1	ENTRY DOORS	GROUP 2	DOOR	GROUP 3	DOOR	GROUP 4	DOOR	GROUP 5	DOOR
1	ENTRY DOORS	1	DOOR	1	DOOR	1	DOOR	1	DOOR
2	ENTRY DOORS	2	DOOR	2	DOOR	2	DOOR	2	DOOR
3	ENTRY DOORS	3	DOOR	3	DOOR	3	DOOR	3	DOOR
4	ENTRY DOORS	4	DOOR	4	DOOR	4	DOOR	4	DOOR
5	ENTRY DOORS	5	DOOR	5	DOOR	5	DOOR	5	DOOR
6	ENTRY DOORS	6	DOOR	6	DOOR	6	DOOR	6	DOOR

DOOR SCHEDULE									
MARK	FRAME	HEAD	JAMB	SILL	DOOR	HURDLE GROUP	REMARKS	MARK	FRAME
1	I	1/A3	1/A3	1/A3	1	1	ALUMINUM STOREFRONT	1	I
2	II	2/A3	2/A3	2/A3	2	2	ALUMINUM STOREFRONT	2	II
3	III	3/A3	3/A3	3/A3	3	3	ALUMINUM STOREFRONT	3	III
4	IV	4/A3	4/A3	4/A3	4	4	ALUMINUM STOREFRONT	4	IV
5	V	5/A3	5/A3	5/A3	5	5	ALUMINUM STOREFRONT	5	V
6	VI	6/A3	6/A3	6/A3	6	6	ALUMINUM STOREFRONT	6	VI

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT
BY _____
PLANNING COMMISSION DATE _____
CITY COUNCIL DATE _____
APPROVED

SCANNED

11/20/04

