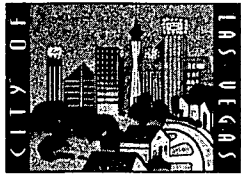


Comments



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

January 27, 2006

Mr. Kent Barry
Coronado Rancho, LLC
7900 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: ZON-10803 - REZONING

Dear Mr. Barry:

Your request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly), was considered by the Planning Commission on January 26, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A General Plan Amendment (GPA-10799) to a M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-10806) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Decatur Boulevard, Rancho Drive, and Smoke Ranch Road adjacent to this site concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and

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



Mr. Kent Barry
ZON-10803 - Page Two
January 27, 2006

improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on *March 1, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

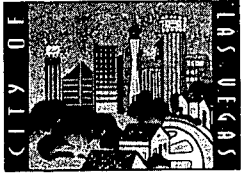
GL:clb

cc: Mr. Andy Guber
Rancho Air Center, Inc.
2300 West Sahara Avenue, Suite #1110
Las Vegas, Nevada 89102

Mr. Scott Anderson
CVL Consultants, Inc.
6280 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

Ms. Tamara Kolstad
Pageantry Development Company
1333 North Buffalo Drive, Suite #220
Las Vegas, Nevada 89128

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

January 13, 2006

Mr. Kent Barry
Coronado Rancho, LLC
7900 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: ZON-10803 - REZONING

Dear Mr. Barry:

Please be advised the City Planning Commission at its regular meeting on *January 26, 2006* has 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Andy Guber
Rancho Air Center, Inc.
2300 West Sahara Avenue, Suite #1110
Las Vegas, Nevada 89102

Ms. Tamara Kolstad
Pageantry Development Company
1333 North Buffalo Drive, Suite #220
Las Vegas, Nevada 89128

Mr. Scott Anderson
CVL Consultants, Inc.
6280 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

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



CITY OF LAS VEGAS
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION NUMBERS: GPA-10799/ZON-10803/SDR-10806

PROJECT: Rancho Air Center, 513-unit Condominium Complex

LOCATION: NE of Smoke Ranch Rd. & Decatur Blvd.

MEETING DATE: January 26, 2006

COMMENTS:

The proposed development may be subject to continuing noise and over-flights from aircraft utilizing the North Las Vegas Airport (NLVA). Future demand for air travel and airport operations is anticipated to increase significantly, with a fifty percent increase of flight operations expected to occur at the NLVA over the next two decades. Please note that, while they are limited, nighttime operations regularly occur at the NLVA.

It should also be noted that the FAA no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998. Therefore, Federal funds will not be available in the future should the owners of dwelling units within the proposed project wish to be purchased or have the units soundproofed by Clark County.

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway, or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will be required for any structure, which will exceed the 100:1 slope for North Las Vegas Airport (NLVA).

The proposed development will exceed the 100:1 notice requirement. **Therefore, applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name: _____

Title: _____

Date: _____

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 26, 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:

ZON-10803

Eastland Heights 1, 2, 3, & 4 NA

G-704 NA

Neighbors For Positive Change NA

Northwest Area Residents Association

West Las Vegas Neighborhood Executive Board

WLV-NAA8

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 *BJA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: December 30, 2005
Re: **ZON-10803** Pageantry Development Company E. Side Decatur Blvd., N. of Smoke Ranch Rd.
Request for Rezoning from C-M to R-PD16

CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements on Decatur Boulevard, Rancho Drive, and Smoke Ranch Road adjacent to this site concurrent with development of this site.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-10803

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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 >**

Project Checklist



Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: SCOTT ANDERSON

Telephone: 368-3008

Project Number: 20N-10803

Ward Number: 5

STAFF ACTIONS

Initial/Date

Initial/Date

☐ Pre-App. Meeting Date: _____

☐ DRT Outcome: _____

☐ App. Filing Date: _____

☐ Applicant Contacted: _____

☐ App. Accuracy Checked: _____

☐ Site Visit Completed: _____

☐ Routing Form Sent: _____

☐ Photos Taken: _____

☐ DRT Meeting Date: 12.27.05

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

☐ Hearing Notice Rec'd: _____

☐ PC Meeting Date: 1.26.06

☐ Hearing Notices Mailed: 1.13.06

☐ PC Action: _____

☐ Draft Report Sent to PC: 1.19.06

☐ Letter to Applicant: 1.13.06

☐ Final Report Reviewed: _____

☐ PC Minutes Filed: _____

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

☐ CC Report Completed: _____

☐ CC Resolution Filed: _____

☐ CC Meeting Date: 3.15.06

☐ CC Minutes Filed: _____

☐ CC Action: App

☐ Final Plans Submitted: _____

☐ Letter to Applicant: _____

☐ Ordinance Completed: _____

☐ Conditions Checked: _____

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☒	☐	Full size, rolled, color copy of all plans and elevations		
☒	☐	Correct fee(s): \$ <u>700</u> \$ <u>300</u> \$ _____ Total = \$ <u>1,000</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All required perimeter landscape planters shown		
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of all buildings		
☐	☒	All building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	All building entrances/exits shown		
☐	☒	Use of all 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: Pageantry Communities Application Type: ZON - C-M → R-PD16

APN: 139-18-410-006 thru 008 Location: W side of Rancho, N of Smoke Ranch Rd.

Planner: Shwartz Pre-App Meeting Date: 12/1/05 Earliest PC Date: 1/26/06



☐ Meeting

☐ Telephone

Conversation Record

Project Name Rancho & Decatur (Skyview)

Page of
Date 12 / 1 / 05
Time 9 : 00 am pm

Conversation between CLV Representative(s):
and,

Name	Company/Department	Phone	FAX
Scott Andersen / Ray Fredericksen	CVL Consulting		
Tamara Kolstad	Pageantry Comm.		
Michael Gardner	KTGY		

☐ see Meeting Attendance Sheet

Comments:

Part of existing Rancho Air Center - commercial was not viable there
Proposing 513 condo units in townhome clusters

Parking - 2 per unit + 1/6 guest units

General Plan Amendment required from LI/R → M (Medium)

Re zoning from C-M to R-PD16

No waivers or variances requested at this time

Billboards will be removed when development begins

Each unit will have two car garage - except for carriage units along north side of project

Private streets and private drives proposed

Neighborhood meeting req'd for General Plan Amendment

landscaping - 15" proposed on entire perimeter

HOA required

Check on parallel parking on private streets - if not considered "street"

Development is over 500 units - requires Project of Regional Significance

DINA

Deed



Separator Sheet

CORONADO RANCHO, LLC

Business Entity Information			
Status:	Active	File Date:	8/13/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC18367-2004
Qualifying State:	NV	List of Officers Due:	8/31/2006
Managed By:	Managers	Expiration Date:	8/13/2504
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	KOLESAR & LEATHAM, CHTD.	Address 1:	3320 W. SAHARA AVE.
Address 2:	STE. 380	City:	LAS VEGAS
State:	NV	Zip:	89102
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

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

Officers ☐ Include Inactive Officers			
Manager - KENT BARRY			
Address 1:	7900 WEST SAHARA AVENUE STE 200	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC18367-2004-001	# of Pages:	2
File Date:	08/13/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	LLC18367-2004-002	# of Pages:	1
File Date:	08/26/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050352807-22	# of Pages:	1
File Date:	08/05/2005	Effective Date:	
(No Notes for this action)			



20040818-0002451

Fee: \$17.00 RPTT: \$4,069.80
08/18/2004 14:05:27 T20040085678
Req: NEVADA TITLE COMPANY
Frances Deane N/C: \$25.00
Clark County Recorder Pgs: 4

APN: A portion of 139-18-410-004

Escrow No.: 04-03-0698-CLB

WHEN RECORDED RETURN TO AND
SEND TAX STATEMENTS TO"

Coronado Rancho, LLC
300 Round Stone Court
Las Vegas, Nevada 89145

Attention: Kent Barry

GRANT BARGAIN SALE DEED

Rancho Air Center, Inc., a Nevada corporation, as "Grantor," does hereby Grant, Bargain, Sell and Convey to Coronado Rancho, LLC, a Nevada limited liability company, as "Grantee," whose address is 300 Round Stone Court, Las Vegas, Nevada 89145, the real property in the City of Las Vegas, County of Clark, State of Nevada (the "Land") described on Exhibit A attached hereto and incorporated herein by this reference, together with all singular tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record or apparent.

SIGNATURE PAGE FOLLOWS.

EXHIBIT "A" - LEGAL DESCRIPTION for Lot 1-B-8-A

A portion of APN 139-18-410-004

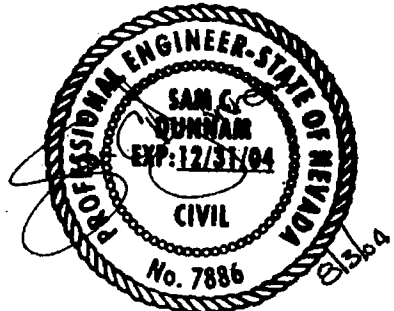
Being a portion of Lot 1 of Smoke Ranch Commercial Development, a Commercial Subdivision as shown in the Office of the Clark County Recorder, Nevada in Plat Book 108, Page 15, being a portion of the Southwest Quarter (SW ¼) of Section 18, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County Nevada, more particularly described as;

Commencing at the Southwest Corner of said Section 18, said point being the centerline intersection of Smoke Ranch Road and Decatur Boulevard;
thence N 01 00'08" E along said centerline, 1211.39 feet;
thence S 88 59'52" E, 70.00 feet to a point on the easterly right-of-way of Decatur Boulevard, said point being the **TRUE POINT OF BEGINNING**;
thence N 53 18'00" E, 180.77;
thence S 36 42'00" E, 356.82 feet to a point of curvature for a curve concave northerly with a radial bearing of N 37 49'25" W and a radius of 472.50, said point being on the back of curb of Airport Drive, a private drive;
thence following said curve along back of curb westerly through a central angle of 38 49'33" an arc distance of 320.18 feet;
thence N 88 59'52" W, 50.00;
thence N 01 00'08" E along back of sidewalk, 5.00 feet to a point of curvature for a curve concave northeasterly with a radial bearing of N 01 00'08" E and a radius of 25.00 feet;
thence following said curve along back of sidewalk northwesterly through a central angle of 90 00'00" an arc distance of 39.27 feet to a point on the easterly right-of-way of Decatur Boulevard;
thence N 01 00'08" E along said right-of-way, 145.16 feet;
thence N 10 27'52" E, along said right-of-way, 60.83 feet;
thence N 01 00'08" E, along said right-of-way, 41.00 feet to the **TRUE POINT OF BEGINNING**, said parcel containing 2.134 acres more or less (92,973 square feet more or less).

Basis of Bearings;

That portion of the centerline ("O" line) of Rancho Drive (U.S. HWY 95) between the monuments found and shown and noted as N 36 42'02" W in File 76, Page 5 of Surveys.

kalb46c8a.lgl (revised 8/3/04) page 1 of 1
Sam C. Dunnam
3471 West Oquendo Road #101
Las Vegas, NV 89118
(702) 798-1088



State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-18-410-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Single Family Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 797,708.34

\$ 797,708.34

\$ 4,069.80

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rancho Air Center, Inc., a Nevada corporation

Address: 2300 W. Sahara Ave #1110
City/State/Zip: Las Vegas, NV 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Coronado Rancho, LLC

Address: 300 Round Stone Court
City/State/Zip: Las Vegas, NV 89145

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 04-03-0698-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

2457

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument executed by its general partner thereunto duly authorized.

Dated as of August 12, 2004.

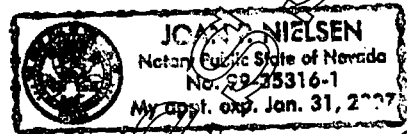
GRANTOR

Rancho Air Center, Inc., a Nevada corporation

by: Steven K. Kano
Vice President

COUNTY OF NEVADA)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on August 12, 2004, by STEVEN K. KANO as VICE PRESIDENT of Rancho Air Center, Inc., a Nevada corporation.



Notary Public

WRITTEN CONSENT AND RESOLUTIONS IN LIEU OF
ANNUAL JOINT MEETING OF THE
BOARD OF DIRECTORS AND STOCKHOLDERS
OF
RANCHO AIR CENTER, INC.,
a Nevada Corporation
(December 31, 2004)

Pursuant to N.R.S. 78.315, 78.320, and Sections 3.02 and 4.05 of the Code of Bylaws, as Amended, we, the undersigned, being all of the Directors and all of the Stockholders of RANCHO AIR CENTER, INC., a Nevada Corporation (hereinafter the "Corporation"), do on this 31st day of December, 2004, hereby execute this Written Consent in Lieu of an Annual Joint Meeting of the Board of Directors and Stockholders of the Corporation and do hereby severally and collectively consent to the following actions of the Corporation and adopt the Resolutions set forth below:

1. Contribution to Capital by the Shareholders

On January 16, 2004, the Shareholders of the Corporation contributed \$500,000 to the capital of the Corporation, pro rata according to their respective stock ownership percentages in the Corporation, the receipt of which is hereby acknowledged, approved, ratified and confirmed.

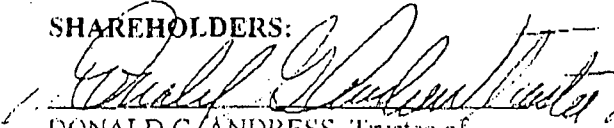
2. Annual Election of Directors and Officers.

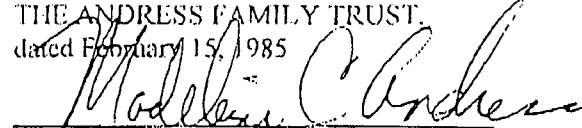
With respect to the annual election of directors and officers as successors to the directors and officers whose terms expire at this time, the following named persons are hereby elected to serve as directors and officers of the Corporation, RANCHO AIR CENTER, INC., a Nevada Corporation, to hold office for a term of one year and until their successor(s) shall be elected and shall qualify:

DONALD G. ANDRESS	President, Director and Chairman of the Board of Directors
TIMOTHY CASHMAN	Vice President and Director
GEORGE D. KALB	Vice President and Director
STEVEN C. KALB	Vice President and Director
PETER J. BECKER	Vice President and Director
ANDY GRUBER	Secretary and Treasurer

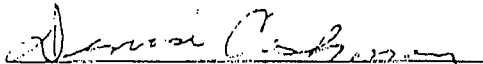
Dated this 31st day of December, 2004.

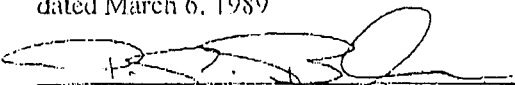
SHAREHOLDERS:


DONALD G. ADDRESS, Trustee of
THE ADDRESS FAMILY TRUST,
dated February 15, 1985


MADELEINE C. ADDRESS, Trustee of
THE ADDRESS FAMILY TRUST,
dated February 15, 1985

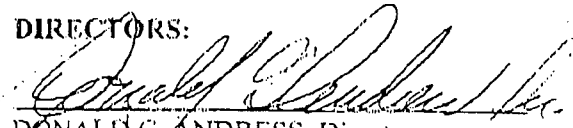

TIMOTHY CASHMAN, Trustee of
THE TIMOTHY AND DENISE
CASHMAN REVOCABLE TRUST,
dated March 6, 1989


DENISE CASHMAN, Trustee of
THE TIMOTHY AND DENISE
CASHMAN REVOCABLE TRUST,
dated March 6, 1989

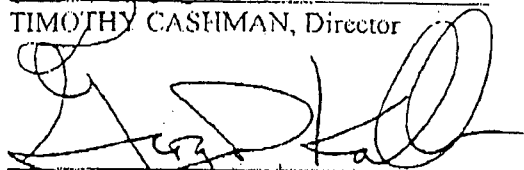

PETER J. BECKER, Trustee of THE
PETER J. AND ANGELA A. BECKER
REVOCABLE TRUST DATED
NOVEMBER 14, 1984

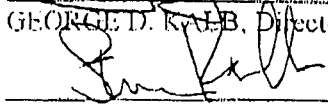

ANGELA A. BECKER, Trustee of THE
PETER J. AND ANGELA A. BECKER
REVOCABLE TRUST DATED
NOVEMBER 14, 1984

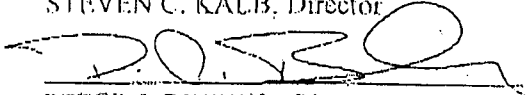
DIRECTORS:


DONALD G. ADDRESS, Director


TIMOTHY CASHMAN, Director


GEORGE D. KALB, Director

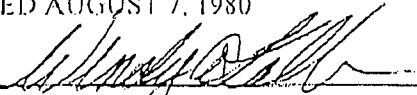

STEVEN C. KALB, Director


PETER J. BECKER, Director

(Additional Shareholder Signatures on Following Page)

SHAREHOLDERS:

GEORGE D. KALB, Trustee of THE
GEORGE D. KALB AND BARBARA
A. KALB REVOCABLE FAMILY TRUST
DATED SEPTEMBER 22, 1980


BARBARA A. KALB, Trustee of THE
GEORGE D. KALB AND BARBARA
A. KALB REVOCABLE FAMILY TRUST
DATED SEPTEMBER 22, 1980
STEVEN CRAIG KALB, Trustee of
THE STEVEN CRAIG KALB AND
WENDY A. KALB FAMILY TRUST
DATED AUGUST 7, 1980
WENDY A. KALB, Trustee of
THE STEVEN CRAIG KALB AND
WENDY A. KALB FAMILY TRUST
DATED AUGUST 7, 1980

20021224
01945

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

- a) 139-18-403-001 a portion of
b) 139-18-302-004 a portion of
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____
b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value:

Real Property Transfer Tax Due:

\$6,938,325.00

\$6,938,325.00

\$ * 17,346.25

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Sign: _____
Sign: _____

Capacity: Seller
Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rancho Air Center
Address: 2300 West Sahara, Ste 1110
City: Las Vegas
State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rancho Air Center
Address: Same
City: _____
State: _____ Zip: _____

COMPANY PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 02173562-086

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

1945

20021224
01945

Portion of
APN: 139-18-403-001 and 139-18-302-004
Affix R.P.T.T. \$ 17,346.25
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENTS TO:
Rancho Air Center, Inc
2300 West Sahara, Ste 1110
Las Vegas, NV 89102

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Rancho Decatur, LLC, a Nevada limited liability company
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Rancho Air Center, Inc., a Nevada corporation
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof for the complete legal description.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 23rd day of December, 2002.

SELLER:

Rancho Decatur, LLC, a Nevada limited liability
company

By: Donald G. Address, Manager

By: Timothy Cashman, Manager

By: Peter J. Becker, Manager

By George D. Kalb, Manager

By Steven C. Kalb, Manager

By: Todd Marshall, Manager

STATE OF NEVADA

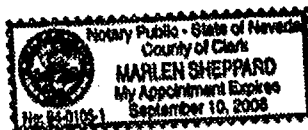
COUNTY OF Clark

Escrow No. 02173562-086-JR

On this 23rd day of December 2002 appeared before me, a Notary Public, Donald G.
Address, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose
name is subscribed to the above instrument, who acknowledged that he executed the instrument for the
purposes therein contained.

Notary Public

My commission expires: 9-10-06



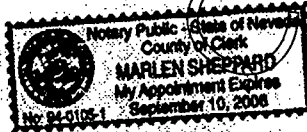
20021224
01945

STATE OF NEVADA)

COUNTY OF Clark)

On this 23rd day of December 2002 appeared before me, a Notary Public, George D. Kalb, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Marlen Sheppard
Notary Public
My commission expires: 9-10-06

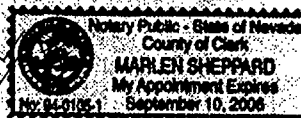


STATE OF NEVADA)

COUNTY OF Clark)

On this 23rd day of December 2002 appeared before me, a Notary Public, Timothy Cashman, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Marlen Sheppard
Notary Public
My commission expires: 9-10-06

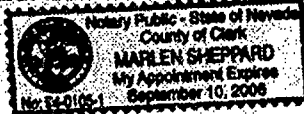


STATE OF NEVADA)

COUNTY OF Clark)

On this 23rd day of December 2002 appeared before me, a Notary Public, Steven C. Kalb, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Marlen Sheppard
Notary Public
My commission expires: 9-10-06

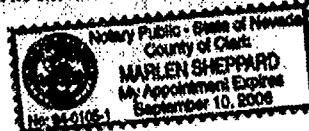


STATE OF NEVADA)

COUNTY OF Clark)

On this 23rd day of December 2002 appeared before me, a Notary Public, Peter J. Becker, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Marlen Sheppard
Notary Public
My commission expires: 9-10-06

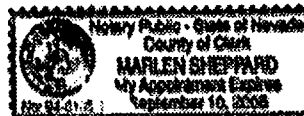


STATE OF NEVADA)

COUNTY OF Clark)

On this 23rd day of December 2002 appeared before me, a Notary Public, Todd Marshall, Manager of Rancho Decatur, LLC personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Marlen Sheppard
Notary Public
My commission expires: 9-10-06



20021224
01945

Exhibit A

Being a portion of the Southwest Quarter (SW ¼) of Section 18, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as:

COMMENCING at the Southwest corner of said Section 18, said point being the centerline intersection of Smoke Ranch Road and Decatur Boulevard; Thence North 01°00'08" East along said centerline, 855.23 feet; Thence South 88°59'52" East, 70.00 feet to a point on the Easterly right of way of Decatur Boulevard and the TRUE POINT OF BEGINNING;
Thence along said right of way, North 01°00'08" East, 52.50 feet;
Thence along said right of way, North 88°59'52" West, 10.00 feet;
Thence along said right of way, North 01°00'08" East, 202.66 feet;
Thence along said right of way, North 10°27'52" East, 60.83 feet;
Thence along said right of way, North 01°00'08" East, 100.00 feet;
Thence along said right of way, North 05°20'16" West, 90.55 feet;
Thence along said right of way, North 01°00'08" East, 601.61 feet;
Thence departing said right of way, North 53°18'00" East, 303.64 feet to a point on the Westerly right of way of Rancho Drive;
Thence along said right of way, South 36°42'00" East, 454.44 feet;
Thence along said right of way, South 27°14'18" East, 60.89 feet;
Thence along said right of way, South 36°42'00" East, 80.00 feet;
Thence along said right of way, South 50°44'10" East, 41.23 feet;
Thence along said right of way, South 36°42'00" East, 858.20 feet;
Thence along said right of way, South 35°25'36" East, 225.06 feet;
Thence along said right of way, South 36°42'00" East, 118.92 feet;
Thence departing said right of way, South 53°18'00" West, 145.00 feet;
Thence South 36°42'00" East, 134.24 feet to a point on the Northerly right of way of Smoke Ranch Road;
Thence along said right of way, North 81°05'37" West, 60.82 feet;
Thence along said right of way, North 89°36'38" West, 80.00 feet;
Thence along said right of way, South 75°24'28" West, 41.23 feet;
Thence along said right of way, South 88°10'15" West, 225.06 feet;
Thence along said right of way, South 89°26'38" West, 546.46 feet to a point of curvature for a curve concave Northwestwardly with a radius of 9.00 feet and a radial bearing of North 00°33'22" West;
Thence departing said right of way along back of side walk Northeastwardly through a central angle of 90°00'00", an arc distance of 14.14 feet; (chord: North 44°26'38" East, 12.73 feet);
Thence along back of side walk, North 89°26'38" East, 6.00 feet;
Thence along back of curb, North 00°33'22" West, 369.50 feet to a point of curvature for a curve concave Westwardly with a radius of 622.50 feet and a radial bearing of South 89°26'38" West;
Thence along back of curb Northerly through a central angle of 39°34'11" an arc distance of 429.91 feet (chord: North 20°20'27" West, 421.42 feet);
Thence along back of curb, North 40°07'33" West, 178.24 feet;
Thence along back of side walk, South 49°52'27" West, 5.00 feet to a point of curvature for a curve concave Southerly with a radius of 25.00 feet and a radial bearing of South 49°52'27" West;
Thence along back of side walk through a central angle of 84°01'35" an arc distance of 36.66 feet (chord: North 82°08'20" West, 33.47 feet) to a point of curvature for a curve concave Northerly with a radius of 527.50 feet and a radial bearing of North 34°09'08" West;
Thence Westwardly along back of side walk through a central angle of 35°09'16" an arc distance of 323.65 feet (chord: South 73°25'30" West, 318.60 feet);
Thence along back of side walk, North 88°59'52" West, 40.00 feet to a point of curvature for a curve concave Southeastwardly with a radius of 25.00 feet and a radial bearing of South 01°00'08" West;
Thence along back of side walk through a central angle of 90°00'00" an arc distance of 39.27 feet to a point on the Easterly right of way of Decatur Boulevard and the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JUDITH A. HANCOCK, RECORDER
RECORDED AT CLARK COUNTY OFFICE OF NEVADA
12-24-2002 1:14 PM
OFFICIAL RECORD
CLARK COUNTY, NEVADA
12-24-2002 1:14 PM

20050203-0001319

Fee: \$16.00 RPTT: EX#003
N/C Fee: \$0.00

02/03/2005 11:12:27
T20050021762

Requestor:
RANCHO AIR CENTER INC

Frances Deane
Clark County Recorder

JKA
Pgs: 3

AMR P.P.T.T.S
APN

139. 18. 410. 0055

Title Order No. _____

Escrow No. _____

WHEN RECORDED MAIL TO:

Name RANCHO AIR CENTER INC.

Street Address 2300 W. SAHARA AVE #1110 Box 16

City & State L.V. NV. 89002

MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO AIR CENTER INC.

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

RANCHO AIR CENTER INC.

that property in LAS VEGAS, NEVADA, CLARK County, Nevada,
described as:

SEE EXHIBIT "A"

Dated February 1, 2005

STATE OF NEVADA

COUNTY OF CLARK

On February 1, 2005 before me, the
undersigned, a Notary Public in and for said State,
personally appeared

ANDY GRUBER

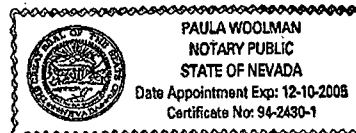
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Paula Woolman

Name Paula Woolman
(typed or printed)

ORTC-470 4/2003



(This area for official notarial seal)

EXHIBIT "A"

LEGAL DESCRIPTION

for

Tavern Parcel

A portion of APN 136-18-410-005

Being a portion of Lot 1 of Smoke Ranch Commercial Development, a Commercial Subdivision as shown in the Office of the Clark County Recorder, Nevada in Plat Book 108, Page 15, being a portion of the Southwest Quarter (SW ¼) of Section 18, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County Nevada, more particularly described as;

Commencing at the Southwest Corner of said Section 18, said point being the centerline intersection of Smoke Ranch Road and Decatur Boulevard;
thence N 89 26'38" E along the centerline of Smoke Ranch Road, 1998.03 feet to the centerline intersection of Smoke Ranch Road and Rancho Drive;
thence N 36 42'00" W along the centerline of Rancho Drive, 604.05 feet;
thence S 53 18'00" W, 64.67 feet to a point on the westerly right-of-way of Rancho Drive, said point being the **TRUE POINT OF BEGINNING**;
thence continuing S 53 18'00" W, 58.00 feet;
thence N 36 42'00" W, 91.50 feet;
thence S 53 18'00" W, 110.50 feet;
thence N 36 42'00" W, 320.15 feet to a point on the southerly line of King Air Place, a private drive, said point also being a point of curvature for a curve concave southeasterly with a radius of 521.00 feet and a radial bearing of N 24 33'28" W;
thence following said curve northeasterly through a central angle of 12 08'32" an arc distance of 110.41 feet;
thence N 53 18'00" E, along said private drive, 52.08 feet;
thence S 36 42'00" E, 1.00 feet to a point of curvature for a curve concave southerly with a radius of 9.00 feet and a radial bearing of S 36 42'00" E;
thence following said curve southeasterly through a central angle of 90 00'00" an arc distance of 14.14 feet to a point on the westerly right-of-way of Rancho Drive;
thence S 36 42'00" E along said right-of-way, 292.58 feet;
thence S 35 25'37" E, along said right-of-way, 97.44 feet to the **TRUE POINT OF BEGINNING**, said future parcel containing 1.342 acres more or less (58,447 square feet more or less).

Basis of Bearings;

That portion of the centerline ("O" line) of Rancho Drive (U.S. HWY 95) between the monuments found and shown and noted as N 36 42'02" W in File 76, Page 5 of Surveys.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 139-18-410-005
b) _____
c) _____
d) _____

2. Type of Property:

a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ \$0.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ \$0.00

Real Property Transfer Tax Due

\$ \$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section exempt 3

b. Explain Reason for Exemption: deed to create separate tax

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity Grantor

Signature

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rancho Air Center, Inc.
Address: 2300 W. Sahara Ave #110 Box 16
City: Las Vegas
State: Nevada Zip: 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rancho Air Center, Inc.
Address: 2300 W. Sahara Ave #110 Box 16
City: Las Vegas
State: Nevada Zip: 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____
Address: _____
City: _____

Escrow #: _____

State: _____ Zip: _____

1319

✓ DINA Letter



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	1	Project Description
√	2	Transportation and Traffic
√	3	Schools
√	4	Emergency Services
√	5	Housing
√	6	Mass Transit
√	7	Open Space and Recreation
√	8	Hydrology
√	9	Water Quality
√	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Rancho Park Residential, located at NEC of Rancho Dr. at Smoke Ranch.

This document is being prepared by:

Company Name: CVL Consultants Inc

Address: 6280 S. Valley View Blvd., Suite 200
Las Vegas, NV 89118

Contact Person:

Name: Scott Anderson

Title: Project Manager

Telephone: (702) 368-3008

Fax: (702) 368-0047

E-mail: sanderson@cvlvegas.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Name: Scott Anderson
Title: Project Manager

Date: _____

12/13/05

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Rancho Park Residential

1.b Application #:

1.c Project location: NEC of Rancho Drive at Smoke Ranch

1.d Project sponsor

Name: Rancho Park Residential, LLC

Address: 1333 N. Buffalo Drive, Suite 220

Telephone: (702) 365-8588

1.e G. P. designation: L1/R

1.f Zoning: C-M

1.g Project description:

Total site acreage: 33.7

i) Residential

Total units: 515 Condominium Units

FAR per Lot: n/a

Lot Coverage per Lot: n/a

ii) Hospitality

Total rooms: 0

Total entertainment: 0

iii) Commercial

Total S.F.: 0

Total FAR: 0

Total Lot Coverage: 0

1.h Briefly describe the project's surrounding land use and setting:

North: C-2/M-2 (CNLV)

East: M-2/C-2 (CNLV)

South: R-CL/R-1/C-2

West: R-E/R-3/C-1/R-PD20

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative:

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: Proposed 515 units in the form of a R-PD16 with all exterior infrastructure developed. The adjacent roadways are fully improved with roadway, curb & gutter, sidewalk, and bus amenities. Access to the site is existing at the Rancho Drive entrance to the North Las Vegas Airport. Sewer and water are existing adjacent to the site with stubs provided for future use.

ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. Two project entrances have been designed to the minimum standards set forth by the CLV Fire Department and the Uniform Fire Code. The entrances have a 25-ft minimum ingress lane and a 20-ft minimum egress lane. In addition, emergency gates have been provided for additional emergency access.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes. The project has met the required parking requirements. The site plan provides 2 spaces per each unit and 1 visitor space per every 6 dwelling units.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The project will have no impact on the exterior right-of-ways. All interior roadways are low design speed roadways which do not facilitate dangerous design features.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. One of the project access points is Rancho Drive which is a 125-ft ROW, NDOT controlled roadway. The remaining access is from Smoke ranch Road which is a 100-ft ROW.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Trip Generation (515 Residential Condominiums/Townhomes)

	In	Out	Total
AM	36	191	227
PM	185	93	278

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 515

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Ruth Fyfe

Distance from site²: 2.32 miles

Number of pupils: 124

Junior High/Middle School

School name: J. Harold Brinley

Distance from site²: 1.74

Number of pupils: 58

High School

School name: Cimarron-Memorial

Distance from site²: 3.11

Number of pupils: 66

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

PROJECT LOCATION

Map Click:

☐ Select Property☐ Zoom In☒ Zoom Out☐ Pan☐ Measure

CIMARRON MEMORIAL
HIGH SCHOOL
3.11 mi

J. HOWARD BRINLEY
MIDDLE SCHOOL
1.74 mi

RUTH FYFE
ELEMENTARY
2.32 mi

SCHOOL EXHIBIT

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station 43 - City of Las Vegas

Existing/proposed: Existing

Distance from site³: 1.80 miles

Police

Name of the facility: Bolden Area Command

Existing/proposed: Existing

Distance from site³: 2.4 miles

Emergency Services

Name of the facility: Mountain View Hospital

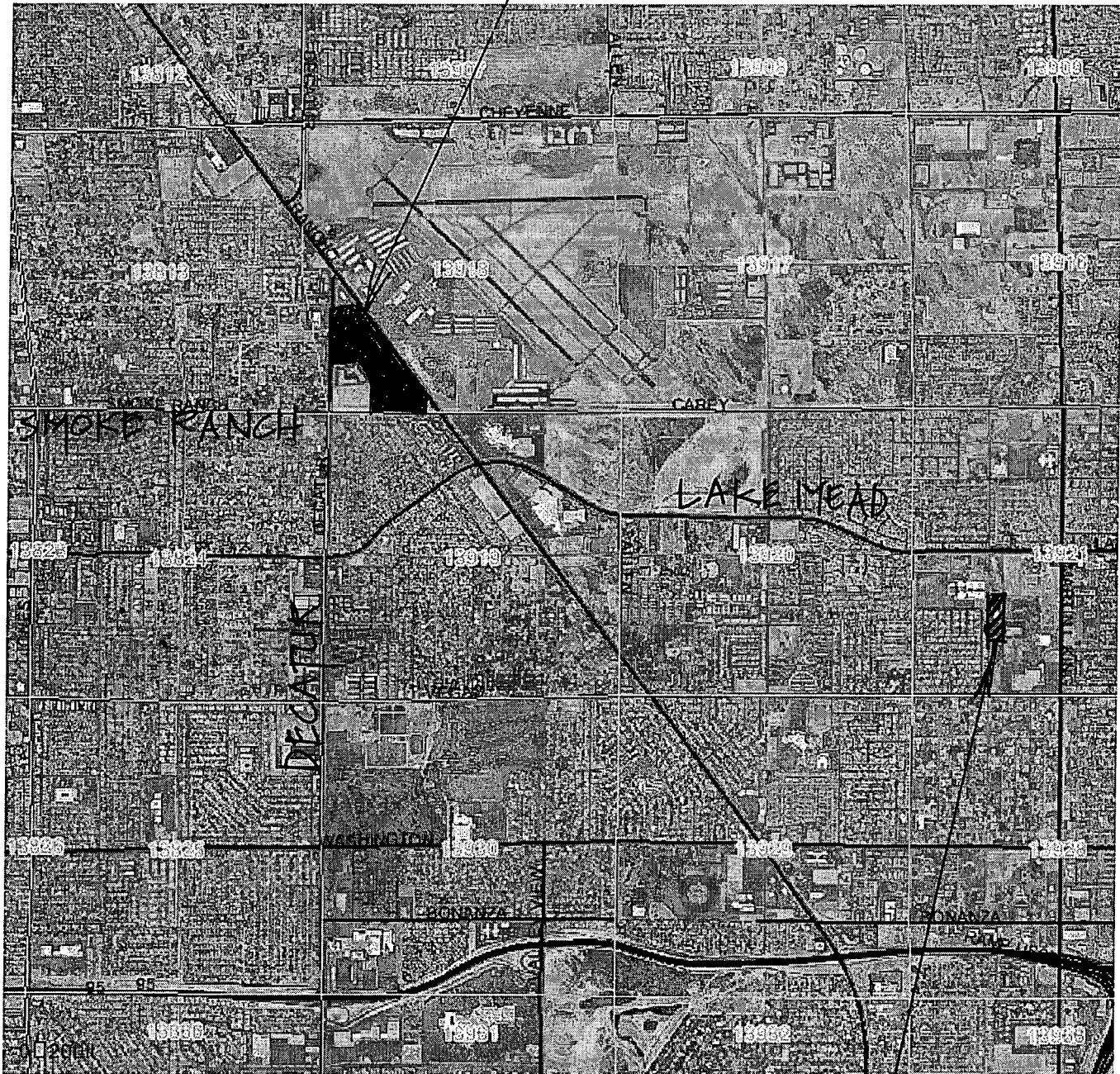
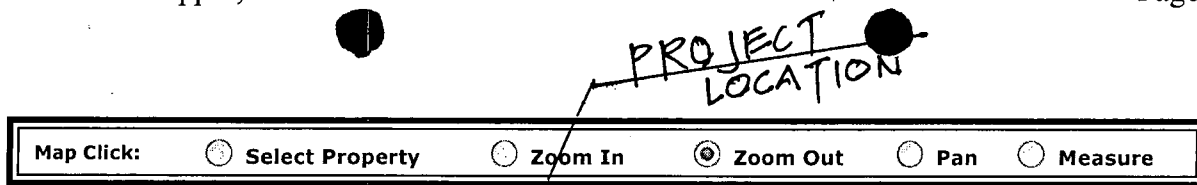
Existing/proposed: Existing

Distance from site³: 2.58 miles

-
- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: The proposed development will have a minimal effect on emergency services' capacity to maintain acceptable service ratios and response times.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

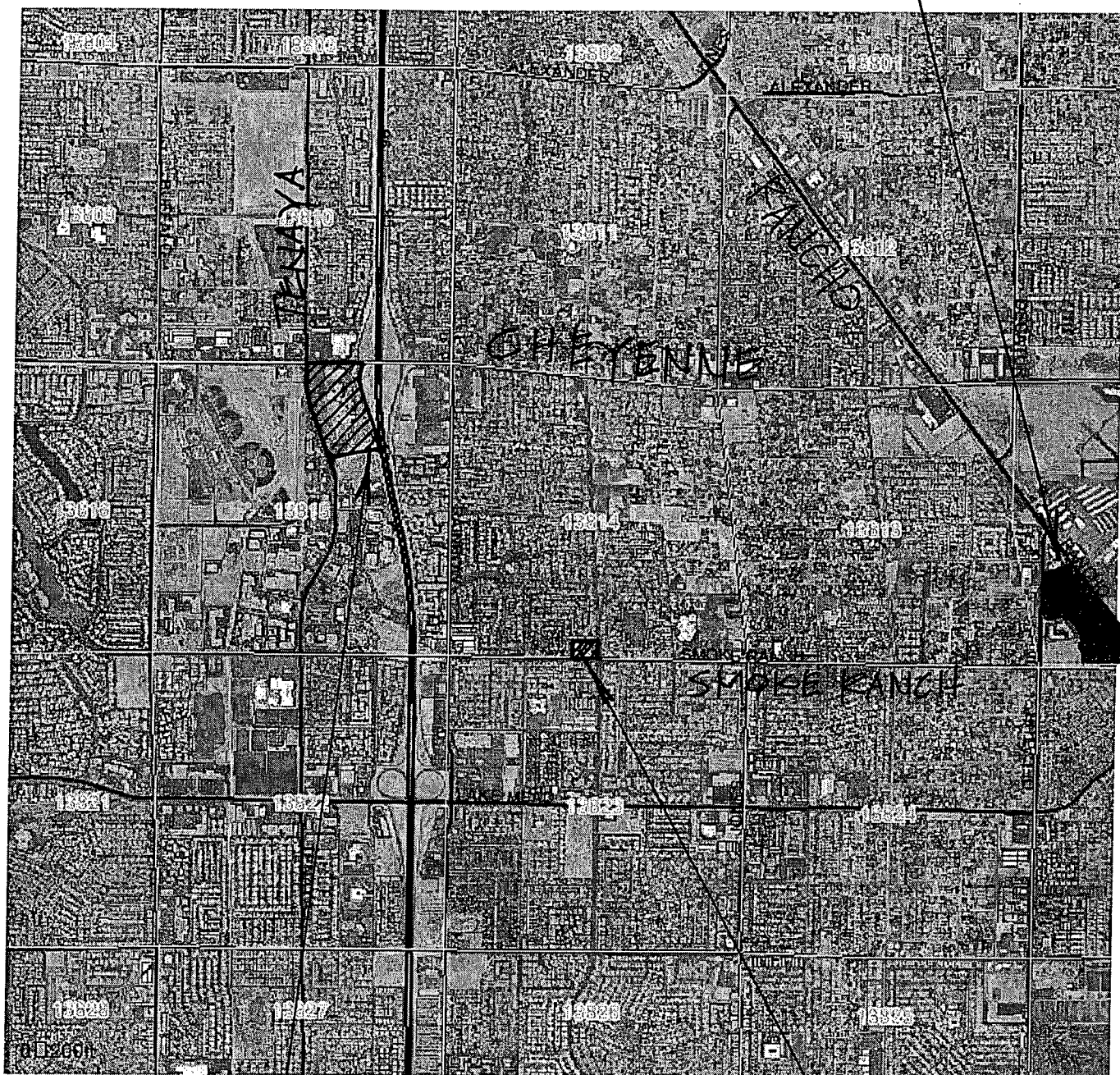


BOLDEN AREA COMMAND
POLICE - 2.4 mi

EMERGENCY SERVICES
EXHIBIT #1

PROJECT
LOCATION

Map Click: ☐ Select Property ☐ Zoom In ☒ Zoom Out ☐ Pan ☐ Measure



MOUNTAIN VIEW
HOSPITAL
2.58 mi

STATION #43
FIRE DEPT
1.80 mi

EMERGENCY SERVICES
EXHIBIT #2

ENVIRONMENTAL IMPACT ASSESSMENT

5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No. A General Plan Amendment is being submitted with the application to revise the current master plan. If the GPA is not approved the project will not be able to move forward.

- 5.b Would the project displace or eliminate existing housing?

Explain: No. The proposed project is replacing a proposed commercial project.

- 5.c What are the project characteristics, in terms of:

Density: 16 units per acre

Height: 35 feet maximum

Gated community: Yes. Dual gates. One at each entrance.

Housing Type: Condominium

Home ownership: Yes. Each unit will be owned by the resident

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The proposed project will help to provide affordable housing in a market that is in need of more affordable income homes. The project has an architecture that is reminiscent of San Diego or other California communities and not the typical stucco homes associated with the Las Vegas valley.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: 106 "Rancho", 211 "Smoke Ranch", 103 "Decatur"

Location: Rancho Drive

Distance from site⁴: The bus stop is located at the entrance to the proposed project. There are 4 bus stop locations adjacent to the property lines of the project.

-
- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No. The site has been designed, including the existing infrastructure, with mass transit in mind.

-
- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: Based on the type of the development being proposed it is assumed that a portion of the residents will use mass transit for their transportation to work

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Charleston Heights Park

Location: 2221 Maverick Street

Distance from site⁷: 1.40

Community Park

Park name: Ed Fountain Park

Location: 1400 N. Decatur Boulevard

Distance from site⁷: 1.20

Regional Park

Park name: Lorenzi Park

Location: 720 Twin Lakes Drive

Distance from site⁷: 1.85

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: 695

-
- 7.c How much public parkland would be included in the proposed project?

Explain: No public parkland is included as it is a gated 'private' community. Within the community there will be two open space 'park' areas as well as a trail system that connects the project to the adjacent roadway and commercial developments.

-
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The on-site site plan meets or exceeds the open space requirement set forth by the City of Las Vegas under the R-PD ordinance. As with any community the project will generate a population which will use the amenities provided in the Neighborhood, Community, and Regional parks near the proposed development.

⁵ See Exhibit 2

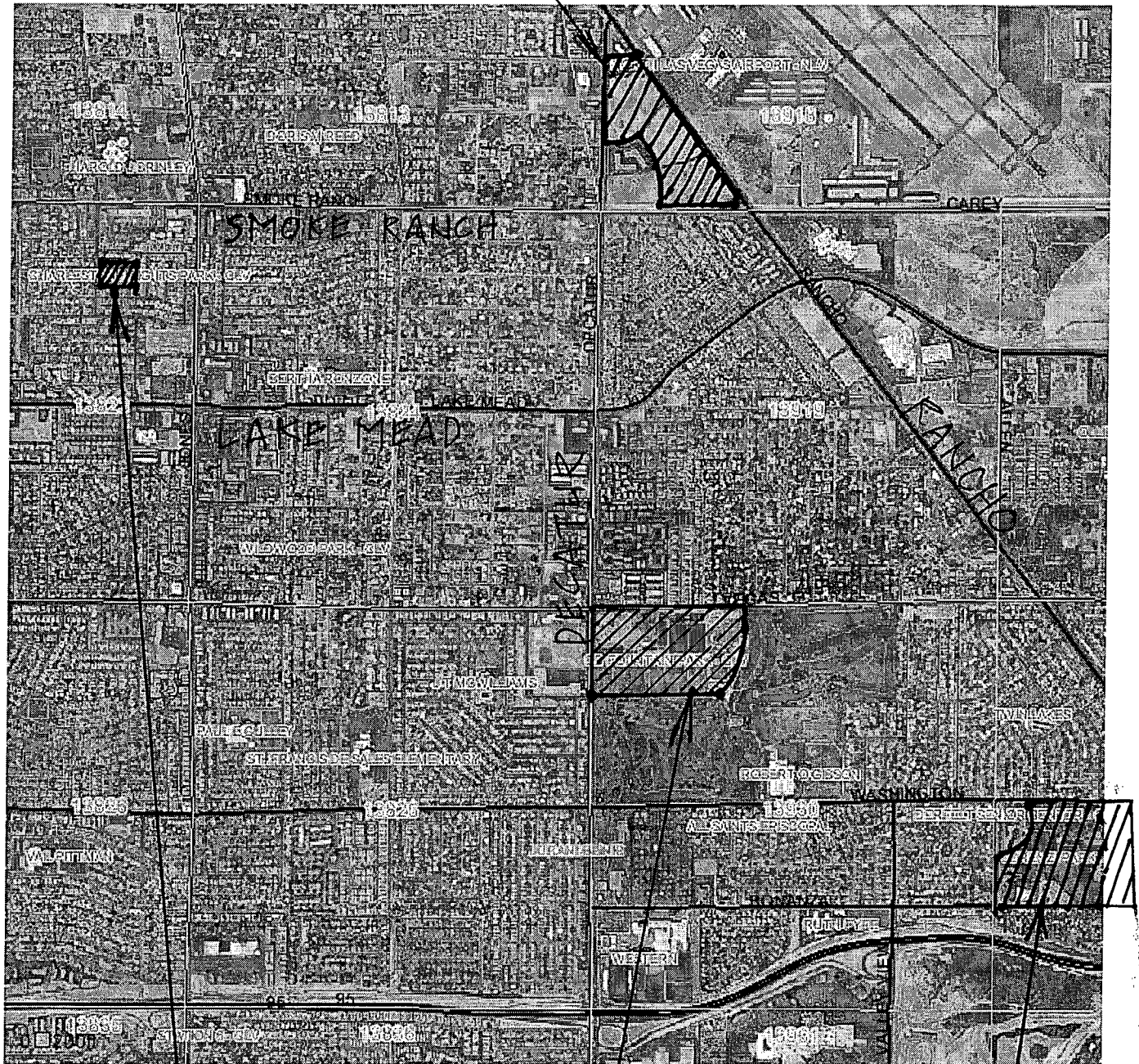
⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

PROJECT
LOCATION

Map Click: ☐ Select Property ☐ Zoom In ☐ Zoom Out ☒ Pan ☐ Measure



ED FOUNTAIN PARK
(C) 1.20 mi

LORENZI PARK
(R) 1.85 mi

CHARLESTON HEIGHTS PARK
(H) 1.40 mi.

PARK EXHIBIT

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: The increase in storm water flow will be zero based on the currently approved drainage study which identified the site as an industrial park. The land is currently rough graded. Therefore, the change in zoning should decrease the amount of storm water flow generated on site.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No. There is a Regional Facility adjacent to the site which has been designed under developed conditions. In general an industrial zoning is a higher runoff generator than a single family development.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No. There is an existing facility (LVRA 0000) which is adjacent to the property in Rancho Dr.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: Yes. The area along Rancho Dr. is a 100-year flood zone. The area is currently being removed by a LOMR. The project should begin construction after the LOMR is approved.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No. The surrounding land is currently developed. The proposed piece is an infill property.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes. All exterior streets have been designed and flood control measures mitigated. The interior development will be private streets that will meet the minimum requirements in the HC&DDM.

ENVIRONMENTAL IMPACT ASSESSMENT

9 Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Existing

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: Average Day = 186.73 gpm

Maximum Day = 458.64 gpm

Peak Hour = 550.37 gpm

Based on 515 units/32.76 acres

ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: Average: 0.0901 MGD, Peak 0.288 MGD (based on 3.2 peaking factor)

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No

10.d Would the proposed project generate any industrial waste?

Explain: No

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-10803** APN: 139-18-410-007 & 008

Name of Property Owner: Rancho Air Center, Inc.

Name of Applicant: Pageantry Communities

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

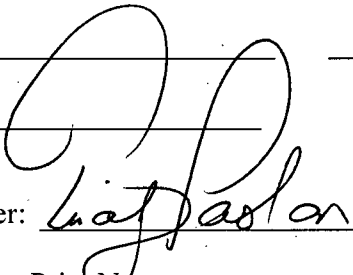
☒ No

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): _____

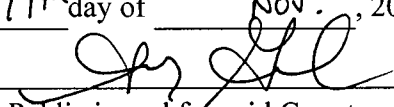
APN: _____

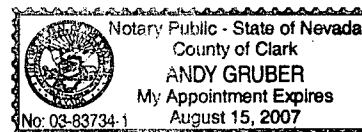
Signature of Property Owner: 

Print Name: TIMOTHY CASHMAN

Subscribed and sworn before me

This 17th day of NOV., 20 05


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-10803** APN: 139-18-410-006

Name of Property Owner: Coronado Rancho, LLC

Name of Applicant: Pageantry Communities

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): _____

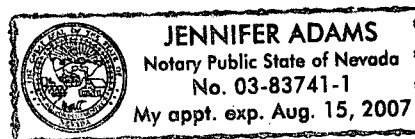
APN: _____

Signature of Property Owner: Kent Barry

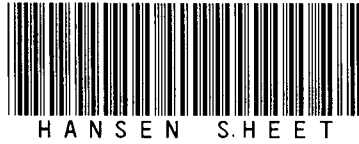
Print Name: KENT BARRY

Subscribed and sworn before me

This 18th day of November, 2005
Jennifer Adams
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

ZON Application

Report Date 12/14/2005 02:44 PM

Submitted By

Page 1

A/P # 10803 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/13/2005 14:22	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-10799- REZONING RELATED TO GPA-10799 - PUBLIC HEARING - APPLICANT: PAGEANTY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC. ET AL - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD 16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 DWELLING UNITS PER ACRE) on 33.70 acres adjacent to the east side of Decatur Boulevard approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).

Parent A/P # 10799
Project # 10803 Project/Phase Name RANCHO PARK RESIDENTIAL Phase #
Size/Area 33.70 ACRE Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13918410006

Location

Owner/Tenant

Contact ID AC1096141 Name KENT BERRY Organization CORONADO RANCH, LLC
Mailing Address State/Province
City Country ☐ Foreign
ZIP/PC Evening Phone
Day Phone (702)341-9931 x Mobile #
Fax

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13918410006

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ZON Application****Report Date** 12/14/2005 02:44 PM**Submitted By**

Page 2

REZONING

Y DINA Required? Y PRS Y Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information**Zoning Information**

Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #	Added By	Modified By	Comments				

33.70	C-M		R-PD16				
	NGOLDBERG						

Meeting Information

Meeting Date	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date			

01/26/2006	PC	SCHEDULED		0	0	0
NGOLDBERG	12/13/2005					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee				
Employee ID	Last	First	MI	Comments

No Employee Entries

Log					
Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	12/14/2005 10:29		0.00
	PAGEANTRY DEVELOPMENT CORP CKS 10861 (\$800), 10862(\$1000) & 10860 (\$1300) COVERING PROJECTS 10806, 10803, 10799 / JANNA FELIPE 368-3008				

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) Rancho Drive and Smoke Ranch
 Project Name Rancho Park Residential Proposed Use Residential
 Assessor's Parcel #(s) 139-18-410-006 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing C-M proposed R-PD16
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 33.7 Lots/Units 513 Density 16
 Additional Information _____

PROPERTY OWNER Coronado Rancho, LLC Contact Kent Barry
 Address 7900 W. Sahara, Ste. 200 Phone: (702) 341-9931 Fax: (702) 233-5068
 City Las Vegas State Nevada Zip 89117

APPLICANT Pageanty Development Company Contact Tamara Kolstad
 Address 1333 N. Buffalo, Ste. 220 Phone: (702) 253-2063 Fax: (702) 385-8587
 City Las Vegas State Nevada Zip 89128

REPRESENTATIVE CVL Consultants, Inc. Contact Scott Anderson
 Address 6280 S. Valley View Blvd., Ste. 200 Phone: (702) 368-3008 Fax: (702) 368-0047
 City Las Vegas State Nevada Zip 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* Kent Barry

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

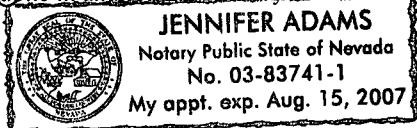
Print Name KENT BARRY

Subscribed and sworn before me

This 15th day of November, 2005

Jennifer Adams

Notary Public in and for said County and State



Case #	<u>ZON-10803</u>
Meeting Date:	<u>1-26-06</u>
Total Fee:	<u>1000</u>
Date Received:*	<u>12-13-05</u>
Received By:	<u>F. Solis</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.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
Project Address (Location) Rancho Drive and Smoke Ranch
Project Name Rancho Park Residential Proposed Use Residential
Assessor's Parcel #(s) 139-18-410-007 & 008 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing C-M proposed R-PD16
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 33.7 Lots/Units 513 Density 16
Additional Information _____

PROPERTY OWNER Rancho Air Center, Inc. Contact Andy Gruber
Address 2300 W. Sahara, Ste. #1110 Phone: (702) 938-5116 Fax: (702) 938-5118
City Las Vegas State Nevada Zip 89102

APPLICANT Pageanty Development Company Contact Tamara Kolstad
Address 1333 N. Buffalo, Ste. 220 Phone: (702) 253-2063 Fax: (702) 385-8587
City Las Vegas State Nevada Zip 89128

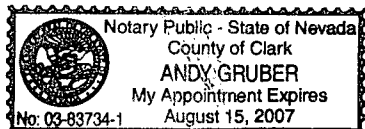
REPRESENTATIVE CVL Consultants, Inc. Contact Scott Anderson
Address 6280 S. Valley View Blvd., Ste. 200 Phone: (702) 368-3008 Fax: (702) 368-0047
City Las Vegas State Nevada Zip 89118

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 TIMOTHY CASHMAN

Subscribed and sworn before me
This 17th day of Nov., 20 05
[Signature]

Notary Public in and for said County and State



Case #	<u>20N-10803</u>
Meeting Date:	<u>1-26-06</u>
Total Fee:	<u>1,000</u>
Date Received:*	<u>12-13-05</u>
Received By:	<u>F. Solis</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.

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

ZON-10803 - REZONING RELATED TO GPA-10799 - PUBLIC HEARING - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.55 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 26, 2006

CITY COUNCIL: MARCH 1, 2006

PLANNING SUPERVISOR: GARY LEOBOLD



PUBLIC HEARING

Comments Due:

DECEMBER 27, 2005

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 Carman Burney (cburney@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:

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JANUARY 26, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-10803

APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL
- REQUEST FOR A REZONING FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL
PLANNED DEVELOPMENT - 16 UNITS PER ACRE) ON 33.70 ACRES ADJACENT TO THE EAST SIDE
OF DECATUR BOULEVARD, APPROXIMATELY 900 FEET NORTH OF SMOKE RANCH ROAD (APNS
139-18-410-006, 007, AND 008), WARD 5 (WEEKLY).

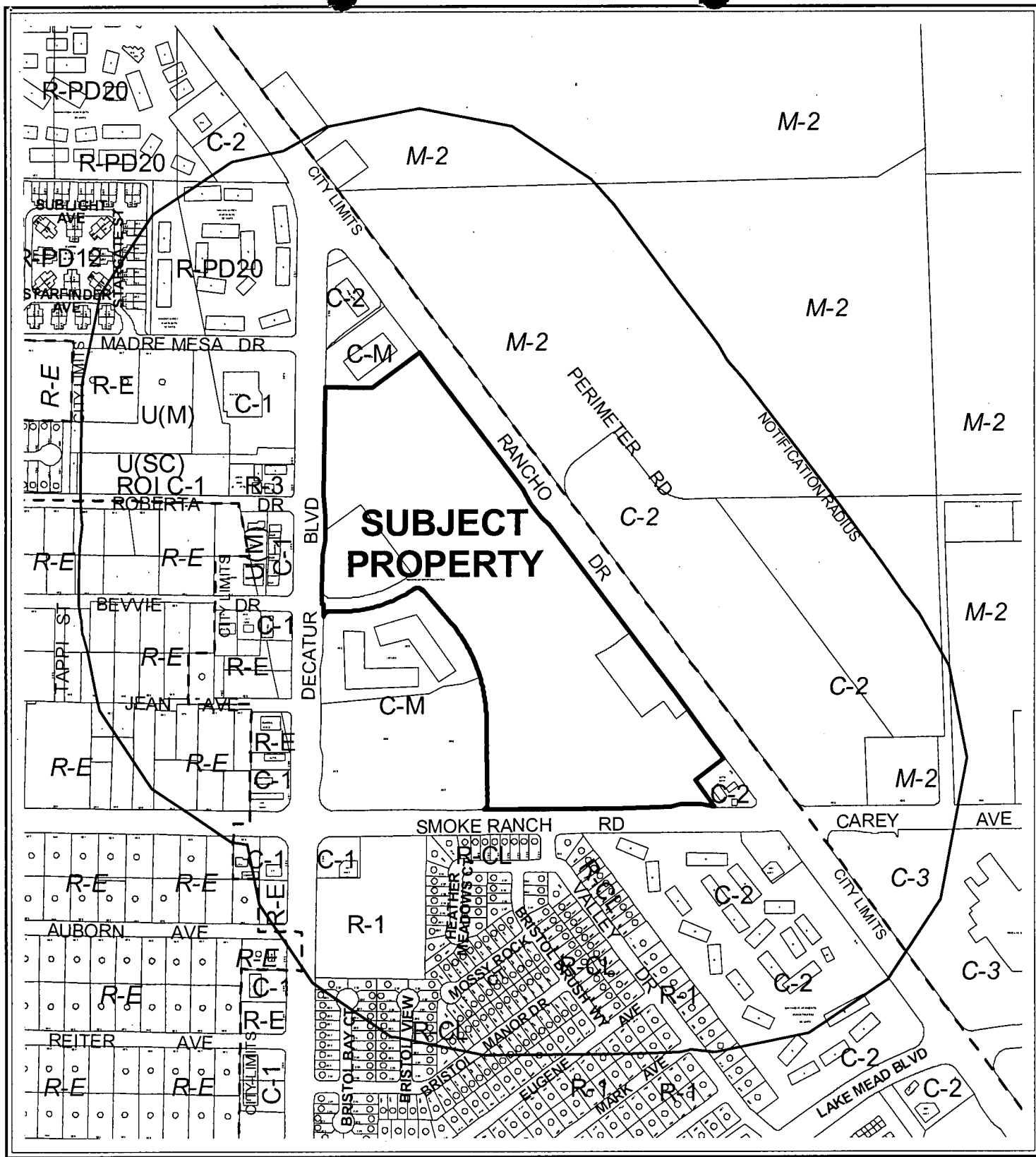
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST
QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 18, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: ZON-10803

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

Affidavit of Sign Posting



Separator Sheet



March 3, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Kent Barry
Coronado Rancho, LLC
7900 West Sahara Avenue
Las Vegas, Nevada 89117

RE: ZON-10803 – REZONING
CITY COUNCIL MEETING OF MARCH 1, 2006
RELATED TO GPA-10799 AND SDR-10806

Dear Mr. Barry:

The City Council at a regular meeting held March 1, 2006 APPROVED the request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008). The Notice of Final Action was filed with the Las Vegas City Clerk on March 2, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-10799) to a M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-10806) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Decatur Boulevard, Rancho Drive, and Smoke Ranch Road adjacent to this site concurrent with development of this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

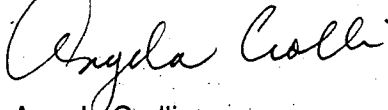
18112-001-06-05
CLV 7009



Mr. Kent Barry
ZON-10803 – Page Two
March 3, 2006

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

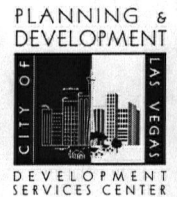
Mr. Andy Guber
Rancho Air Center, Inc.
2300 West Sahara Avenue, Suite #1110
Las Vegas, Nevada 89102

Mr. Scott Anderson
CVL Consultants, Inc.
6280 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

Ms. Tamara Kolstad
Pageantry Development Company
1333 North Buffalo Drive, Suite #220
Las Vegas, Nevada 89128



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

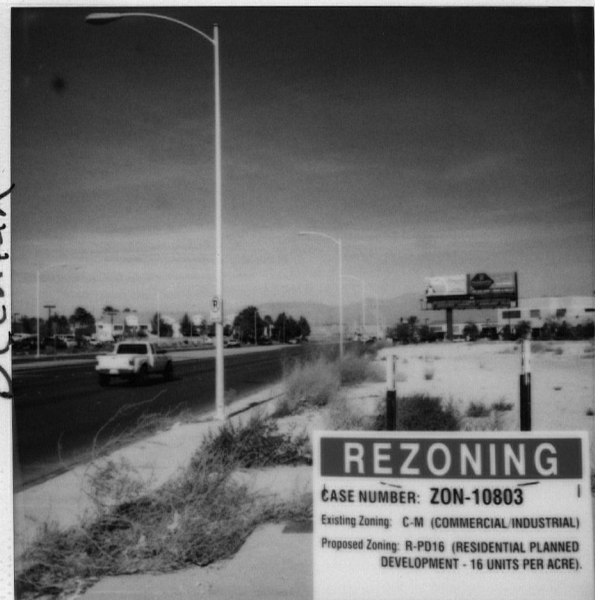
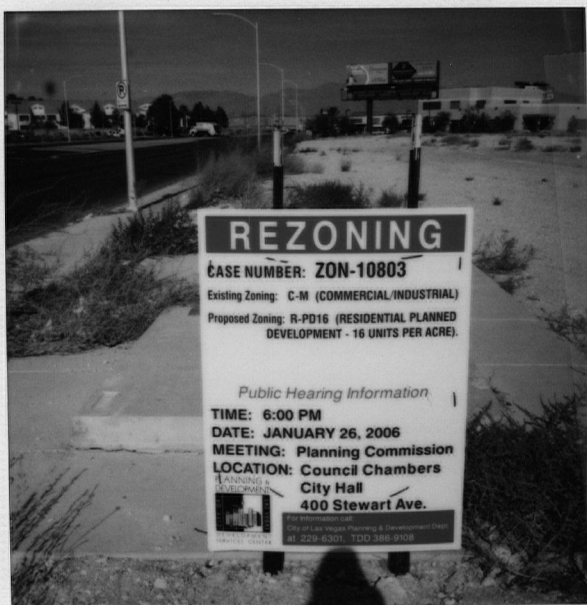


CASE NUMBER: ZON-10803

MEETING DATE: January 26, 2006

2 of 4

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

1-12-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

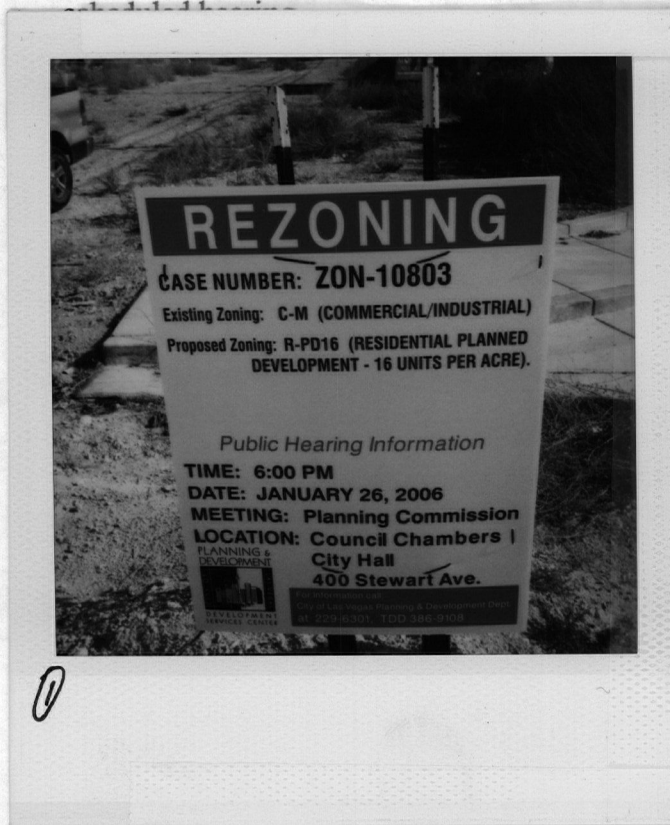


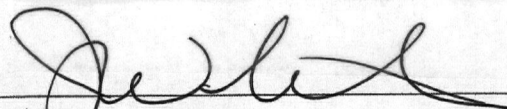
CASE NUMBER: ZON-10803

MEETING DATE: January 26, 2006

1 of 4

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



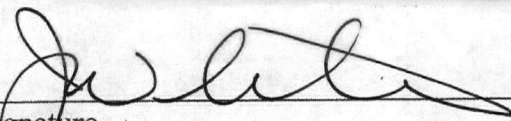
CASE NUMBER: ZON-10803

MEETING DATE: January 26, 2006

314

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

1-12-6
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-10803

MEETING DATE: January 26, 2006

4 of 4

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Signature]

Date 1-12-6

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