

Minutes



Separator Sheet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC -

OWNER: BRAIN SURGERY, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

RL

GPA-20465 - Staff Report Page One
April 26, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) and DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The Las Vegas Master Plan 2020 stipulates projects less than 80 acres are not allowed within the PCD. Allowances may be made for infill projects; however, a 23.3 acre site in a largely undeveloped region of the city cannot be characterized as infill. Therefore, the project does not meet the intent of the General Plan, and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/07	Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site.
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
03/01/07	A pre-application meeting was held to discuss the submittal and neighborhood meeting requirements for this application.
<i>Neighborhood Meeting</i>	
03/29/07	A neighborhood meeting was held with the surrounding property owners, per policy set forth in the city of Las Vegas application packet. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included: • Concerns that apartments will be built at this site • Request for Single Family Homes only • Property values will be lowered • Request that the RNP not be changed • Construction will cause traffic issues in the area • Opposed to commercial or high density residential • Project will increase traffic in area • Opposed to change in land use and zoning

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	23.3

RL

GPA-20465 - Staff Report Page Two
April 26, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped, Clark County 215 Beltway	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Residential Estates)
South	Undeveloped	R (Rural Density Residential) and ROW (Right-of-Way)	Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	R (Rural Density Residential) and PF-CC (Public Facility – Clark County)	U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PCD Planned Community Development	X		N*
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

*** PCD (Planned Community Development)**

The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

GPA-20465 - Staff Report Page Three
April 26, 2007 - Planning Commission Meeting

ANALYSIS

The PCD (Planned Community Development) land use designation allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD (Planned Community Development) land use designation, as the subject site is smaller than 80 acres, and the applicant has not submitted any proposals for the master development plan that is required for a Planned Community Development.

If approved; however, a master plan will be developed for the site and upon development of the individual parcels appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The proposed General Plan Amendment to PCD (Planned Community Development) gives no indication as to the proposed density or intensity of the site. A PCD at eight units per acre is not appropriate for a 23.3 acre site abutting a Rural Neighborhood Preservation district. Therefore, staff cannot support this request.

GPA-20465 - Staff Report Page Four
April 26, 2007 - Planning Commission Meeting

In regard to "2":

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

In regard to "3":

The subject site is located at the interchange of the Bruce Woodbury Beltway (Clark County Route 215) and Hualapai Way. The parcels also abut the intersection of Hualapai Way and Deer Springs Way, a 100-foot Primary Arterial and an 80- foot Secondary Collector, respectively, on the Master Plan of Streets and Highways. However, since no specific development pattern can be discerned, it is unknown as to the ability of these streets and highways to serve the subject site.

In regard to "4":

The applicant proposes to master plan on the subject property at a later date. Until such time as that plan is developed, conformity cannot be determined. Therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 55

APPROVALS 0

PROTESTS 2

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 30 – GPA-20465

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and described the 43-acre project and its surrounding development. He noted that the conversion to a Planned Community Development (PCD) would allow a multiple range of uses but no specified use is proposed. The PCD category would also give the City the maximum of input and control over what is developed as any zone change application would require standards to govern the uses and the design by way of a Public Hearing. He requested approval.

TOM MCGOWAN, Las Vegas resident, inquired the location of the headquarters belonging to Brain Surgery, LLC and their principle professional occupation. He expressed curiosity in the potential use of the project.

TODD FARLOW, 240 North 19th Street, questioned a segment of the parcel displayed, but CHAIRMAN DAVENPORT confirmed that property did not belong to the subject proposal.

PATRICK CHICAS, 6940 North Jenson Street, appeared in opposition to the buffer zone change as it would negatively affect that area and the existing Rural Neighborhood Preservation (RNP).

TREVOR and MICHELLE DISHON, 9690 Wittig Avenue, appeared in opposition. MR. DISHON confirmed he met with the developer at a neighborhood meeting yet no project was presented. He commented on the many zone change requests in the agenda noting that at least five request are for a higher density. He requested the matter be denied. MRS. DISHON echoed her husband's comments and pointed out that the area would best be suited as Rural zoning as there were tremendous views.

RICHARD LAMEN, 9645 Haley Avenue, referenced his letter of opposition previously submitted and stated that a portion of the subject site lies within the Rural Neighborhood Preservation District and, by the Interlocal Agreement, it cannot be changed. Changing the subject land would cause that area to revert to what was imposed for preservation purposes. MR. LAMEN reminded the Commission that the beltway in the area was constructed 30 feet below grade at a considerable expense so as not to impact residential lots.

BOB HOOK, 9675 Elkhorn Road, concurred with all opposing comments and requested the matter be denied.

CRAIG PLAT, 7025 Lewis Street, emphasized MR. LAMEN'S comments regarding Rural Neighborhood Preservation District and added that the area was planned that way to create diversity of different housing. He opposed the proposition.

MARK SIMON, Port of Dreams Ranch, stated that he has livestock and the area was planned to accommodate such lifestyle. He indicated that the developers have not been cooperative with the

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 30 – GPA-20465

MINUTES – Continued:

community and added that he's observed illegal dumping upon a pristine desert area. MR. SIMON requested the matter be rejected.

KATHLEEN BRUCE, 9880 Elkhorn Road, concurred with all opposing comments and added that approval could set a precedent that would negatively affect the community. Should approval be granted, the community would appear in opposition of all potential similar projects while it was understood that, per the Interlocal Agreement, this type of request would not be permitted.

ATTORNEY FIORENTINO stated that the title of the owners, Brain Surgery, LLC, has no indication of future plans for the site. He confirmed that regardless of what is developed, the parcels just south of the site would have access. The surrounding residents live in a well-established community, but ATTORNEY FIORENTINO argued that whatever is ultimately developed would not disturb the existing quality of life. He reiterated that there is substantial density south of Deer Springs Way and east of Grand Canyon Drive.

ATTORNEY FIORENTINO confirmed that the buffer areas and uses decided for the site would not be established until the Commission grants approval and he requested the General Plan Amendment be approved.

COMMISSIONER TROWBRIDGE queried the boundary lines of the RNP and the process to modify that agreement. ATTORNEY FIORENTINO displayed renderings of the parcel to point out there is only 2.5 acres of the 23-acre site which are governed by the Interlocal Agreement. The status of the Interlocal Agreement is in effect but staff could confirm that the County and City have been working to modify the agreement. It would need to expire or be amended to reflect the affected 2.5 acres.

DEPUTY CITY ATTORNEY JAMES LEWIS explained that the Commission is allowed to act on the matter regardless of the assertions that the Interlocal Agreement restricts action. DOUG RANKIN, Planning Manager, clarified that the entire project is within the accepted area of the Interlocal Agreement; however, the 2.5 acres pointed out by ATTORNEY FIORENTINO is the only area required to be preserved by the RNP.

MR. RANKIN described the many things allowed for development under a PCD though it would only allow eight units to the acre. Certain density blends are permitted and there would be height limitations set within the development agreement.

COMMISSIONER GOYNES inquired about the possible negative precedent feared by opposing residents. ATTORNEY FIORENTINO respectfully disagreed as the Commission has the discretion to screen all future development requests and allow only what is believed to be appropriate.

PLANNING COMMISSION MEETING OF APRIL 26, 2007
Department of Planning and Development
Item 30 – GPA-20465

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, confirmed that all decisions for any future similar requests could only be approved by the Commission and Council. The Commission must determine if such a request would reflect a change in policy or direction and particularly this matter involves development that affects a portion of land that has a defined boundary.

COMMISSIONER TROWBRIDGE identified other areas of the City that are uniquely placed among such established demarcations and stated he would not support the increased density request.

COMMISSIONER DUNNAM expressed hesitancy to support the matter because a portion of the site is appropriate for commercial use along with some residential, yet there was no presentation of what is to be expected. He stated that that the subject site needs to be developed in order to benefit the area rather than remain undeveloped. ATTORNEY FIORENTINO responded that the request was presented as a PCD so as not to hard zone the entire site. Upon approval, the following process would be to establish development standards, including height restrictions, setbacks and uses. While the process is unusual, it was decided as the best proposal for the site and area.

COMMISSIONER TROWBRIDGE agreed with COMMISSIONER DUNNAM that the situation is a difficult to address and is a premature decision. He stated that once maturation is established in the area and Deer Springs Way becomes heavily traveled in addition to the water district's reservoir, it would be easier to identify what is suitable.

COMMISSIONER TRUESDELL acknowledged that the decision is difficult as the area is affected by the RNP but the proposal for a PCD gives the Commission the opportunity to compel developers to detailed development standards. Though the process appears lengthy, it is done in that matter to carefully make decisions for the protection of the area and to address concerns of opposing neighbors. While the proposal is not ideal, he emphasized that approval would allow the City to enforce that all development be upheld to the highest standards possible.

COMMISSIONER STEINMAN concurred with COMMISSIONER DUNNAM and pointed out that it would not be logical to expect that rural development would continue at the four-quadrant freeway interchange. He noted that a General Plan Amendment is normally accompanied by other requests and the plan is presented in its entirety and because that is not the case in this manner, he was reluctant to support the matter.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:34 – 8:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-20465 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

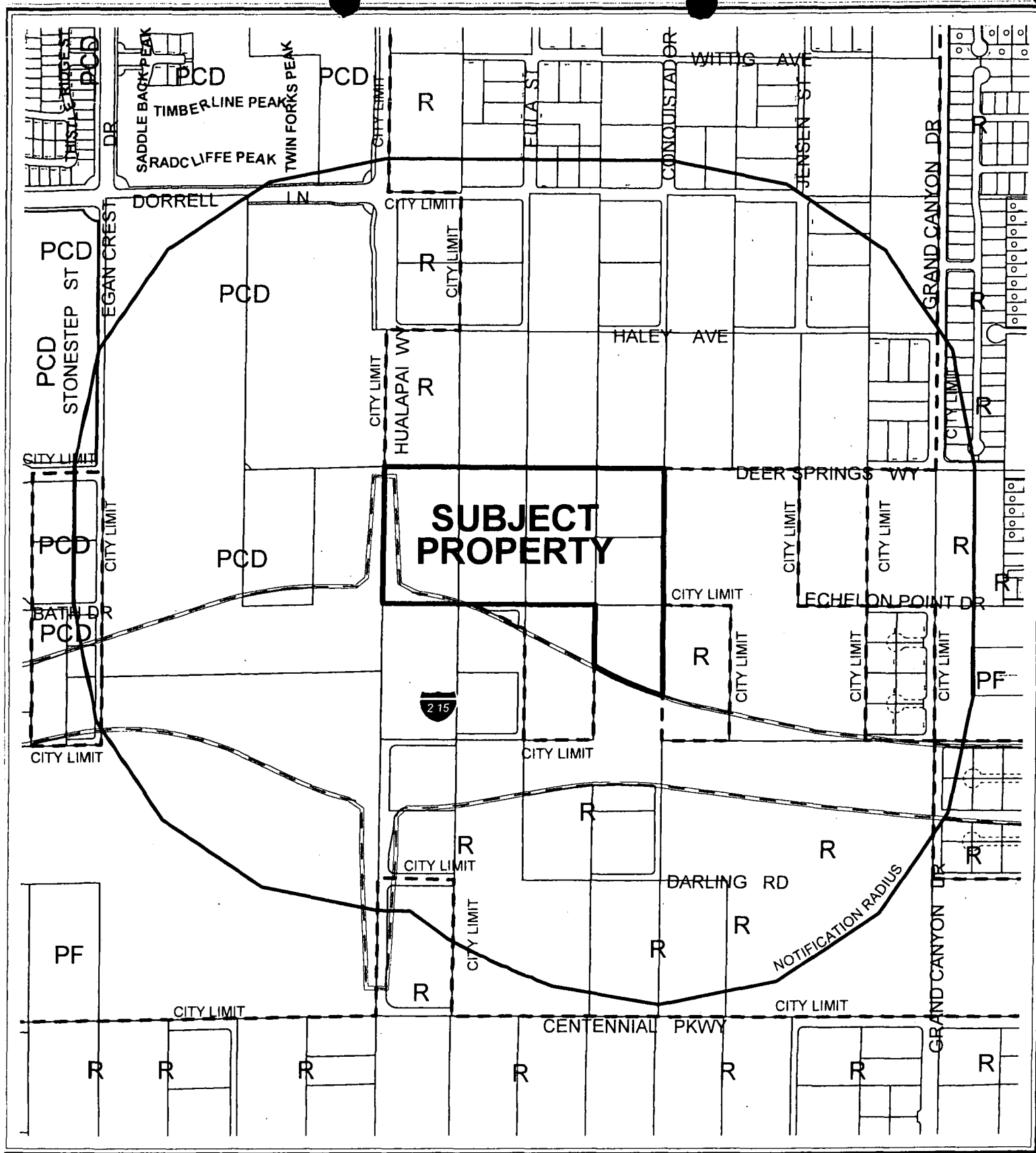
0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter



CASE: GPA-20465

RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 26, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

10

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – DENIED – Motion carried with TRUESDELL, GOYNES and STEINMAN voting NO

To be heard by City Council on 6/6/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, stated that the project does not meet the minimum acreage required and he recommended denial.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) and DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The Las Vegas Master Plan 2020 stipulates projects less than 80 acres are not allowed within the PCD. Allowances may be made for infill projects; however, a 23.3 acre site in a largely undeveloped region of the city cannot be characterized as infill. Therefore, the project does not meet the intent of the General Plan, and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/07	Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site.
04/26/07	The Planning Commission voted 4-3/rt/bg/ds to recommend DENIAL (PC Agenda Item #30/rl).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
03/01/07	A pre-application meeting was held to discuss the submittal and neighborhood meeting requirements for this application.
<i>Neighborhood Meeting</i>	
03/29/07	A neighborhood meeting was held with the surrounding property owners, per policy set forth in the city of Las Vegas application packet. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included: • Concerns that apartments will be built at this site • Request for Single Family Homes only • Property values will be lowered • Request that the RNP not be changed • Construction will cause traffic issues in the area • Opposed to commercial or high density residential • Project will increase traffic in area • Opposed to change in land use and zoning

Details of Application Request	
Site Area	
Gross Acres	23.3

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped, Clark County 215 Beltway	R (Rural Density Residential) and RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Residential Estates)
South	Undeveloped	R (Rural Density Residential) and ROW (Right-of-Way)	Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way
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West	Undeveloped	R (Rural Density Residential) and PF-CC (Public Facility – Clark County)	U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PCD Planned Community Development	X		N*
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

*** PCD (Planned Community Development)**

The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

ANALYSIS

The PCD (Planned Community Development) land use designation allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD (Planned Community Development) land use designation, as the subject site is smaller than 80 acres, and the applicant has not submitted any proposals for the master development plan that is required for a Planned Community Development.

If approved; however, a master plan will be developed for the site and upon development of the individual parcels appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

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In regard to "2":

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

In regard to "3":

The subject site is located at the interchange of the Bruce Woodbury Beltway (Clark County Route 215) and Hualapai Way. The parcels also abut the intersection of Hualapai Way and Deer Springs Way, a 100-foot Primary Arterial and an 80-foot Secondary Collector, respectively, on the Master Plan of Streets and Highways. However, since no specific development pattern can be discerned, it is unknown as to the ability of these streets and highways to serve the subject site.

In regard to "4":

The applicant proposes to master plan on the subject property at a later date. Until such time as that plan is developed, conformity cannot be determined. Therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

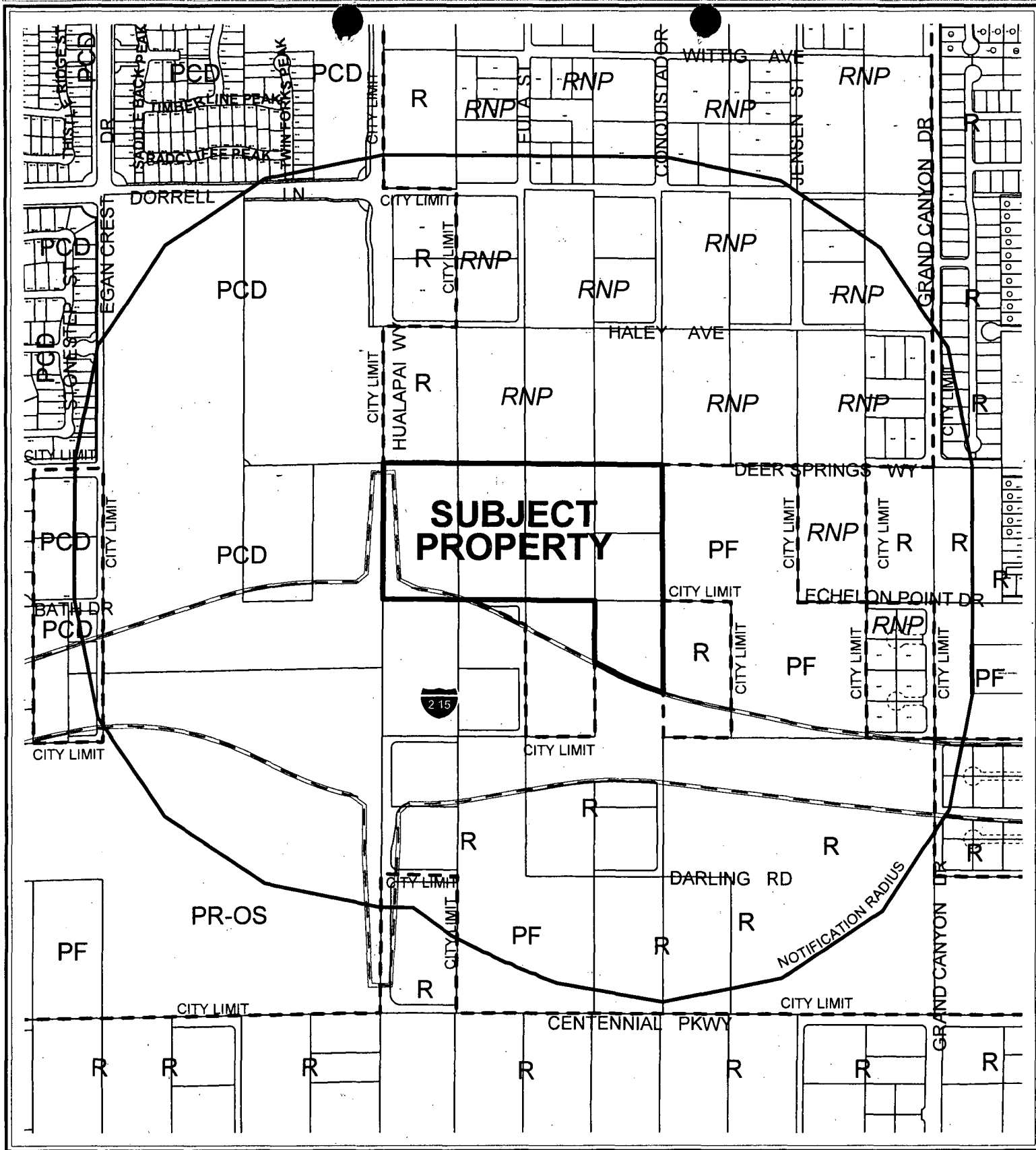
ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 55 by Planning Department

APPROVALS 0

PROTESTS 2



CASE: GPA-20465

RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

0 500 1000 Feet



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-20465 - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 005 and 013), Ward 6 (Ross). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-26-07 Planning Commission Meeting Item 30

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC -
OWNER: BRAIN SURGERY, LLC, ET AL

**** CONDITIONS ****

The Planning Commission (4-3/rt/bg/ds vote) and staff recommend DENIAL.

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

June 8, 2007

Mr. Darrin Badger
Brain Surgery, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: GPA-20465 – GENERAL PLAN AMENDMENT
CITY COUNCIL MEETING OF JUNE 6, 2007

Dear Mr. Badger:

The City Council at a regular meeting held June 6, 2007 APPROVED the request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013). The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Action Letter



Separator Sheet



April 27, 2007

Mr. Darrin Badger
Brain Surgery, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: GPA-20465 - GENERAL PLAN AMENDMENT

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Badger:

Your request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross), was considered by the Planning Commission on April 26, 2007.

The Planning Commission voted to recommend **DENIAL** of your request because the proposed amendment is not compatible with the surrounding properties.

This item will be considered by the City Council on **June 6, 2007**, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is stylized with a large, sweeping "A" and "R".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



Applicant Letter



Separator Sheet



April 13, 2007

Mr. Darrin Badger
Brain Surgery, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: GPA-20465 - GENERAL PLAN AMENDMENT

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Badger:

Please be advised the City Planning Commission at its regular meeting on **April 26, 2007** 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,

A handwritten signature in black ink that reads "Andrew P. Reed".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

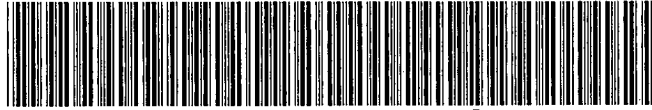
cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Affidavit of Sign Posting

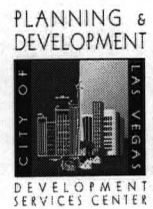


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



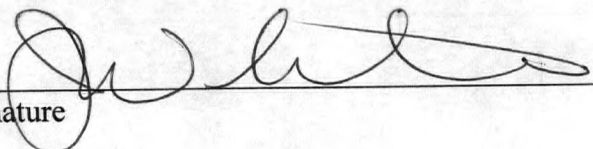
CASE NUMBER: GPA-20465

MEETING DATE: 04/26/07 PC

1 of 2

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




Signature

4-13-07
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: GPA-20465

MEETING DATE: 04/26/07 PC

242

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

215



Signature [Signature]

Date 4-13-07

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

Extraction List



Separator Sheet

13/9

C

PARCELS	165
LABELS	55

Report of All Selected ParcelsCase Number: GPA-20465Printed On: Fri: March 23, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BELVOIR PAUL R	P O BOX 3472 SOUTH PASADENA CA	12624597003
BRAIN SURGERY L L C	3455 CLIFFS SHADOWS PKWY #220 LAS VEGAS NV	12624597005
BROOKS ROY L & KAREN S	9615 W HALEY AVE LAS VEGAS NV	12624510010
CATSMAN DOUGLAS P	6655 N GRAND CANYON DR LAS VEGAS NV	12624597006
CHICAS KIMBERLY A & PATRICK J	6940 N JENSEN ST LAS VEGAS NV	12624697002
CHILTON GARY & KAREN	6695 N GRAND CANYON DR LAS VEGAS NV	12624611012
CHU VINCENT & SYLVIE N	7015 N JENSEN ST LAS VEGAS NV	12624697003
COLEMAN-TOLL LIMITED PARTNERSHIP	1140 N TOWN CENTER DR #350 LAS VEGAS NV	12519202005
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519301013
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519202017
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519301024
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519203005
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519301022
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519102032
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519102011
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12624701010
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519301009
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12624701008
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12624701009
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519301011
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519801014
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519401001
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519801006
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12519801007
D A R K L L C	7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12519301007
DARK L L C	7251 W LAKE MEAD #300 LAS VEGAS NV	12519301008
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12519201003
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12519201001
DESERT HILLS PROPERTIES L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519301003
FAIRFIELD HUALAPAI L L C	%R SWANSON TAX DEPT #1270 5510 MOREHOUSE DR #200 SAN DIEGO CA	12624510003
FISHER TERESA & TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12519103015
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV	12519301019

Report of All Selected Parcels**Case Number:** GPA-20465**Printed On:** Fri: March 23, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV	12519301020
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV	12519301018
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV	12519301017
G L K HOLDINGS I L L C	2816 VISTA DEL SOL LAS VEGAS NV	12519401008
GLAZE JOHN L TRUST	9640 DEER SPRINGS WY LAS VEGAS NV	12519202021
GRAHAM KELLY R & CONSTANCE G	10100 DRYFORK AVE LAS VEGAS NV	12519203003
GRAVES JOHN J JR	601 S SIXTH ST LAS VEGAS NV	12519102033
GUANLAO CARLITO C & D REV LIV TR	3442 COMMENDATION DR LAS VEGAS NV	12519701001
HALVORSON MICHAEL C & DENISE J	9840 DORRELL LN LAS VEGAS NV	12519103004
HILFER DONALD M & S D REV LIV TR	6685 N GRAND CANYON DR LAS VEGAS NV	12519301021
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12519103011
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12519103010
K R LAND COMPANY L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY LAS VEGAS NV	12519301001
KIRK BRYAN	6850 GRAND CANYON DR LAS VEGAS NV	12519202020
KIRK BRYAN	6850 GRAND CANYON DR LAS VEGAS NV	12519202022
KIRK BRYAN	6850 GRAND CANYON DR LAS VEGAS NV	12519202019
LAS VEGAS VALLEY WATER DISTRICT	%P MISKEY 1001 S VALLEY VIEW BLVD LAS VEGAS NV	12519301014
LEMMON LIVING TRUST	9645 HALEY AVE LAS VEGAS NV	12519202016
LEMMON LIVING TRUST	9645 HALEY AVE LAS VEGAS NV	12519202015
LEMMON LIVING TRUST	9645 W HALEY AVE LAS VEGAS NV	12519202018
LIU REX F	10225 DEER SPRINGS WY LAS VEGAS NV	12624701004
M B M FAMILY TRUST	6970 N JENSEN ST LAS VEGAS NV	12519203004
MANCHESTER MARY E & SANFORD H IV	6675 N GRAND CANYON LAS VEGAS NV	12519301023
MASSI ALBERT D	1808 DERBYSHIRE DR LAS VEGAS NV	12519202006
MASSI ALBERT D & EILEEN F ETAL	3202 W CHARLESTON BLVD LAS VEGAS NV	12624701011
MASSI ALBERT D & EILEEN F ETAL	3202 W CHARLESTON BLVD LAS VEGAS NV	12624701012
MCCARTHY THORNTON RANDALL	10225 DEER SPRINGS WY LAS VEGAS NV	12624701005
NELSON JERRY E & NANCY R	6923 EDINBOROUGH DR COLORADO SPRINGS CO	12519301010
NORTHWEST INVESTMENTS L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519301002
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615009
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624611011
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615005

Report of All Selected Parcels**Case Number:** GPA-20465**Printed On:** Fri: March 23, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624611005
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624611009
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615034
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615033
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615011
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519615010
PICERNE PROVIDENCE L L C	%MERITAX PPTY TAX CONSULTANTS 9201 N 25TH AVE #140 PHOENIX AZ	12624610004
PINNACLE NEVADA CORP	%F WYATT 8080 W SAHARA AVE #D LAS VEGAS NV	12519202012
PINNACLE NEVADA CORP	%F WYATT 8080 W SAHARA AVE #D LAS VEGAS NV	12519202011
PINNACLE NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202002
PINNACLE NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202009
PINNACLE NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202004
PINNACLE NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202003
PINNACLE NEVADA CORP	8080 W SAHARA #D LAS VEGAS NV	12519202010
PINNACLE-NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202001
PLATT CRAIG	7025 EULA ST LAS VEGAS NV	12519101005
SOLVIE JOHN J & BRIGITTE M	7030 N CONQUISTADOR ST LAS VEGAS NV	12519102034
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519401005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3320 N BUFFALO DR #204 LAS VEGAS NV	12519401002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519401006
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519401009
SOUTHWEST DESERT EQUITIES L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519401010
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519401011
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519101003
SOUTHWEST DESERT EQUITIES L L C	%J RITTER 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519301005
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12519301004
USA	WASHINGTON DC	12624801006
USA	WASHINGTON DC	12519701011
USA	WASHINGTON DC	12519401003

Report of All Selected Parcels**Case Number:** GPA-20465**Printed On:** Fri: March 23, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
USA	WASHINGTON DC	12519401007
USA	WASHINGTON DC	12519301012
USA	WASHINGTON DC	12624701014
USA	WASHINGTON DC	12519301006
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201002
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201004
WILEY ROBERT T & SAUSIPARN	2132 SIERRA HEIGHTS DR LAS VEGAS NV	12519202008
WONG MORTON M F & E REV 1997 TR	2281 RIVIERA ST RENO NV	12519202007
YADEGAR FARIBORZ & JOYCE FAYE	6055 W BROOKS AVE LAS VEGAS NV	12519203002

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: APRIL 26, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-20465

APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE MASTER PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) ON 23.3 ACRES AT THE SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY (APNS 125-19-301-001, 002, 003, 004, 004, 005 AND 013), WARD 6 (ROSS).

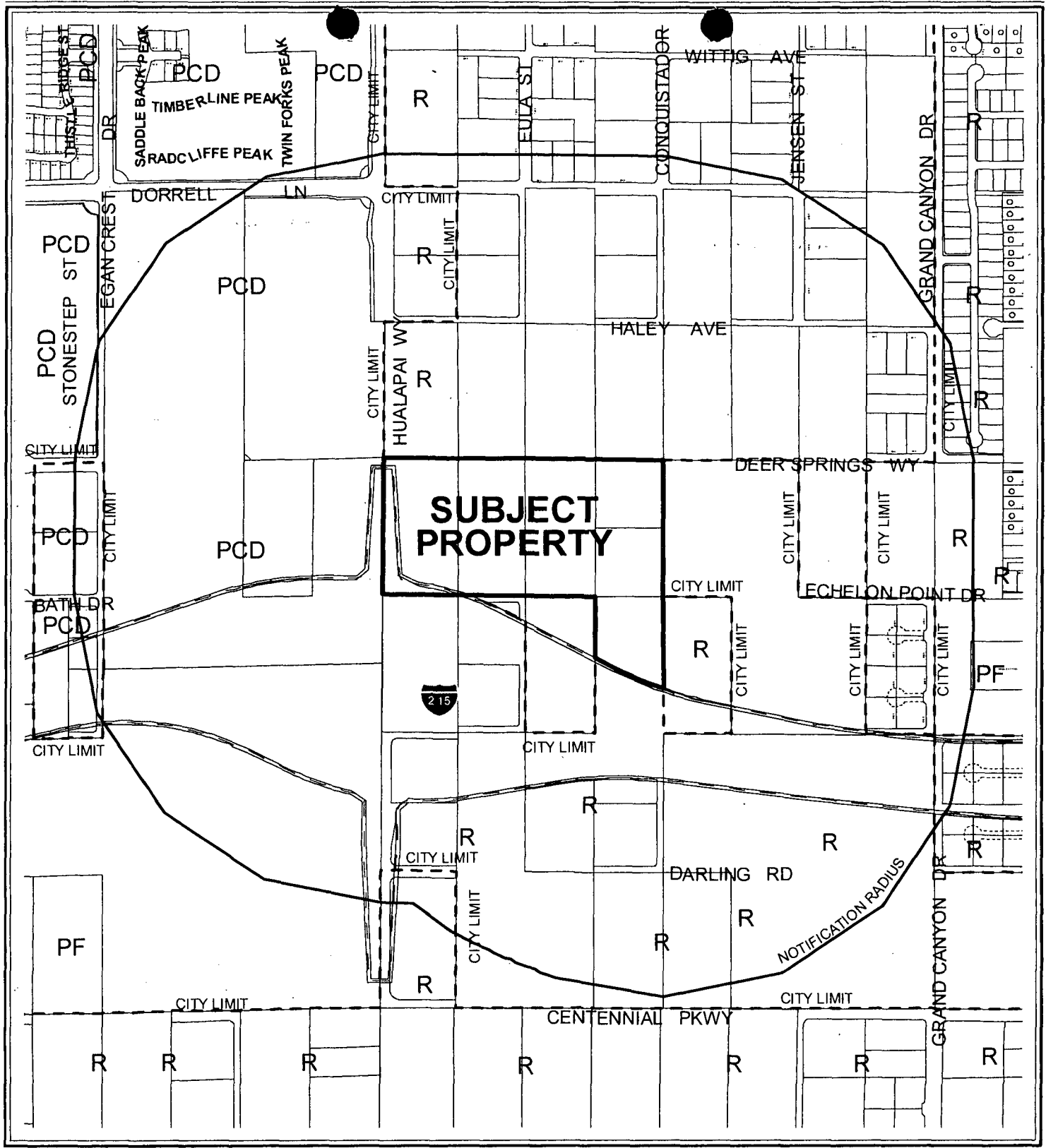
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 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 (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-20465

RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

0 500 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: APRIL 26, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-20465

APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE MASTER PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) ON 23.3 ACRES AT THE SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY (APNS 125-19-301-001, 002, 003, 004, 004, 005 AND 013), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

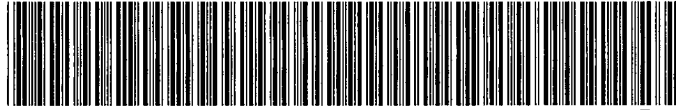
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current 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 (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 26, 2007

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:

GPA-20465

Spinnaker Homes At Centennial Hills

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

GPA-20465 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **APRIL 26, 2007**

CITY COUNCIL: **MAY 16, 2007**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: MARCH 27, 2007

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:

Hansen Sheet



Separator Sheet

Report Date 03/13/2007 04:03 PM

Submitted By

Page 1

A/P # 20465 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/13/2007 10:30	982721	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

GPA-20465 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES LLC - OWNER: BRAIN SURGERY, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross).

Parent A/P

Project # 20465 Project/Phase Name SEC OF HUALAPAI AND DEER SPRIN Phase #
Size/Area 23.30 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12519301001

Location

Owner/Tenant

Contact ID AC495631 Name BRAIN SURGERY L L C
Mailing Address 3455 CLIFF SHADOWS PKWY #220
City LAS VEGAS Organization
ZIP/PC 89129 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

Contact ID AC1266366 Name DESERT HILLS PROPERTIES L L C
Mailing Address 3455 CLIFF SHADOW PKWY #220
City LAS VEGAS Organization
ZIP/PC 89129 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

Contact ID AC648663 Name K R LAND COMPANY L L C
Mailing Address 3455 CLIFF SHADOWS PKWY
City LAS VEGAS Organization % FOCUS COML GROUP
ZIP/PC 89129-1062 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

Contact ID AC1141721 Name NORTHWEST INVESTMENTS L L C
Mailing Address 3455 CLIFF SHADOWS PKWY #220
City LAS VEGAS Organization
ZIP/PC 89129 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**GPA Application****Report Date** 03/13/2007 04:03 PM**Submitted By**

Page 2

Owner/Tenant

Contact ID AC1160962	Name SOUTHWEST DESERT EQUITIES L L C	Organization % FOCUS COML GROUP INC
Mailing Address 3455 CLIFF SHADOWS PKWY #220	State/Province NV	☐ Foreign
City LAS VEGAS	Country	
ZIP/PC 89129	Evening Phone	
Day Phone (702)242-4949 x	Mobile #	
Fax (702)242-0414		

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 Parcels12519301001
12519301002
12519301003
12519301004
12519301005
12519301013**Applicants/Contacts**

Primary N	Capacity OWNER	Contact ID AC648663 ☐ Foreign
Effective	Expire	
Name K R LAND COMPANY L L C	Eve Phone	Organization % FOCUS COML GROUP
Day Phone	PIN #	Position
Pager	Mobile	Profession
Fax		
E-Mail		
Address 3455 CLIFF SHADOWS PKWY LAS VEGAS, NV 89129-1062		
Seasonal Addr		
Valid From	To	
Comments		
No Comments		

Primary N	Capacity OWNER	Contact ID AC1141721 ☐ Foreign
Effective	Expire	
Name NORTHWEST INVESTMENTS L L C	Eve Phone	Organization
Day Phone	PIN #	Position
Pager	Mobile	Profession
Fax		
E-Mail		
Address 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS, NV 89129		
Seasonal Addr		
Valid From	To	
Comments		
No Comments		

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

GPA Application**Report Date** 03/13/2007 04:03 PM**Submitted By**

Page 3

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1160962 ☐ Foreign
Effective		Expire			
Name	SOUTHWEST DESERT EQUITIES L L C				
Day Phone	(702)242-4949 x	Eve Phone		Organization	% FOCUS COML GROUP INC
Pager		PIN #		Position	
Fax	(702)242-0414	Mobile		Profession	
E-Mail					
Address	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS, NV 89129				
Seasonal Addr					
Valid From		To			
Comments	Contact Darrin Badger				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**GPA Application****Report Date** 03/13/2007 04:03 PM**Submitted By**

Page 4

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1266366 ☐ Foreign
Effective		Expire			
Name	DESERT HILLS PROPERTIES L L C				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	3455 CLIFF SHADOW PKWY #220 LAS VEGAS, NV 89129				
Seasonal Addr					
Valid From		To			
Comments					
	No Comments				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**GPA Application****Report Date** 03/13/2007 04:03 PM**Submitted By**

Page 5

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC495631 ☐ **Foreign**
Effective **Expire**
Name BRAIN SURGERY L L C
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129
Seasonal Addr
Valid From **To**
Comments
No Comments

Primary N **Capacity** APPL **Contact ID** AC1160962 ☐ **Foreign**
Effective **Expire**
Name SOUTHWEST DESERT EQUITIES L L C
Day Phone (702)242-4949 x **Eve Phone** **Organization** % FOCUS COML GROUP INC
Pager **PIN #** **Position**
Fax (702)242-0414 **Mobile** **Profession**
E-Mail
Address 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129
Seasonal Addr
Valid From **To**
Comments
Contact Darrin Badger

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC866561 ☐ **Foreign**
Effective **Expire**
Name QUADRANT PLANNING
Day Phone (702)216-2096 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)242-0414 **Mobile** **Profession**
E-Mail
Address 3455 CLIFF SHADOWS PKWY
SUITE 220
LAS VEGAS, NV 89129
Seasonal Addr
Valid From **To**
Comments
Contact Chris Dingell

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$1000.00)	Paid
MAILING LABEL FEE (\$50.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

GPA Application

Report Date 03/13/2007 04:03 PM

Submitted By

Page 6

Item Description

Item Status

Check Conditions	Conditions Successful
Z-GPAPTLAB (PT-NEIGHBORHOOD LABELS DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(AT-WILL PLANS BE ROUTED)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

MAILING LABEL FEE	P	03/13/2007 10:35	50.00
NOTIFICATION & ADVERTISING FEE	P	03/13/2007 10:35	300.00
PROCESSING FEE	P	03/13/2007 10:35	1000.00
Total Unpaid		0.00	Total Paid 1350.00

Inspections

There are no Inspections for this Report

Review Activities

Act#	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					

There are no Review Activities for this Report

Activity Review Details

Detail SUBMITTAL CHECKLIST (GPA)

Modified By PLOWENSTEIN

Modified Date/Time 03/13/2007 10:30

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- ☒ Pre-Application Conference Checklist
- ☒ Application/Petition Form
- ☒ Deed and Legal Description
- ☒ Justification Letter
- ☒ Assessors Parcel map
- ☒ Location Map (19 Folded Blue Lines, 1 Rolled Colored)
- ☒ Laser Print Site Plan
- ☒ Statement of Financial Interest

☒ Does applicant want mailing labels for neighborhood meeting?

Check Conditions

Condition Supervisor Required

Approval

Approved By Comments

Approved Date

Applied By

Applied Date

Assigned

Z-GPAPTLAB
N

982721

03/13/2007 10:30

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

GPA Application

Report Date 03/13/2007 04:03 PM

Submitted By

Page 7

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

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

GENERAL PLAN AMEND

General Plan Information

- N Parent Project link required?
- N Project of Regional Significance?
- N Redevelopment Plan Amendment?

Final City Council letter received

General Plan Sector
CENTENNIAL HILLS

Annotated minutes received

Meeting Information

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

04/26/2007 PC SCHEDULED

0 0 0

PLOWENSTEIN 03/13/2007

General Plan Amend Grid	Acres	Existing GPD	Proposed GPD	Approved GPD	Approval Date
Comments Added By	Modified By				

2.50 RNP PCD

PLOWENSTEIN

20.80 R PCD

PLOWENSTEIN

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 980110 03/13/2007 10:36

0.00

CHRIS DINGELL/SOUTHWEST DESERT EQUITIES CK 10958 & 10948

Report Date 03/13/2007 04:03 PM

Submitted By

Page 8

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

Model Home Details

No Model Home Details

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location) SEC OF HUALAPAI AND DEERSPRINGS
 Project Name N/A Proposed Use PLANNED DEVELOPMENT
 Assessor's Parcel #(s) 125-19-301-001, 002, 003, 004, 005, AND 013 Ward # 6
 General Plan: existing R proposed PCD Zoning: existing R-E proposed U(PCD)
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 23.3 Lots/Units N/A Density N/A
 Additional Information

PROPERTY OWNER BRAIN SURGERY, LLC Contact DARRIN BADGER
 Address 3455 CLIFF SHADOWS PKWY, 220 Phone: 242-4949 Fax: 242-0414
 City LAS VEGAS State NV Zip 89129

APPLICANT SW DESERT EQUITIES, LLC Contact DARRIN BADGER
 Address 3455 CLIFF SHADOWS PKWY, 220 Phone: 242-4949 Fax: 242-0414
 City LAS VEGAS State NV Zip 89129

REPRESENTATIVE QUADRANT PLANNING Contact CHRIS DINGELL
 Address 3455 CLIFF SHADOWS PKWY, 220 Phone: 216-2096 Fax: 242-0414
 City LAS VEGAS State NV Zip 89129

Property Owner Signature*

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

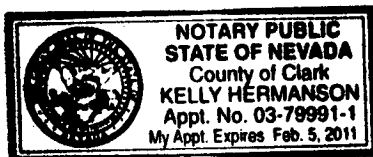
Print Name JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA-20465</u>
Meeting Date:	<u>4/26/07</u>
Total Fee:	<u>\$1,350.00</u>
Date Received:*	<u>3/13/07</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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) SEC OF HUALAPAI AND DEERSPRINGS

Project Name N/A Proposed Use PLANNED DEVELOPMENT

Assessor's Parcel #(s) 125-19-301-001, 002, 003, 004, 005, AND 013 Ward # 6

General Plan: existing R proposed PCD Zoning: existing R-E proposed U(PCD)

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 23.3 Lots/Units N/A Density N/A

Additional Information

PROPERTY OWNER K R LAND COMPANY, LLC

Contact DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220

Phone: 242-4949 Fax: 242-0414

City LAS VEGAS

State NV Zip 89129

APPLICANT SW DESERT EQUITIES, LLC

Contact DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220

Phone: 242-4949 Fax: 242-0414

City LAS VEGAS

State NV Zip 89129

REPRESENTATIVE QUADRANT PLANNING

Contact CHRIS DINGELL

Address 3455 CLIFF SHADOWS PKWY, 220

Phone: 216-2096 Fax: 242-0414

City LAS VEGAS

State NV Zip 89129

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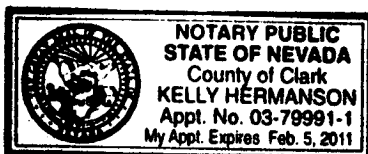
Print Name JOHN A. RITTER

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This 1 day of MARCH, 2007

Kelly Hermanson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GPA-20465

Meeting Date: 4/26/07

Total Fee: \$1,350.00

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) SEC OF HUALAPAI AND DEERSPRINGS

Project Name N/A **Proposed Use** PLANNED DEVELOPMENT

Assessor's Parcel #(s) 125-19-301-001, 002, 003, 004, 005, AND 013 **Ward #** 6

General Plan: existing R/RNP proposed PCD **Zoning:** existing R-E proposed U(PCD)

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 23.3 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER SW DESERT EQUITIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

APPLICANT SW DESERT EQUITIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

REPRESENTATIVE QUADRANT PLANNING **Contact** CHRIS DINGELL

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 216-2096 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

Property Owner Signature*

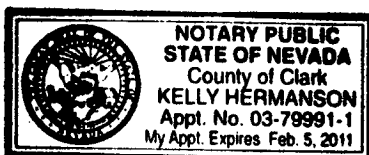
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Print Name JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GDA-20465

Meeting Date: 4/26/07

Total Fee: \$1,350.00

Date Received:* 3/13/07

Received By: [Signature]

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) SEC OF HUALAPAI AND DEERSPRINGS

Project Name N/A **Proposed Use** PLANNED DEVELOPMENT

Assessor's Parcel #(s) 125-19-301-001, 002, 003, 004, 005, AND 013 **Ward #** 6

General Plan: existing R proposed PCD **Zoning:** existing R-E proposed U(PCD)

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 23.3 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER DESERT HILLS PROPERTIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

APPLICANT SW DESERT EQUITIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

REPRESENTATIVE QUADRANT PLANNING **Contact** CHRIS DINGELL

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 216-2096 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

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FOR DEPARTMENT USE ONLY

Case # GPA - 20465

Meeting Date: 4/26/07

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Received By: [Signature]

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) SEC OF HUALAPAI AND DEERSPRINGS

Project Name N/A **Proposed Use** PLANNED DEVELOPMENT

Assessor's Parcel #(s) 125-19-301-001, 002, 003, 004, 005, AND 013 **Ward #** 6

General Plan: existing R proposed PCD **Zoning:** existing R-E proposed U(PCD)

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 23.3 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER NW INVESTMENTS, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

APPLICANT SW DESERT EQUITIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 242-4949 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

REPRESENTATIVE QUADRANT PLANNING **Contact** CHRIS DINGELL

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 216-2096 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

Property Owner Signature*

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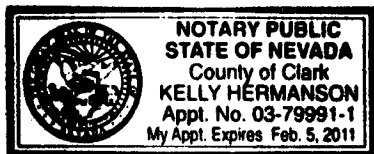
Print Name JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Humanson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GPA-20465

Meeting Date: 4/26/07

Total Fee: \$1,350.00

Date Received:* 3/13/07

Received By: [Signature]

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Justification Letter



JUSTIFICATION LETTER

Separator Sheet

March 1, 2007

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101



**SUBJECT: JUSTIFICATION LETTER FOR A GENERAL PLAN
AMENDMENT TO THE CENTENNIAL HILLS SECTOR PLAN
FROM RURAL DENSITY RESIDENTIAL (R) AND RURAL
NEIGHBORHOOD PRESERVATION (RNP) TO PLANNED
COMMUNITY DISTRICT (PCD) ON APPROXIMATELY 23.3
ACRES LOCATED AT THE SOUTHEAST CORNER OF
DEERSPRINGS ROAD AND HUALAPAI WAY (APN 125-19-301-
001 THRU 005, AND 013)**

Dear Doug:

My office represents the applicant in the above mentioned request to amend the Centennial Hills Sector Plan from R and RNP to PCD on the subject property. It is our intention to develop a master plan on the subject property at a later date.

There are four criteria that must be affirmed in the granting of a General Plan Amendment pursuant to Title 19.18.030. Our responses to these four criteria are as follows:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses or zoning districts..**

The General Plan for this area designates the subject property as R (Rural Density Residential) and RNP (Rural Neighborhood Preservation Residential). The proposed change to Planned Community District could be compatible with the surrounding area, as the area surrounding this request has changed considerably since the original Centennial Hills Sector Plan was approved. The Cliff's Edge Master Planned Community was approved on the parcels directly to the east of the subject site. The parcels directly to the east have been designated for Medium Density Residential which allows up to 25 dwelling units per acre.

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

☎ 702 395 3154
☎ 702 242 0414
✉ info@quadplan.com
www.quadplan.com

**GPA-20465
04/26/07 PC**

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

To the west, across Hualapai Way, is property zoned PD (Planned Development) and planned for multi-family at up to 25 dwelling units per acre. To the south is the I-215 beltway. To the north and east are undeveloped properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

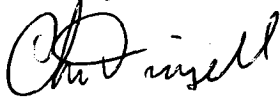
The subject site is located at the intersection of Hualapai Way a 100 foot right-of-way and Deer Springs Road an eighty foot wide right-of-way. In addition, Hualapai Way will have an interchange with the I-215 beltway. These roadways will provide adequate service to the proposed development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

Policy B10 of the Centennial Hills Sector Plan which encourages the development of options, guidelines, and incentives for the use of innovative master development plans.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project.

Sincerely,

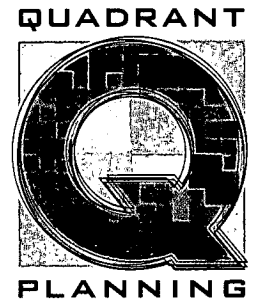


CHRIS DINGELL, AICP
PLANNING COORDINATOR

**GPA-20465
04/26/07 PC**

March 1, 2007

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101



**SUBJECT: JUSTIFICATION LETTER FOR A GENERAL PLAN
AMENDMENT TO THE CENTENNIAL HILLS SECTOR PLAN
FROM RURAL DENSITY RESIDENTIAL (R) AND RURAL
NEIGHBORHOOD PRESERVATION (RNP) TO PLANNED
COMMUNITY DISTRICT (PCD) ON APPROXIMATELY 23.3
ACRES LOCATED AT THE SOUTHEAST CORNER OF
DEERSPRINGS ROAD AND HUALAPAI WAY (APN 125-19-301-
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3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

☎ 702 395 3154

☎ 702 242 0414

✉ info@quadplan.com

www.quadplan.com

**GPA-20465
04/26/07 PC**

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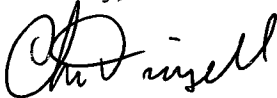
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Sincerely,



CHRIS DINGELL, AICP
PLANNING COORDINATOR

**GPA-20465
04/26/07 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: BRAIN SURGERY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: _____

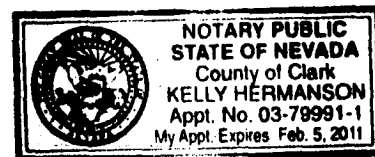
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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

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City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

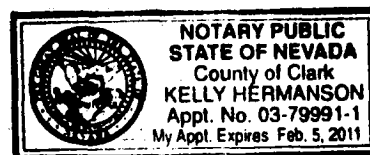
Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: _____

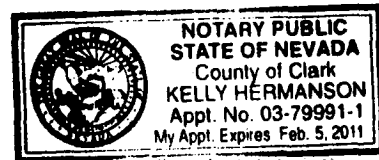
Signature of Property Owner: _____

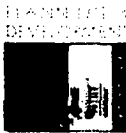
Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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: _____

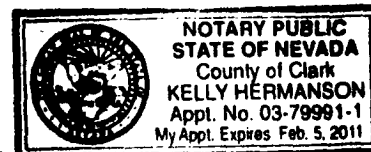
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2009

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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City Official: _____

Partner(s): _____

APN: _____

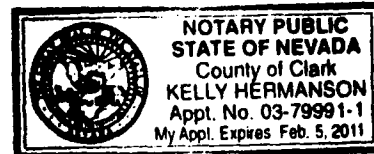
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: BRAIN SURGERY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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

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City Official: _____

Partner(s): _____

APN: _____

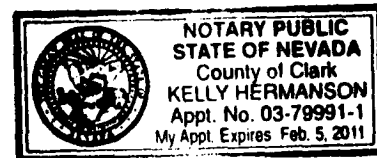
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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Partner(s): _____

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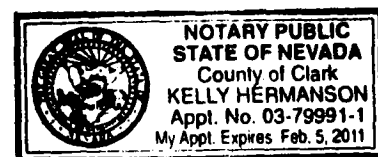
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

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Kelly Hermanson
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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City Official: _____

Partner(s): _____

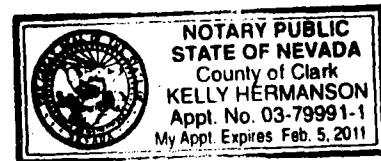
APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

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This 1 day of MARCH, 2007
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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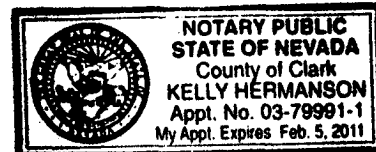
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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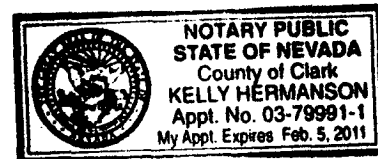
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07

Kelly Hermanson
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: BRAIN SURGERY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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?

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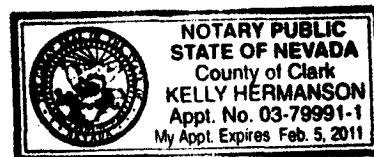
APN: _____

Signature of Property Owner: _____ *John A. Ritter* *CJC*

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 20 07
Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

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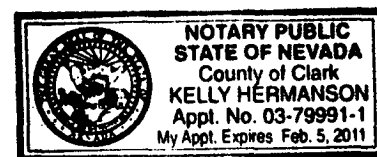
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Print Name: JOHN A. RITTER

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Kelly Hermanson
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-20465** APN: 125-19-301-001, 002, 003, 004, 005 and 013

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: QUADRANT PLANNING

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Partner(s): _____

APN: _____

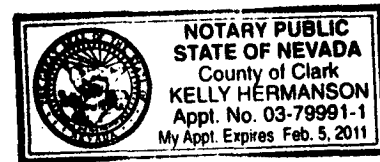
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 1 day of MARCH, 2007

Kelly Hermanson
Notary Public in and for said County and State



Deed



Separator Sheet



HOLDINGS MANAGER, LLC

☐ PRINT

Business Entity Information

Status:	Active	File Date:	11/15/1994
Type:	Domestic Limited-Liability Company	Corp Number:	LLC17656-1994
Qualifying State:	NV	List of Officers Due:	11/30/2007
Managed By:	Managers	Expiration Date:	11/15/2024

Resident Agent Information

Name:	JOHN A RITTER	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	STE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

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

Officers

☐ Include Inactive Office

Manager - JOHN A RITTER

Address 1:	3455 CLIFFS SHADOWS PKWY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	



NORTHWEST INVESTMENTS, LLC

PRI

Business Entity Information

Status:	Active	File Date:	11/1/2005 2:05:01 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0737642005-5
Qualifying State:	NV	List of Officers Due:	11/30/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information

Name:	THOMAS J. DEVORE	Address 1:	3455 CLIFF SHADOWS PARKWAY
Address 2:	SUITE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

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

Officers

☐ Include Inactive Office

Manager - HOLDINGS MANAGER, LLC

Address 1:	3455 CLIFF SHADOWS PKWY, SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	



DESERT HILLS PROPERTIES, LLC

PRINT

Business Entity Information

Status:	Active	File Date:	1/23/2002
Type:	Domestic Limited-Liability Company	Corp Number:	LLC741-2002
Qualifying State:	NV	List of Officers Due:	1/31/2007
Managed By:	Managers	Expiration Date:	1/23/2502

Resident Agent Information

Name:	JOHN A RITTER	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	STE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

View all business entities under this resident agent

Financial Information

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

Officers

☐ Include Inactive Office

Manager - HOLDINGS MANAGER, LLC

Address 1:	3455 CLIFF SHADOWS PKWY SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	



BRAIN SURGERY, LLC

Business Entity Information

Status:	Active	File Date:	7/3/2001
Type:	Domestic Limited-Liability Company	Corp Number:	LLC7132-2001
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	7/3/2501

Resident Agent Information

Name:	JOHN RITTER	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	STE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

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

Officers

☐ Include Inactive Office

Manager - HOLDINGS MANAGER LLC

Address 1:	3455 CLIFF SHADOWS PKWY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	



KR LAND COMPANY, LLC

Business Entity Information

Status:	Active	File Date:	12/11/2001
Type:	Domestic Limited-Liability Company	Corp Number:	LLC13446-2001
Qualifying State:	NV	List of Officers Due:	12/31/2006
Managed By:	Managers	Expiration Date:	12/11/2501

Resident Agent Information

Name:	JOHN A RITTER	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	STE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

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

Officers

☐ Include Inactive Office

Manager - HOLDINGS MANAGER, LLC

Address 1:	3455 CLIFF SHADOWS PARKWAY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

SOUTHWEST DESERT EQUITIES LLC

Business Entity Information

Status:	Active	File Date:	8/29/1996
Type:	Domestic Limited-Liability Company	Corp Number:	LLC14458-1996
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:	Managers	Expiration Date:	8/29/2026

Resident Agent Information

Name:	FERA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	STE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
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 - DARRIN D BADGER

Address 1:	3455 CLIFF SHADOWS PKWY, SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	USA
Status:	Active	Email:	

Manager - JOHN A RITTER

Address 1:	3455 CLIFF SHADOWS PKWY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC14458-1996-001	# of Pages:	4
File Date:	08/29/1996	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14458-1996-008	# of Pages:	1
File Date:	07/07/1998	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14458-1996-007	# of Pages:	1
File Date:	08/14/1999	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		

Document Number:	LLC14458-1996-009	# of Pages:	1
File Date:	06/13/2000	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14458-1996-006	# of Pages:	1
File Date:	07/17/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14458-1996-005	# of Pages:	1
File Date:	07/22/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	LLC14458-1996-003	# of Pages:	1
File Date:	02/03/2003	Effective Date:	
JOHN A RITTER STE 204 APN			
3320 N BUFFALO DR LAS VEGAS NV 89129 APN			
Action Type:	Annual List		
Document Number:	LLC14458-1996-004	# of Pages:	1
File Date:	09/05/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14458-1996-002	# of Pages:	1
File Date:	09/07/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050400937-20	# of Pages:	1
File Date:	08/30/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Amended List		
Document Number:	20060221240-29	# of Pages:	1
File Date:	04/06/2006	Effective Date:	
(No Notes for this action)			
Action Type:	Amended List		
Document Number:	20060329977-05	# of Pages:	1
File Date:	05/24/2006	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060552829-49	# of Pages:	1
File Date:	08/29/2006	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Name Change		
Document Number:	20070085394-98	# of Pages:	2
File Date:	02/01/2007	Effective Date:	
(No Notes for this action)			

Property Profile

OWNER and PROPERTY

Owner : K R Land Company L L C
Owner Type : C - Corporation
Co-Owner : Focus Coml Group
Phone # : N/A
Mail Address : 3455 Cliff Shadows Pkwy Las Vegas NV 89129
Site Address : Las Vegas NV 89149
Parcel : 125-19-301-001 **Census** : 32.032
School District : Clark County **Tax Area** : 000125
Local Map : 60-19-19-SW **# Props** : 2
Flood Map : N/A **Own Occ** : No
Housing Tract : PT NW4 SW4 SEC 19 19 60
Lot / Block : SEE LEGAL
Legal Desc : PT NW4 SW4 SEC 19 19 60

TRANSFER INFORMATION

Date w/ \$: 4/25/2002
Doc # w/ \$: 02042501791
Price : \$475,000
Type : F - Full Value
\$ Sqft : N/A
Date w/o \$: N/A
Doc # w/o \$: N/A

TAX and ASSESSMENT

Land : \$716,352
Structure : \$0
Total : \$716,352
Improved : 0%
Tax Year : 05-06
Taxes : \$19,500.53

LOAN INFORMATION

Loan : \$614,000
Lender : Kr Land Co Llc
Loan Type : N - Conventional
Rate Type : F - Fixed

PREVIOUS OWNER

Date : N/A
Price : \$0
Name : N/A

PROPERTY CHARACTERISTICS

Land Use : Vacant Land
Zone : N/A
Rooms : N/A **Pool** : No **Yr Blt** : N/A **Bldg Sqft** : N/A
Bedrooms : N/A **Garage** : No **Stories** : N/A **Lot Sqft** : 232,175
Bathrooms : N/A **Units** : N/A **Acres** : 5.33

Chicago Title

This information is believed to be accurate, but is not guaranteed.

20020425
01791

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-301-001

b)

c)

d)

2. Type of Property:

a) ☒ Vacant Landc) ☐ Condo/Townhomee) ☐ Apt. Bldg.g) ☐ Agriculturali) ☐ Other _____b) ☐ Single Fam. Resid) ☐ 2-4 Plexf) ☐ Comm'l/Ind'lh) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: 111

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$475,000.00Deed in Lieu of Foreclosure Only (value of property): ()Transfer Tax Value: \$475,000.00Real Property Transfer Tax Due: \$1,187.50

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]

Signature: _____

Capacity: MAA/Notary

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Yam Limited PartnershipAddress: 2500 N. Virginia AveCity: Las VegasState: NV Zip: 89129

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Yam Limited Partnership LLCAddress: 2520 N. Virginia AveCity: Las VegasState: NV Zip: 89129

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

Print Name: United Title of NevadaEscrow #: 0212213-027Address: P.O. Box 70480City/State/Zip: Las Vegas, Nevada 89170-0480

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

1791

20020425
01191

APN: 125-19-301-001
 Amt: R.P.T.T. \$1,187.50
 WHEN RECORDED MAIL TO:
 KR Land Company, LLC
 3320 N. Buffalo, #204
 Las Vegas, NV 89129

MAIL TAX STATEMENTS TO:
 KR Land Company, LLC
 3320 N. Buffalo, #204
 Las Vegas, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sani Limited Partnership, a Nevada Limited Partnership

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

KR Land Company, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
 All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., said parcel also known as Government Lot 24, Section 19, Township 19, South, Range 60 East, M.D.B. & M.

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PART

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 thereto belonging or in anywise appertaining.

Witness my/our hand(s) this _____ day of _____

SELLERS:

Sani Limited Partnership

By: William Sani, General Partner

By: Renu Sani, General Partner

STATE OF NEVADA)

Escrow No. 02122213-027-FB

COUNTY OF Clark) ss.

This instrument was acknowledged before me on
 Nov 13, 2006 by
 William Sani, General Partner and Renu Sani,
 General Partner of Sani Limited Partnership.

Notary Public

My commission expires:

BETSYANNE PETERSON
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Feb. 27, 2007

20020425
01791

APN: 125-19-301-001
Attn: R.P.T.T. Ed/Veh/ld
WHEN RECORDED MAIL TO:
KR Land Company, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sani Limited Partnership, a Nevada Limited Partnership

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

KR Land Company, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., said parcel also known as Government Lot 24, Section 19, Township 19, South, Range 60 East, M.D.B. & M.

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PART

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 thereto belonging or in anywise appertaining.

Witness my/our hand(s) this 16th day of April, 2002

SELLERS:

Sani Limited Partnership

By: William Sani, General Partner

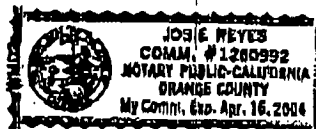
By: Renu Sani, General Partner

STATE OF California

COUNTY OF Orange

Escrow No. 02122213-027-FB

This instrument was acknowledged before me on April 16, 2002 by William Sani, General Partner and Renu Sani, General Partner of Sani Limited Partnership.



Josie Reyes Notary Public
Notary Public
My commission expires: 4-16-04

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED TITLE OF NEVADA

04-25-2002 16:05 MSH

BOOK: 20020425 INST: 01791

FEE: 15.00 APTT: 1,187.50

Property Profile

OWNER and PROPERTY

Owner : Northwest Investments L L C
Owner Type : C - Corporation
Co-Owner : N/A
Phone # : N/A
Mail Address : 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129
Site Address : Las Vegas NV 89149
Parcel : 125-19-301-002
School District : Clark County
Local Map : 60-19-19-SW
Flood Map : N/A
Housing Tract : GOV LOT 23
Lot / Block : SEE LEGAL
Legal Desc : GOV LOT 23

Census : 32.032
Tax Area : 000125
Props : 12
Own Occ : No

TRANSFER INFORMATION

Date w/ \$: 5/19/2006
Doc # w/ \$: 06051203282
Price : \$2,950,000
Type : F - Full Value
\$ Sqft : N/A
Date w/o \$: 5/12/2006
Doc # w/o \$: 06051203282

LOAN INFORMATION

Loan : \$0
Lender : N/A
Loan Type : U - Unavailable
Rate Type : U - Unavailable

TAX and ASSESSMENT

Land : \$962,500
Structure : \$0
Total : \$962,500
Improved : 0%
Tax Year : 05-06
Taxes : \$26,201.18

PREVIOUS OWNER

Date : N/A
Price : \$0
Name : Usa

PROPERTY CHARACTERISTICS

Land Use : Vacant Land
Zone : N/A
Rooms : N/A **Pool** : No **Yr Blt** : N/A **Bldg Sqft** : N/A
Bedrooms : N/A **Garage** : No **Stories** : N/A **Lot Sqft** : 217,800
Bathrooms : N/A **Units** : N/A **Acres** : 5.00

Chicago Title

This information is believed to be accurate, but is not guaranteed.

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-301-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$2,966,695.00

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

Transfer Tax Value:

\$2,966,695.00

Real Property Transfer Tax Due:

\$15,131.70

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 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 Buyer

Signature _____

Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Southwest Desert Equities, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Northwest Investments, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

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

Print Name: Chicago Title

Escrow #: 06030608-112

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

3282

(3-1) CH

20060512-0003282

APN: 125-19-301-002
Affix R.P.T.T. \$15,131.70

Fee: \$15.00 RPTT: \$15,131.70
N/C Fee: \$0.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

05/12/2006 13:51:16
T20060084670

NORTHWEST INVESTMENTS, LLC
3455 CLIFF SHADOWS PKWY, #220
LAS VEGAS, NV 89129

Requestor:
CHICAGO TITLE

Frances Deane LEX
Clark County Recorder Pgs: 3

ESCROW NO: 06030608-112-LMH

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Southwest Desert Equities, 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

Northwest Investments, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Government Lot Twenty-Three (23) in Section 19, Township 19 South, Range 60 East, M.D.M., Clark County,
Nevada.

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 24 day of April 2006

SELLERS:
Southwest Desert Equities, LLC

By: John A. Ritter, Manager

ESCROW NO: 06030608-112-LMH

STATE OF NEVADA

)
) ss.

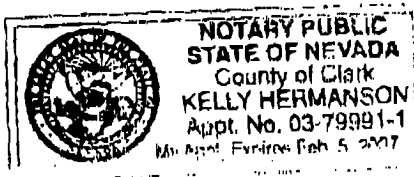
COUNTY OF Clark

)

This instrument was acknowledged before me on
04-24-06 by
John A. Ritter, Manager of Southwest Desert
Equities, LLC.

Kelly Hermanson
Notary Public

My commission expires: 02/05/07



Property Profile

OWNER and PROPERTY

Owner : Desert Hills Properties L L C
Owner Type : C - Corporation
Co-Owner : N/A
Phone # : N/A
Mail Address : 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129
Site Address : Las Vegas NV 89149
Parcel : 125-19-301-003
School District : Clark County
Local Map : 60-19-19-SW
Flood Map : N/A
Housing Tract : GOV LOT 22
Lot / Block : SEE LEGAL
Legal Desc : GOV LOT 22

Census : 32.032
Tax Area : 000125
Props : 5
Own Occ : No

TRANSFER INFORMATION

Date w/ \$: 10/28/2002
Doc # w/ \$: 02102802187
Price : \$475,000
Type : F - Full Value
\$ Sqft : N/A
Date w/o \$: N/A
Doc # w/o \$: N/A

TAX and ASSESSMENT

Land : \$962,500
Structure : \$0
Total : \$962,500
Improved : 0%
Tax Year : 05-06
Taxes : \$26,201.18

LOAN INFORMATION

Loan : \$275,000
Lender : Seller
Loan Type : N - Conventional
Rate Type : F - Fixed

PREVIOUS OWNER

Date : N/A
Price : \$0
Name : N/A

PROPERTY CHARACTERISTICS

Land Use : Vacant Land
Zone : N/A
Rooms : N/A **Pool** : No **Yr Blt** : N/A **Bldg Sqft** : N/A
Bedrooms : N/A **Garage** : No **Stories** : N/A **Lot Sqft** : 217,800
Bathrooms : N/A **Units** : N/A **Acres** : 5.00

Chicago Title

This information is believed to be accurate, but is not guaranteed.

20021028
02187

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-301-003

b)

c)

d)

2. Type of Property:

a) ☒ Vacant Landc) ☐ Condo/Twnhsee) ☐ Apt. Bldg.g) ☐ Agriculturali) ☐ Other _____b) ☐ Single Fam. Resid) ☐ 2-4 Plexf) ☐ Comm'l/Ind'lh) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$475,000.00Deed in Lieu of Foreclosure Only (value of property): ()Transfer Tax Value: \$475,000.00Real Property Transfer Tax Due: \$1,187.50

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Signature _____

Capacity Buyer

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ADRIAN L. BROWN
Address: P.O. Box 370617
City: Las Vegas
State: NV Zip: 89137

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Desert Hills Properties
Address: 3329 N. Buffalo #204
City: Las Vegas
State: NV Zip: 89129

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 #: 02122449-027

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

2187

2007/10/20
02187

APN: 125-19-301-003
 AM: R.P.T.T. \$1,187.50
 WHEN RECORDED MAIL TO and MAIL TAX
 STATEMENTS TO:
 Desert Hills Properties, LLC
 3320 N. BUFFALO, #204
 LAS VEGAS, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership, under agreement dated December 20, 1978
 in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
 acknowledged, do hereby Grant, Bargain, Sell and Convey to

Desert Hills Properties, LLC, a Nevada Limited Liability Company
 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
 All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
 Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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 thereto belonging or in
 anywise appertaining.

Witness my/our hand(s) this 22 day of July, 2002

SELLERS:

Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA

COUNTY OF Clark

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on
July 22, 2002 by
RICHARD D. ETTER as
 General Partner of Acorn Associates.



NOTARY PUBLIC - NEVADA

Residing at Clark, Nevada

My Comm. Expires 11-15-2004

Notary Public

My commission expires: Nov 15, 2004

2007-10-28
02187

APN: 125-19-301-003
 Affix R.P.T.T. #1787240
 WHEN RECORDED MAIL TO and MAIL TAX
 STATEMENTS TO:
 Desert Hills Properties, LLC
 3320 N. BUFFALO, #204
 LAS VEGAS, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership, under agreement dated December 20, 1978
 in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
 acknowledged, do hereby Grant, Bargain, Sell and Convey to

Desert Hills Properties, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
 All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
 Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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 thereto belonging or in
 anywise appertaining.

Witness my/our hand(s) this 17 day of July, 2006.

SELLERS:

Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA)

) ss.

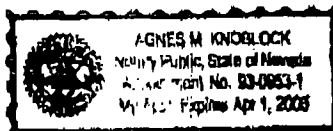
COUNTY OF Clark)

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on
July 17, 2006 by
Peter M. Thomas as
 General Partner of Acorn Associates.

Notary Public

My commission expires: 4/1/05



2002449-027-FB

APN: 125-19-301-003

APR: R.P.T.T. 58/19749

WHEN RECORDED MAIL TO and MAIL TAX

STATEMENTS TO:

Desert Hills Properties, LLC

3320 N. BUFFALO, #204

LAS VEGAS, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership, under agreement dated December 20, 1978
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Desert Hills Properties, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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 22 day of July, 2002

SELLERS:

Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA Arizona)

) ss.

COUNTY OF Clark Cocoma)

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on

July 22, 2002 by

General Partner of Acorn Associates.

Notary Public

My commission expires: 6.13.03

CLARK COUNTY, NEVADA
JUDICIAL DEPARTMENT, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA
10-28-2002 14100 DMJ PAGE COUNT: 4

OFFICIAL RECORDS
BOOK/INSTR: 2002/028-01187 FEE: 17.00
RPTT: 1,167.50

Property Profile

OWNER and PROPERTY

Owner : Southwest Desert Equities L L C
Owner Type : C - Corporation
Co-Owner : N/A
Phone # : N/A
Mail Address : 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129
Site Address : Las Vegas NV 89149
Parcel : 125-19-301-004 **Census** : 32.032
School District : Clark County **Tax Area** : 000125
Local Map : 60-19-19-SW **# Props** : 76
Flood Map : N/A **Own Occ** : No
Housing Tract : PT GOV LOT 21
Lot / Block : SEE LEGAL
Legal Desc : PT GOV LOT 21

TRANSFER INFORMATION

Date w/ \$: 1/16/2004
Doc # w/ \$: 04022601334
Price : \$400,000
Type : F - Full Value
\$ Sqft : N/A
Date w/o \$: 2/26/2004
Doc # w/o \$: 04022601334

LOAN INFORMATION

Loan : \$325,000
Lender : Mohr Trust
Loan Type : N - Conventional
Rate Type : F - Fixed

TAX and ASSESSMENT

Land : \$336,000
Structure : \$0
Total : \$336,000
Improved : 0%
Tax Year : 05-06
Taxes : \$9,146.59

PREVIOUS OWNER

Date : N/A
Price : \$5,800
Name : Lepczyk Donald M & A
 Rev Liv Tr

PROPERTY CHARACTERISTICS

Land Use : Vacant Land
Zone : N/A
Rooms : N/A **Pool** : No **Yr Blt** : N/A **Bldg Sqft** : N/A
Bedrooms : N/A **Garage** : No **Stories** : N/A **Lot Sqft** : 108,900
Bathrooms : N/A **Units** : N/A **Acres** : 2.50

Chicago Title

This information is believed to be accurate, but is not guaranteed.

STATE OF NEVADA
DECLARATION OF VALUE20040226
01334

1. Assessor Parcel Number(s)
a) 125-19-301-001
b)
c)
2. Type of Property
a) ☒ Vacant Land
c) ☐ Condo/Townhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
☐ Other
- b) ☐ Single Fam. Res.
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobil Home

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property: \$
Deed In Lieu of Foreclosure Only (Value of property): \$/a
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: correct Grantors
name WECORD TO CORRECT NAME

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: John R. [unclear]Capacity: John R. [unclear] AgentSignature: Adelphi [unclear]Capacity: Trustee / OwnerSELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: Southwest Desert EquidmAddress: 3455 Cliff Shadow PlCity: Las VegasState: NV Zip: 89139

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

Print Name: First American Title Insurance Co. Escrow #: 54234 CDAddress: 3960 Howard Hughes Parkway, Suite 630, Las Vegas, Nevada, 89109

1332

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER20040226
01334

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

02-26-2004 09:42 KGP

OFFICIAL RECORDS

BOOK/INSTR: 20040226-01334

PAGE COUNT: 4

FEE: 17.00
RPTT: EX#0033
APN NUMBER: 125-19-301-001

4

Re-record to correct name
TITLE ON DOCUMENT:*GRANT, BARBARA, SHERROCK*

RE-RECORDED

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY OF NEVADA

RETURN TO:

Name: FIRST AMERICAN TITLE COMPANY

Address: 2490 PASEO VERDE PKY STE 100

City/State/Zip: HENDERSON NV 89074

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENTThis page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies.)

This cover page must be typed or printed clearly in black ink only.

20040226

.01334

20040116
.00429CLARK COUNTY, NEVADA
FRANCIS DRAME, RECORDER

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF N

01-16-2004

00:26

ADF

OFFICIAL RECORDS

BOOK/INSTR: 20040116-00429

PAGE COUNT:

3

FEE:
RPTT:16.00
2040.00

A.P.N.: 125-19-301-004

File No: NCS-54234-HMLV (cd)

R.P.T.T.: \$2,040.00

EXEMPT

When Recorded, Mail Tax Statements To:

Southwest Desert Equities, LLC

3455 Cliff Shadows Parkway, Suite 220

Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

Donald Martin Lepczyk and Adelyn Sue Lepczyk, Trustees of The Donald Martin Lepczyk and
Adelyn Sue Lepczyk/Revocable Trust
Living

do(es) hereby GRANT, BARGAIN and SELL to

Southwest Desert Equities, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/03/2003

THIS DEED IS BEING RERECORDED TO CORRECT THE GRANTORS NAME

20040226
01334

20040116
00429

Donald Martin Lepczyk and Adelyn Sue
Lepczyk, Trustees of The Donald Martin
Lepczyk and Adelyn Sue Lepczyk Revocable
Trust

Donald Martin Lepczyk
Donald Martin Lepczyk, Trustee

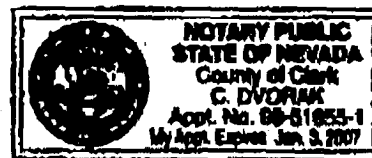
Adelyn Sue Lepczyk
Adelyn Sue Lepczyk, Trustee

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

* This instrument was acknowledged before me on January 7, 2004 by
Lepczyk Revocable Trust. *Donald Martin Lepczyk, Trustee and Adelyn Sue
Lepczyk, Trustee

[Signature]
Notary Public

(My commission expires: 1-3-07)



20040226

.01334

20040518

.00429

EXHIBIT "A"

THE NORTH HALF (N 1/2) OF GOVERNMENT LOT 21; BEING SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

APN: 125-19-301-004

NOV 12 10 12 44

[Signature]

Property Profile

OWNER and PROPERTY

Owner : Southwest Desert Equities L L C
Owner Type : C - Corporation
Co-Owner : J Ritter
Phone # : N/A
Mail Address : 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129
Site Address : Las Vegas NV 89149
Parcel : 125-19-301-005 **Census** : 32.032
School District : Clark County **Tax Area** : 000125
Local Map : 60-19-19-SW **# Props** : 76
Flood Map : N/A **Own Occ** : No
Housing Tract : PT GOV LOT 21
Lot / Block : SEE LEGAL
Legal Desc : PT GOV LOT 21 PT NW4 SW4 SEC 19-19-60

TRANSFER INFORMATION

Date w/ \$: 4/1/2004
Doc # w/ \$: 04040102880
Price : \$402,000
Type : F - Full Value
\$ Sqft : N/A
Date w/o \$: N/A
Doc # w/o \$: N/A

TAX and ASSESSMENT

Land : \$481,250
Structure : \$0
Total : \$481,250
Improved : 0%
Tax Year : 05-06
Taxes : \$13,100.59

LOAN INFORMATION

Loan : \$350,000
Lender : Individual
Loan Type : N - Conventional
Rate Type : F - Fixed

PREVIOUS OWNER

Date : N/A
Price : \$3,000
Name : Sol and Ethel Poler

PROPERTY CHARACTERISTICS

Land Use : Vacant Land
Zone : N/A
Rooms : N/A **Pool** : No **Yr Blt** : N/A **Bldg Sqft** : N/A
Bedrooms : N/A **Garage** : No **Stories** : N/A **Lot Sqft** : 108,900
Bathrooms : N/A **Units** : N/A **Acres** : 2.50

Chicago Title

This information is believed to be accurate, but is not guaranteed.
 Copyright © 1995-2006 CDS Marketing, Inc.

20040401
02880STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-19-301-005

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 RECORDERS OPTIONAL USE ONLY

Document/Instrument

Book

Page:

Date of

Notes

3. Total Value/Sales Price of Property:

\$400,000.00

402,000.⁰⁰

Deed in Lieu of Foreclosure Only (value of property)

(\$

Transfer Tax Value:

\$400,000.00

402,000.⁰⁰

Real Property Transfer Tax Due

\$2040.00

2,050.20

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section:

b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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:

Joe Polar

Capacity:

Seller

Signature:

Ethel Polar

Capacity:

*Seller*SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sol Polar and Ethel Polar

Address: 85-36 Wetherole Street

City: Reno Park

State: NY

Zip: 11374

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Vegas Equities, LLC

Address: Attention: Kelly, 3455 Cliff Shadows

City: Las Vegas

State: NV

Zip: 89129

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

Print Name: First American Title Insurance Company National

File Number: NCS-61849-HHLV cd/lml

Address: 3980 Howard Hughes Parkway, Suite 380

City: Las Vegas

State: NV

Zip: 89109

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

Reproduced by First American Title Insurance Rev18/2001

2880

20040401
02880

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-19-301-005
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 RECORDERS OPTIONAL USE ONLY

Document/Instrument _____
Book _____ Page: _____
Date of _____
Notes _____

3. Total Value/Sales Price of Property:

\$400,000.00 402,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$400,000.00 402,000.00

Real Property Transfer Tax Due

\$2840.00 2,050.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Sol Palar and Ethel PalarAddress: 65-36 Wetherole StreetCity: Rego ParkState: NV Zip: 11374

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Southwest Real Estate LLCAddress: Attention: Kelly, 3455 Cliff ShadowsCity: Las VegasState: NV Zip: 89129

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

Print Name: First American Title Insurance Company National File Number: NCS-81848-MHLV cd/tmlAddress: 3960 Howard Hughes Parkway, Suite 380City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

2880

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER20040401
02880

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

A.P.N.: 125-19-301-005
File No: NCS-61649-HMLV (cd)
R.P.T.T.: \$2,050.20

04-01-2004 14:07 JKA

OFFICIAL RECORDS

BOOK/INSTR: 20040401-02880

PAGE COUNT: 3

FEE: 16.00
RPTT: 2,050.20When Recorded, Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group
3455 Shadows Parkway, Ste. 220
Las Vegas, NV 89129**GRANT, BARGAIN and SALE DEED**

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

Sol Poler and Ethel Poler, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT " A " Attached hereto and made a part hereof

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/26/2003

20040401
02880

Sol Poler
Sol Poler

Ethel Poler
Ethel Poler

STATE OF New York)
COUNTY OF Queens) ss.

This instrument was acknowledged before me on December 3, 2003 by Sol Poler and Ethel Poler.

Ilene Eisner
Notary Public
(My commission expires: _____)
ILENE EISNER
Notary Public, State of New York
No. 41-4693907
Qualified in Queens County
Commission Expires March 30, 2007

20040401
02880

EXHIBIT "A"

Southeast Quarter (SE 1/4), Northeast Quarter (NE 1/4), Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4), Section 19, Township 19, Range 60 East, M.D.B. & M., also described as the South one-half (S 1/2) of Government Lot 2A.

20040315
02213STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-19-301-013

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 RECORDERS OPTIONAL USE ONLY

Document/Instrument

Book

Page:

Date of

Notes:

3. Total Value/Sales Price of Property:

\$429,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$)

Transfer Tax Value:

\$429,000.00

Real Property Transfer Tax Due

\$2,187.90

4. Exemption Claimed:

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

b. Explain reason for exemption: _____

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 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: Hiroko RhodesCapacity: SELLER

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)Print Name: Hiroko RhodesAddress: 20300 Alfreco AvenueCity: Red BluffState: CA Zip: 96080BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: do Focus Commercial GroupAddress: 3455 Cliff Shadows Parkway, Suite 200City: Las VegasState: NV Zip: 89129COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)Print Name: First American Title Insurance Company NationalFile Number: NCS-44941-HHLV cd/rsAddress: 3960 Howard Hughes Parkway, Suite 380City: Las VegasState: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

2213

03/08/2006 10:22 FAX 7027328514

FATCO PRIVATE

0008

20040315
02213STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 12E-18-301-013

b)

c)

d)

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res
 c) ☐ Condo/Townhome 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

Document/Instrument #

Book

Page

Date of

Notes

3. Total Value/Sales Price of Property:

\$429,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$

Transfer Tax Value:

\$429,000.00

Real Property Transfer Tax Due

\$2,187.90

4. Exemption Claimed:

a. Transfer Tax Exemption, per 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 documented information provided herein. Furthermore, the falsification of any claimed exemption, or other false information of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.090, as Buyer and Seller shall be jointly and severally liable for any original amount owed.

Signature:

Capacity:

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Hiroko Ryodes

Address: 20300 Alhambra Avenue

City: Red Bluff

State: CA

Zip: 96080

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: c/o First American Commercial Group

Address: 3455 17th Shadows Parkway, Suite

City: Las Vegas

State: NV

Zip: 89129

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

Print Name: First American Title Insurance Company National

File Number: NCS-4 241-HH-LV col/m

Address: 3980 Howard Hughes Parkway, Suite 380

City: Las Vegas

State: NV

Zip: 89100

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICF FILMED)

Revised 01 by First American Title Insurance Rev 12/2001

2213

Recording Requested by:

First American Title Insurance Co.

APN: 125-19-301-013

Escrow Number: 108-44841 CD

WHEN RECORDED MAIL TO AND

TAX STATEMENTS TO:

R.P.T.T. \$2187.90

Brain Surgery, LLC

3455 Cliffs Shadows Parkway, Ste. 220

Las Vegas, Nv. 89129

GRANT BARGAIN AND

SALE PROCD

FOR VALUABLE CONSIDERATION, receipt of which is hereby

Hiroko Rhodes, a widow

do(es) hereby GRANT, BARGAIN AND SELL TO:

BRAIN SURGERY, LLC, a Nevada limited liability company

The real property situated in the County of Clark, State of Nevada described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof for complete legal description

Subject to:

1. All general and special taxes for the current year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

X Hiroko Rhodes 9/8/03
Hiroko Rhodes Date:

State of)
County of) ss.
County of)

This instrument was acknowledged before me on September 8, 2003 by

HIROKO RHODES

Glenda Exley

Glenda D. Exley

Notary Public

(My Commission expires 3-9-06)

20040315
02213

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF NV

03-15-2004 14:12 AEA

OFFICIAL RECORDS

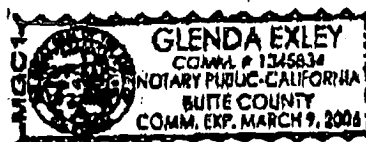
BOOK/INSTR: 20040315-02213

PAGE COUNT: 2

FEE: 40.00
RPTT: 2187.90

NON-COMPLIANCE CHARGE INC: 25.00

acknowledged



20040315
02213

Exhibit "A"

**Government Lot 28 in Section 19, Township 19 South, Range
60 East, M.D.B. & M.**

**Excepting therefrom that portion as conveyed to the County
of Clark in that certain document recorded April 3, 1998 in
Book 980403 as Instrument No. 00327 of Official Records.**

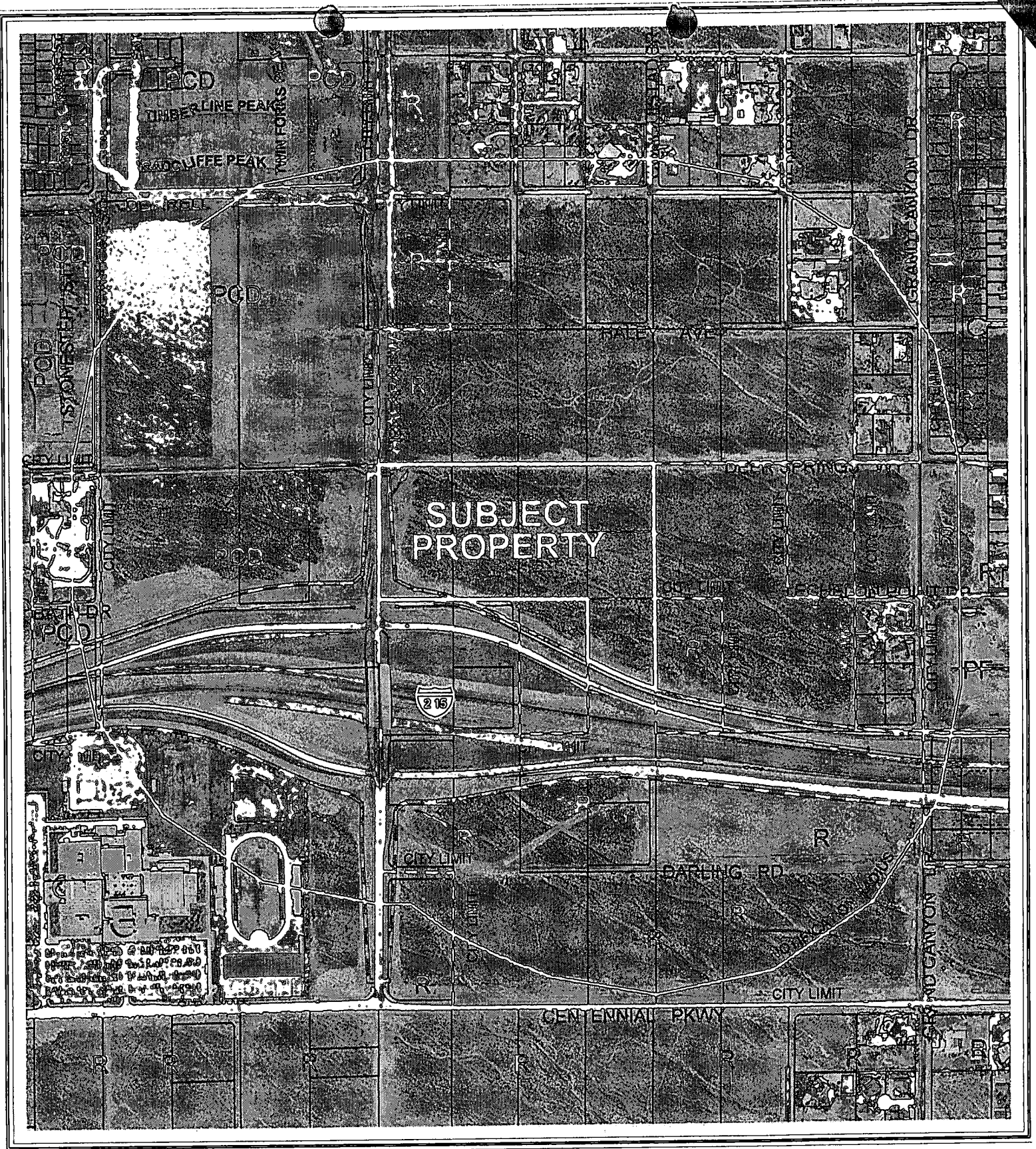
Legal Description(s)

North half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and East half (E1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), excepting the area included in the I-215 right-of-way, of Section 19, Township 19 South, Range 60 East, M.D.B.M., Clark County Nevada.

Plans (PMT)



Separator Sheet



CASE: GPA-20465

RADIUS: 1500 FT

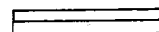
GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

0 500 Feet





GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
APRIL 26, 2007 PLANNING COMMISSION

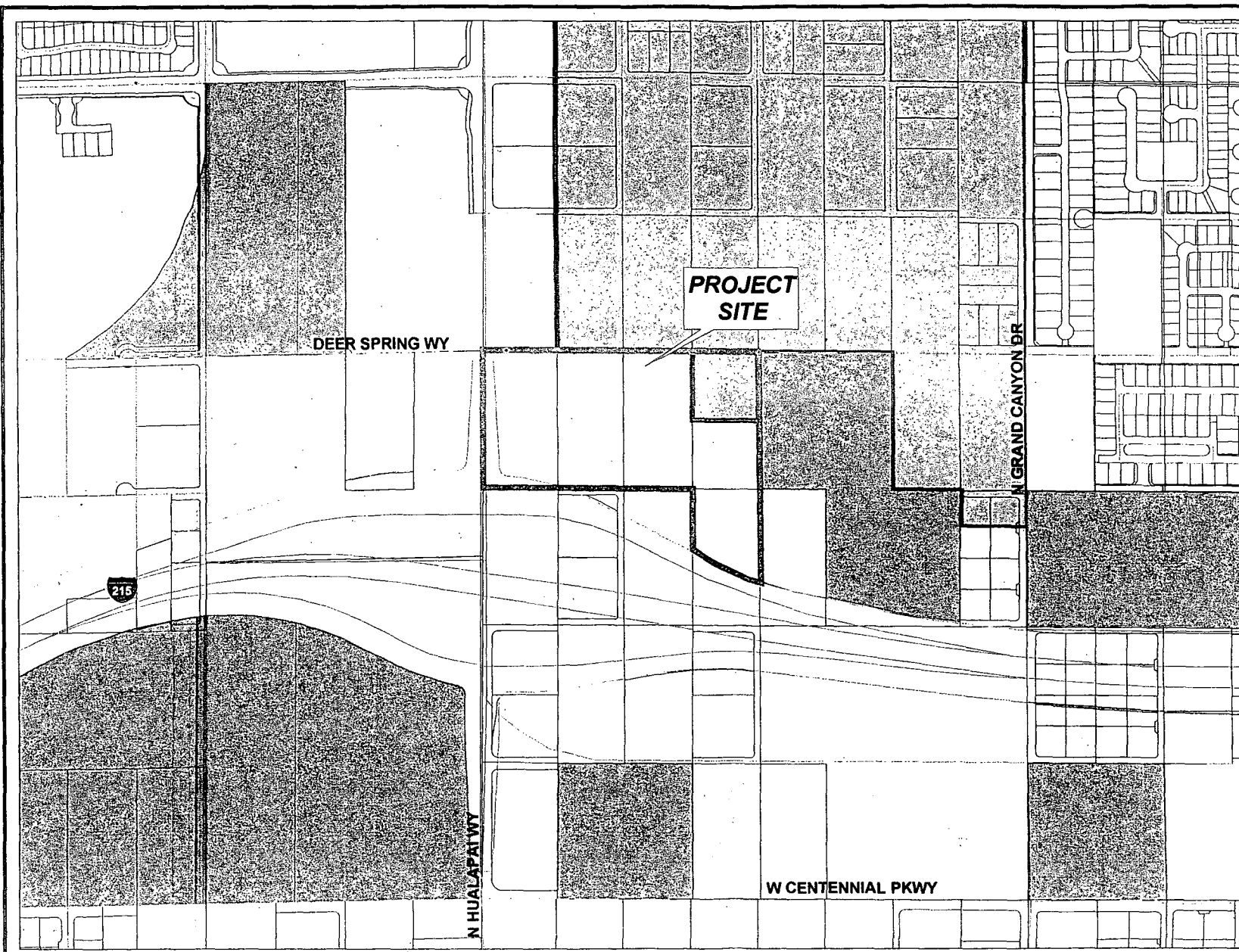
03/26/07

Hualapai & 215

Current Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 du/ac)
- Desert Rural (2.1 - 2.40 du/ac)
- Rural (2.5 - 3.59 du/ac)
- Low (3.6 - 5.5)
- Medium-Low (5.6 - 8.0 du/ac)
- Medium-Low Attached (8.1 - 12 du/ac)
- Medium (12.1 - 25 du/ac)
- High (25+ du/ac)
- Office
- Service Commercial
- General Commercial
- Park/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial Research
- Planned Community Development
- Town Center



NOVEMBER 2006

FILE: P:\GIS Projects\Force Commercial\215 & Hualapai\215 & Hualapai - Current Land Use

GPA-20465
04/26/07 PC

RECEIVED
MAR 13 2007

Hualapai & 215

PROPOSED Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 du/acre)
- Desert Rural (2.1 - 2.48 du/acre)
- Rural (2.6 - 3.58 du/acre)
- Low (3.6 - 5.5)
- Medium-Low (5.6 - 8 du/acre)
- Medium-Low Attached (8.1 - 12 du/acre)
- Medium (12.1 - 25 du/acre)
- High (25+ du/acre)
- Office
- Service Commercial
- General Commercial
- Parks/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

**PROJECT
SITE**

DEER SPRING WY

N GRAND CANYON DR

W CENTENNIAL PKWY

N HUALAPAI WY

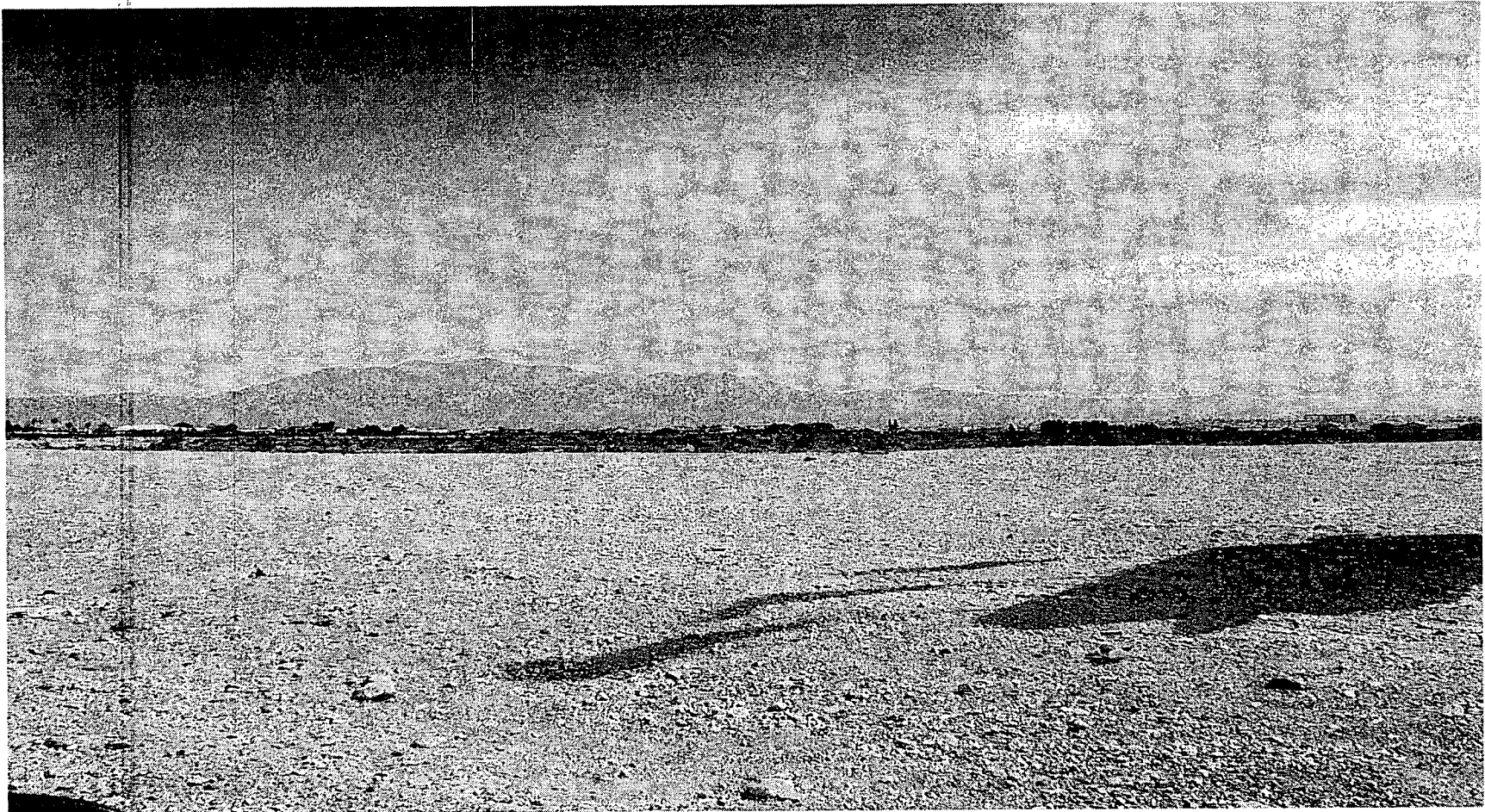


FEBRUARY 2007

FILE: P:\GIS Projects\Force Comments\215 & Hualapai\215 & Hualapai - PROPOSED Land Use

**GPA-20465
04/26/07 PC**

RECEIVED
MAR 08 2007



GPA-20465 - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
APRIL 26, 2007 PLANNING COMMISSION

03/26/07

Hualapai & 215

Current Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 du/acre)
- Desert Rural (2.1 - 2.49 du/acre)
- Rural (2.5 - 3.59 du/acre)
- Low (3.6 - 5.5 du/acre)
- Medium-Low (5.6 - 9 du/acre)
- Medium-Low Attached (8.1 - 12 du/acre)
- Medium (12.1 - 25 du/acre)
- High (25+ du/acre)
- Office
- Service Commercial
- General Commercial
- Parks Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research
- Planned Community Development
- Town Center

**PROJECT
SITE**

DEER SPRING WY

N GRAND CANYON DR

W CENTENNIAL PKWY

N HUALAPAI WY



NOVEMBER 2006

FILE: P:\GIS Projects\Focus Commercial\215 & Hualapai\215 & Hualapai - Current Land Use

**GPA-20465
04/26/07 PC**

RECEIVED
MAR 13 2007

Hualapai & 215

PROPOSED Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 d/a/s)
- Desert Rural (2.1 - 2.49 d/a/s)
- Rural (2.5 - 3.59 d/a/s)
- Low (3.6 - 5.5)
- Medium-Low (5.6 - 8 d/a/s)
- Medium-Low Attached (8.1 - 12 d/a/s)
- Medium (12.1 - 25 d/a/s)
- High (25+ d/a/s)
- Office
- Service Commercial
- General Commercial
- Park/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right - of - Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

**PROJECT
SITE**

DEER SPRING WY

N GRAND CANYON DR

W CENTENNIAL PKWY

N HUALAPAI WY



FEBRUARY 2007

FILE: P:\GIS Projects\Focus Comments\215 & Hualapai\215 & Hualapai - PROPOSED Land Use

**GPA-20465
04/26/07 PC**

RECEIVED
MAR 08 2007

MAP THREE

City of Las Vegas

CENTENNIAL HILLS

Interlocal Land Use Plan

City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac (0-2 du/ac)
- Desert Rural - up to 2.49 du/ac (2.1-2.49 du/ac)
- Rural - up to 3.59 du/ac (2.5-3.59 du/ac)
- Low - 3.6 to 5.5 du/ac
- Medium-Low - 5.6 to 8 du/ac
- Medium-Low Attached - 8.1 to 12 du/ac
- Medium - 12.1 to 25 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research
- Planned Community Development
- Town Center

- N Corporate Limits
- N BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

- E Elementary School
- M Middle School
- H High School
- P Park
- F Fire Station
- SS Electric Power Sub Station

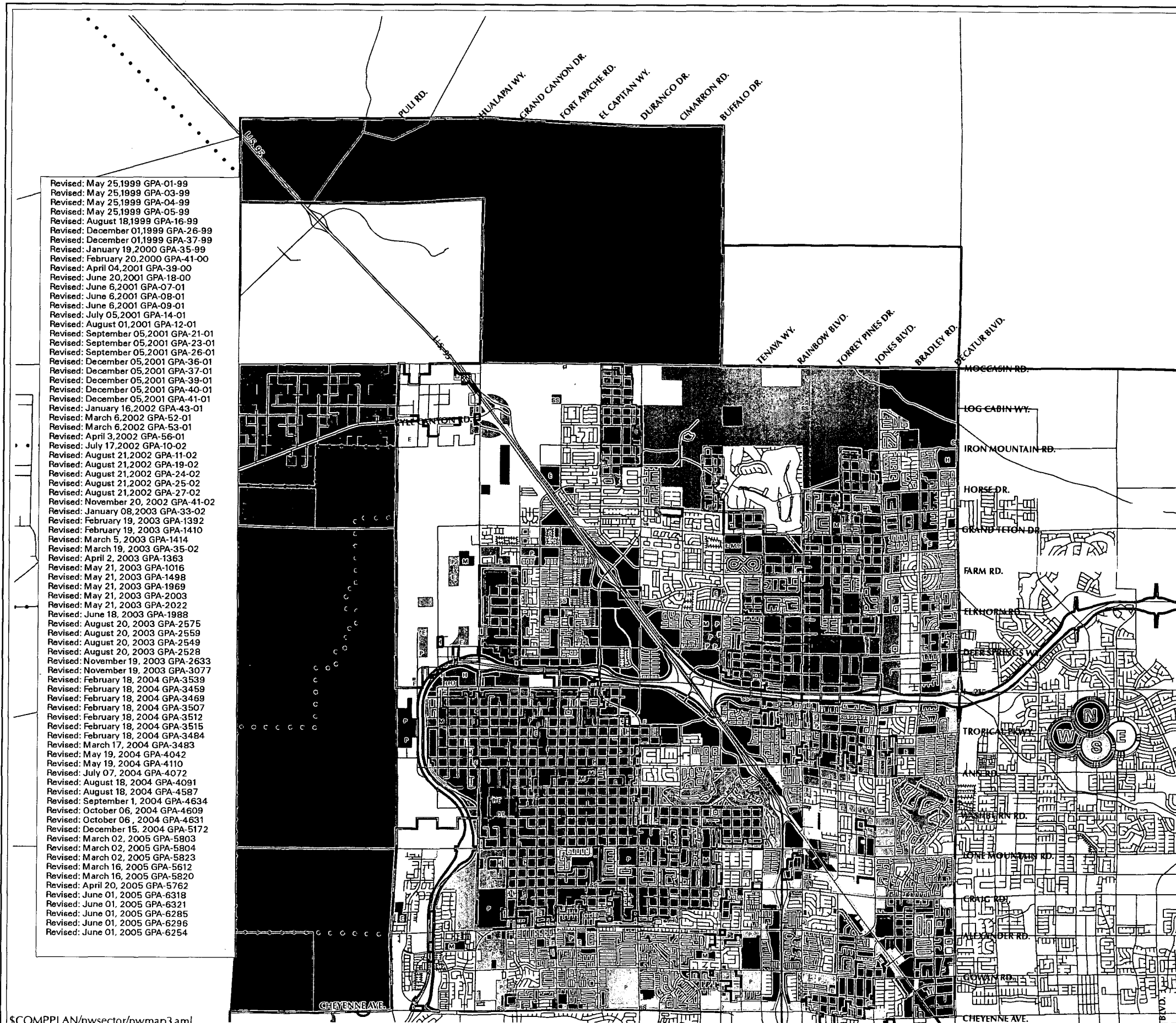
SOURCE: City of Las Vegas, Department of Comprehensive Planning

Plotted: June 22, 2005



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301



Revised: May 25, 1999 GPA-01-99
 Revised: May 25, 1999 GPA-03-99
 Revised: May 25, 1999 GPA-04-99
 Revised: May 25, 1999 GPA-05-99
 Revised: August 18, 1999 GPA-16-99
 Revised: December 01, 1999 GPA-26-99
 Revised: December 01, 1999 GPA-37-99
 Revised: January 19, 2000 GPA-35-99
 Revised: February 20, 2000 GPA-41-00
 Revised: April 04, 2001 GPA-39-00
 Revised: June 20, 2001 GPA-18-00
 Revised: June 6, 2001 GPA-07-01
 Revised: June 6, 2001 GPA-08-01
 Revised: June 6, 2001 GPA-09-01
 Revised: July 05, 2001 GPA-14-01
 Revised: August 01, 2001 GPA-12-01
 Revised: September 05, 2001 GPA-21-01
 Revised: September 05, 2001 GPA-23-01
 Revised: September 05, 2001 GPA-26-01
 Revised: December 05, 2001 GPA-36-01
 Revised: December 05, 2001 GPA-37-01
 Revised: December 05, 2001 GPA-39-01
 Revised: December 05, 2001 GPA-40-01
 Revised: December 05, 2001 GPA-41-01
 Revised: January 16, 2002 GPA-43-01
 Revised: March 6, 2002 GPA-52-01
 Revised: March 6, 2002 GPA-53-01
 Revised: April 3, 2002 GPA-56-01
 Revised: July 17, 2002 GPA-10-02
 Revised: August 21, 2002 GPA-11-02
 Revised: August 21, 2002 GPA-19-02
 Revised: August 21, 2002 GPA-24-02
 Revised: August 21, 2002 GPA-25-02
 Revised: August 21, 2002 GPA-27-02
 Revised: November 20, 2002 GPA-41-02
 Revised: January 08, 2003 GPA-33-02
 Revised: February 19, 2003 GPA-1392
 Revised: February 19, 2003 GPA-1410
 Revised: March 5, 2003 GPA-1414
 Revised: March 19, 2003 GPA-35-02
 Revised: April 2, 2003 GPA-1363
 Revised: May 21, 2003 GPA-1016
 Revised: May 21, 2003 GPA-1498
 Revised: May 21, 2003 GPA-1969
 Revised: May 21, 2003 GPA-2003
 Revised: May 21, 2003 GPA-2022
 Revised: June 18, 2003 GPA-1988
 Revised: August 20, 2003 GPA-2575
 Revised: August 20, 2003 GPA-2559
 Revised: August 20, 2003 GPA-2549
 Revised: August 20, 2003 GPA-2528
 Revised: November 19, 2003 GPA-2633
 Revised: November 19, 2003 GPA-3077
 Revised: February 18, 2004 GPA-3539
 Revised: February 18, 2004 GPA-3459
 Revised: February 18, 2004 GPA-3469
 Revised: February 18, 2004 GPA-3507
 Revised: February 18, 2004 GPA-3512
 Revised: February 18, 2004 GPA-3515
 Revised: February 18, 2004 GPA-3484
 Revised: March 17, 2004 GPA-3483
 Revised: May 19, 2004 GPA-4042
 Revised: May 19, 2004 GPA-4110
 Revised: July 07, 2004 GPA-4072
 Revised: August 18, 2004 GPA-4091
 Revised: August 18, 2004 GPA-4587
 Revised: September 1, 2004 GPA-4634
 Revised: October 06, 2004 GPA-4609
 Revised: October 06, 2004 GPA-4631
 Revised: December 15, 2004 GPA-5172
 Revised: March 02, 2005 GPA-5803
 Revised: March 02, 2005 GPA-5804
 Revised: March 02, 2005 GPA-5823
 Revised: March 16, 2005 GPA-5612
 Revised: March 16, 2005 GPA-5820
 Revised: April 20, 2005 GPA-5762
 Revised: June 01, 2005 GPA-6318
 Revised: June 01, 2005 GPA-6321
 Revised: June 01, 2005 GPA-6285
 Revised: June 01, 2005 GPA-6296
 Revised: June 01, 2005 GPA-6254

\$COMPLAN/nwsector/nwmap3.aml

Hualapai & 215

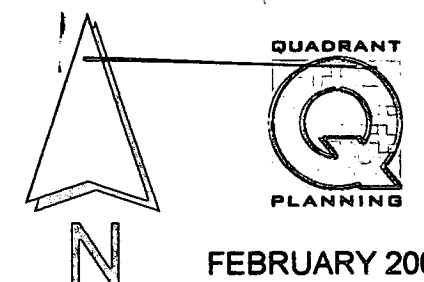
PROPOSED Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 du/ac)
- Desert Rural (2.1 - 2.49 du/ac)
- Rural (2.5 - 3.59 du/ac)
- Low (3.6 - 5.5)
- Medium-Low (5.6 - 8 du/ac)
- Medium-Low Attached (8.1 - 12 du/ac)
- Medium (12.1 - 25 du/ac)
- High (26+ du/ac)
- Office
- Service Commercial
- General Commercial
- Park/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

GPA-20465
04/26/07 PC

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MAR 08 2007
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MAR 13 2007



PROJECT
SITE

DEER SPRING WY

N GRAND CANYON DR

N HUALAPAI WY

W CENTENNIAL PKWY

Hualapai & 215

Current Land Use

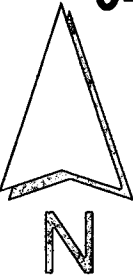
City of Las Vegas Land Use Categories

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RECEIVED
MAR 13 2007

RECEIVED
MAR 08 2007

GPA-20465
04/26/07 PC



NOVEMBER 2006

PROJECT
SITE

DEER SPRING WY

N GRAND CANYON DR

N HUALAPAI WY

W CENTENNIAL PKWY

Hualapai & 215

PROPOSED Land Use

City of Las Vegas Land Use Categories

- Rural Neighborhood Preservation (0 - 2 duels)
- Desert Rural (2.1 - 2.49 duels)
- Rural (2.5 - 3.99 duels)
- Low (4.0 - 5.5)
- Medium-Low (5.6 - 8 duels)
- Medium-Low Attached (8.1 - 12 duels)
- Medium (12.1 - 25 duels)
- High (26+ duels)
- Office
- Service Commercial
- General Commercial
- Parks/ Recreation/ Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/ Research
- Planned Community Development
- Town Center

**PROJECT
SITE**

DEER SPRING WY

N GRAND CANYON DR

W CENTENNIAL PKWY

N HUALAPAI WY



FEBRUARY 2007

FILE: PMGIS Projects\Focus Commercial\215 & Hualapai\215 & Hualapai - PROPOSED Land Use

RECEIVED
GPA-20465 MAR 13 2007
04/26/07 PC

Hualapai & 215

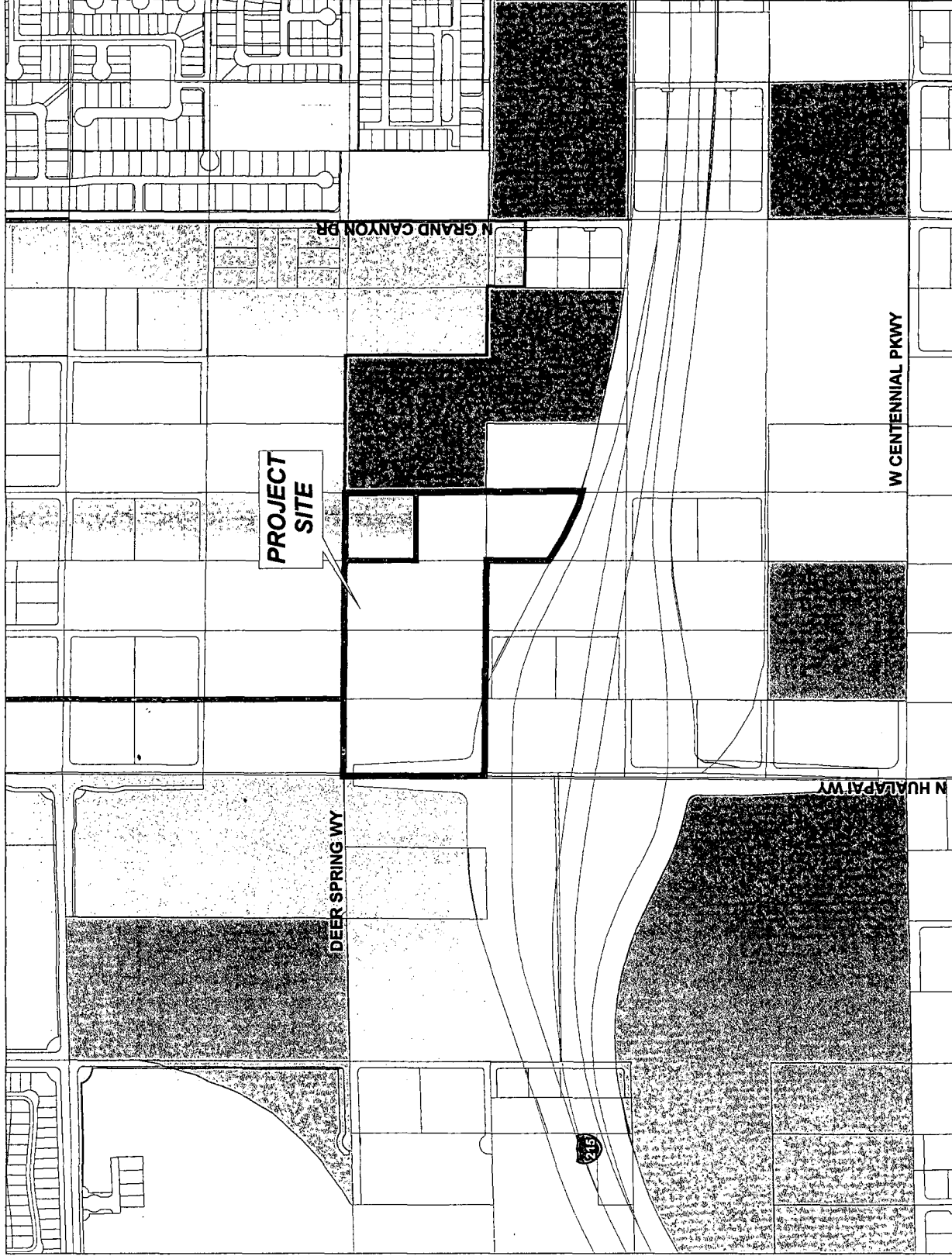
Current Land Use

City of Las Vegas Land Use Categories

- Forest (2.1 - 2.48 acres)
- Desert Forest (2.1 - 2.48 acres)
- Forest (2.5 - 3.28 acres)
- Low (3.3 - 5.5)
- Medium-Low (5.6 - 8.0 acres)
- Medium (8.1 - 12.0 acres)
- High (12.1 - 20.0 acres)
- Very High (20.1 - 30.0 acres)
- Office
- Service Commercial
- General Commercial
- Park/Recreation/Open Space
- Public Facility
- Residential
- Highway
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Town Center



NOVEMBER 2006

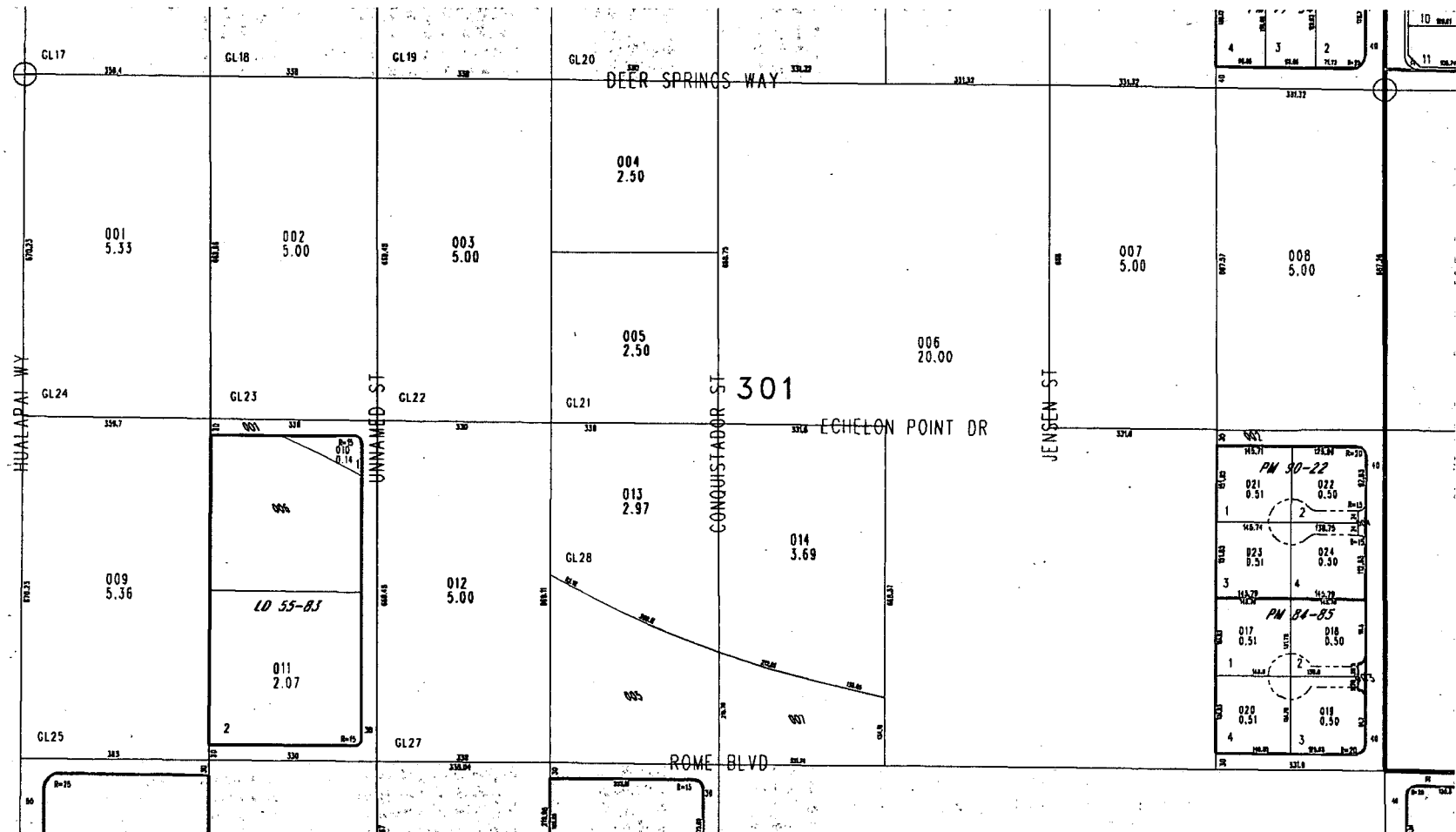


FILE: P0405 Project/Post Commercial/215 & Hualapai/215 & Hualapai - Current Land Use

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MAR 13 2007

GPA-20465
04/26/07 PC

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY - - - SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E	19	N 2 SW 4	125-19-3																																							
		AVERAGE DA VALUE 45	PARCEL NUMBER 001 ACREAGE 1.00 202 PARCEL SUB/SEQ NUMBER 5 LOT NUMBER 5 GOV. LOT NUMBER CL5	PARCEL NUMBER 99 ACREAGE 100 126 PARCEL SUB/SEQ NUMBER 125 LOT NUMBER 138 GOV. LOT NUMBER 139	<table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td></tr> <tr><td>36</td><td>37</td><td>38</td><td>39</td><td>40</td></tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
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GPA-20465
04/26/07 PC

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MAR 13 2007

Comments



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

GPA-20465

HAND DELIVERED

COMPREHENSIVE PLANNING (GPA & MAJOR MOD ONLY)	JONI JOHNSON	DSC
*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	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 >**

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 *BIA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: March 29, 2007
Re: **GPA-20465** SW Desert Equities, LLC SEC Hualapai Way & Deer Springs Way
Request for a General Plan Amendment from R to PCD

COMMENTS:

We have no comment on the request to amend a portion of the Centennial Hills Sector Plan of the General Plan From: R (Rural Density Residential) To: PCD (Planned Community Development) for 23.3 acres of property located at the southeast corner of Hualapai Way and Deer Springs Way.

Upon development of the individual parcels appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

Pinnacle Nevada Corp.

April 20, 2007

Elizabeth M. Sorokac
Kummer Kaempfer Bonner Renshaw and Ferrario
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129

RE: City of Las Vegas GPA 20465
SE Corner Deer Springs and Hualapai

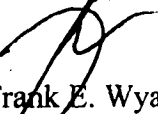
Dear Elizabeth:

Thank you for speaking with me last week regarding the above application. As I understand this application, it is not actually a zoning request, but a reclassification of the property on the general plan. At a later date, a zoning application for the intended use would be made, at which time much greater detail would be available for review.

In the event that the City of Las Vegas agrees that it is appropriate to change the General Plan and approves the application, then we would appreciate your contacting us when any plans are available for review, as a change in the General Plan would have an impact on our property (35 acres) due north across Deer Springs from this location.

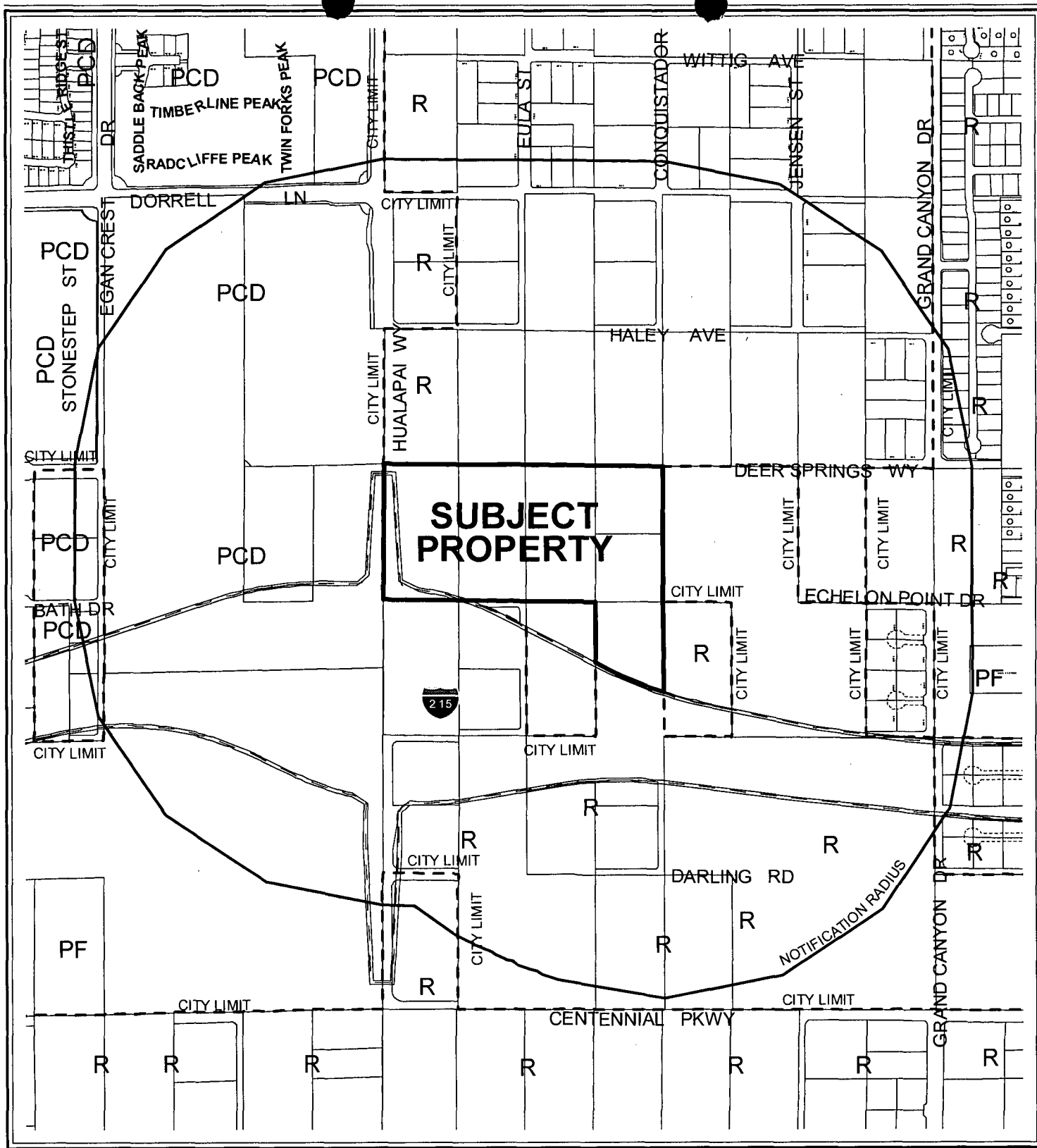
Please contact me with any questions. Thank you.

Sincerely,



Frank E. Wyatt
President

CC: City of Las Vegas Planning and Development
Commissioner Chip Maxfield



0 500 Feet

CASE: GPA-20465

RADIUS: 1500 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)



Craig Platt
7025 Eula Street
Las Vegas, NV 89149-1353
PH: 839-1677
E-mail: vegasideaman@aol.com

April 22, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan
From: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.

Planning Commission meeting April 26, 2007

I object to the above GPA for the following reasons:

The NE portion of the subject property lies within the Rural Neighborhood Preservation District and by agreement shall remain so for the life of the County/City Interlocal Agreement adopted Jan. 2002.

The remainder of the subject property lies in the Rural Density Residential District that was adopted as a narrow "buffer" or "transitional" zone separating the Rural Neighborhood Preservation District from the higher densities on all sides. To change this property to PCD would destroy the "buffer" zone by allowing for much higher densities and even commercial to abut the RNP district.

To rezone this property to PCD would set a precedent that would make it a possibility that the entire "buffer" zone on the south and west of the RNP district could be rezoned. This would decrease the value of our property and the quality of our life within the RNP district.

There are a number of problems that I see related to this application. When people move into an area, they should have the expectation that zoning rules are going to be adhered to. Many people invest their hard earned savings to create a lifestyle that they deserve and prefer. It is terribly unfair to change the rules midstream and impact their quality of life. The interlocal agreement recognized that the RNP zoning was important in preserving and protecting those citizens that preferred that particular life style. It is crucial to developing diversity within the community. The interlocal agreement provides a

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PLANNING AND
DEVELOPMENT

Coral Combs
1
Protest Letter

blueprint for development that was agreed upon and thus should be followed. Anything other than that creates a slippery slope where citizens can never believe in the integrity of any plans put before them by any government agency. It also creates a situation, where in fact, no real planning for an area is done. Projects are approved haphazardly with the overall outcome a mess of projects with no comprehensive end game to improve an area and the quality of life within it.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

The applicant recently held a neighborhood meeting with the residents of the RNP District. There was a very high turnout and the residents were unanimous in their opposition to any rezoning of this property.

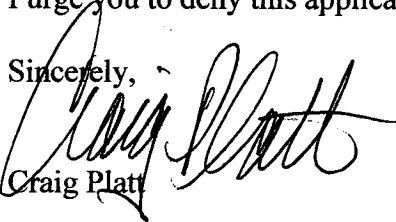
Developers can always attempt to justify their projects and make a claim that it is in the public's best interest. Despite their rhetoric, the reality is that these projects are only in the developer's best interest and everyone else **be damned**.

The applicant's representative stated that because of the properties proximity to the 215 that the parcel would be more suited to a use other than rural density residential. I wish to remind the commissioners that the taxpayers spent a small fortune to have the 215 constructed about 30 feet below grade through this area to lessen the impact on residents. If you currently stand on Deer Springs in this area and look toward the 215 you do not even know it is there. In fact, this is one of the most desirable locations on the entire beltway to locate residences near the right-of-way.

When asked, the applicant's representative stated they had not yet decided on a use for the property. He admitted they had discussed commercial and or apartments as a possible use. A developer owns about 35 acres on the north side of Deer Springs, in the RNP District, and plans to build estate homes on ½ acre lots. The proposed use would not be compatible with homes of this type.

I urge you to deny this application.

Sincerely,


Craig Platt

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Pinnacle Nevada Corp.

April 20, 2007

Elizabeth M. Sorokac
Kummer Kaempfer Bonner Renshaw and Ferrario
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129

RE: City of Las Vegas GPA 20465
SE Corner Deer Springs and Hualapai

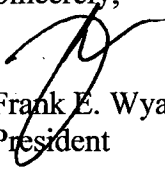
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Please contact me with any questions. Thank you.

Sincerely,


Frank E. Wyatt
President

CC: City of Las Vegas Planning and Development
Commissioner Chip Maxfield

RECEIVED
APR 25 10 53 AM '07
PLANNING AND
DEVELOPMENT

4/24/07

FAX TO: CITY OF LAS VEGAS- PLANNING

ATTN: ANDREW REED

RE: GPA-20465 -OPPOSITION TO ZONING CHANGE

DEAR MR REED,

AS A PROPERTY OWNER IN THE IMMEDIATE NEIGHBORHOOD OF A 5 ACRE RU ZONED HOMESITE (INACCURATELY LABELED AS PCD ON YOUR RECENT MAILING) FRONTING ON 10225 DEER SPRINGS WAY AND BORDERED BY EAGEN CREST AND BATH ON THE SOUTH, I AM EXPRESSING MY OPPOSITION TO ANY ADDITIONAL CHANGES AWAY FROM RURAL ZONING IN THE AREA.

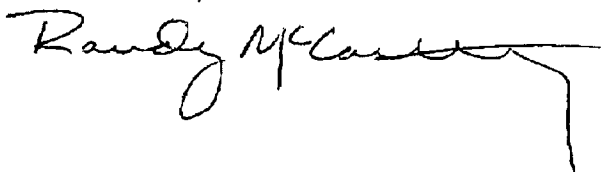
FAR TOO MANY CHANGES TO ORIGINAL PLANNING HAVE BEEN MADE IN PIECE MEAL FASHION LIKE THIS OVER THE PAST FEW YEARS IN THIS NEIGHBORHOOD .THE RESULT BEING RURAL PROPERTY OWNERS LIKE MYSELF, ZONED FOR HORSES AND MULTIPLE ANIMALS WITH A PCD ON MY WESTERN PROPERTY WALL.THIS WAS EXACTLY THE REASON I LEFT MY HOME IN THE PAINTED DESERT AND PIONEERED THE CENTENNIAL HILLS AREA.

THE COUNTY HAS ALWAYS SAID THAT THE AREA EAST OF HUALAPAI TO GRAND CANYON WOULD REMAIN RURAL DENSITY. PLEASE STICK TO THE PLAN FOR ONCE AND AVOID FUTURE COMPLICATIONS AND ERRORS LIKE OTHERS ALREADY MADE IN THE AREA.

RE: INACCURATE ZONING ON YOUR MAILING-

WOULD YOU PLEASE CORRECTLY LABEL MY PARCELS AS RU ZONING (SEE ATTACHED CORRECTED MAP FOR THE LOCATION REFERRED TO ABOVE) AND CORRECT IT IN ALL THE CITY FILES AND REMAIL IT TO THOSE IN THE NEIGHBORHOOD ADVISING THEM OF THIS MISTAKE. PLEASE FAX BACK A COPY OF THE CORRECTED DOCUMENT TO ME AT 702-658-7617 SO THAT I KNOW THE MISTAKE IS CORRECTED.

SINCERELY,



PLANNING AND
DEVELOPMENT

APR 25 3 33 PM '07

RECEIVED

RANDY MCCARTHY
10225 DEER SPRINGS WAY
LAS VEGAS, NV 89149

CC: CHIP MAXFIELD – COUNTY COMMISSIONER
KIM BUSH

Carole Lee Squires
9685 Elkhorn Road
Las Vegas, NV 89149-1911

1

April 17, 2007

Planning and Development Department
Current Planning Division
Clark County
Las Vegas, Nevada

Re: GPA-20465

Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan from: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. Planning Commission meeting April 26, 2007

I object to the above GPA for the following reasons:

The NE portion of the subject property lies within the Rural Neighborhood Preservation District and by agreement shall remain so for the life of the County/City Interlocal Agreement adopted Jan. 2002.

The remainder of the subject property lies in the Rural Density Residential District that was adopted as a narrow "buffer" or "transitional" zone separating the Rural Neighborhood Preservation District from the higher densities on all sides. To change this property to PCD would destroy the "buffer" zone by allowing for much higher densities and even commercial to abut the RNP district.

To rezone this property to PCD would set a precedent that would make it a possibility that the entire "buffer" zone on the south and west of the RNP district could be rezoned. This would decrease the value of our property and the quality of our life within the RNP district.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

Discussion:

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R

Carole Lee Squires
9685 Elkhorn Road
Las Vegas, NV 89149-1911

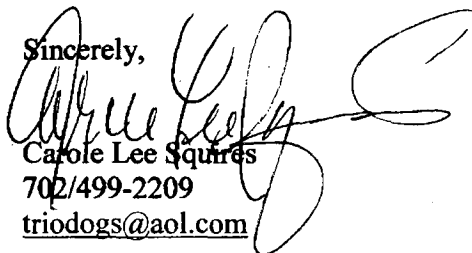
2

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I urge you to deny this application.

Sincerely,



Carole Lee Squires
702/499-2209
tridogs@aol.com

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Kathleen Bruce
9880 Elkhorn Road
Las Vegas, NV 89149
PH: 240-7187
E-mail: kathybruce@mfire.com

April 16, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

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I urge you to deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Bruce', with a stylized, flowing script.

Kathleen Bruce

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com

April 14, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan
From: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY
DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer
Springs Way.

Planning Commission meeting April 26, 2007

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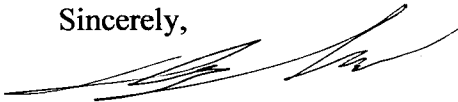
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Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

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)		Labels Requested
☒	☐	Grant deed and legal description		
☒	☐	Detailed 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): \$ / 000 \$300 \$50 Total = \$ 1350		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
				Folded Plans: 19 Rolled/Colored Plans: 1
☒	☐	11" x 17" min. to 24" x 36" max. page size		- GPA map - Label Adjacent Designations
☒	☐	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: _____		
☐	☒	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: Rolled/Colored Plans:
☐	☐	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: Rolled/Colored Plans:
☐	☐	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: Rolled Plans:
☐	☐	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: Quadrant Planning Application Type: GPA RWP E R to PCD
 APN: 12519-301-001 thru 005 & 0063 Location: SEC Deerparks E Hualapai
 Planner: [Signature] Pre-App Meeting Date: 3-1-07 Earliest PC Date: 4-26-07



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
Date 3/1/07
Time 10:00 am pm

Project Name GPA

Conversation between CLV Representative(s): _____
and,

Name	Company/Department	Phone	FAX
<u>Fred Sells</u>	<u>PE D</u>		
<u>Chris Dinnel</u>	<u>AWARD</u>		
<u>Andy Reed</u>	<u>PE D</u>		

☐ see Meeting Attendance Sheet

Comments:

- Color copies ok
- App for each owner
- Labels Requested

Submit by 3-13 Before 2:00 pm

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: CHRIS DINGEL

Telephone: 216-2096

Project Number: GPA-20465

Ward Number: 6

STAFF ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Pre-App. Meeting Date:	<u>2.16.07</u>	☐ DRT Outcome:	<u>3.28.07</u>
☐ App. Filing Date:	<u>3.13.07</u>	☐ Applicant Contacted:	_____
☐ App. Accuracy Checked:	<u>3.14.07</u>	☐ Site Visit Completed:	_____
☐ Routing Form Sent:	<u>3.16.07</u>	☐ Photos Taken:	_____
☐ DRT Meeting Date:	<u>3.27.07</u>		

Notes: _____

P. C. ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Hearing Notice Rec'd:	<u>4.15.07</u>	☐ PC Meeting Date:	<u>4.26.07</u>
☐ Hearing Notices Mailed:	<u>4.13.07</u>	☐ PC Action:	<u>4.26.07</u>
☐ Draft Report Sent to PC:	<u>4.19.07</u>	☐ Letter to Applicant:	<u>4.16.07</u>
☐ Final Report Reviewed:	<u>4.20.07</u>	☐ PC Minutes Filed:	_____

Additional PC Conditions: _____

C. C. ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ CC Report Completed:	_____	☐ CC Resolution Filed:	_____
☐ CC Meeting Date:	_____	☐ CC Minutes Filed:	_____
☐ CC Action:	_____	☐ Final Plans Submitted:	_____
☐ Letter to Applicant:	_____	☐ Ordinance Completed:	_____
☐ Conditions Checked:	_____		

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

City of Las Vegas
ADMINISTRATIVE ACTIONS

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

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Notes: _____

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Notes: _____

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

1
Kathleen Bruce
9880 Elkhorn Road
Las Vegas, NV 89149
PH: 240-7187
E-mail: kathybruce@mfire.com

April 16, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

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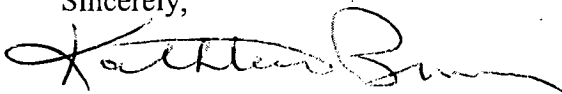
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CC: Councilman Steven D Ross
Commissioner Chip Maxfield

9645 Haley Ave.
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PH: 656-4241
E-mail: kencplace@aol.com

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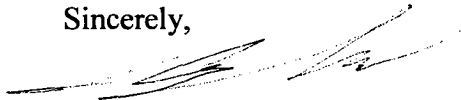
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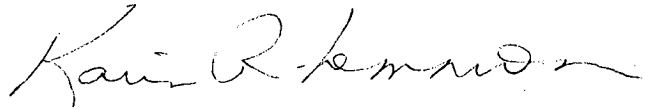
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Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Kathleen Bruce
9880 Elkhorn Road
Las Vegas, NV 89149
PH: 240-7187
E-mail: kathybruce@mfire.com

April 16, 2007

Planning and Development Department
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Development Services Center
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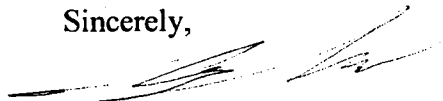
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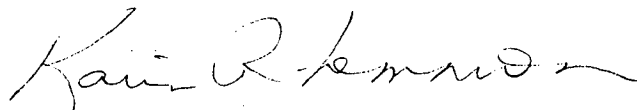
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Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Carole Lee Squires
9685 Elkhorn Road
Las Vegas, NV 89149-1911

April 17, 2007

Planning and Development Department
Current Planning Division
Clark County
Las Vegas, Nevada

Re: GPA-20465

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Carole Lee Squires
9685 Elkhorn Road
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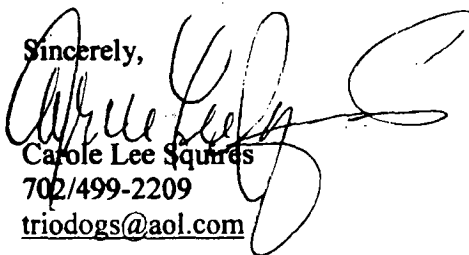
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Sincerely,



Carole Lee Squires
702/499-2209
triobogs@aol.com

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Carol Conley

1

Protest Letter

Craig Platt
7025 Eula Street
Las Vegas, NV 89149-1353
PH: 839-1677
E-mail: vegasideaman@aol.com

APR 24 12:01 PM '07

April 22, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

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There are a number of problems that I see related to this application. When people move into an area, they should have the expectation that zoning rules are going to be adhered to. Many people invest their hard earned savings to create a lifestyle that they deserve and prefer. It is terribly unfair to change the rules midstream and impact their quality of life. The interlocal agreement recognized that the RNP zoning was important in preserving and protecting those citizens that preferred that particular life style. It is crucial to developing diversity within the community. The interlocal agreement provides a

blueprint for development that was agreed upon and thus should be followed. Anything other than that creates a slippery slope where citizens can never believe in the integrity of any plans put before them by any government agency. It also creates a situation, where in fact, no real planning for an area is done. Projects are approved haphazardly with the overall outcome a mess of projects with no comprehensive end game to improve an area and the quality of life within it.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

The applicant recently held a neighborhood meeting with the residents of the RNP District. There was a very high turnout and the residents were unanimous in their opposition to any rezoning of this property.

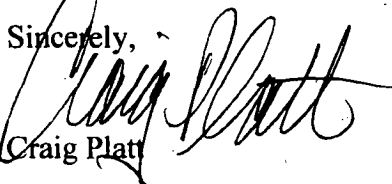
Developers can always attempt to justify their projects and make a claim that it is in the public's best interest. Despite their rhetoric, the reality is that these projects are only in the developer's best interest and everyone else **be damned**.

The applicant's representative stated that because of the properties proximity to the 215 that the parcel would be more suited to a use other than rural density residential. I wish to remind the commissioners that the taxpayers spent a small fortune to have the 215 constructed about 30 feet below grade through this area to lessen the impact on residents. If you currently stand on Deer Springs in this area and look toward the 215 you do not even know it is there. In fact, this is one of the most desirable locations on the entire beltway to locate residences near the right-of-way.

When asked, the applicant's representative stated they had not yet decided on a use for the property. He admitted they had discussed commercial and or apartments as a possible use. A developer owns about 35 acres on the north side of Deer Springs, in the RNP District, and plans to build estate homes on 1/2 acre lots. The proposed use would not be compatible with homes of this type.

I urge you to deny this application.

Sincerely,



Craig Platt

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

4/24/07

FAX TO: CITY OF LAS VEGAS- PLANNING

ATTN: ANDREW REED

RE: GPA-20465 -OPPOSITION TO ZONING CHANGE

DEAR MR REED,

AS A PROPERTY OWNER IN THE IMMEDIATE NEIGHBORHOOD OF A 5 ACRE RU ZONED HOMESITE (INACCURATELY LABELED AS PCD ON YOUR RECENT MAILING) FRONTING ON 10225 DEER SPRINGS WAY AND BORDERED BY EAGEN CREST AND BATH ON THE SOUTH, I AM EXPRESSING MY OPPOSITION TO ANY ADDITIONAL CHANGES AWAY FROM RURAL ZONING IN THE AREA.

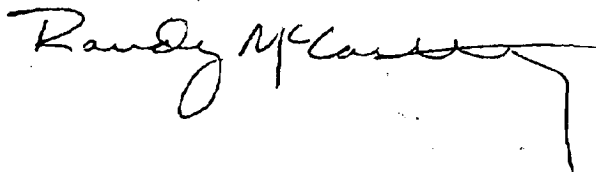
FAR TOO MANY CHANGES TO ORIGINAL PLANNING HAVE BEEN MADE IN PIECE MEAL FASHION LIKE THIS OVER THE PAST FEW YEARS IN THIS NEIGHBORHOOD .THE RESULT BEING RURAL PROPERTY OWNERS LIKE MYSELF, ZONED FOR HORSES AND MULTIPLE ANIMALS WITH A PCD ON MY WESTERN PROPERTY WALL.THIS WAS EXACTLY THE REASON I LEFT MY HOME IN THE PAINTED DESERT AND PIONEERED THE CENTENNIAL HILLS AREA.

THE COUNTY HAS ALWAYS SAID THAT THE AREA EAST OF HUALAPAI TO GRAND CANYON WOULD REMAIN RURAL DENSITY. PLEASE STICK TO THE PLAN FOR ONCE ANDAVOID FUTURE COMPLICATIONS AND ERRORS LIKE OTHERS ALREADY MADE IN THE AREA.

RE: INACCURATE ZONING ON YOUR MAILING-

WOULD YOU PLEASE CORRECTLY LABEL MY PARCELS AS RU ZONINNG (SEE ATTACHED CORRECTED MAP FOR THE LOCATION REFERRED TO ABOVE) AND CORRECT IT IN ALL THE CITY FILES AND REMAIL IT TO THOSE IN THE NEIGHBORHOOD ADVISING THEM OF THIS MISTAKE. PLEASE FAX BACK A COPY OF THE CORRECTED DOCUMENT TO ME AT 702-658-7617 SO THAT I KNOW THE MISTAKE IS CORRECTED.

SINCERELY,



RANDY MCCARTHY
10225 DEER SPRINGS WAY
LAS VEGAS, NV 89149

CC: CHIP MAXFIELD - COUNTY COMMISSIONER
KIM BUSH