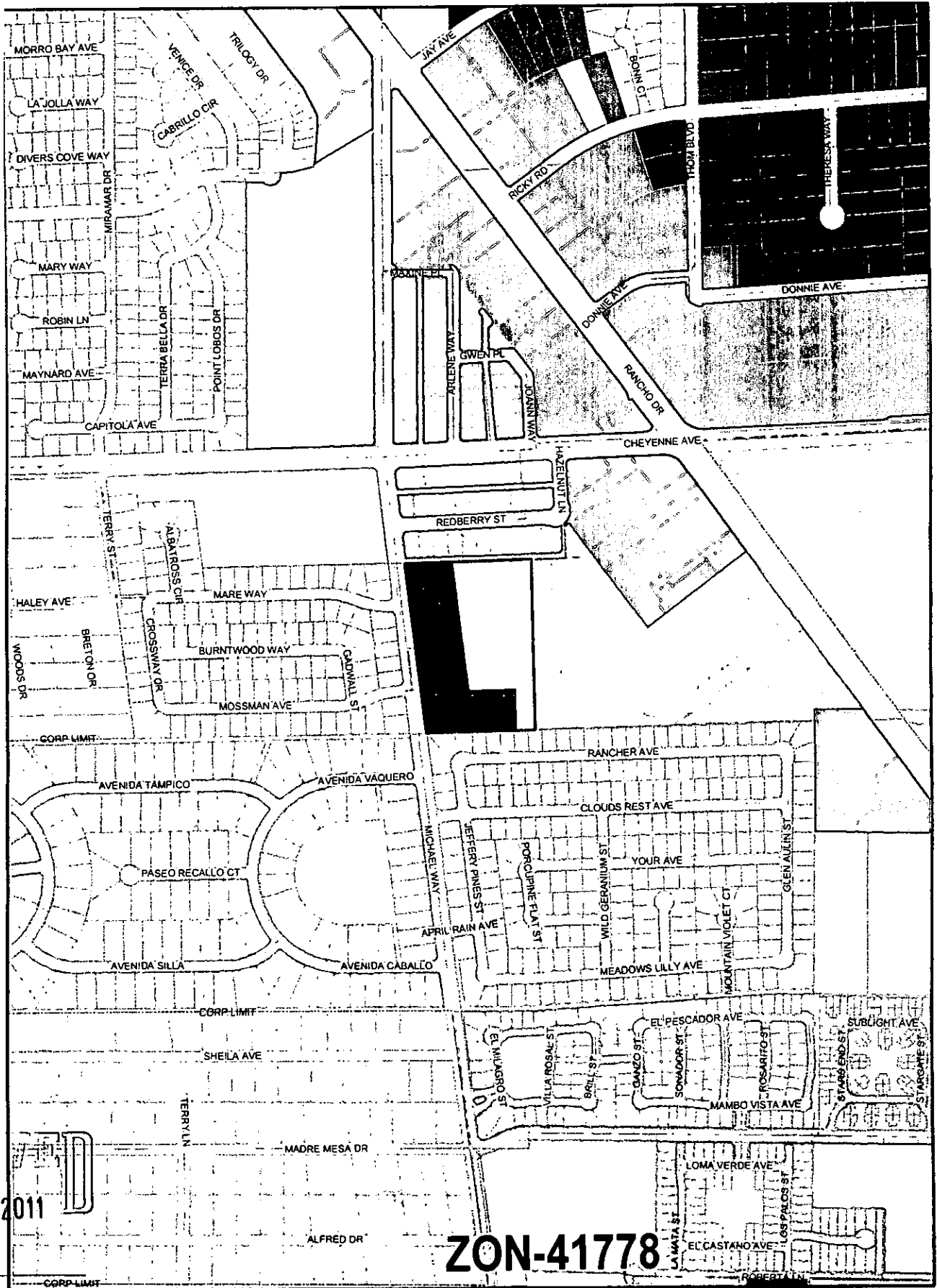


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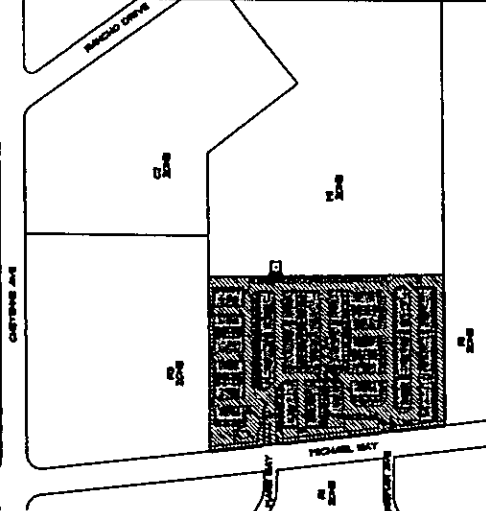
ZONING				
U	R-A	R-MH	R-MHP	PD
C-V	R-E	R-CL	P-R	T-D
C-PB	R-D	R-2	N-S	TC
P-C	R-PD	R-3	O	C-2
	R-1	R-4	C-D	C-M
		R-5	C-1	M

**FROM C-M
AND O TO R-3**

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity the map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301

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VICINITY PLAN

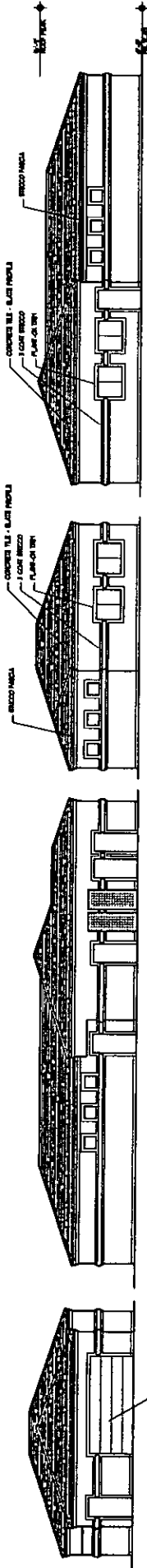


PROJECT DATA

PROJECT NAME	CRYSTAL PARK
PROJECT ADDRESS	1000 MOOREMAN
PROJECT CITY	MOOREMAN
PROJECT STATE	MOOREMAN
PROJECT ZIP	MOOREMAN
PROJECT PHONE	MOOREMAN
PROJECT FAX	MOOREMAN
PROJECT E-MAIL	MOOREMAN
PROJECT WEBSITE	MOOREMAN
PROJECT ARCHITECT	CRYSTAL PARK ARCHITECT
PROJECT ENGINEER	CRYSTAL PARK ENGINEER
PROJECT LANDSCAPE ARCHITECT	CRYSTAL PARK LANDSCAPE ARCHITECT
PROJECT PLANNING	CRYSTAL PARK PLANNING
PROJECT CONSTRUCTION	CRYSTAL PARK CONSTRUCTION
PROJECT MAINTENANCE	CRYSTAL PARK MAINTENANCE
PROJECT OPERATIONS	CRYSTAL PARK OPERATIONS
PROJECT FINANCING	CRYSTAL PARK FINANCING
PROJECT LEGAL	CRYSTAL PARK LEGAL
PROJECT HISTORIC	CRYSTAL PARK HISTORIC
PROJECT ENVIRONMENTAL	CRYSTAL PARK ENVIRONMENTAL
PROJECT SOCIAL	CRYSTAL PARK SOCIAL
PROJECT ECONOMIC	CRYSTAL PARK ECONOMIC
PROJECT CULTURAL	CRYSTAL PARK CULTURAL
PROJECT RECREATION	CRYSTAL PARK RECREATION
PROJECT TRANSPORTATION	CRYSTAL PARK TRANSPORTATION
PROJECT UTILITIES	CRYSTAL PARK UTILITIES
PROJECT SAFETY	CRYSTAL PARK SAFETY
PROJECT SECURITY	CRYSTAL PARK SECURITY
PROJECT HEALTH	CRYSTAL PARK HEALTH
PROJECT EDUCATION	CRYSTAL PARK EDUCATION
PROJECT RELIGION	CRYSTAL PARK RELIGION
PROJECT GOVERNMENT	CRYSTAL PARK GOVERNMENT
PROJECT INDUSTRY	CRYSTAL PARK INDUSTRY
PROJECT AGRICULTURE	CRYSTAL PARK AGRICULTURE
PROJECT FORESTRY	CRYSTAL PARK FORESTRY
PROJECT MINING	CRYSTAL PARK MINING
PROJECT ENERGY	CRYSTAL PARK ENERGY
PROJECT WATER	CRYSTAL PARK WATER
PROJECT WASTE	CRYSTAL PARK WASTE
PROJECT CLIMATE	CRYSTAL PARK CLIMATE
PROJECT BIOLOGY	CRYSTAL PARK BIOLOGY
PROJECT GEOLOGY	CRYSTAL PARK GEOLOGY
PROJECT METEOROLOGY	CRYSTAL PARK METEOROLOGY
PROJECT ASTRONOMY	CRYSTAL PARK ASTRONOMY
PROJECT PHYSICS	CRYSTAL PARK PHYSICS
PROJECT CHEMISTRY	CRYSTAL PARK CHEMISTRY
PROJECT MEDICINE	CRYSTAL PARK MEDICINE
PROJECT LAW	CRYSTAL PARK LAW
PROJECT POLICE	CRYSTAL PARK POLICE
PROJECT FIRE	CRYSTAL PARK FIRE
PROJECT JUDICIAL	CRYSTAL PARK JUDICIAL
PROJECT LEGISLATIVE	CRYSTAL PARK LEGISLATIVE
PROJECT EXECUTIVE	CRYSTAL PARK EXECUTIVE
PROJECT CORPORATE	CRYSTAL PARK CORPORATE
PROJECT NON-PROFIT	CRYSTAL PARK NON-PROFIT
PROJECT RELIGIOUS	CRYSTAL PARK RELIGIOUS
PROJECT EDUCATIONAL	CRYSTAL PARK EDUCATIONAL
PROJECT RESEARCH	CRYSTAL PARK RESEARCH
PROJECT DEVELOPMENT	CRYSTAL PARK DEVELOPMENT
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PROJECT MARKETING	CRYSTAL PARK MARKETING
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PROJECT SERVICE	CRYSTAL PARK SERVICE
PROJECT SUPPORT	CRYSTAL PARK SUPPORT
PROJECT LOGISTICS	CRYSTAL PARK LOGISTICS
PROJECT SUPPLY	CRYSTAL PARK SUPPLY
PROJECT DEMAND	CRYSTAL PARK DEMAND
PROJECT TRENDS	CRYSTAL PARK TRENDS
PROJECT OPPORTUNITIES	CRYSTAL PARK OPPORTUNITIES
PROJECT RISKS	CRYSTAL PARK RISKS
PROJECT CHALLENGES	CRYSTAL PARK CHALLENGES
PROJECT SOLUTIONS	CRYSTAL PARK SOLUTIONS
PROJECT OUTCOMES	CRYSTAL PARK OUTCOMES
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PROJECT LIABILITIES	CRYSTAL PARK LIABILITIES
PROJECT NET WORTH	CRYSTAL PARK NET WORTH
PROJECT CREDIT RATING	CRYSTAL PARK CREDIT RATING
PROJECT RISK RATING	CRYSTAL PARK RISK RATING
PROJECT SUSTAINABILITY	CRYSTAL PARK SUSTAINABILITY
PROJECT RESILIENCE	CRYSTAL PARK RESILIENCE
PROJECT ADAPTABILITY	CRYSTAL PARK ADAPTABILITY
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PROJECT UNITS	CRYSTAL PARK UNITS
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PROJECT PERIMETERS	CRYSTAL PARK PERIMETERS
PROJECT SURFACES	CRYSTAL PARK SURFACES
PROJECT TEXTURES	CRYSTAL PARK TEXTURES
PROJECT COLORS	CRYSTAL PARK COLORS
PROJECT PATTERNS	CRYSTAL PARK PATTERNS
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PROJECT LENGTHS	CRYSTAL PARK LENGTHS
PROJECT WIDTHS	CRYSTAL PARK WIDTHS
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PROJECT PLACES	CRYSTAL PARK PLACES
PROJECT SPACES	CRYSTAL PARK SPACES
PROJECT TIMES	CRYSTAL PARK TIMES
PROJECT DATES	CRYSTAL PARK DATES
PROJECT YEARS	CRYSTAL PARK YEARS
PROJECT MONTHS	CRYSTAL PARK MONTHS
PROJECT WEEKS	CRYSTAL PARK WEEKS
PROJECT DAYS	CRYSTAL PARK DAYS
PROJECT HOURS	CRYSTAL PARK HOURS
PROJECT MINUTES	CRYSTAL PARK MINUTES
PROJECT SECONDS	CRYSTAL PARK SECONDS
PROJECT MILLISECONDS	CRYSTAL PARK MILLISECONDS
PROJECT MICROSECONDS	CRYSTAL PARK MICROSECONDS
PROJECT NANOSECONDS	CRYSTAL PARK NANOSECONDS
PROJECT PICOSECONDS	CRYSTAL PARK PICOSECONDS
PROJECT FEMTOSECONDS	CRYSTAL PARK FEMTOSECONDS
PROJECT ATToseconds	CRYSTAL PARK ATToseconds
PROJECT ZEPToseconds	CRYSTAL PARK ZEPToseconds
PROJECT YOTToseconds	CRYSTAL PARK YOTToseconds
PROJECT RENTALS	CRYSTAL PARK RENTALS
PROJECT LEASES	CRYSTAL PARK LEASES
PROJECT PURCHASES	CRYSTAL PARK PURCHASES
PROJECT SALES	CRYSTAL PARK SALES
PROJECT TRADES	CRYSTAL PARK TRADES
PROJECT SERVICES	CRYSTAL PARK SERVICES
PROJECT PRODUCTS	CRYSTAL PARK PRODUCTS
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PROJECT BUSINESSES	CRYSTAL PARK BUSINESSES
PROJECT COMPANIES	CRYSTAL PARK COMPANIES
PROJECT FIRMS	CRYSTAL PARK FIRMS
PROJECT ENTERPRISES	CRYSTAL PARK ENTERPRISES
PROJECT ORGANIZATIONS	CRYSTAL PARK ORGANIZATIONS
PROJECT INSTITUTIONS	CRYSTAL PARK INSTITUTIONS
PROJECT AGENCIES	CRYSTAL PARK AGENCIES
PROJECT BUREAUS	CRYSTAL PARK BUREAUS
PROJECT DEPARTMENTS	CRYSTAL PARK DEPARTMENTS
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PROJECT BRANCHES	CRYSTAL PARK BRANCHES
PROJECT OFFICES	CRYSTAL PARK OFFICES
PROJECT WORKSITES	CRYSTAL PARK WORKSITES
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PROJECT PLACES	CRYSTAL PARK PLACES
PROJECT SPACES	CRYSTAL PARK SPACES
PROJECT TIMES	CRYSTAL PARK TIMES
PROJECT DATES	CRYSTAL PARK DATES
PROJECT YEARS	CRYSTAL PARK YEARS
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PROJECT WEEKS	CRYSTAL PARK WEEKS
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PROJECT NANOSECONDS	CRYSTAL PARK NANOSECONDS
PROJECT PICOSECONDS	CRYSTAL PARK PICOSECONDS
PROJECT FEMTOSECONDS	CRYSTAL PARK FEMTOSECONDS
PROJECT ATToseconds	CRYSTAL PARK ATToseconds
PROJECT ZEPToseconds	CRYSTAL PARK ZEPToseconds
PROJECT YOTToseconds	CRYSTAL PARK YOTToseconds

PLANT LEGEND

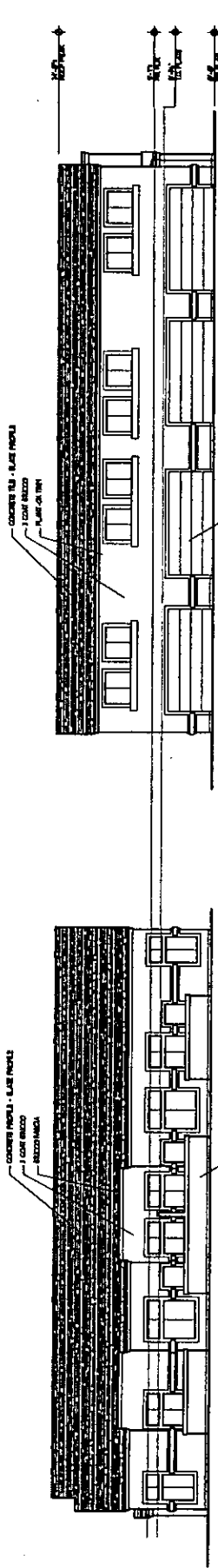
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○	GRASS	1/2" DIA	100
○	GRASS	3/4" DIA	100
○	GRASS	1" DIA	100
○	GRASS	1 1/2" DIA	100
○	GRASS	2" DIA	100
○	GRASS	2 1/2" DIA	100
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○	GRASS	29 1/2" DIA	100
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FRONT ELEVATION (MGR)
SCALE: 1/8" = 1'-0"

SIDE ELEVATION (MGR)
SCALE: 1/8" = 1'-0"

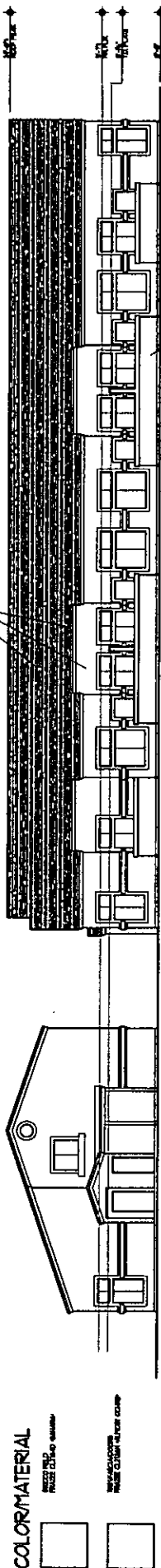
BACK ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (4 FLEX)
SCALE: 1/8" = 1'-0"

SIDE ELEVATION (4 FLEX)
SCALE: 1/8" = 1'-0"

BACK ELEVATION (4 FLEX)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (6 FLEX)
SCALE: 1/8" = 1'-0"

SIDE ELEVATION (6 FLEX)
SCALE: 1/8" = 1'-0"

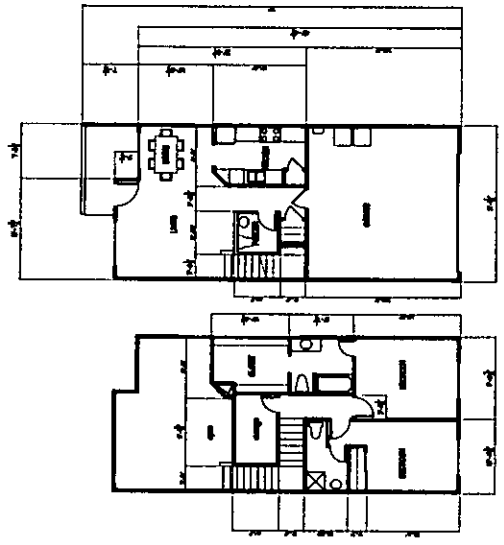
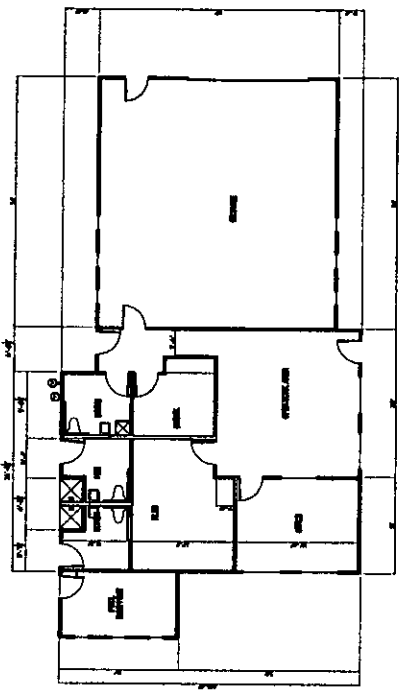
BACK ELEVATION (6 FLEX)
SCALE: 1/8" = 1'-0"

COLOR MATERIAL

- BRICK FIELD
PINK CLAY BRICK
- BRICK CLAY
PINK CLAY BRICK
- ROOF
CONCRETE TILE - SLATE PROFILE
- WALLS
WHITE CLAY BRICK

SIDE ELEVATION
SCALE: 1/8" = 1'-0"

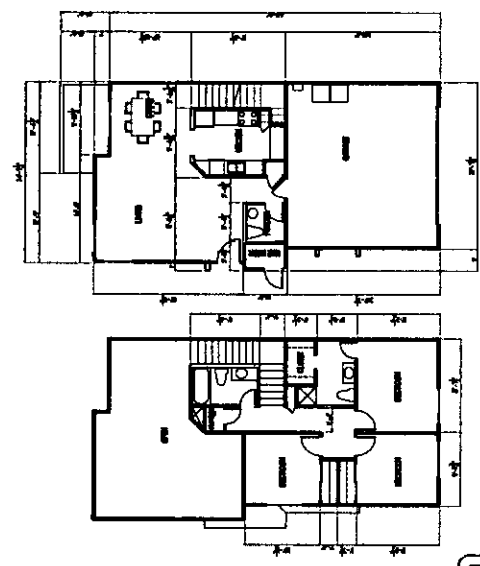
BACK ELEVATION (6 FLEX)
SCALE: 1/8" = 1'-0"



MANAGERS OFFICE

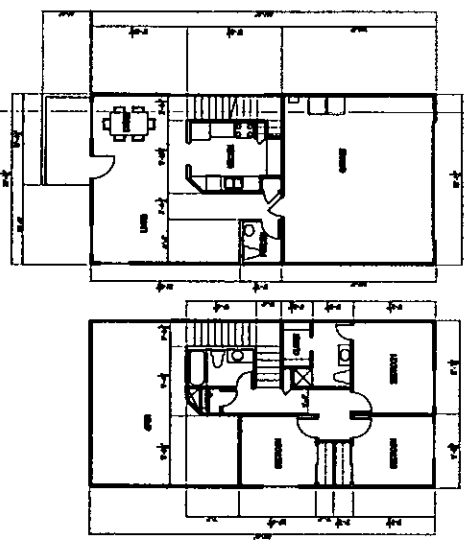
2nd FLOOR

1st FLOOR
TYP. INTERIOR UNIT
(2 BEDROOM)



2nd FLOOR

1st FLOOR
FRONT END UNIT
(3 BEDROOM)



2nd FLOOR

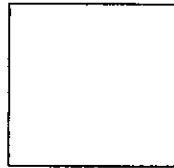
1st FLOOR
BACK END UNIT
(3 BEDROOM)

RECEIVED
MAY 12 2011

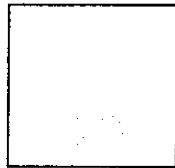
FLOOR PLAN (BACK END UNIT)
SCALE: 1/8" = 1'-0"

GPA-41777 ZON-41778
SDR-41779

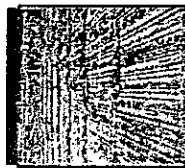
COLOR/MATERIALS BOARD



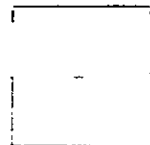
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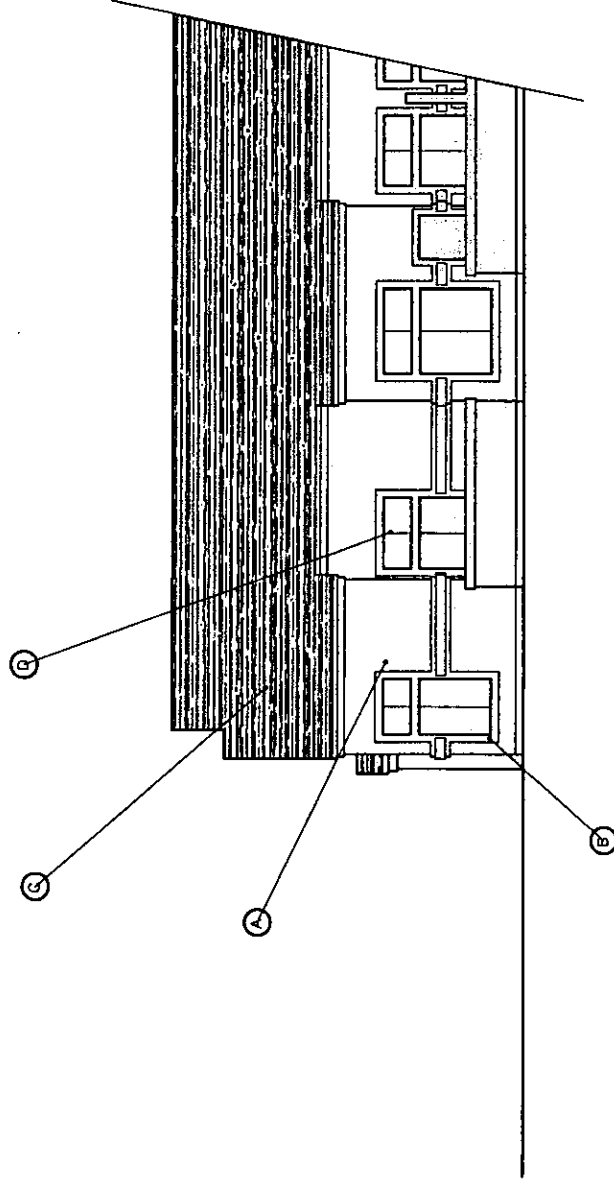
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PRAISE CLAYD ALMOST OCHRE



C ROOF SLATE PROFILE CONCRETE TILE
DESERT TAN



D GLAZING
CLEAR DUO PANE GLAZING



RECEIVED
MAY 12 2011

GPA-41777 ZON-41778

SDR-41779



September 8, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Ernest Becker IV
Rancho Properties, LLC
8090 South Durango Drive, Suite No. 115
Las Vegas, NV 89113

RE: ZON-41778 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011
RELATED TO GPA-41777 AND SDR-41779

Dear Mr. Becker:

The City Council at a regular meeting held September 7, 2011, HELD IN ABEYANCE the request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001).

This item will be heard during the 1:00 p.m. Planning discussion portion of the October 5, 2011 City Council Meeting. It is recommended that you or your representative be in attendance 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, appearing to read "Lean Coleman".

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

cc: Mr. Brian Becker
Rancho Properties, LLC
8090 South Durango Drive, Suite No. 115
Las Vegas, NV 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





August 10, 2011

Mr. Ernest Becker IV
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: ABEYANCE - ZON-41778 - REZONING RELATED TO GPA-41777
AND SDR-41779
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Becker:

Your request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow), was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on September 7, 2011, 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, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 27, 2011

Mr. Ernest Becker IV
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: ABEYANCE - ZON-41778 - REZONING RELATED TO GPA-41777
AND SDR-41779
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Becker:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** 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 available on-line on **Wednesday, August 3, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 13, 2011

Mr. Ernest Becker IV
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: ZON-41778 - REZONING RELATED TO GPA-41777 AND SDR-41779
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Becker:

Your request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow), was considered by the Planning Commission on July 12, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the Commission; in an effort to provide the applicant an opportunity to meet with airport officials.

This item is scheduled to be heard again at the **August 9, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 30, 2011

Mr. Ernest Becker IV
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: ZON-41778 - REZONING RELATED TO GPA-41777 AND SDR-41779
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Becker:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 12, 2011** 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 available on-line on **Wednesday, July 6, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 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, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
Rancho Properties, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

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www.lasvegasnevada.gov



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-41778

MEETING DATE: 07/12/11 PC

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



[Signature]
Signature

7-2-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

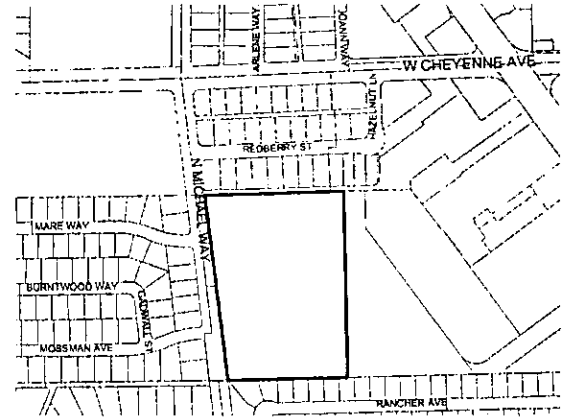
Application Information

GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

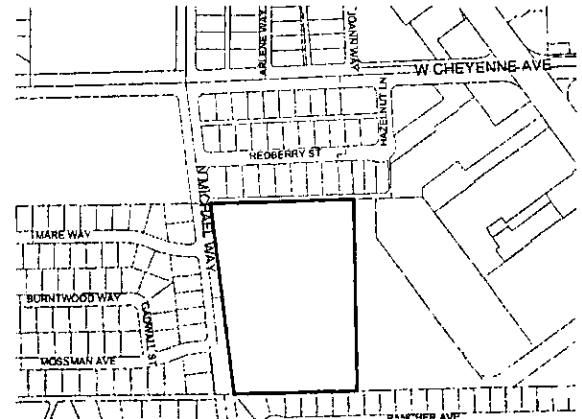
Meeting: Planning Commission
Date: July 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

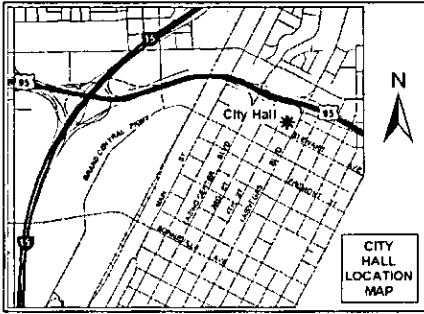
Public Hearing Information

Meeting: Planning Commission
Date: July 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

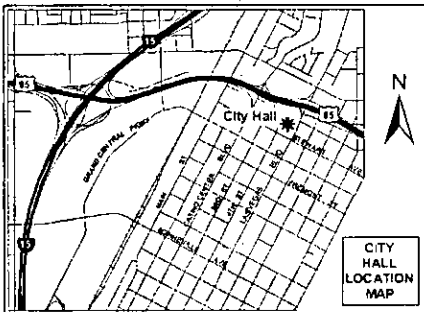
Please use available blank space on card for your comments.

GPA-41777 & ZON-41778

Planning Commission Meeting of 7/12/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-41777 & ZON-41778

Planning Commission Meeting of 7/12/2011

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: JULY 12, 2011

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

ZON-41778

Northpointe Apartments

Northwest Area Residents Association NCG

Park San Miguel Property Owners Association

Plaza San Miguel HOA

Rancho Las Vegas Estates

Smoke Ranch Maintenance District

Smoke Ranch Villas HOA

Starfire VI Estates HOA

Sterling Springs HOA

Sweetwater HOA

Westchester Manor HOA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: June 13, 2011
Re: **ZON-41778** Rancho Properties, LLC 3000 N. Michael Way
Request for Rezoning from O and C-M to R-3 on 9.92 acres

COMMENTS:

We have no comment on the Request for a Rezoning From: O (Office) and C-M (Commercial/Industrial) TO: R-3 (Medium Density Residential) on 9.92 acres at 3000 North Michael Way.

We note that this site is the subject of a Site Development Plan Review SDR-41779; all site-related conditions of approval are addressed with that action.

**CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS**

FROM: Clark County Department of Aviation

APPLICATION NUMBERS: GPA-41777, ZON-41778, SDR-41779

PROJECT: 136-Unit Apartment Complex

LOCATION: 138-13-512-001

MEETING DATES: 07/12/11 Planning Commission and 08/17/11 City Council

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13(a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Additionally, the Clark County Department of Aviation (CCDOA) is concerned about the proposed 136 multi-family units. The project is located approximately one-half of a mile from,

and directly adjacent to preferred flight patterns for VGT. The subject property is exposed to significant single-event aircraft overflight noise, and many aircraft are at very low altitudes above it. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand. **The subject property is currently appropriately zoned for non-residential uses. A commercial project (permitted in the O and C-M zoning categories) would be more compatible with existing and future airport operations.**

The property lies just outside the projected 2015 AE-60 (60-65 DNL) noise contour for VGT. Although the area may not be located in an area deemed significantly impacted by aviation noise per federal guidelines (i.e., 65 dB DNL or greater), it can reasonably be anticipated that many residents of the proposed development will be annoyed by noise from aircraft operations at VGT. If the residential rezoning request is approved and this project is developed residentially, the CCDOA will forward all noise complaints received from its future residents to the City of Las Vegas.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**GPA-41777
ZON-41778
SDR-41779**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

SDPR
05/12/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Site Development Plan Review FOR A 136-UNIT APARTMENT COMPLEX WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

PLANNING COMMISSION: **JULY 12, 2011**

CITY COUNCIL: **AUGUST 17, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JUNE 13, 2011**

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:

Report Date 05/16/2011 08:36 AM

Submitted By

Page 1

A/P # 41778 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/12/2011 13:44	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Rezoning FROM: O (OFFICE) AND L/R (LIGHT INDUSTRIAL/RESEARCH) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

Parent A/P #

Project #	41778	Project/Phase Name	CRYSTAL PARK APARTMENT HOMES	Phase #	
Size/Area	9.92 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13813512001

Location

Owner/Tenant

Contact ID	AC1842606	Name	RANCHO PROPERTIES L L C	Organization	
Mailing Address	8090 S DURANGO DR #115			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89113-4427			Evening Phone	
Day Phone	(702)395-9244 x			Mobile #	
Fax	(702)395-4155				

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3000 N MICHAEL WAY
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13813512001

Report Date 05/16/2011 08:36 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1842606 ☐ Foreign
Effective Expire
Name RANCHO PROPERTIES L L C
Day Phone (702)395-9244 x Eve Phone Organization
Pager PIN # Position
Fax (702)395-4155 Mobile Profession
E-Mail
Address 8090 S DURANGO DR #115
LAS VEGAS, NV 89113-4427
Seasonal Addr

Valid From To
Comments Ernest A. Becker, IV

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	

Report Date 05/16/2011 08:36 AM

Submitted By

Page 3

Item Description **Item Status**

B&S PLAN
FLOOD
LAND DEV
ROW
SEWER
TRAFFIC
TEFO
SID
SURVEY
FIRE ENG

Fees Added: 0
Conditions Added: 0
Periodic Inspection Schedules Added: 0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	05/12/2011 14:20	700.00
NOTIFICATION & ADVERTISING FEE	P	05/12/2011 14:20	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no inspections for this Report

Review Activities
Review # **Review Type** **#** **Status** **Waived** **Issued** **Started** **Completed** **Comp By**
Comments

444458	DEVCO	1	Incomplete	☐	05/16/2011 08:35			
444459	NEIGH P&S	1	Incomplete	☐	05/16/2011 08:35			
444460	B&S PLAN	1	Incomplete	☐	05/16/2011 08:35			
444461	FLOOD	1	Incomplete	☐	05/16/2011 08:35			
444462	LAND DEV	1	Incomplete	☐	05/16/2011 08:35			
444463	ROW	1	Incomplete	☐	05/16/2011 08:35			
444464	SEWER	1	Incomplete	☐	05/16/2011 08:35			
444465	TRAFFIC	1	Incomplete	☐	05/16/2011 08:35			
444466	TEFO	1	Incomplete	☐	05/16/2011 08:35			
444467	SID	1	Incomplete	☐	05/16/2011 08:35			
444468	SURVEY	1	Incomplete	☐	05/16/2011 08:35			
444469	FIRE ENG	1	Incomplete	☐	05/16/2011 08:35			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)
Comments
No Comments

Modified By JMARSHALL

Modified Date/Time 05/12/2011 13:43

Report Date 05/16/2011 08:36 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- Y DINA "Project of Regional Significance" (If Applicable)

N Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

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.

REZONING

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

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

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

9.91	C-M	JMARSHALL	JMARSHALL					
------	-----	-----------	-----------	--	--	--	--	--

Report Date 05/16/2011 08:36 AM

Submitted By

Page 5

Zoning Information

Ordinance #	Acres	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved	ROI?	ROI Exp Date	Ordinance Adopted
0.01	0			R-3				
JMARSHALL								

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified By	Modified Date		
07/12/2011	PC	SCHEDULED			
JMARSHALL	05/12/2011		0	0	0

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
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	05/12/2011 14:22		0.00
	BRIAN BECKER; HIDDEN CANYON VILLAGE APARTMENTS; CK#1259; 702-395-9244;				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZON: zone change from O & L1/R to R-3
 Project Address (Location) 3000 N Michael Way, Las Vegas Nevada
 Project Name Crystal Park Apartment Homes Proposed Use apartments
 Assessor's Parcel #(s) 138-13-512-001 Ward # 5-Barlow
 General Plan: existing O&L1/R proposed M Zoning: existing O&L1/R proposed R-3
 Commercial Square Footage n/a Floor Area Ratio _____
 Gross Acres 9.92 Lots/Units 136 units Density 14.2 per acre
 Additional Information _____

PROPERTY OWNER Rancho Properties, L.L.C. Contact Ernest A. Becker, IV
 Address 8090 S Durango Dr. Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
 City Las Vegas State NV Zip 89113
 E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. Contact Ernest A. Becker, IV
 Address 8090 S DURANGO DR. STE 115 Phone: (702) 395-9244 Fax: (702) 395-4155
 City Las Vegas State NV Zip 89113
 E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. Contact Brian T. Becker/Ernest A. Becker IV
 Address 8090 S Durango Dr., Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
 City Las Vegas State NV Zip 89113
 E-mail Address eabj@beksgroup.com

Property Owner Signature* _____

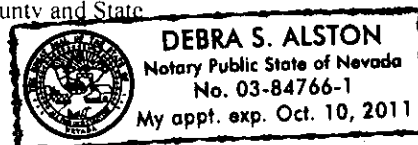
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-41778</u>
Meeting Date:	<u>7-12-11</u>
Total Fee:	<u>\$1200.00</u>
Date Received:*	<u>5-12-11</u>
Received By:	<u>JF muel</u>

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

City of Las Vegas Department of Planning Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41778** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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: _____

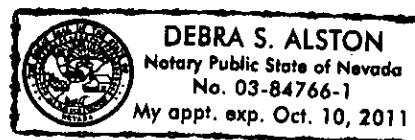
Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston
Notary Public in and for said County and State



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MAY 12 2011



BEKS GROUP

May 6, 2011

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas NV 89106

Re: Justification Letter
Department of Planning applications
ZON, GPA, and SDR

Subject: Crystal Park Apartment Homes
3000 N Michael Way
APN 138-13-512-001

Dear Sir or Madame;

In conjunction with the above referenced applications, please let this letter serve as the required Justification Letter to the applications.

Issue, Information, and Findings. We are proposing to develop two-story apartment homes on the subject 9.92 vacant land parcel noted above consisting of 80 two-bedroom units and 56 three-bedroom units with two-car garages (136 total units).

The land is currently designated as O (office) and L1/R (light industrial/research) and would need to be re-designated for Medium Density Residential and Apartment (R-3). The subject land is mostly surrounded by residential areas (R-3 to the north, R-1 to the south, and R-1 to the west) and we feel apartment homes would be better suited for this parcel and more compatible with the surrounding properties than the business park we would otherwise propose. An apartment home project would generate substantially fewer people present on the property at a given time, which would mean far less traffic and therefore less noise, and other traffic related problems for the surrounding residents than a business park.

Tables noting the number of people present on a given day, the number of open and/or garaged parking spaces, and the amount of traffic (i.e., number of trips) the proposed apartment homes as differentiated from an otherwise proposed business park on the same parcel are stated below:

GPA-41777
ZON-41778
SDR-41779
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<i>Residents/Employees/Service Personnel</i>	<i>Proposed Apartment Homes</i>	<i>Current proposed Light Industrial/Office project ("Business Park")</i>
Estimated Number of Residents/Employees/Service Personnel on a given day	520	1,360

<i>Parking Spaces</i>	<i>Proposed Apartment Homes</i>	<i>Current proposed Light Industrial/Office project ("Business Park")</i>
Number of regular open parking spaces	135	*506
Number of parking spaces enclosed in garages	272	0

* based on current proposed twelve 2-story office buildings with 16 offices per building for a total of 192 offices

<i>*Traffic: number of trips</i>	<i>Proposed Apartment Homes</i>	<i>Current proposed Light Industrial/Office project ("Business Park")</i>
Average Day, number of trips	948	2,145
AM Peak Hours, number of trips	71	185
PM Peak Hours, number of trips	93	193

*See Traffic Generation report attached

The ingress and egress at the north end of the apartment homes project and a second egress would be quite a distance away from the existing residential houses on the south side of the project. Our proposed apartment home plan would keep the majority of the parking away from those houses and there would be less traffic and less traffic noise than would occur from the allowed 192 offices.

These apartment home units will be an asset to the neighborhood and will provide large units with 2-car garages. Large units of this nature are lacking in this area. We estimate the rent to be in the approximate range from \$975 to \$1,200 per month. We anticipate this project will introduce a higher living environment much more compatible with the single family homes in the area than a business park.

The leasing/management office for the project would be located at the northwest area of the property far away from the residential homes along the south and west property line adjacent to Michael Way, 80' from a right-of-way and a 20' from a

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SDR-41779

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VAR-41780

dedicated alley. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Number of employees/residents. The number of residents would be 239.36 persons, based on the U. S Census Bureau 1990 results as provided by the City of Las Vegas Environmental Impact Assessment, 1.76 persons multiplied by 136 units.

Hours of operation. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Existing similar uses owned or operated. In addition to other residential and commercial properties in the Las Vegas area, we currently own and operate a similar apartment project with attached garages named the Hidden Canyon Village Apartments at 3940 Scott Robinson Boulevard in North Las Vegas Nevada.

Specific state licenses. No specific state licenses are required to operate an apartment home project.

Green Building Program. This project will not participate in the Las Vegas Green Building Program.

LEED construction. This project will not be constructed to LEED or other equivalent standards.

Alternative energy sources or water savings measures. Although this project will not utilize any alternative energy sources, we do plan the following energy saving/water saving measures:

Energy-saving light bulbs will be used, and we will look into and consider other feasible energy saving measures as we become aware of them.

Desert landscaping is planned in order to save water plus water saving fixtures and faucets.

Connectivity to adjacent parcels. This project will not be connected to any other parcel.

Walkable community. This project qualifies as a walkable community in that it is within ½ mile of more than one commercial property containing restaurants, grocery stores, and other amenities.

Sustainable construction. The other means of sustainable construction for this project include the positioning of the buildings, light color paint, and the use of energy-saving lights.

Urban Forestry Initiative. Currently there are no trees on the vacant land however some trees will be planted to provide shade.

Bicycle parking. We plan to provide some bicycle parking at the project.

Electric vehicle recharging stations. No charging stations are planned at this time

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GPA-41777
ZON-41778 MAY 12 2011
SDR-41779 VAR-41780

May 6, 2011
Page 4

We appreciate your consideration in this matter. Please feel free to contact me at (702) 395-9244 extension 413 if you have any questions or concerns regarding this matter.

Yours truly,
Rancho Properties, L.L.C.

Ernest A. Becker, Jr.
Manager

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ZON-41778
SDR-41779

VAR-41780

Traffic Generation

2-bedroom units: 80
3-bedroom units: 56
Total units: 136
Acres: 9.92

Traffic Generation Calculations (Apartments)

Peak Hour

Apartments: AM Peak Hour = 71 trips
PM Peak Hour = 93 trips

Average Day

Apartments: Work Day = 948 trips

Traffic Generation Calculations (Business Park)

Based on 130,000 square feet of office space for 9.92 acres.

Peak Hour

Business Park: AM Peak Hour = 185 trips
PM Peak Hour = 193 trips

Average Day

Business Park: Work Day = 2,145 trips

The resultant traffic generation totals are listed in the table below:

Use	AM Peak Hour	PM Peak Hour	Average Day
Apartments	71 trips	93 trips	948 trips
Business Park	185 trips	193 trips	2,145 trips

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VAR-41780

GPA-41777
ZON-41778
SDR-41779



BEKS GROUP

May 6, 2011

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas NV 89106

Re: Department of Planning applications
ADA compliance

Subject: Crystal Park Apartment Homes
3000 N Michael Way
APN 138-13-512-001

To Whom It May Concern:

During our pre-application meeting on April 6, 2011 with the City of Las Vegas for the subject project it was mentioned that our proposed planned apartment units might not be ADA compliant, however we feel this does not apply. Please see the highlighted area on the enclosed page from the Fair Housing Act Guidelines booklet concerning the Scope of the Design and Construction Requirements. Based on this information because our proposed project contains only two-story units without elevators, we believe our project will not contain any units which would be required to be covered under the guidelines.

Please feel free to call me at (702) 395-9244 extension 413 if you have any questions or concerns regarding this matter.

Yours truly,
Rancho Properties, L.L.C.

Ernest A. Becker, Jr.
Manager

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VAR-41780 GPA-41777

ZON-41778

SDR-41779

INTRODUCTION

THE SCOPE OF THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE FAIR HOUSING ACT

The accessibility requirements of the Fair Housing Act are intended to provide usable housing for persons with disabilities without necessarily being significantly different from conventional housing. The Fair Housing Act specifies certain features of accessible design and certain features of adaptable design. These basic design features are essential for equal access and to avoid future de facto exclusion of persons with disabilities, as well as being easy to incorporate into housing design and construction. These design features assist not only persons with disabilities but also other persons to use and enjoy all aspects of a residential development.

ADAPTABLE DWELLING UNITS

Covered dwelling units that meet the design requirements of the Guidelines are sometimes referred to as "adaptable dwelling units" or units that meet "certain features of accessible design." The Guidelines incorporate accessibility features that are both accessible and adaptable. Accessible elements and spaces are those whose design allows them to be used by the greatest number of users without being modified. For example, the requirement within the covered dwelling unit for "usable" doors, with a nominal clear opening of 32 inches, ensures that dwelling unit doors are not too narrow or impassable for any resident.

Adaptable/adjustable elements and spaces are those with a design which allows them to be adapted or adjusted to accommodate the needs of

different people. The Fair Housing Act incorporates the adaptable/adjustable concept in bathroom walls by requiring that they contain reinforced areas to allow for later installation of grab bars without the need for major structural work on the walls.

DWELLINGS COVERED

BY THE DESIGN REQUIREMENTS

The design requirements apply to buildings built for first occupancy after March 13, 1991, which fall under the definition of "covered multifamily dwellings." See page 12 for a discussion of "first occupancy." Covered multifamily dwellings are:

1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators; and
2. all ground floor dwelling units in other buildings containing four or more units.

To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments. Even though raised and sunken areas are permissible in covered dwelling units, there are limitations to their use and they are discussed in Chapter Four: "Accessible Route Into and Through the Covered Unit." Multistory dwelling units are not covered by the Guidelines except when they are located in buildings which have one or more elevators, in which case, the primary entry level is covered.

9-1

Inst #: 201011180004456
Fees: \$21.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #001
11/18/2010 03:45:10 PM
Receipt #: 583821
Requestor:
NATIONAL TITLE COMPANY
Recorded By: DHG Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	138-13-512-001 & 004-008
Escrow No.	280060-MW
R.P.P.T.	EXEMPT 1
7	Recording Requested By:
NATIONAL TITLE COMPANY	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
RANCHO PROPERTIES, L.L.C.	
8090 S. Durango Dr., Suite 115	
Las Vegas, NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That effective as of October 29, 2010, BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO BECKER & SONS, L.L.C., A NEVADA LIMITED LIABILITY COMPANY for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

RANCHO PROPERTIES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for fiscal year 2010-11;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE 2 FOR SIGNATURES AND NOTARY ACKNOWLEDGMENTS.

Dated: 11-5-10

BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED
LIABILITY COMPANY, SUCCESSOR BY MERGER TO
BECKER & SONS, L.L.C.,
A NEVADA LIMITED LIABILITY COMPANY

BY _____
Ernest A. Becker, Jr., Class B Manager

State of Nevada

} ss.

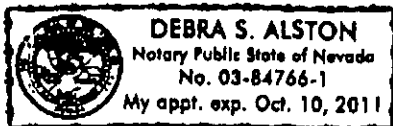
County of Clark

This instrument was acknowledged before me on
by Ernest A. Becker, Jr., Class B Manager

November 5, 2010

Signature:

Debra S. Alston
Notary Public



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Exhibit A
LEGAL DESCRIPTION

File Number: 280060

PARCEL "A"

PARCEL I:

A Portion of Lot One (1) as shown on the plat of Cheyenne Rancho Professional Plaza, as shown by map thereof on file in Book 95 of plats, page 52, in the office of the County Recorder, Clark County, Nevada, being further described as follows:

Commencing at the Three Inch Brass Cap Stamped RLS 2050 Which Marks The Southwest Corner of the Northwest One-Quarter of the Northeast One-Quarter of Section 13, Township 20 South, Range 60 East, M. D. B. & M.;

Thence North $88^{\circ} 55' 29''$ East Along The South Line of Said Northwest One-Quarter, 550.22 Feet To The Southwest Corner Of Lot One (1) Of Said Cheyenne Rancho Professional Plaza,

Thence North $01^{\circ} 04' 31''$ West, 791.06 Feet;

Thence North $88^{\circ} 55' 29''$ East, 90.32 Feet to the point of beginning;

Thence North $88^{\circ} 55' 29''$ East, 197.33 Feet;

Thence South $36^{\circ} 26' 48''$ East, 773.78 Feet;

Thence South $53^{\circ} 33' 12''$ West, 174.00 Feet to a point of curvature;

Thence along the Arc of a curve to the right having a radius of 80.00 Feet, through a central angle of $90^{\circ} 00' 00''$, an arc Distance of 125.66 Feet;

Thence North $36^{\circ} 26' 48''$ West, 676.88 Feet;

Thence North $01^{\circ} 04' 31''$ West, 160.82 feet to the point of beginning.

Also described as Parcel 1-2 in Record of survey Recorded in Book 20000706, Document No. 00581, File 110 Page 10 in the Office of the County Recorder of Clark County, Nevada

PARCEL II:

A non-exclusive easement for ingress and egress By Vehicular and Pedestrian Traffic And Vehicular Parking Upon, over and across that portion of Common Areas, as shown on said map and as further described in Declaration Of Covenants, Conditions and Restrictions and Reciprocal Grant Of

Easements For Cheyenne Rancho Professional Plaza Recorded July 14, 2000 in Book 20000714 As Document No. 00185 Of Official Records, Clark County, Nevada.

PARCEL "B"

PARCEL I:

A portion of Lot One (1) as shown on the plat of CHEYENNE RANCHO PROFESSIONAL PLAZA as show by map thereof on file in Book 95 of Plats, Page 52, in the Office of the County Recorder of Clark County, Nevada described as follows:

COMMENCING at the Three Inch Brass Cap stamped RLS 2050 which marks the Southwest Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 13, Township 20 South, Range 60 East, M. D. B. & M.;

THENCE North 88°55'29" East along the South line of said Northwest Quarter (NW ¼) 550.22 feet to the Southwest Corner Lot One (1) of said CHEYENNE RANCHO PROFESSIONAL PLAZA, said point also being the Point of Beginning;

THENCE North 01°04'31" West 791.06 feet;

THENCE North 88°55'29" East 90.32 feet;

THENCE South 01°04'31" East 160.82 feet;

THENCE South 36°26'48" East 772.91 feet;

THENCE South 88°55'29" West 537.74 feet to the Point of Beginning.

Also described as Parcel I-1 in Record of Survey recorded in Book 20000706, Document No. 00581, File 110 Page 10, and by Certificate of Amendment recorded March 16, 2010 in Book 20100316, Document No. 03985, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Common Areas, as shown on said map and further described in Declaration of Covenants, Conditions and Restrictions and Reciprocal Grant of Easements for CHEYENNE RANCHO PROFESSIONAL PLAZA recorded July 14, 2000 in Book 20000714 as Document No. 00185 of Official Records, Clark County, Nevada.

PARCEL "C":

PARCEL I:

Being a portion of the North One Half of the Northeast one-quarter Section 13, Township 20 South, Range 60 East, M.D.M., more particularly being a portion of Lot One (1) as shown on the plat of Cheyenne Rancho Professional Plaza recorded in Book 95 of Plats on Page 52, Records of Clark County, Nevada described as follows:

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MAY 12 2011

COMMENCING at the three inch brass cap stamped RLS 2050 which marks the Southwest corner of the Northwest One-Quarter of the Northeast one-quarter of said Section 13;

THENCE North $88^{\circ} 55' 29''$ East along the South line of said Northwest One-Quarter, 550.22 feet to the Southwest corner of Lot One (1) of said Cheyenne Rancho Professional Plaza;

THENCE North $01^{\circ} 04' 31''$ West, 791.06 feet;

THENCE North $88^{\circ} 55' 29''$ East 287.65 feet;

THENCE South $36^{\circ} 26' 48''$ East, 413.78 feet;

THENCE North $53^{\circ} 33' 12''$ East, 585.00 feet;

THENCE South $36^{\circ} 26' 48''$ East, 79.71 feet to a point of curvature;

THENCE from a tangent bearing South $26^{\circ} 25' 27''$ East along the arc of a curve to the left, having a radius of 327.64 feet, through a central angle of $10^{\circ} 01' 21''$, an arc distance of 57.31 feet;

THENCE South $36^{\circ} 26' 48''$ East, 215.27 feet to the POINT OF BEGINNING;

THENCE South $36^{\circ} 26' 48''$ East, 44.00 feet;

THENCE North $53^{\circ} 33' 12''$ East, 5.00 feet;

THENCE South $36^{\circ} 26' 48''$ East, 44.00 feet;

THENCE South $53^{\circ} 33' 12''$ West, 99.60 feet;

THENCE South $55^{\circ} 19' 44''$ West, 129.10 feet;

THENCE South $53^{\circ} 33' 12''$ West, 525.90 feet;

THENCE South $88^{\circ} 55' 29''$ West, 103.58 feet;

THENCE North $36^{\circ} 26' 48''$ West, 96.04 feet to a point of curvature;

THENCE from a tangent bearing South $36^{\circ} 26' 48''$ East along the arc of a curve to the left having a radius of 80.00 feet, through a central angle of $90^{\circ} 00' 00''$ and arc distance of 125.66 feet;

THENCE North $53^{\circ} 33' 12''$ East, 530.37 feet;

THENCE North $50^{\circ} 00' 20''$ East, 129.28 feet;

THENCE North $53^{\circ} 33' 12''$ East, 94.60 feet to the POINT OF BEGINNING.

ALSO described as Parcel 1-3 in Record of Survey recorded in Book 20000706 as Document No. 00581, File 110, Page 10, in the Office of the County Recorder, Clark County, Nevada.

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PARCEL II:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Common Areas, as shown on said map and further described in Declaration of Covenants, Conditions and Restrictions and Reciprocal Grant of Easements for CHEYENNE RANCHO PROFESSIONAL PLAZA recorded July 14, 2000 in Book 20000714 as Document No. 00185 of Official Records, Clark County, Nevada.

PARCEL "D"

PARCEL I:

Being a portion of the North One Half of the Northeast one-quarter Section 13, Township 20 South, Range 60 East, M.D.M., more particularly being a portion of Lot One (1) as shown on the plat of Cheyenne Rancho Professional Plaza recorded in Book 95 of Plats on Page 52, Records of Clark County, Nevada described as follows:

COMMENCING at the three inch brass cap stamped RLS 2050 which marks the Southwest corner of the Northwest One-Quarter of the Northeast one-quarter of said Section 13;

THENCE North $88^{\circ} 55' 29''$ East along the South line of said Northwest One-Quarter, 550.22 feet to the Southwest corner of Lot One (1) of said Cheyenne Rancho Professional Plaza;

THENCE North $01^{\circ} 04' 31''$ West, 791.06 feet;

THENCE North $88^{\circ} 55' 29''$ East 287.65 feet;

THENCE South $36^{\circ} 26' 48''$ East, 413.78 feet to the POINT OF BEGINNING;

THENCE North $53^{\circ} 33' 12''$ East, 585.00 feet;

THENCE South $36^{\circ} 26' 48''$ East, 79.71 feet to a point of curvature;

THENCE from a tangent bearing South $26^{\circ} 25' 27''$ East along the arc of a curve to the left, having a radius of 327.64 feet, through a central angle of $10^{\circ} 01' 21''$, an arc distance of 57.31 feet;

THENCE South $36^{\circ} 26' 48''$ East, 215.27 feet;

THENCE South $53^{\circ} 33' 12''$ West, 94.60 feet;

THENCE South $50^{\circ} 00' 20''$ West, 129.28 feet;

THENCE South $53^{\circ} 33' 12''$ West, 356.37 feet;

THENCE North $36^{\circ} 26' 48''$ West, 360.00 feet to a POINT OF BEGINNING;

ALSO described as Parcel 1-4 in Record of Survey recorded in Book 20000706 as Document No. 00581, File 110, Page 10, in the Office of the County Recorder, Clark County, Nevada.

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PARCEL II:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Common Areas, as shown on said map and further described in Declaration of Covenants, Conditions and Restrictions and Reciprocal Grant of Easements for CHEYENNE RANCHO PROFESSIONAL PLAZA recorded July 14, 2000 in Book 20000714 as Document No. 00185 of Official Records, Clark County, Nevada.

PARCEL "E":

PARCEL I:

Being a portion of the North One Half of the Northeast one-quarter Section 13, Township 20 South, Range 60 East, M.D.M., more particularly being a portion of Lot One (1) as shown on the plat of Cheyenne Rancho Professional Plaza recorded in Book 95 of Plats on Page 52, Records of Clark County, Nevada described as follows:

COMMENCING at the three inch brass cap stamped RLS 2050 which marks the Southwest corner of the Northwest One-Quarter of the Northeast one-quarter of said Section 13;

THENCE North $88^{\circ} 55' 29''$ East along the South line of said Northwest One-Quarter, 550.22 feet to the Southwest corner of Lot One (1) of said Cheyenne Rancho Professional Plaza;

THENCE North $01^{\circ} 04' 31''$ West, 791.06 feet;

THENCE North $88^{\circ} 55' 29''$ East 287.65 feet;

THENCE South $36^{\circ} 26' 48''$ East, 413.78 feet;

THENCE North $53^{\circ} 33' 12''$ East, 585.00 feet;

THENCE South $36^{\circ} 26' 48''$ East, 79.71 feet to a point of curvature;

THENCE from a tangent bearing South $26^{\circ} 25' 27''$ East along the arc of a curve to the left, having a radius of 327.64 feet, through a central angle of $10^{\circ} 01' 21''$, an arc distance of 57.31 feet;

THENCE South $36^{\circ} 26' 48''$ East, 259.27 feet;

THENCE North $53^{\circ} 33' 12''$ East, 5.00 feet;

THENCE South $36^{\circ} 26' 48''$ East, 44.00 feet to the POINT OF BEGINNING;

THENCE South $36^{\circ} 26' 48''$ East, 468.63 feet;

THENCE North $88^{\circ} 38' 13''$ West, 234.93 feet;

THENCE South $00^{\circ} 06' 33''$ West, 61.40 feet;

THENCE South $88^{\circ} 55' 29''$ West, 652.87 feet;

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THENCE North 53° 33' 12" East, 525.90 feet;

THENCE North 55° 19' 44" East, 129.10 feet;

THENCE North 53° 33' 12" East 99.60 feet the POINT OF BEGINNING;

ALSO described as Parcel 1-5 in Record of Survey recorded in Book 20000706 as Document No. 00581, File 110, Page 10, and by Certificate of Amendment recorded March 16, 2010 in Book 20100316 as Document No. 03985, in the Office of the County Recorder, Clark County, Nevada.

PARCEL II:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Common Areas, as shown on said map and further described in Declaration of Covenants, Conditions and Restrictions and Reciprocal Grant of Easements for CHEYENNE RANCHO PROFESSIONAL PLAZA recorded July 14, 2000 in Book 20000714 as Document No. 00185 of Official Records, Clark County, Nevada.

PARCEL "F":

PARCEL I:

Lot Two (2) as shown on the plat of CHEYENNE RANCHO PROFESSIONAL PLAZA, as shown by map thereof on file in Book 95 of Plats, Page 52, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of Common Areas, as shown on said map and further described in Declaration of Covenants, Conditions and Restrictions and Reciprocal Grant of Easements for CHEYENNE RANCHO PROFESSIONAL PLAZA recorded July 14, 2000 in Book 20000714 as Document No. 00185 of Official Records, Clark County, Nevada.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-13-512-001
b) 138-13-512-004 through 008
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- | | |
|---|--|
| a) ☐ Vacant Land | b) ☐ Single Family Residence |
| c) ☐ Condo/Twnhse | d) ☐ 2-4 Plex |
| e) ☐ Apartment Bldg. | f) ☒ Commercial/Industrial |
| g) ☐ Agricultural | h) ☐ Mobile Home |
| i) ☐ Other _____ | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)	(_____)
Transfer Tax Value	_____ 0.00
Real Property Transfer Tax Due:	_____ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1 _____
b. Explain Reason for Exemption: EXEMPT 1 - Transfer by parent to subsidiary

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 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:

Grantor

BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

Signature:

Capacity:

Grantee

RANCHO PROPERTIES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY ERNEST A. BECKER

SELLER (GRANTOR) INFORMATION

Print Name: BECKER ENTERPRISES, L.L.C.
Address: 8090 S. Durango, Suite 115
City/State/Zip: Las Vegas, NV 89113

BUYER (GRANTEE) INFORMATION

Print Name: RANCHO PROPERTIES, L.L.C.
Address: 8090 S. Durango, Suite 115
City/State/Zip: Las Vegas, NV 89113

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 280060-MW
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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LEGAL DESCRIPTION

APN 138-13-512-001

BEING ALL OF LOT 2 OF THAT MAP ON FILE IN BOOK 95 OF PLATS, PAGE 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING DESCRIBED AS FOLLOWS:

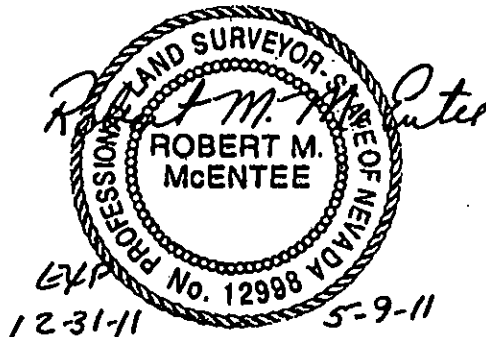
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHWEST CORNER OF LOT 1 OF SAID MAP ON FILE IN BOOK 95 OF PLATS, PAGE 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 88°55'30" WEST, 510.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MICHAEL WAY AS SHOWN ON SAID MAP; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY RIGHT-OF-WAY LINE OF MICHAEL WAY, NORTH 06°43'44" WEST, 794.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 88°55'30" EAST, 588.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, BEING ALSO THE WESTERLY LINE OF SAID LOT 1, SOUTH 01°04'31" EAST, 791.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.97 ACRES.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE CENTERLINE OF U.S. HIGHWAY 95 (RANCHO DRIVE) WHICH BEARS SOUTH 36°26'48" EAST, AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 28 OF PARCEL MAPS, ON PAGE 83.

ROBERT M. McENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12998
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD, SUITE 200
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317
EXPIRES: DECEMBER 31, 2011



J:\survey\legal descriptions\becker-rancho cheyenne.docx

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N88°55'30"E

588.34'

LOT 2
APN 138-13-512-001

NOT A PART
LOT 1
S01°04'31"E
791.06'

MICHAEL WAY

N06°43'44"W
794.93'

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S88°55'30"W

510.03'

SCALE: 1"=100'



LOCHSA SURVEYING

6345 SOUTH JONES BLVD., STE 200
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 320-1769

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
APN 138-13-512-001
CITY OF LAS VEGAS
CLARK COUNTY, NEVADA

Sheet
1
of
1

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

CYCLE
7

Project Name: BEKS Group Apartments

APN(s):	138-13-512-001	Pre-app Date:	04/06/11
Location:	3000 North Michael Way	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	5 - Barlow	Acres:	9.92
		Time:	9:00 a.m.

Ownership Info:	RANCHO PROPERTIES L L C 8090 S DURANGO DR #115 LAS VEGAS NV 89113-4427	Last Change of Ownership Date:	11/18/10
	Phone: (702)- Fax: (702)- Email:		

Applicant Info:	Ernest A. Becker, JR Phone: (702)-395-9244 (413) Fax: (702)- Email:
------------------------	--

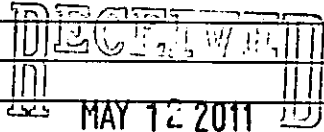
Representative info:	Phone: (702)- Fax: (702)- Email:
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Use:	<table style="width: 100%;"> <tr> <td style="width: 30%;">Existing:</td> <td>Undeveloped</td> </tr> <tr> <td>Proposed:</td> <td>Apartments</td> </tr> </table>	Existing:	Undeveloped	Proposed:	Apartments
Existing:	Undeveloped				
Proposed:	Apartments				
General Plan:	<table style="width: 100%;"> <tr> <td style="width: 30%;">Existing:</td> <td>O (Office) and LI/R (Light Industry/Research)</td> </tr> <tr> <td>Proposed:</td> <td>M (Medium Density Residential)</td> </tr> </table>	Existing:	O (Office) and LI/R (Light Industry/Research)	Proposed:	M (Medium Density Residential)
Existing:	O (Office) and LI/R (Light Industry/Research)				
Proposed:	M (Medium Density Residential)				
Zoning:	<table style="width: 100%;"> <tr> <td style="width: 30%;">Existing:</td> <td>O (Office) and LI/R (Light Industry/Research)</td> </tr> <tr> <td>Proposed:</td> <td>R-3 (Medium Density Residential and Apartment District)</td> </tr> </table>	Existing:	O (Office) and LI/R (Light Industry/Research)	Proposed:	R-3 (Medium Density Residential and Apartment District)
Existing:	O (Office) and LI/R (Light Industry/Research)				
Proposed:	R-3 (Medium Density Residential and Apartment District)				
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport (70 Feet) Special Land Use Designation (per plan, if applicable): N/A				

☒ **Meeting**
 ☐ **Conversation Record**
 ☐ **Telephone Record**

Between CLV Planning Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Ernest A. Becker, Jr	BEKS Group			
2. Brian Becker				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	



OR: ☒ see Meeting Attendance Sheet

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Project will require a GPA from: O (Office) and LI/R (Light Industry/Research) to M (Medium Density Residential) application.
2. Project will require a ZON from: O (Office) and LI/R (Light Industry/Research) to R-3 (Medium Density Residential and Apartment District) application.
3. Project will require a SDR application.
4. Staff is concerned that no ADA compliant units are being offered. The 1988 Fair Housing Act requires all apartments with more than four units to have ADA accessible ground floor units. Although this is not in LV Code, it should be addressed.
5. The Site Plan should be redesigned to allow for reasonable distance to trash enclosures from all units.
6. The Site Plan needs to be revised to include all setbacks and landscape dimensions indicating whether the project meets minimum landscape requirements per Title 19.
7. Vicinity Map needs to be revised to clearly show the project site and remove project phases that are not a part of this application.
8. Floor Plan must show dimensions and square footage for each type of unit.
9. Traffic recommends driveways align with Mare way and Mossman Avenue.
10. Project may be conditioned to be remapped to remove parcel from existing Commercial Subdivision.
11. A traffic study is required.

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== Please return a copy of this form with the original Pre-Application Submittal Checklist ==
--Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions--

Pre Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE unless indicated otherwise)		Fees					
YES	NO			Appl. Type	Application	Notification	Recordation	Sub Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov (Follow - "I Want To..." -> "Apply for -> Planning Applications")	GPA	\$ 1000.00	\$ 500.00	\$	\$ 1500.00
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			ZON	\$ 700.00	\$ 500.00	\$	\$ 1200.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☐	☒	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for		Subtotal: \$ 3730.00					
☒	☐	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	—	\$0.00
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)					Grand Total All Fees: \$3730		
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		8		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		3		
		All adjacent existing land uses and street names labeled			NOTES: Please revised plan to address concerns raised in the comment section.				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled							
		# regular + [30% or less of total] # compact + # handicap = Total							
		All free-standing sign locations shown and heights and sizes noted							
☒	☐	LANDSCAPE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		1		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All required parking lot fingers/islands shown			NOTES: Please revise plan to address concerns raised in the comment section.				
		Quantity, size, species/variety of all trees, shrubs, and ground cover							
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		1		
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		1		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All wall sign locations shown and sizes noted			NOTES:				
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		1		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		Use of all rooms noted/labeled			NOTES: Please revise plan to address concerns raised in the comment section.				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

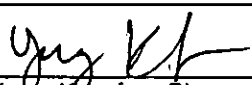
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MAY 12 2014

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

YES	NO	GENERAL PLAN AMENDMENT, MODIFICATIONS AND REZONING	TOTAL REQUIRED FOR ALL APPLICATIONS	GPA/MOD	ZDN
☒	☐	Location Map	Folded Location Map:	6	6
		North arrow, scale, and vicinity map	Rolled Location Map:	1	1
		Label <u>existing general plan designations or zoning districts, whichever is applicable</u> , for the subject site and all surrounding areas within 1,000 feet	Reduced Copy (8-1/2"x11"):	1	1
		Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***NOT A SITE PLAN***		
		Show <u>all</u> surrounding sites within a 1,000-foot radius of subject site			

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

APN(s):	138-13-512-001	Application Purpose:	General Plan Amendment Rezoning Site Development Plan Review
Location:	3000 North Michael Way	Application Purpose:	Apartment complex
Ward:	5 - Barlow	Pre-App. Meeting Date:	4/6/11
Planner's Signature:		Submittal Deadline:	<u>05/26/11 - no later than 2:00 pm</u>
Planner:	Yorgo Kagafas, Planner II - 229-6196 - 229-	Earliest PC / CC Meeting Dates:	07/12/11 PC - 08/17/11 CC (Cycle 7)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting; otherwise you must make other arrangements for getting the notices mailed.

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2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.
*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information.

Important Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

*** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE ***

For notification of neighborhood meetings, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to use no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting; otherwise you must make other arrangements for getting the notices mailed.

Darline Reeder

From: Darline Reeder
Sent: Monday, June 13, 2011 7:33 AM
To: Tanya Jackson-Renter; Ydo Yturalde; Flinn Fagg; Doug Rankin; Steve Gebeke
Cc: Carman Burney; Nora Lares; Steve Swanton; John Grider; Michael Howe; Romeo Gumarang; Yorgo Kagafas; Mark Rex
Subject: RESULTS: Neighborhood Meeting - WARD 5 - GPA-41777, ZON-41778, SDR-41779 - PC 7/12/11

Start: 6:00pm
End: 6:30pm

Public: 4
Applicant: 3
Staff: 1 (Planning)

The applicant briefly described the proposed project. Members of the public in attendance had the following questions and comments:

- General concerns were raised about traffic and crime issues.
- Two of the members of the public in attendance were satisfied with the proposal and did not have any concerns about the proposed change in use.
- Two of the members of the public voiced a preference for the site to remain designated for either commercial or light industrial uses, stating that there were already too many apartments in the immediate area and that property values would decrease.

/13 FF

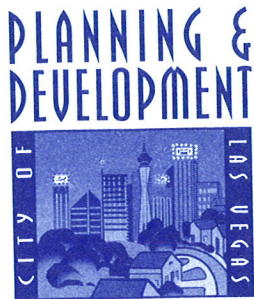
From: Darline Reeder
Sent: Monday, May 23, 2011 7:54 AM
To: Tanya Jackson-Renter; Ydo Yturalde
Cc: Flinn Fagg; Doug Rankin; Steve Gebeke; Carman Burney; Nora Lares; Steve Swanton; John Grider; Michael Howe; Romeo Gumarang; Yorgo Kagafas; Mark Rex
Subject: Neighborhood Meeting - WARD 5 - GPA-41777, ZON-41778, SDR-41779 - PC 7/12/11

Neighborhood Meeting is being held on Thursday, June 9, 2011 at 6:00 pm., in the Cimarron Rose Community Center, 5591 North Cimarron Road, Las Vegas, 89149.

GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Site Development Plan Review FOR A 136-UNIT APARTMENT COMPLEX WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).



GPA-41777, ZON-41778 & SDR-41779

City of Las Vegas

☒ Meeting

☐ Telephone

☐ Conversation Record

APARTMENTS - 3000 MICHAEL WAY

Page 1 of
Date 6-10-09 11
Time 6:00 am pm

Project Name RANCHO PROPERTIES, LLC

Conversation between CLV Representative(s):
and,

Name

Company/Department

Phone

FAX

☐ see Meeting Attendance Sheet

Comments:

START 6⁰⁰ AM
END 6³⁰

APPLICANT: 111
PUBLIC: 111
STAFF: 1 (PHD)

PREP HOUSES - ANYTHING FOR APARTMENTS - ENOUGH APES
THE PREPERS COUNCIL C. MICHAEL &
① INQUIRY / CONCERN CHECKED
② HOW EVER, THOUGH
CONCERN ABOUT CHANGING THIS IS BETTER

Brian T. Becker
Ext. 4119

cell 702.528.3556
bbecker@beksgroup.com



8090 S. Durango Drive, Suite 115, Las Vegas, Nevada 89113
phone 702.395.9244 fax 702.395.4155 www.beksgroup.com



CASE: **GPA-41777**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

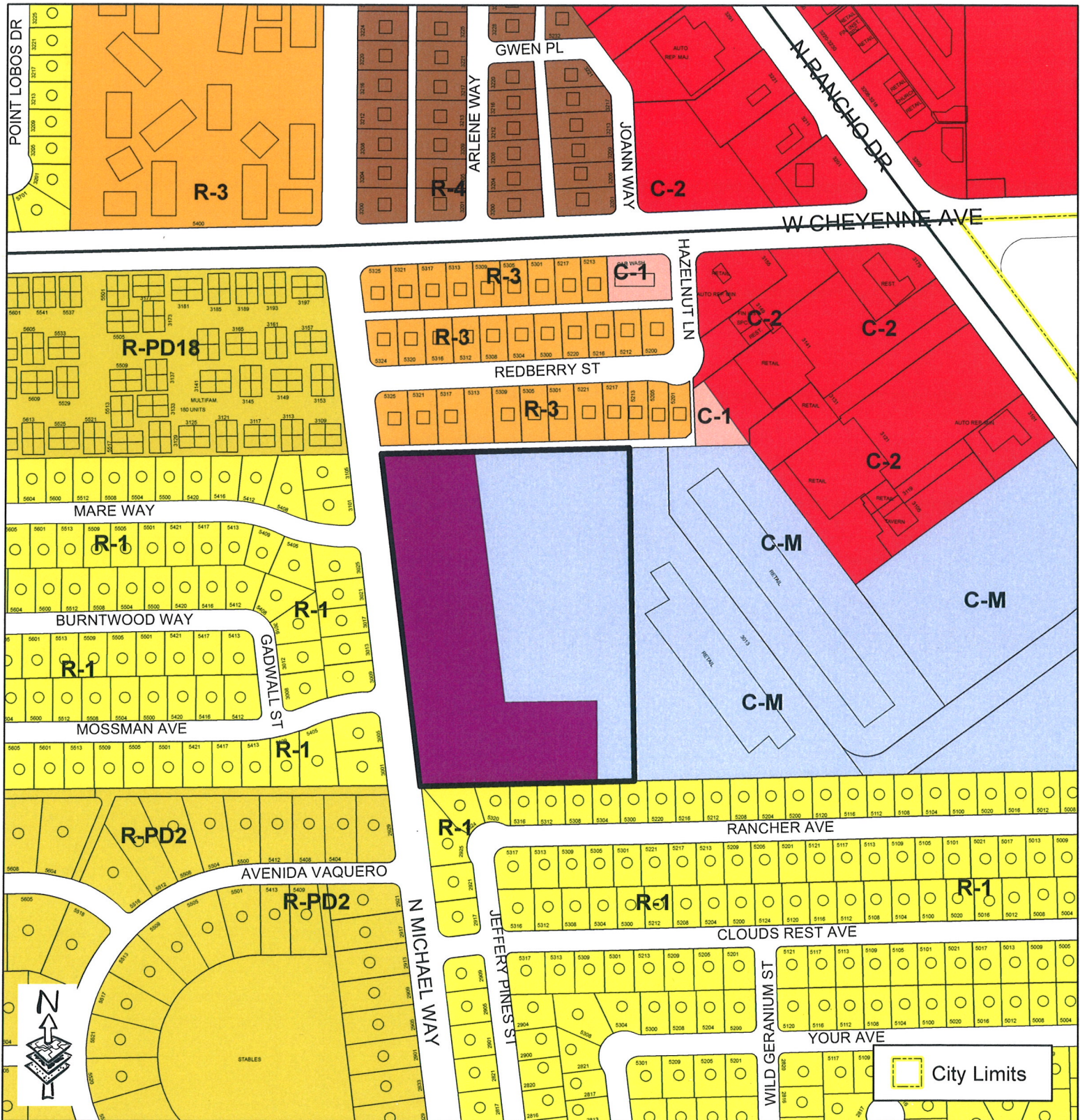
O (OFFICE) AND LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

GPA-41777 Zoning

0 195 390 780 Feet



- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

ROI Zoning

Data current as of: June 8, 2011

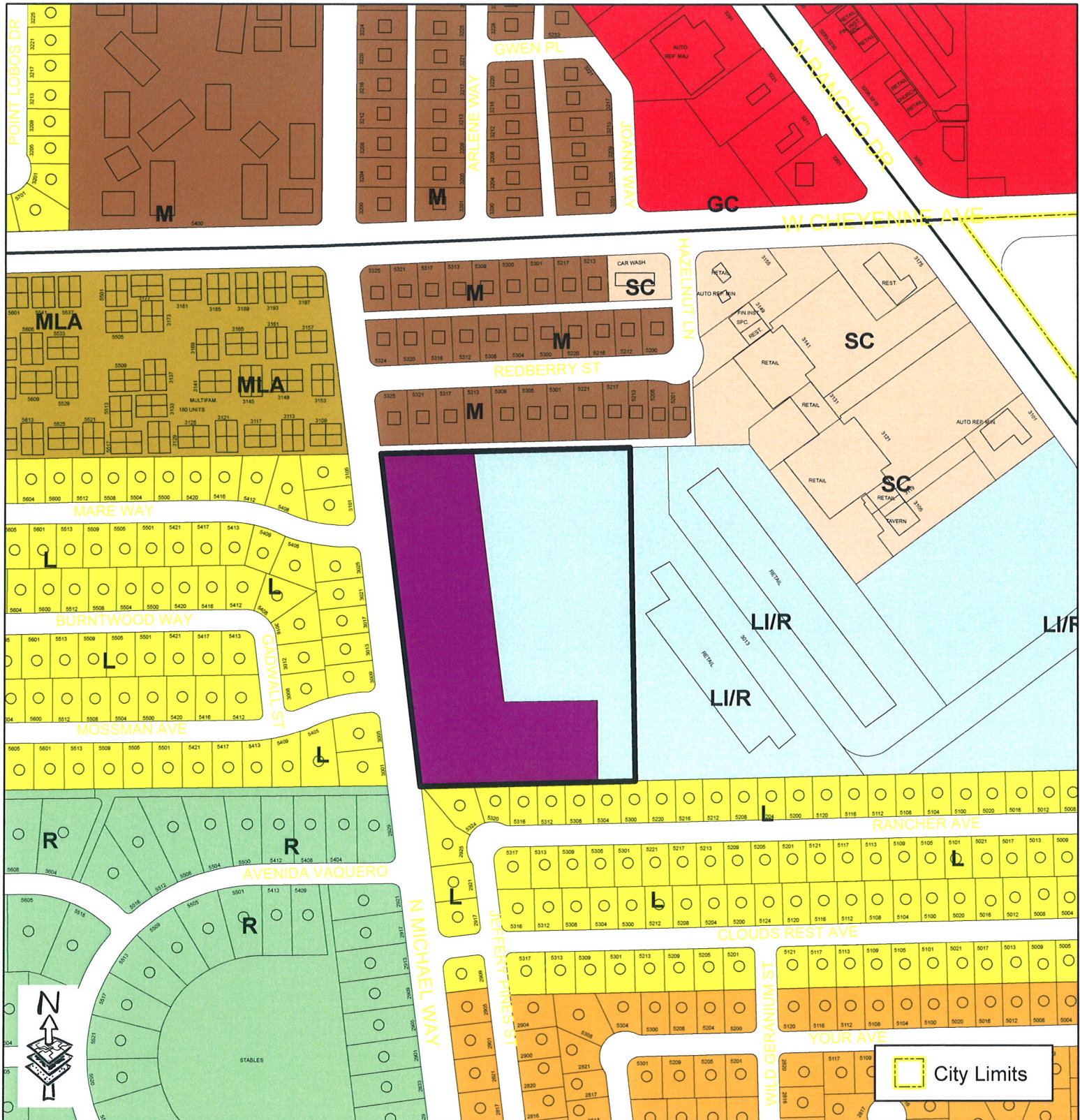


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



GPA-41777 General Plan

0 195 390 780 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: June 8, 2011



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





Data current as of: June 8, 2011



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
702-225-3301



Report Date 06/09/2011 08:18 AM

Submitted By

Page 1

A/P # 41777 GENERAL PLAN AMENDMENT

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	05/12/2011 13:36	982998	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

Parent A/P #

<u>Project #</u>	41777	<u>Project/Phase Name</u>	CRYSTAL PARK APARTMENT HOMES	<u>Phase #</u>	
<u>Size/Area</u>	9.92 ACRE	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 13813512001

Location

Owner/Tenant

<u>Contact ID</u>	AC1842606	<u>Name</u>	RANCHO PROPERTIES L L C	<u>Organization</u>	
<u>Mailing Address</u>	8090 S DURANGO DR #115	<u>State/Province</u>	NV	<u>Country</u>	☐ <u>Foreign</u>
<u>City</u>	LAS VEGAS	<u>Evening Phone</u>		<u>Mobile #</u>	
<u>ZIP/PC</u>	89113-4427				
<u>Day Phone</u>	(702)395-9244 x				
<u>Fax</u>	(702)395-4155				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3000 N MICHAEL WAY
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13813512001

Report Date 06/09/2011 08:18 AM

Submitted By

Page 2

Review Activities

Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

448588	ENGDESIGN	1	Approved	☐	06/08/2011 16:04	06/08/2011 17:53	06/08/2011 17:53	970192
447288	DEVCO	1	Incomplete	☐	06/01/2011 09:07			
447289	NEIGH P&S	1	Incomplete	☐	06/01/2011 09:07			
447290	B&S PLAN	1	Incomplete	☐	06/01/2011 09:07			
447291	TRAFFIC	1	Approved	☐	06/01/2011 09:07	06/01/2011 09:07	06/01/2011 11:15	960480
447292	FLOOD	1	Cond Apprv	☐	06/01/2011 09:07	06/07/2011 11:43	06/07/2011 11:43	981079
See comment on the related SDR-41779.								
447293	ROW	1	Approved	☐	06/01/2011 09:07	06/02/2011 16:35	06/02/2011 16:35	984056
6/2/11 GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).								
r/w o.k. mw								
447294	SURVEY	1	Approved	☐	06/01/2011 09:07	06/07/2011 15:23	06/07/2011 15:23	980146
447295	TEFO	1	Incomplete	☐	06/01/2011 09:07			
447296	SEWER	1	Cond Apprv	☐	06/01/2011 09:07	06/01/2011 10:42	06/01/2011 10:42	982903
See SDR-41779.								
447297	LAND DEV	1	Approved	☐	06/01/2011 09:07	06/01/2011 11:07	06/01/2011 14:08	980255
n/c								
447298	FIRE ENG	1	Approved	☐	06/01/2011 09:07	06/08/2011 16:26	06/08/2011 16:31	970010

Project # A/P Type Status Stage Relation

No children exist for this project

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

No children exist for this project

Employee
Employee ID Last First MI Comments

984056 WULFF MARY A ext 2139

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 05/12/2011 14:21 0.00
BRIAN BECKER; HIDDEN CANYON VILLAGE APARTMENTS; CK#1259; 702-395-9244;

Report Date 06/09/2011 08:18 AM

Submitted By

Page 3

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

Application Information

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Application Location



The proposed project may not pertain to the entire highlighted project site.

Neighborhood Meeting Information

Location: Cimarron Rose Community Center
5591 North Cimarron Road
Las Vegas, Nevada 89149

Date/Time: Thursday, June 9, 2011 at 6:00 P.M.
Contact: Brian Becker: 702-539-0507

Application Information

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City of Las Vegas
Planning & Development Department
Development Services Center 3rd Floor
333 North Rancho Drive
Las Vegas, NV 89106

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
07/12/11 Planning Commission Meeting

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Planning & Development Department
Development Services Center 3rd Floor
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Las Vegas, Nevada 89149

Date/Time: Thursday, June 9, 2011 at 6:00 P.M.
Contact: Brian Becker: 702-539-0507

357 Parcels
340 Labels
+11 #04

Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>Address</u>	<u>Printed On:</u>	<u>Parcel Number</u>
	GPA-41777		Thu: May 19, 2011	
3210 N RANCHO L L C	%T GRIMMETT 2275 CORPORATE CIR #120 HENDERSON NV	13813297004		
AARON & WRIGHT INC	1200 POST OAK #2007 HOUSTON TX	13813297001		
ABRAHAM CHRISTOPHER V	10933 ROCHESTER AVE #402 LOS ANGELES CA	13812810044		
ACEVEDO DEMETRIO & CRYSTAL	3201 POINT LOBOS LAS VEGAS NV	13813211020		
AGAR BELARMINA L	7428 CENTRAL BEETLE ST LAS VEGAS NV	13813610028		
ALCANTARA HUGO & CECILIA	P O BOX 950094 MISSION HILLS CA	13812418021		
ALECIO MARIA	8649 SUN LAND BLVD #16 SUN VALLEY CA	13813510007		
ALESSI ANTHONY T & PATRICIA L	5413 AVENIDA VAQUERO LAS VEGAS NV	13813610032		
ALLISON BILLY J & MARION REV TR	5021 CLOUDS REST AVE LAS VEGAS NV	13813113008		
ALLISON LEVI	2820 WILD GERANIUM ST LAS VEGAS NV	13813212013		
ALULEMA RUBEN D	5212 RANCHER AVE LAS VEGAS NV	13813611046		
AMAYA ANA D	5201 MARSH MARGOLD AVE LAS VEGAS NV	13813614012		
ANDERSON DOUGLAS G & DEANN	8004 GENZER DR LAS VEGAS NV	13813610013		
ANDERSON LINDA F	5012 CLOUDS REST AVE LAS VEGAS NV	13813614037		
ARANDA ANA G	5300 RANCHER AVE LAS VEGAS NV	13813111033		
ARATA FAMILY TRUST	7827 SALT SPRAY CT LAS VEGAS NV	13813611037		
AYALA MAYRA	5504 BURNTWOOD WY LAS VEGAS NV	13813610010		
BABA FAMILY TRUST	19125 BECKWITH TERRACE IRVINE CA	13813611008		
BABA THOMAS LEE ETAL	19125 BECKWITH TERRACE IRVINE CA	13813113032		
BAGGS LARRY	1612 N TORREY PINES #203 LAS VEGAS NV	13812812016		
BAGGS LARRY A	1612 N TORREY PINES #203 LAS VEGAS NV	13812812012		
BAKER NORMAL	2805 PORCUPINE FLAT ST LAS VEGAS NV	13812812014		
BALKE KIMBERLY M	5216 RANCHER AVE LAS VEGAS NV	13812812015		
BANK ONEWEST F S B	888 E WALNUT ST PASADENA CA	13813615033		
BANK U S NATIONAL ASSN TRS	%WELLS FARGO HOME MTGE INC 3476 STATEVIEW BLVD MAC #X7801-013 FT MILL SC	13813610012		
BANK U S NATIONAL ASSN TRS	2015 VAUGHN RD BLDG 400 KENNESAW GA	13812811017		
BANK WELLS FARGO N A	4101 WISEMAN BLVD SAN ANTONIO TX	13813113009		
BARREIRA ROMAN & CRISTOBALINA S	2905 JEFFERY PINES ST LAS VEGAS NV	13813510016		
BARTSAS MARY 1 L L C	%FOOD COURTS NV LLC 104 CASSIA WY HENDERSON NV	13813615041		
BATTAGLIA JOSEPH P & LEAH M	5412 MOSSMAN AVE LAS VEGAS NV	13813613001		
		13812801011		
		13813113042		

Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>GPA-41777</u>	<u>Printed On:</u>
			Thu: May 19, 2011
<u>Address</u>	<u>Parcel Numbe</u>		
BEARD CHRISTOPHER S & DIONE Z	3998 TOPAWA DR LAS VEGAS NV	13813111032	
BECERRA ANA L	5412 BURNTWOOD WY LAS VEGAS NV	13813113028	
BECKER & SONS	50 S JONES BLVD #100 LAS VEGAS NV	13813501001	
BECKWITH R L & F L REV LIV TR	5008 CLOUDS REST AVE LAS VEGAS NV	13813611038	
BEEAMAN DONNA	3013 N MICHAEL WY LAS VEGAS NV	13813113022	
BELPASSO FAMILY LIVING TRUST	5104 YOUR AVE LAS VEGAS NV	13813614006	
BERGMAN K J G FAMILY TRUST	5421 MOSSMAN AVE LAS VEGAS NV	13813113053	
BJORK ERMA J REVOCABLE TRUST	2921 JEFFERY PINES ST LAS VEGAS NV	13813610002	
BL YNN LARRY K & MELINDA L	5404 AVENIDA VAQUERO LAS VEGAS NV	13813212002	
BOSLEY ROY & DEBRA A	5409 AVENIDA VAQUERO LAS VEGAS NV	13813212014	
BOYNES ROBERT	5205 RANCHER AVE LAS VEGAS NV	13813610018	
BRANTLEY MARK A	2805 JEFFERY PINES ST LAS VEGAS NV	13813615002	
BRIONES-LANDEROZ ELIZABETH B	5600 MARE WY LAS VEGAS NV	13813111021	
BROWN MORRIS	2813 PORCUPINE FLAT ST LAS VEGAS NV	13813615031	
BRUNSWICK BEATRIX R	5120 RANCHER AVE LAS VEGAS NV	13813611001	
BUNKER JAMES B & DIANA M	2921 N MICHAEL WY LAS VEGAS NV	13813212016	
BURNS FAMILY TRUST	8460 S EASTERN AVE #C LAS VEGAS NV	13813511005	
BURNS FAMILY TRUST	8460 S EASTERN AVE #C LAS VEGAS NV	13813511001	
BURNS FAMILY TRUST	%CAMBRIDGE GROUP LTD 1820 WARM SPRINGS RD #120 LAS VEGAS NV	13813511010	
BURNS FAMILY TRUST	8460 S EASTERN AVE #C LAS VEGAS NV	13813511002	
BURNS FAMILY TRUST	8460 S EASTERN AVE #C LAS VEGAS NV	13813511006	
BURNS FAMILY TRUST	8460 S EASTERN AVE #C LAS VEGAS NV	13813111035	
BUZZARD ERIC E	5601 BURNTWOOD WY LAS VEGAS NV	13813510009	
CABALLERO JOSE M	5213 W CHEYENNE AVE LAS VEGAS NV	13813211003	
CABBLE KEVIN J & GLORIA J	5608 AVENIDA TAMPICO LAS VEGAS NV	13813212029	
CALL MARION	5420 AVENIDA CABALLO LAS VEGAS NV	13813111019	
CAMPOS MARIA C & PEDRO	5608 MARE WY LAS VEGAS NV	13813611031	
CANALES FRANCISCO & ELSA	5112 CLOUDS REST AVE LAS VEGAS NV	13813510015	
CANNON RONALD R & CONNIE T	3751 E TERRACE DR LAS VEGAS NV	13813510023	
CANO ISMAEL	3721 BETHEL BAY ST NORTH LAS VEGAS NV	13813611033	
CARACOSA JOEL CORTEZ	248 VIEW DR LAS VEGAS NV	13813113031	
CARRASCO ANTONIO	5500 BURNTWOOD WY LAS VEGAS NV	13813113004	
CARRILLO-SERNA SERGIO	5412 MARE WY LAS VEGAS NV		

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CASTRO ESPERANZA	GPA-41777	5421 MARE WY LAS VEGAS NV	Thu: May 19, 2011	13813113014
CERRA-CRUZ EDUARDO		5213 CLOUDS REST AVE LAS VEGAS NV		13813610043
CERVANTES CRESENCIANO		5101 YOUR AVE LAS VEGAS NV		13813614008
CHAROLAIS BATEY INC		BOX 64 FORSYTH MT		13812801014
CHISWICK GARDENS U S A INC		3540 W SAHARA AVE #631 LAS VEGAS NV		13813113034
CHO DANNY O		5109 YOUR AVE LAS VEGAS NV		13813614010
CHOATE LIVING TRUST		5300 MARSH MARIGOLD AVE LAS VEGAS NV		13813615040
CHUA VICTOR		7020 KING SOLOMONS CT LAS VEGAS NV		13813611009
CLARK FAMILY TRUST		P O BOX 95824 LAS VEGAS NV		13813113020
COLEMAN RICHARD A & KATHY L		2909 MICHAEL WY LAS VEGAS NV		13813212019
COMET INVESTMENT 3200 L L C		P O BOX 778148 HENDERSON NV		13812812010
COMPSON DAVID W		5509 MARE WY LAS VEGAS NV		13813113011
CONTRERAS FRANCISCO		5105 RANCHER AVE LAS VEGAS NV		13813611025
CONWAY TERENCE		5117 YOUR AVE LAS VEGAS NV		13813614011
COOK KATHY C		2901 JEFFERY PINES ST LAS VEGAS NV		13813613002
CORRAL LORENZO & YOLANDA		5113 CLOUDSREST AVE LAS VEGAS NV		13813611050
COUSINS-SULLIVAN BARBARA M		10925 GRAND CYPRESS LAS VEGAS NV		13813212028
CRANFORD THOMAS B JR		3017 MICHAEL WY LAS VEGAS NV		13813113021
CURRAN WILLIAM G & APRIL A		5413 MARE WY LAS VEGAS NV		13813113016
CZERWINSKI FAMILY TRUST		5504 MOSSMAN DR LAS VEGAS NV		13813113046
DAKI ABDELAZIZ & GLORIA		2352 SHACKLEFORD TRL GRAND PRAIRIE TX		13813611005
DARGENZIO JAMES & M FAM TR		5500 MOSSMAN AVE LAS VEGAS NV		13813113045
DAVIS STEVEN		2821 JEFFERY PINES ST LAS VEGAS NV		13813613003
DEANE GERALD A & COLLEEN FLYNN		5217 RANCHER AVE LAS VEGAS NV		13813610021
DEELOR ENTERPRISES L L C		5371 REDDING RD SAN DIEGO CA		13813510018
DELATORRE ORQUIDIA		5301 RANCHER AVE LAS VEGAS NV		13813610023
DELEON NEVARIE		4325 N TORREY PINES DR LAS VEGAS NV		13813510010
DELEON NEVARIE P & EFFREN N		4325 N TORREY PINES DR LAS VEGAS NV		13812812017
DELLAPENTA THOMAS & GIOVANNINA J		3012 GADWALL ST LAS VEGAS NV		13813113025
DELREAL ALFREDO & CELIA		5221 REDBERRY ST #A,B,C,D LAS VEGAS NV		13813510026
DEMARERE JAMES P & MARTHA E		5420 MARE WY LAS VEGAS NV		13813113006
DIAZ RUBEN O & LUVIA L		1303 AMETHYST ST #A REDONDO BEACH CA		13812811015

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DILEONARDO ANTHONY M & VIRGINIA	GPA-41777	16017 VOELKER LN ELGIN TX		13813510001
DIPONZIO PATRICIA M		5308 CLOUDS REST AVE LAS VEGAS NV		13813610030
DOMSCHOT NICHOLAS N & CHARLENE T		8333 FAWN HEATHER CT LAS VEGAS NV		13813111026
DROSDAHL JAMES R		2929 MICHAEL WY LAS VEGAS NV		13813212001
DUARTE PEDRO A & EKATERINA		5101 RANCHER AVE LAS VEGAS NV		13813611024
DUE ROY M		3009 N MICHAEL WY LAS VEGAS NV		13813113023
DUFFEY TIMOTHY A & CHARLOTTE M		5313 CLOUDS REST AVE LAS VEGAS NV		13813610046
EGGE GARY N & YONG SUN		5604 MOSSMAN AVE LAS VEGAS NV		13813111043
ESHAGHIAN GEORGE		16200 VENTURA BLVD #3228 ENCINO CA		13812811005
ESPANOLA LUISITO S & JOYCELYN C		3119 N RANCHO LAS VEGAS NV		13813511009
ESTRADA ERNESTO U & SALVE V		27 POINTE VIEW PL S SAN FRANCISCO CA		13813615018
EVERGREEN-SAN DIEGO L L C		2635 CAMINO DEL RIO SOUTH #300 SAN DIEGO CA		13812401002
EWANICK JOHN W		5504 AVENIDA CABALLO LAS VEGAS NV		13813212031
FAJARDO RITA A REVOCABLE TRUST		5209 MARSH MARIGOLD AVE LAS VEGAS NV		13813615036
FANNIE MAE		150 ALLEGHENY CTR IDC 24-050 PITTSBURGH PA		13813610019
FARAGHER JOEL W		5405 MOSSMAN AVE LAS VEGAS NV		13813113057
FAUSTO JORGE & MARTHA		5501 MARE WY LAS VEGAS NV		13813113013
FAVELA GRISELDA & CALLETANO		5332 RIVER GLEN DR #402 LAS VEGAS NV		13813510021
FEDERAL HOME LOAN MORTGAGE CORP		400 COUNTRYWIDE WY MS SV-35 SIMI VALLEY CA		13813212025
FEDERAL NATIONAL MORTGAGE ASSN		400 NATIONAL WY SIMI VALLEY CA		13813113041
FEDERAL NATIONAL MORTGAGE ASSN		400 NATIONAL WY SIMI VALLEY CA		13813610017
FENSTRA KEN		5505 AVENIDA VAQUERO LAS VEGAS NV		13813212011
FERMAN MARTIR		2804 JEFFERY PINES ST LAS VEGAS NV		13813615017
FERREIRA VIVIAN ROSE MUELLER		5120 YOUR AVE LAS VEGAS NV		13813614002
FETTING REBECCA		2813 EVELYN LAKE CT LAS VEGAS NV		13813614021
FIERRO MARIA		3025 N MICHAEL WY LAS VEGAS NV		13813113019
FINNEY DAVID S		5021 YOUR AVE LAS VEGAS NV		13813612036
G M A C MORTGAGE L L C		1100 VIRGINIA DR FORT WASHINGTON PA		13813212018
GALAVIZ MONICA		5609 BRUNTWOOD WY LAS VEGAS NV		13813111037
GAMEZ ODILIA		5416 MARE WY LAS VEGAS NV		13813113005
GARCIA JAVIER A & SOCORRO		5501 AVENIDA VAQUERO AVE LAS VEGAS NV		13813212012
GASKIL VIKKI		5325 REDBERRY ST LAS VEGAS NV		13813510019

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GEORGE JAMES M & TERRY E	5121 CLOUDS REST AVE LAS VEGAS NV	13813610039
GILBERT LULA M	2812 JEFFERY PINES ST LAS VEGAS NV	13813615019
GLADDEN CHARLES A & ALICE F	6129 DAYTON CIR LAS VEGAS NV	13813111031
GOHR DELMILA CELO TRUST	3108 ALBATROSS CIR LAS VEGAS NV	13813111016
GOMEZ JULIA	5016 CLOUDS REST AVE LAS VEGAS NV	13813611036
GOMEZ ROCIO & EMILIO	5212 REDBERRY ST #A LAS VEGAS NV	13813502002
GONZALES JIMMY	5417 BURNTWOOD WY LAS VEGAS NV	13813113040
GONZALES SAM E	5508 BURNTWOOD WY LAS VEGAS NV	13813113033
GORDON ROBERTA & L 1997 LIV TR	1926 PAPAGO LN LAS VEGAS NV	13813510022
GREEN ANGELA L	5112 YOUR AVE LAS VEGAS NV	13813614004
GUERRERO ALFONSO	8417 VIVID VIOLET AVE LAS VEGAS NV	13813510008
GUSHIKEN CHARMAGNE M TRUST	5416 MOSSMAN AVE LAS VEGAS NV	13813113043
GUTIERREZ JESUS	5320 REDBERRY ST LAS VEGAS NV	13813510017
GUTIERREZ MAURILIO & ANA L	5204 CLOUDS REST AVE LAS VEGAS NV	13813610035
GUZMAN MARIA L	5200 RANCHER AVE LAS VEGAS NV	13813610016
HANSEN DONALD R & PATRICIA A	5121 RANCHER AVE LAS VEGAS NV	13813611029
HARDERSEN GARY RALPH	2905 N MICHAEL WY LAS VEGAS NV	13813212020
HARRIS DANIEL & LYDIA	2925 JEFFREY PINES ST LAS VEGAS NV	13813610003
HARRIS VELMA T TRUST	2820 JEFFERY PINES ST LAS VEGAS NV	13813615021
HARVARD PLACE L L C	7259 W SAHARA AVE #110 LAS VEGAS NV	13812811018
HASON VITO	%M FORREST 2929 CAPE VERDE LN LAS VEGAS NV	13813615035
HEATWOLE JASON & NAOMI	5513 MARE WY LAS VEGAS NV	13813111022
HELLMAN GEORGE N & CAROL S	5537 EVALINE ST LAS VEGAS NV	13813611034
HELLER JAMES W & ELENA I	5116 YOUR AVE LAS VEGAS NV	13813614003
HERNANDEZ PEDRO G & LIDIA Z	5016 YOUR AVE LAS VEGAS NV	13813612038
HERNANDEZ RUBEN & DELIA	6652 MIRAGRADE DR LAS VEGAS NV	13813502001
HERTZ HALEY	8100 DESERT JEWEL CIR LAS VEGAS NV	13812812008
HERTZ HALEY	8100 DESERT JEWEL CIR LAS VEGAS NV	13812812013
HIGUERA DAVID M & DEBRA M AMAYA	12372 YORBA CHINO CA	13813510020
HOM JAMES B	5220 REDBERRY ST LAS VEGAS NV	13813510011
HORNSBY MARK	5101 CLOUDS REST AVE LAS VEGAS NV	13813611047
HOWARD ROBERT LEE & MARIA F	5312 CLOUDS REST AVE LAS VEGAS NV	13813610029

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HUNT DERRYK D & ESTELLA L	2220 SNOWMASS DR RENO NV	13813615023
I S M TRUST	3435 WILSHIRE BLVD #2755 LOS ANGELES CA	13812811006
IERIEN JACQUELIN R	5309 RANCHER AVE LAS VEGAS NV	13813610025
INGRAM CURTIS C & VEOLA J	5305 MARSH MARIGOLD AVE LAS VEGAS NV	13813615034
ISLAS FRANCISCO JR	5021 RANCHER AVE LAS VEGAS NV	13813611023
J G RANCHO L L C	400-112TH AVE NE #230 BELLEVUE WA	13813511007
JANNETTI HELEN S	5204 RANCHER AVE LAS VEGAS NV	13813610015
JARANILLA ED & GLORIA	5200 YOUR AVE LAS VEGAS NV	13813614001
JOHNSON DOROTHY M	5324 RANCHER AVE LAS VEGAS NV	13813610004
JONES EARLENE	5204 YOUR AVE LAS VEGAS NV	13813615024
JONES LETA LOUISE	5500 AVENIDA VAQUERO AVE LAS VEGAS NV	13813212005
JORDAN STEVEN M	5208 RANCHER AVE LAS VEGAS NV	13813610014
K O'S TRUST	5512 AVENIDA CABALLO LAS VEGAS NV	13813201001
KAZ JUDITH F LIVING TRUST	5117 RANCHER AVE LAS VEGAS NV	13813611028
KHEIR JAMAL S & NAJWA M	5208 CLOUDS REST AVE LAS VEGAS NV	13813610034
KIM SOO-YOUNG 2009 TRUST	%L BUCK %PROPERTY TAX 9330 BALBOA AVE SAN DIEGO CA	13812801015
KISLACK JORDAN I	6545 MIRAGRANDE DR LAS VEGAS NV	13813113038
KOIKE HIDEO	1011 BLUE MIST PL SAN JOSE CA	13813510003
KRUMME KENNETH	5500 AVENIDA CABALLO LAS VEGAS NV	13813212030
KUNST KEVIN E	5416 BURNTWOOD WY LAS VEGAS NV	13813113029
LAMAS ARTURO	5317 CLOUDS REST AVE LAS VEGAS NV	13813610047
LANGDON DONALD C & SUSAN	5605 AVENIDA TAMPICO LAS VEGAS NV	13813211019
LAWSON ROBERT	6013 GUILD CT LAS VEGAS NV	13812811008
LAWSON ROBERT D	6013 GUILD CT LAS VEGAS NV	13812811007
LEGETT FAITH J	5209 YOUR AVE LAS VEGAS NV	13813615042
LEMAY VERONICA	5512 AVENIDA VAQUERO LAS VEGAS NV	13813212008
LEONARD BETHANY	5513 BURNTWOOD WY LAS VEGAS NV	13813113035
LIU ZHENG K MD PROF CORP RTMT TR	8905 GOLDSTONE AVE LAS VEGAS NV	13813611049
LO JO-HSIANG & CHIA YUN CHEN	2900 JEFFERY PINES ST LAS VEGAS NV	13813615022
LOGUE DOMINIC V & SONYA C	5116 RANCHER AVE LAS VEGAS NV	13813611002
LONG BEVERLY & DONALD	5020 YOUR AVE LAS VEGAS NV	13813612037
LOPEZ MARIA ESTHER	5201 CLOUDS REST AVE LAS VEGAS NV	13813610040

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LUCAS MINER & SHIRLI	GPA-41777	4335 AL CARRISON ST LAS VEGAS NV	Thu: May 19, 2011	13812812011
LYONS KIMBERLY D		5020 CLOUDS REST AVE LAS VEGAS NV		13813611035
M D C L C		4415 SPRING MOUNTAIN RD #100 LAS VEGAS NV		13813510004
MACMILLAN LINDA L		2833 N MICHAEL WY LAS VEGAS NV		13813212022
MARTIN RICHARD JR & CYNTHIA		3112 ALBATROSS CIR LAS VEGAS NV		13813111015
MARTINEZ CHRISTINA		2817 EVELYN LAKE CT LAS VEGAS NV		13813614022
MATA BLANCA L		2812 WILD GERANIUM LAS VEGAS NV		13813614014
MCCLENACHAN SUZANNE REV TR		5521 AVENIDA VAQUERO LAS VEGAS NV		13813211038
MCDONALDS CORPORATION		%MCDONALDS CORP (027-0044) P O BOX 182571 COLUMBUS OH		13813511011
MEJIA FRANCISCO		5413 MOSSMAN AVE LAS VEGAS NV		13813113055
MEJIA LUIS & ELIZABETH		3016 GADWALL ST LAS VEGAS NV		13813113026
MELENDEZ ALFONSO C & ANA B		3516 LOMA VISTA RD VENTURA CA		13813611027
MENJIVAR MANUEL		5409 MARE WY LAS VEGAS NV		13813113017
MEYER KENNETH W JR & TRACEY C		5612 AVENIDA TAMPICO LAS VEGAS NV		13813211004
MIDDLETON ANNIE FAYE		5312 RANCHER AVE LAS VEGAS NV		13813610007
MILLER ROLAND J		2816 EVELYN LAKE CT LAS VEGAS NV		13813614023
MOLINA JESUS		5308 YOUR AVE LAS VEGAS NV		13813615028
MOLINA MARIA C		5308 YOUR AVE LAS VEGAS NV		13813111045
MONK LAWRENCE R		3001 N MICHAEL WY LAS VEGAS NV		13813113059
MOORE WARREN SR		5100 YOUR AVE LAS VEGAS NV		13813614007
MORALES LIVING TRUST		5100 RANCHER AVE LAS VEGAS NV		13813611006
MORLEY ROGER S & DEBBIE L		5124 CLOUDS REST AVE LAS VEGAS NV		13813610037
MORROW DOMINIQUE G		5221 RANCHER AVE LAS VEGAS NV		13813610022
MOSSMAN MYRA		1337 N ORANGE DR HOLLYWOOD CA		13813505001
MUNOZ ARTURO SAMAYOA		5505 BURNTWOOD WY LAS VEGAS NV		13813113037
MUNOZ JOSE R & OLEADER Y		5200 MARSH MARGOLD AVE LAS VEGAS NV		13813614038
NAOR ALON		221 N ROBERTSON BLVD #A BEVERLY HILLS CA		13813510012
NEILL BERNAH E & JANIE G		5017 RANCHER AVE LAS VEGAS NV		13813611022
NELSON SHARON L		5116 CLOUDS REST AVE LAS VEGAS NV		13813611030
NEZ EDISON		5305 RANCHER AVE LAS VEGAS NV		13813610024
NIEBUHR VERLA H		5601 MARE WY LAS VEGAS NV		13813111023
NIETO MARIA LUISA		5013 RANCHER AVE LAS VEGAS NV		13813611021

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NIXON SUSAN ANN	GPA-41777	5509 AVENIDA VAQUERO LAS VEGAS NV	13813212010
NOINOUUM PAIROU REVOCABLE TRUST		419 WESTERN AVE GLENDALE CA	13813113056
OBEID JUAN CARLOS		P O BOX 6427 DELRAY BEACH FL	13813610033
O'DELL FREDERICK M		5205 YOUR AVE LAS VEGAS NV	13813615043
OSHINS STEVEN J ENTERPRISES LLC		2800 HIGH SAIL CT LAS VEGAS NV	13812811014
OSHINS STEVEN J ENTERPRISES LLC		2800 HIGH SAIL CT LAS VEGAS NV	13812811013
OSHINS STEVEN J ENTERPRISES LLC		2800 HIGH SAIL CT LAS VEGAS NV	13812812009
OSMAN NATHAN D & THEA D		5509 BURNTWOOD WY LAS VEGAS NV	13813113036
OSORIO MARITZA		5316 RANCHER AVE LAS VEGAS NV	13813610006
PARMENTER DAVID		1195 S MAIN WILLITS CA	13813212009
PATTERSON CAROLYN F & JEFFREY A		5604 AVENIDA TAMPICO LAS VEGAS NV	13813211002
PEARL INVESTMENT PTYS L L C		2705 BORLAPARTE LN HENDERSON NV	13812811012
PEARSON RICKY		5105 CLOUDS REST AVE LAS VEGAS NV	13813611048
PINA FRANCISCO M		265 HONEY BURST AVE NO LAS VEGAS NV	13813615038
PINA FRANCISCO MARTIN		5013 CLOUDS REST AVE LAS VEGAS NV	13813611044
POHLMANN CARL E & JANE D		5609 MOSSMAN AVE LAS VEGAS NV	13813111047
PONCE RAFAEL		2917 JEFFREY PINES ST LAS VEGAS NV	13813610001
POND BEATRICE B		5512 MOSSMAN AVE LAS VEGAS NV	13813113048
PRESTIGE ESTATES L L C		1780 HORIZON SUNSET DR LAS VEGAS NV	13813111042
PRICE GORMAN L & NANCY M		5308 RANCHER AVE LAS VEGAS NV	13813610008
PRIME CASTA L L C		%J HACK 50 CALIFORNIA ST #3240 SAN FRANCISCO CA	13813112182
PRUETT WILLIAM RAY & CAROL JOY		5505 MOSSMAN AVE LAS VEGAS NV	13813113051
PUA MARIAN G		5701 CAPITOLA AVE LAS VEGAS NV	13812418022
PULIDO-ACOSTA ABRAHAM R		3008 GADWALL ST LAS VEGAS NV	13813113024
PURRFECT AUTO CENTER		2330 S HIGHLAND DR #220 LAS VEGAS NV	13813511008
QUIROZ MIRIAN		5600 MOSSMAN AVE LAS VEGAS NV	13813111044
RAMAGE KENNETH R & PAMELA M		5412 AVENIDA VAQUERO LAS VEGAS NV	13813212004
RANCHO LAS VEGAS ESTS ASSN INC		%RAVEN MGT INC 3663 E SUNSET RD #102 LAS VEGAS NV	13813212015
RANCHO PROPERTIES L L C		8090 S DURANGO DR #115 LAS VEGAS NV	13813512007
RANCHO PROPERTIES L L C		8090 S DURANGO DR #115 LAS VEGAS NV	13813512005
RANCHO PROPERTIES L L C		8090 S DURANGO DR #115 LAS VEGAS NV	13813512001
RANCHO PROPERTIES L L C		8090 S DURANGO DR #115 LAS VEGAS NV	13813512004

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RANCHO PROPERTIES L L C	GPA-41777	8090 S DURANGO DR #115 LAS VEGAS NV	Thu: May 19, 2011	13813512008
RANCHO PROPERTIES L L C		8090 S DURANGO DR #115 LAS VEGAS NV		13813512006
RASMUSSEN DAVID W & LINDA S		2821 PORCUPINE FLAT ST LAS VEGAS NV		13813615029
REBEL OIL COMPANY INC		2200 S HIGHLAND DR LAS VEGAS NV		13812810045
REESE GARY & PATRICIA REV LIV TR		5517 AVENIDA VAQUERO LAS VEGAS NV		13813211039
REVELES BRICELDO & ROSA M REV TR		1562 SAN SICILY ST LAS VEGAS NV		13813510025
REYES REBECA		5205 MARSH MARIGOLD AVE LAS VEGAS NV		13813615037
REYNOLDS RICHARD & JANET		12847 WALSH AVE LOS ANGELES CA		13812812007
REYNOSO FELIPE		5420 MOSSMON AVE LAS VEGAS NV		13813113044
REYNOSO JOSE		5605 MARE WY LAS VEGAS NV		13813111024
RICKETTS CARROL E		5108 WILD MARIGOLD DR LAS VEGAS NV		13813212021
RITZ TERRY L		5417 MOSSMAN DR LAS VEGAS NV		13813113054
RIVERA VICTOR & MARIA LETICIA		5505 MARE WY LAS VEGAS NV		13813113012
RIVERS JENNIFER & OLIN		P O BOX 750292 LAS VEGAS NV		13813510002
ROBINSON FAMIL Y TRUST		%O & P ROBINSON 5201 YOUR AVE LAS VEGAS NV		13813614039
ROBINSON VICKEY & RON		2817 N MICHAEL WY LAS VEGAS NV		13813212026
ROSSANO ALEX		5609 MARE WY LAS VEGAS NV		13813111025
ROTH KARIN S		3100 ALBATROSS CIR LAS VEGAS NV		13813111018
RYAN SEAN E		5420 BURNTWOOD WY LAS VEGAS NV		13813113030
RYCKMAN JACK		2816 JEFFERY PINES ST LAS VEGAS NV		13813615020
S A L V L L C		10624 S EASTERN AVE #A-190 HENDERSON NV		13813113027
SAAVEDRA SALVADOR	GPA-41777	2817 JEFFERY PINES ST LAS VEGAS NV		13813613004
SAENG-ON PRAITH		5604 MARE WY LAS VEGAS NV		13813111020
SALCIDO ALEJANDRO		5308 REDBERRY ST #A LAS VEGAS NV		13813510014
SAMAYOA TEOFILO		467 E HOME ST LONG BEACH CA		13813113047
SANCHEZ JOSE OROS		2512 CYCAD TREE ST LAS VEGAS NV		13813615001
SANCHEZ MARCOS		5509 MOSSMAN AVE LAS VEGAS NV		13813113050
SANCHEZ ZENEN JESUS & CHRISTA T		2909 JEFFERY PINES ST LAS VEGAS NV		13813610048
SANDERS ROBERT L & REBECCA L		408 ANTELOPE WY LAS VEGAS NV		13813212023
SANDOVAL ESPRILION & DELIA		5504 AVENIDA VAQUERO LAS VEGAS NV		13813212006
SANFORD PAULA S		5412 AVENIDA CABALLO LAS VEGAS NV		13813212027
SARDINAS UBALDO JR		6281 W LONE MOUNTAIN RD LAS VEGAS NV		13813113058

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SCHMIDT BRIAN M & JENNIFER L	GPA-41777	5209 CLOUDS REST AVE LAS VEGAS NV	13813610042
SCHMITT 1993 REVOCABLE LIVING TR		%M SCHMITT 5520 AVENIDA VAQUERO AVE LAS VEGAS NV	13813211021
SCHOOF CAROL A		3104 ALBATROSS CIR LAS VEGAS NV	13813111017
SERRAS MAURICIO		5513 MOSSMAN AVE LAS VEGAS NV	13813113049
SERRANO ANNETTE		6250 AZURE DR LAS VEGAS NV	13813611032
SERRANO BERNARDO & MARTHA		5304 RANCHER AVE LAS VEGAS NV	13813610009
SERRANO VICTOR		108 PRINCETON ST LAS VEGAS NV	13813111046
SETO CHO		5513 AVENIDA VAQUERO LAS VEGAS NV	13813211040
SHARABY DAVID		18653 VENTURA BLVD #538 TARZANA CA	13813510013
SHILO PROPERTIES L L C		1000 GREYSTOKE ACRES ST LAS VEGAS NV	13813614009
SHRINER NATASHA L		2825 MICHAEL WY LAS VEGAS NV	13813212024
SIMEONE SETTIMIO & REINA		5500 MARE WY LAS VEGAS NV	13813113007
SMITH DUANE F REVOCABLE LIV TR		9861 WHITE LILAC ST LAS VEGAS NV	13813610036
SMITH PAUL J		5304 YOUR AVE LAS VEGAS NV	13813615027
SMITH PHILIP W & ELAINE G		5605 BURNTWOOD WY LAS VEGAS NV	13813111036
SMOLE ANTON B & MARGOT		5208 YOUR AVE LAS VEGAS NV	13813615025
SO NV REGIONAL HOUSING AUTHORITY		%C ROWE 340 N 11 ST #170 LAS VEGAS NV	13813610005
STACK CAMILLE M		2917 MICHAEL WY LAS VEGAS NV	13813212017
STEELE ANTHONY JR & ANNE B		5301 CLOUDS REST AVE LAS VEGAS NV	13813610044
STOCKWELL JOHN C		1917 SMITH ST LAS VEGAS NV	13813610038
STOKES FAMILY REVOCABLE LIV TR		5112 RANCHER AVE LAS VEGAS NV	13813611003
SUBLATEN MARINO & LETICIA		5220 RANCHER AVE LAS VEGAS NV	13813610011
SUELA NIEVES		5508 AVENIDA VAQUERO LAS VEGAS NV	13813212007
SUNTKEN ROGER & BARBARA		3101 N MICHAEL WY LAS VEGAS NV	13813113002
SUYAT EVELYN F		5020 RANCHER AVE LAS VEGAS NV	13813611007
SWEENEY LESLIE B		5017 CLOUDS REST AVE LAS VEGAS NV	13813611045
T SQUARE & ART TRUST		5205 CLOUDS REST AVE LAS VEGAS NV	13813610041
TABLIZO YANNIE P & SAMUEL L		5815 TOOFER WINDS CT LAS VEGAS NV	13812811009
TAN VANTRINA		8361 HAZELWOOD CIR WESTMINSTER CA	13812812005
TANAKA LYNDAY		5309 CLOUDS REST AVE LAS VEGAS NV	13813610045
TCHIANG FAMILY TRUST		6204 SQUIREDELL DR SAN JOSE CA	13813615030
TELL PATRICIA		5213 RANCHER AVE LAS VEGAS NV	13813610020

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Report of All Selected Parcels

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TEMPLE JEFFERY D & AMY MICHELLE	5117 CLOUDS REST AVE LAS VEGAS NV	13813611051
TOLOUI HUGH H	1872 EAGLE PEAK AVE CLAYTON CA	13812801016
TORRES JOSE	5300 YOUR AVE LAS VEGAS NV	13813615026
TORRES MARIA GUADALUPE	303 E SUNKIST ST ONTARIO CA	13813611026
TORRES SOCORRO	6001 MADRE MESA DR LAS VEGAS NV	13813503002
TOVAR MANUEL DE JESUS JR	5305 REDBERRY ST LAS VEGAS NV	13813510024
TWILLEY ALAN C	5208 MARSH MARGOLD AVE LAS VEGAS NV	13813615039
TYLER VIRGINIA J	5313 RANCHER AVE LAS VEGAS NV	13813610026
ULTIMATE COLLISION PAINT REPAIR	3291 N RANCHO LAS VEGAS NV	13812801013
ULTIMATE COLLISION REPAIR PAINT	3291 N RANCHO DR LAS VEGAS NV	13812801009
UMANA FELICIANA & RAUL	913 HAZARD LAS VEGAS NV	13812811016
VALADEZ AGUSTIN H	6657 SWEETZER WY LAS VEGAS NV	13813615032
VALDESPINO JUAN & DINORAH	5520 AVENIDA CABALLO LAS VEGAS NV	13813211037
VALDEZ-IMANIL ELIZABETH	1694 PALAMOI ST PEARL CITY HI	13813503001
VALENZANO FRANK R	2072 LOCHMOOR GROSS POINT WOODS MI	13812811011
VALENZANO GIOVANNI	4844 CECILE AVE LAS VEGAS NV	13812812006
VARNUM RICHARD ALAN & DENISE REA	2529 N PACIFIC AVE SANTA ANA CA	13812811010
VASQUEZ JOSE & ANGELICA Y	3041 GAREHIME ST LAS VEGAS NV	13813503004
VASQUEZ JOSE & ANGELICA Y	3041 GAREHIME ST LAS VEGAS NV	13813503003
VASQUEZ JOSE & ANGELICA Y	3041 GAREHIME ST LAS VEGAS NV	13812812004
VASQUEZ JOSE & ANGELICA Y	3041 GAREHIME ST LAS VEGAS NV	13813113001
VEASLEY JOSETTE	P O BOX 750292 LAS VEGAS NV	13813510006
VEILLEUX MARY	5501 MOSSMAN AVE LAS VEGAS NV	13813113052
VILLAGRANA SERGIO P	1929 BLUFF KNOLL CT NO LAS VEGAS NV	13813510005
VILLELA JESUS & MARTHA T	2808 WILD GERANIUM ST LAS VEGAS NV	13813614015
VOLLSTEDT TREVOR	12024 PRADA VERDE DR LAS VEGAS NV	13813111034
WALTON FLAVIU & MARIANNA	1378 N CATALINA ST BURBANK CA	13813113003
WALTON JAMES J & MIRIAM M	5317 RANCHER AVE LAS VEGAS NV	13813610027
WAN XUE MEI	6030 N ROSEMEAD BLVD #B TEMPLE CITY CA	13813113018
WILLIAMS SANDRA D	5304 CLOUDS REST AVE LAS VEGAS NV	13813610031
WILSON FAMILY TRUST	5108 RANCHER AVE LAS VEGAS NV	13813611004
WOODS JOSEPH W & KELLEY G	5421 BURNTWOOD WY LAS VEGAS NV	13813113039

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WRIGHT JOHN R	2816 WILD GERANIUM ST LAS VEGAS NV	13813614013
WUN MING-CHU	5108 YOUR AVE LAS VEGAS NV	13813614005
ZAVALZA ABEL	5417 MARE WY LAS VEGAS NV	13813113015
ZORA FAMILY TRUST	5965 EDNA AVE LAS VEGAS NV	13813212003
ZULUAGA NOE J	5512 MARE WY LAS VEGAS NV	13813113010



label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Northwest Area Residents Association	Plaza San Miguel HOA Nancy Ruth 3801 Silver River Street Las Vegas, NV 89130	Sterling Springs HOA Paul Vanevery 6520 Chilton Court Las Vegas, NV 89108
Smoke Ranch Villas HOA	Smoke Ranch Maintenance District Bernie Massett 2750 Chandler Mews Road Las Vegas, NV 89108	Westchester Manor HOA Louise Shive 2349 Canfield Drive, Unit C Las Vegas, NV 89108
Starfire VI Estates HOA	Park San Miguel Property Owners Association Art Goldberger 2555 W. Cheyenne Avenue North Las Vegas, NV 89032	Sweetwater HOA Steve Lauber 2555 W. Cheyenne Avenue North Las Vegas, NV 89032
Marlene Huderski 5037 Starfinder Avenue Las Vegas, NV 89108		
Northpointe Apartments Sidney Oliveira 3333 N. Michael Way, Mgr. Off. Las Vegas, NV 89108	Rancho Las Vegas Estates Marlon Call 5420 Avenida Caballo Las Vegas, NV 89108	