



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 7, 2016

Mr. Stuart Smith
LVRC Residential, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

**RE: EOT-64751 – ADMINISTRATIVE EXTENSION OF TIME - SITE
DEVELOPMENT PLAN REVIEW - JULY 2016**

Dear Mr. Smith:

Your request for an Extension of Time of an approved Site Development Plan Review (SDR-54822) FOR A PROPOSED 2,606 SQUARE-FOOT EXPANSION OF AN EXISTING 17,224 SQUARE-FOOT BUILDING on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall expire on July 10, 2018, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-54822) shall be required.

This action by the Department of Planning staff on July 7, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

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 7-1-1

www.lasvegasnevada.gov



/city of las vegas

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: JULY 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: LVRC RESIDENTIAL, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-64751	Staff APPROVES, subject to conditions.	

**** CONDITIONS ****

EOT-64751 CONDITIONS

Planning

1. This approval shall expire on July 10, 2018, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-54822) shall be required.

Staff Report Page One
July 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an administrative Extension of Time for approved Minor Site Development Plan Review (SDR-54822) administratively approved on July 10, 2014. Minor Site Development Plan Review (SDR-54822) approved a proposed 2,606 square-foot expansion of an existing 17,224 square-foot building at 3371 North Buffalo Drive. Approval of this request will allow the applicant more time to complete the plan check process with the Department of Building and Safety, and receive building permits to move forward with the expansion.

The subject site and surrounding parcels remain unchanged since the original approval. Staff has no objection to the granting of a two-year extension of time for the previously approved Minor Site Development Plan Review.

ISSUES

- An Extension of Time is required for Site Development Plan Review (SDR-54822), set to expire on July 10, 2016.

ANALYSIS

This is the first Extension of Time requested for this project. The applicant states in a letter that there were a number of complexities due to the requirements of the Nevada Division of Public and Behavioral Health (DPBH), and the Bureau of Health Care Quality and Compliance (HCQC). In addition, there were some issues with the financing of the project and in obtaining a contractor. At this time the project is ready to move forward and is currently in the plan check process with the Department of Building and Safety. The applicant has respectfully requested this Extension of Time to ensure their Land Entitlements do not expire before the building permits are ready to be issued.

FINDINGS – EXTENSION OF TIME

Approval of this request will allow the applicant additional time to ensure their land entitlements do not expire before the building permits are ready to be issued. The subject site and surrounding parcels remain unchanged since the original approval, with the Planning and Public Works Departments having no objection to this request. Therefore, an extension of two years for Site Development Plan Review (SDR-54822) is granted.

NE

Staff Report Page Two
July 2016 - Administrative Review Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/26/98	The City Council approved a Rezoning (Z-0120-97) from U (Undeveloped) zone [SC (Service Commercial) General Plan designation] to C-1 (Limited Commercial) zone, including a Site Development Plan Review for a 11,602 square-foot senior daycare facility, a 24,000 square-foot office building, a 24,082 square-foot memory care center and a 16,848 square-foot respite care center on property located on the southwest corner of Buffalo Drive and Buckskin Avenue. Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (U-0125-97) for a proposed 11,602 square-foot senior daycare facility, a 24,000 square-foot office building, a 24,082 square-foot memory care center and a 16,848 square-foot respite care center on property located on the southwest corner of Buffalo Drive and Buckskin Avenue. Planning Commission and staff recommended approval.
04/13/98	The City Council approved a request to Vacate (VAC-0004-98) government patent reservations and declarations of utilization for property generally located west of Buffalo Drive and south of Buckskin Avenue. Planning Commission and staff recommended approval.
05/13/99	The Planning Commission approved a request for an Extension of Time [VAC-0004-98(1)] on an approved Vacation for government patent reservations and declarations of utilization for property generally located west of Buffalo Drive and south of Buckskin Avenue. Staff recommended approval.
06/19/02	The City Council approved a request for Review of Conditions [Z-0120-97(1), U-0125-97(1), and U-0158-98(1)] contained in case numbers Z-0120-97, U-0125-97 and U-0158-98 relating to the location and design of mechanical equipment, air conditioning units, back-up generators, trash enclosures, landscaping and parking areas on properties located at 3321, 3351, 3371 and 3391 North Buffalo Drive.
06/16/04	The City Council approved a request for a Special Use Permit (SUP-4203) for a convalescent care facility/nursing home at 3371 North Buffalo Drive. Planning Commission and staff recommended approval.
03/12/08	A Code Enforcement complaint (#63382) was processed for excessive noise at 3371 North Buffalo Drive. The case was resolved on 04/10/08.
03/18/09	The City Council approved a request for Rezoning (ZON-32758) from U (Undeveloped) [SC (Service Commercial) General Plan designation] to C-1 (Limited Commercial) on 1.65 acres at 3371 North Buffalo Drive. Planning Commission and staff recommended approval.
07/10/14	Staff administratively approved a request for Minor Site Development Plan Review (SDR-54822) for a proposed 2,606 square-foot expansion of an existing 17,224 square-foot building at 3371 North Buffalo Drive.

Staff Report Page Three
July 2016 - Administrative Review Meeting

<i>Most Recent Change of Ownership</i>	
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05/31/05	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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06/10/98	A building permit (#98012183) was issued for a foundation at 3371 North Buffalo Drive. The permit expired on 07/03/99.
08/11/98	A building permit (#98016390) was issued for building #2 located at 3371 North Buffalo Drive. The permit received its final inspection on 01/15/99.
10/22/98	A building permit (#98021164) was issued for a wall/fence located at 3371 North Buffalo Drive. The permit expired on 07/03/99.
10/27/98	A building permit (#98021343) was issued for a wall/fence for a trash enclosure located at 3371 North Buffalo Drive. The permit expired on 07/03/99.
02/08/01	A business license (S50-00011) was issued for a withdrawal management facility located at 3371 North Buffalo Drive. The license is still active.
01/17/08	A building permit (#105475) was issued for minor electrical work located at 3371 North Buffalo Drive. The permit received its final inspection on 05/14/10.

<i>Pre-Application Meeting</i>	
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A pre-application meeting was not required, nor was one held.	
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<i>Neighborhood Meeting</i>	
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A neighborhood meeting was not required, nor was one held.	
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<i>Field Check</i>	
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06/02/16	Staff performed a routine field check where a well maintained commercial facility was observed.
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<i>Details of Application Request</i>	
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<i>Site Area</i>	
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Gross Acres	1.65-acre portion of a 4.8 acre subject site
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Staff Report Page Four
July 2016 - Administrative Review Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Convalescent Care Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development - 7 Units per Acre)
South	Adult Day Care	SC (Service Commercial)	U (Undeveloped)
East	Office, Medical or Dental	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family Residences	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development - 7 Units per Acre)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - 200 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

NE

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**

EOT-64751 - EXTENSION OF TIME - APPLICANT/OWNER: LVRC RESIDENTIAL, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-54822) FOR A PROPOSED 2,606 SQUARE-FOOT EXPANSION OF AN EXISTING 17,224 SQUARE-FOOT BUILDING on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

MINOR REVIEW ADMINISTRATIVE MEETING: **JULY 1, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-54822

Project Address (Location) 3371 N Buffalo Dr

Project Name Buffalo Expansion EOT Proposed Use _____

Assessor's Parcel #(s) 138-09-801-021 Ward # 4

General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.65 +/- Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER LVRC Residential LLC Contact Stuart Smith

Address 3371 N Buffalo Dr Phone: (702) 515-1374 Fax: (702) 395-7851

City Las Vegas State NV Zip 89129

E-mail Address _____

APPLICANT LVRC Residential LLC Contact Stuart Smith

Address 3371 N Buffalo Dr Phone: (702) 515-1374 Fax: (702) 395-7851

City Las Vegas State NV Zip 89129

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 Phone: (702) 435-9909 Fax: (702) 435-0457

City Henderson State NV Zip 89014

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature*

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

Print Name Stuart P Smith

Subscribed and sworn before me

This 9th day of May, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # EOT - 54751

Meeting Date: 7/20/11

Total Fee: 300.00

Date Received: 5/23

Received By: M. REX

*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.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64751** APN: 138-09-801-021

Name of Property Owner: Stuart Smith/LVRC Residential LLC

Name of Applicant: Stuart Smith/LVRC Residential LLC

Name of Representative: George Garcia/G.C. Garcia, Inc.

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: _____

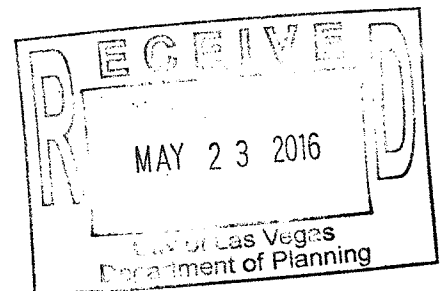
Print Name: Stuart P Smith

Subscribed and sworn before me

This 9th day of May, 2016

Notary Public in and for said County and State

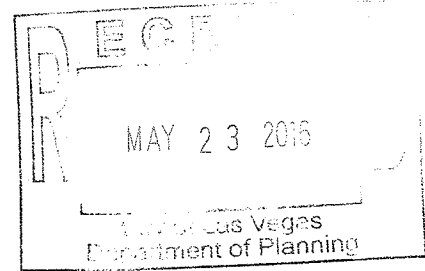
Revised 03/28/16





May 23, 2016

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106



RE: Las Vegas Recovery Center Expansion
Request: First Extension of Time for a Major Site Development Review
(SDR-54822) for an approved 2,606 square foot addition
APN: 138-09-801-021

Dear Mr. Perrigo:

On behalf of our client, LVRC Residential LLC and Las Vegas Recovery, please accept this justification letter for the first request for an Extension of Time for Major Site Development Plan Review (SDR-54822). This application is located on 1.65 +/- gross acres located at the southwest corner of Buckskin Avenue and Buffalo Drive at 3371 N. Buffalo Drive.

The project contained numerous complexities due to the requirements of the Nevada Division of Public and Behavioral Health (DPBH) Bureau of Health Care Quality and Compliance (HCQC). Separate submittals were required to be made to the City of Las Vegas Building Department, Nevada State Fire Marshal and HCQC, each of which has its own submittal guidelines and compliance requirements. In addition, there were issue with obtaining some financing and contractors.

Fortunately, the project is about ready to move forward. A submittal for plan check has been submitted (see attached receipts) and reviews are moving forward. As such the applicant is requesting a two-year Extension of Time for the expansion of an existing Recovery Center by 2,606 square feet.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

Doug Rankin, AICP
Planning Manager



GC GARCIA

EOT-64751

A Planning & Development Services Corporation

1055 Whitney Ranch Drive, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

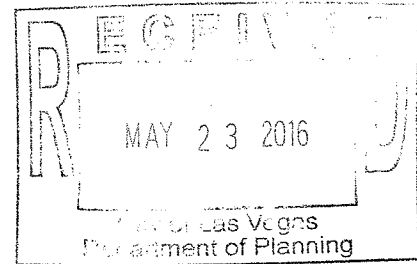
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108

www.lasvegasnevada.gov

July 10, 2014

Mr. Stuart Smith
LVRC Residential LLC
3371 North Buffalo
Las Vegas, Nevada 89129



**RE: SDR-54822 [PRJ-54784]- MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2014**

Dear Applicant:

Your request for a Minor Amendment to an approved Site Development Plan Review (Z-0120-97) FOR A PROPOSED 2,606 SQUARE-FOOT EXPANSION OF AN EXISTING 17,224 SQUARE-FOOT BUILDING on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54784], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0120-97), Special Use Permit (U-125-97), Special Use Permit (U-158-98), and Special Use Permit (SUP-4203) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/26/14, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Ham Arternus W III
SDR-54322 [PRJ-54784]- Page Two
July 10, 2014

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.
9. Site Development to comply with all applicable conditions of approval for Z-120-97 and all other applicable site related actions.

This action by the Department of Planning staff on July 10, 2014 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



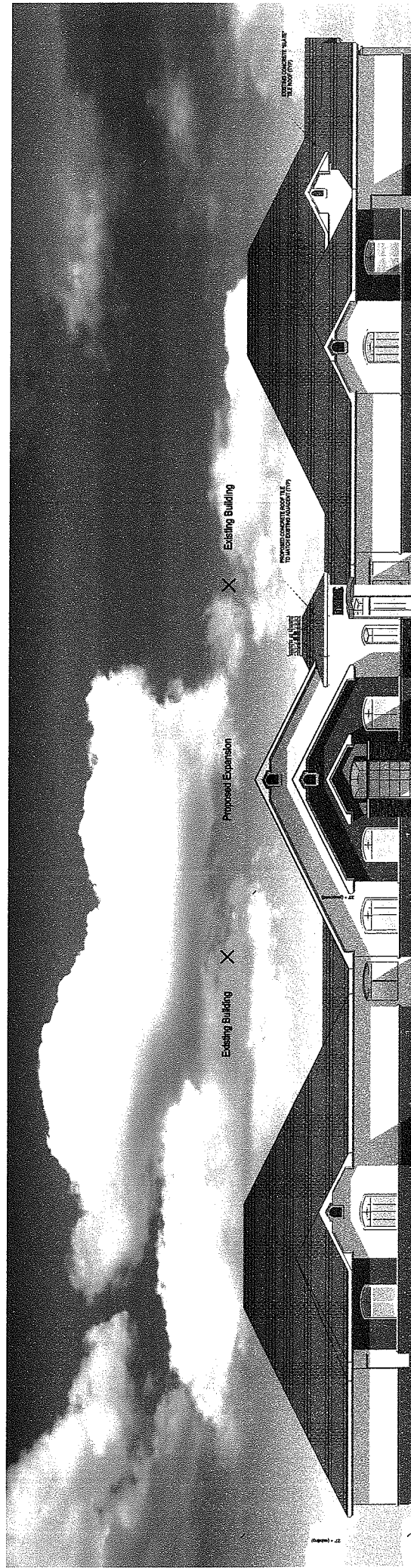
Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

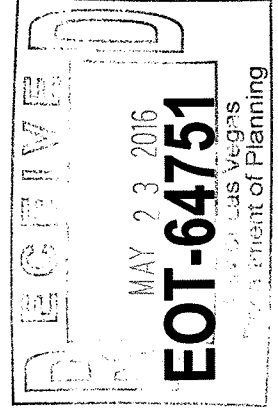
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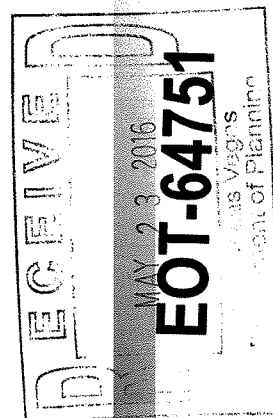
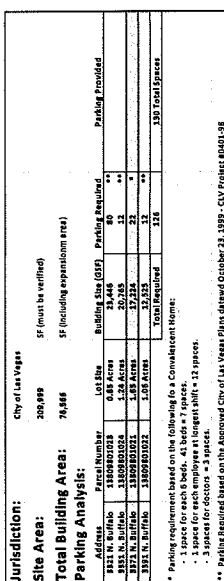
Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Ste 210
Henderson, Nevada 89014

EOT-64751



LVRC Addition - South Elevation





SITE PLAN • 3371 N Buffalo Facility Expansion • June 4, 2014

JSA  **ARCHITECTURE**

ARCHITECTURE

EOT-6475

MAY 23 2016

 $1^\circ = 30'$

JAMES E. STROM, ARCHITECT, INC.
3116 WEST PINE STREET, SUITE 316
LAS VEGAS, NEVADA 89118
702/438-1400





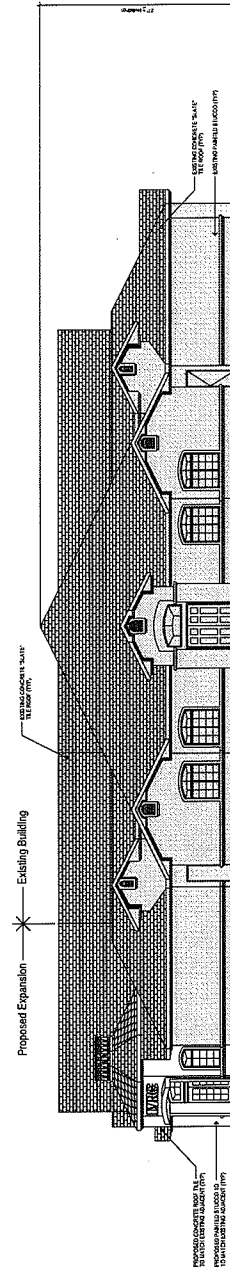
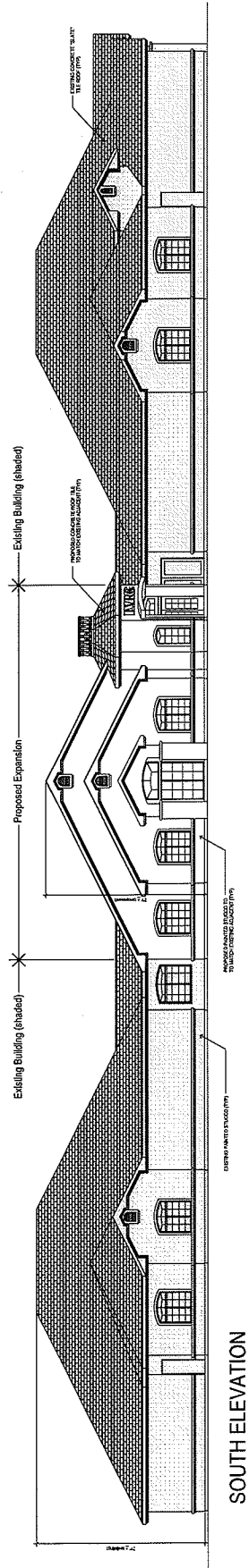
MAY 23 2016
EOT-64751
City of Las Vegas
Department of Planning

FLOOR PLAN • 3371 N Buffalo Facility Expansion • June 4, 2014 • 2,606 SF Expansion Area

MAY 23 2016

Las Vegas Department of Planning

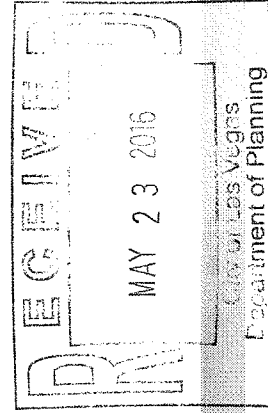
USA
ARCHITECTURE



ELEVATIONS • 3371 N Buffalo Facility Expansion • June 4, 2014



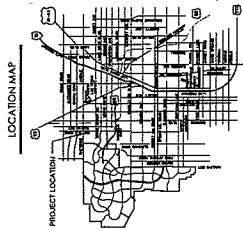
PROJECT NUMBER: 14102


$$1'' = g'$$

JAMES E. STRON, ARCHITECT, INC.
2194 EAST TIBBLES ROAD, SUITE 234
LAS VEGAS, NEVADA 89131
702.433.1400

© 2014 James S. Grier, Architect, Inc., a Professional Corporation. The information in this document is preliminary and confidential in nature. It is based on information provided by others with the Architect has not been independently verified. No representation is made by the Architect, express or implied, regarding the accuracy of the drawing or the feasibility of the development approach.

EOT-64751



Jurisdiction: City of Las Vegas

Site Area: 200,999 SF (must be verified)

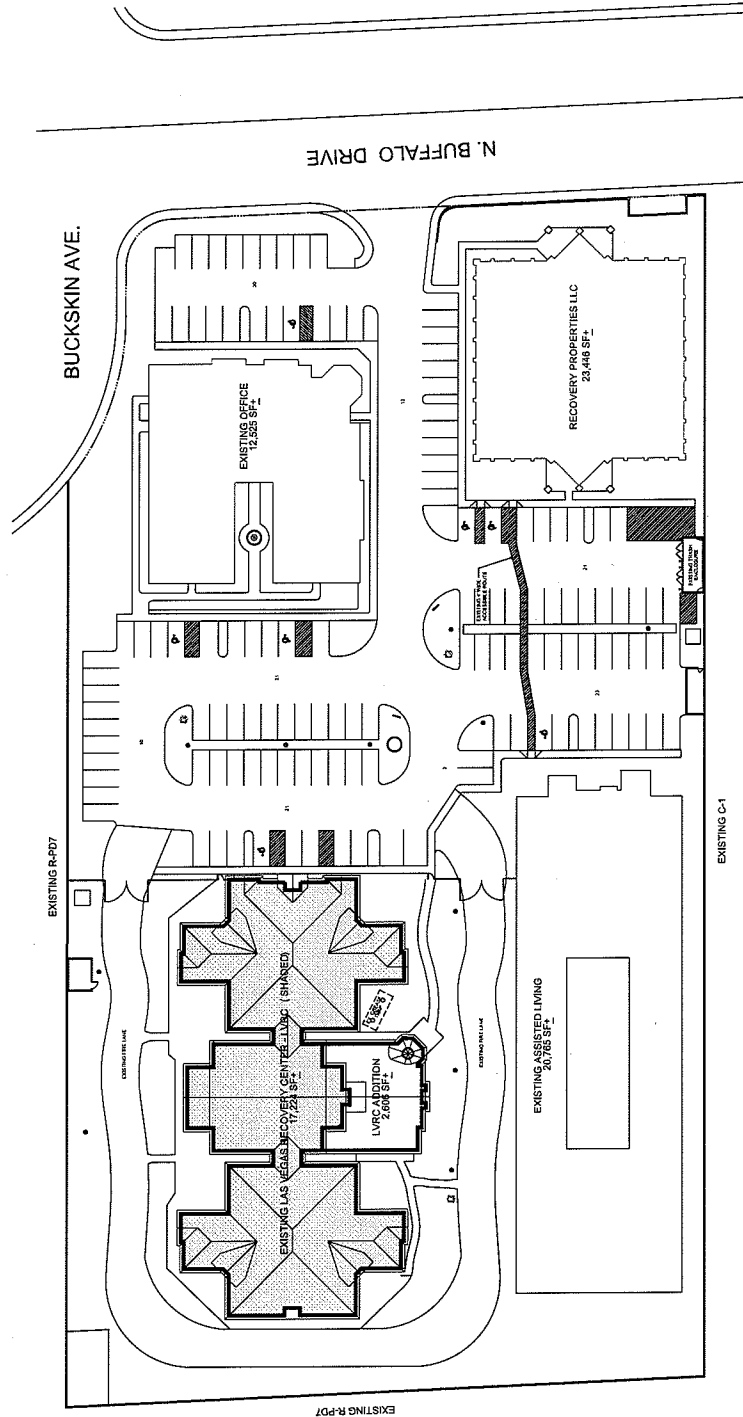
Total Building Area: 76,566 SF (including expansion area)

Parking Analysis:

Address	Parcel Number	Lot Size (Acres)	Building Size (GSF)	Parking Required	Parking Provided
3351 N. Buffalo	13809050204	3.24 Acres	20,765	32	**
3371 N. Buffalo	13809050204	3.24 Acres	20,765	32	**
3391 N. Buffalo	13809050204	3.24 Acres	20,765	32	**
Total		9.72 Acres	62,300 GSF	96	96

* Parking requirement based on the following for a Conventional Home:
 - 1 space for each bedroom, 4 beds = 4 spaces
 - 1 space for each employee as longest shift = 12 spaces.
 - 3 spaces for doctors = 3 spaces.

** Parking Required based on the Approved City of Las Vegas Form dated October 21, 1999 - CUP Project 980209



EXISTING C-1



SITE PLAN • 3371 N Buffalo Facility Expansion • June 4, 2014

JSA
ARCHITECTURE

PROJECT NUMBER: 1102

RECEIVED

MAY 23 2016

EOT-64751

City of Las Vegas
Department of Planning

1" = 30'

JAMES L. STON, ARCHITECT, INC.
1010 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1100
FAX: 702.735.1101
www.jlsarch.com

LVRC RESIDENTIAL, LLC

Business Entity Information

Status:	Active	File Date:	1/24/2005
Type:	Domestic Limited-Liability Company	Entity Number:	LLC1610-2005
Qualifying State:	NV	List of Officers Due:	1/31/2017
Managed By:	Managers	Expiration Date:	1/24/2505
NV Business ID:	NV20051032213	Business License Exp:	1/31/2017

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	KENNETH A WOLOSON, ESQ.	Address 1:	1980 FESTIVAL PLAZA DR STE 300
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers

☐ Include Inactive Officers

Manager - STUART P SMITH

Address 1:	1980 FESTIVAL PLAZA DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC1610-2005-001	# of Pages:	3
File Date:	1/24/2005	Effective Date:	

(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050161846-43	# of Pages:	1
File Date:	4/29/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060057244-70	# of Pages:	1
File Date:	1/31/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070059729-91	# of Pages:	1
File Date:	1/29/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Name Change		
Document Number:	20080001035-19	# of Pages:	3
File Date:	1/2/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Name Change		
Document Number:	20080001132-97	# of Pages:	8
File Date:	1/2/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20080001560-72	# of Pages:	8
File Date:	1/3/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080324616-82	# of Pages:	1
File Date:	5/12/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080825047-16	# of Pages:	1
File Date:	12/22/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090881140-53	# of Pages:	1
File Date:	12/23/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110075815-70	# of Pages:	1
File Date:	1/31/2011	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20120059083-90	# of Pages:	1
File Date:	1/27/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130059780-55	# of Pages:	1
File Date:	1/29/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140059624-83	# of Pages:	1
File Date:	1/27/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150040232-79	# of Pages:	1
File Date:	1/28/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160038493-96	# of Pages:	1
File Date:	1/27/2016	Effective Date:	
(No notes for this action)			



20050531-0005723

Fee: \$17.00 RPTT: \$18,870.00

N/C Fee: \$0.00

05/31/2005 14:22:08

T20050099890

Requestor:
NEVADA TITLE COMPANYFrances Deane MGT
Clark County Recorder Pas: 4

APN 138-09-801-021

~~RECORDED AT THE REQUEST OF~~
~~AND~~ WHEN RECORDED RETURN TO:Kenneth A. Woloson, Esq.
Haney, Woloson & Mullins
1117 South Rancho Drive
Las Vegas, NV 89102

3 (4)

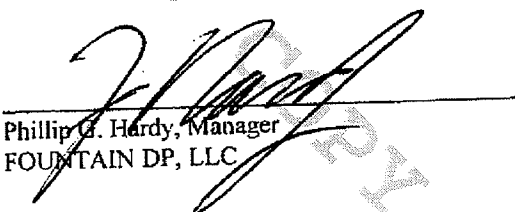
GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH:

That FOUNTAIN DP, LLC, a Nevada limited-liability company ("Grantor"), FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to LVRC RESIDENTIAL, LLC, a Nevada limited-liability company ("Grantee"), all that real property situated in the County of Clark, State of Nevada, commonly known as 3371 N. Buffalo Drive, Las Vegas, Nevada 89129 and more particularly described in Exhibit "A" attached hereto and made a part hereof, subject to taxes for this fiscal year and restrictions, conditions, reservations, rights-of-way and easements now of record, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this 15 day of MARCH, 2005.

Mail Tax Statements to:

Kenneth A. Woloson, Esq.
Haney, Woloson & Mullins
1117 South Rancho Drive
Las Vegas, Nevada 89102

 Phillip G. Hardy, Manager
 FOUNTAIN DP, LLC

 State of Nevada)
)ss.:
 County of Clark)

 PHILLIP G. HARDY as Manager of FOUNTAIN DP, LLC, acknowledged the foregoing instrument before me this 15 day of MARCH, 2005.

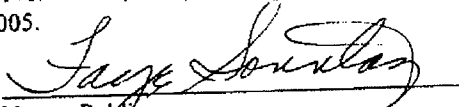
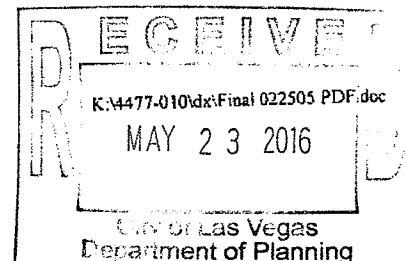

 Notary Public


EXHIBIT "A"
LEGAL DESCRIPTION

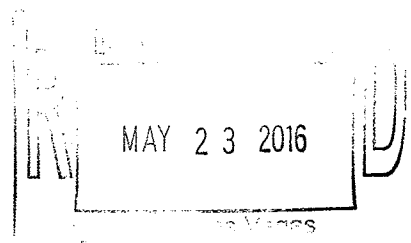
PARCEL ONE (1):

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP RECORDED THEREOF IN FILE 93 OF PARCEL MAPS, PAGE 42, RECORDED OCTOBER 26, 1998 IN BOOK 981026 AS DOCUMENT NO. 01782 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2):

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF SAID LAND DESIGNATED AS "PRIVATE INGRESS AND EGRESS EASEMENT TO ALL LOTS" AS SHOWN BY MAP THEREOF ON FILE IN FILE 93 OF PARCEL MAPS, PAGE 42 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.



State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 138-09-801-021
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

\$3,700,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,700,000.00

Real Property Transfer Tax Due

\$18,870.00

4. If Exemption Claimed:

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

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fountain DP, LLC, a Nevada
limited liability company

Print Name: LVRC Residential, LLC, a Nevada
limited liability company

Address: 6465 W. SAMARA #220

Address: 3371 N. BUFFALO DR.

City/State/Zip: LAS VEGAS, NV 89146

City/State/Zip: LAS VEGAS, NV 89128

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

Print Name: Nevada Title Company

Esc. #: 03-11-0215-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

MAY 23 2018

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 138-09-801-021
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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Notes: _____

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Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fountain DP, LLC, a Nevada limited liability company

Print Name: LVRC Residential, LLC, a Nevada limited liability company

Address: 6465 W. SAHARA #220

Address: C/O Stuart P. Smith, Manager

City/State/Zip: LAS VEGAS, NV 89146

City/State/Zip: Ft. Lauderdale, FL 33301

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

Print Name: Nevada Title Company

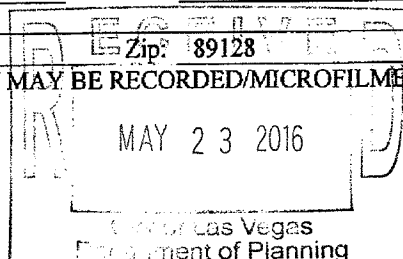
Esc. #: 03-11-0215-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV

Zip: 89128

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





138-09-8

MAP	S 2 SE 4
1	8
2	5
3	7
4	8
5	1
6	2
7	3
8	4

BOOK	T20S R60E
9	
1	101
2	124
3	139
4	163
5	164
6	162
7	125
8	137
9	163
10	164
11	162
12	163
13	164
14	162
15	163
16	164
17	162
18	163
19	164
20	162
21	163
22	164
23	162
24	163
25	164
26	162
27	163
28	164
29	162
30	163
31	164

Scale: 1" = 200' Rev: 03/29/2012

ASSESSOR'S PARCELS - CLARK CO., NV.
Michelle W. Shafe - Assessor

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
202 PARCEL SUB/SEQ NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV LOT NUMBER

PARCEL BOUNDARY
SUB BOUNDARY
PMLD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
SUB-SURFACE PCL
RIGHT OF WAY PCL
AIR SPACE PCL
CONDOMINIUM UNIT

SECTION LINE
HISTORIC PM/LD BOUNDARY
HISTORIC SUB BOUNDARY
HISTORIC LOT LINE

MAP LEGEND

NOTES

This map is for assessment use only and does NOT represent a survey.

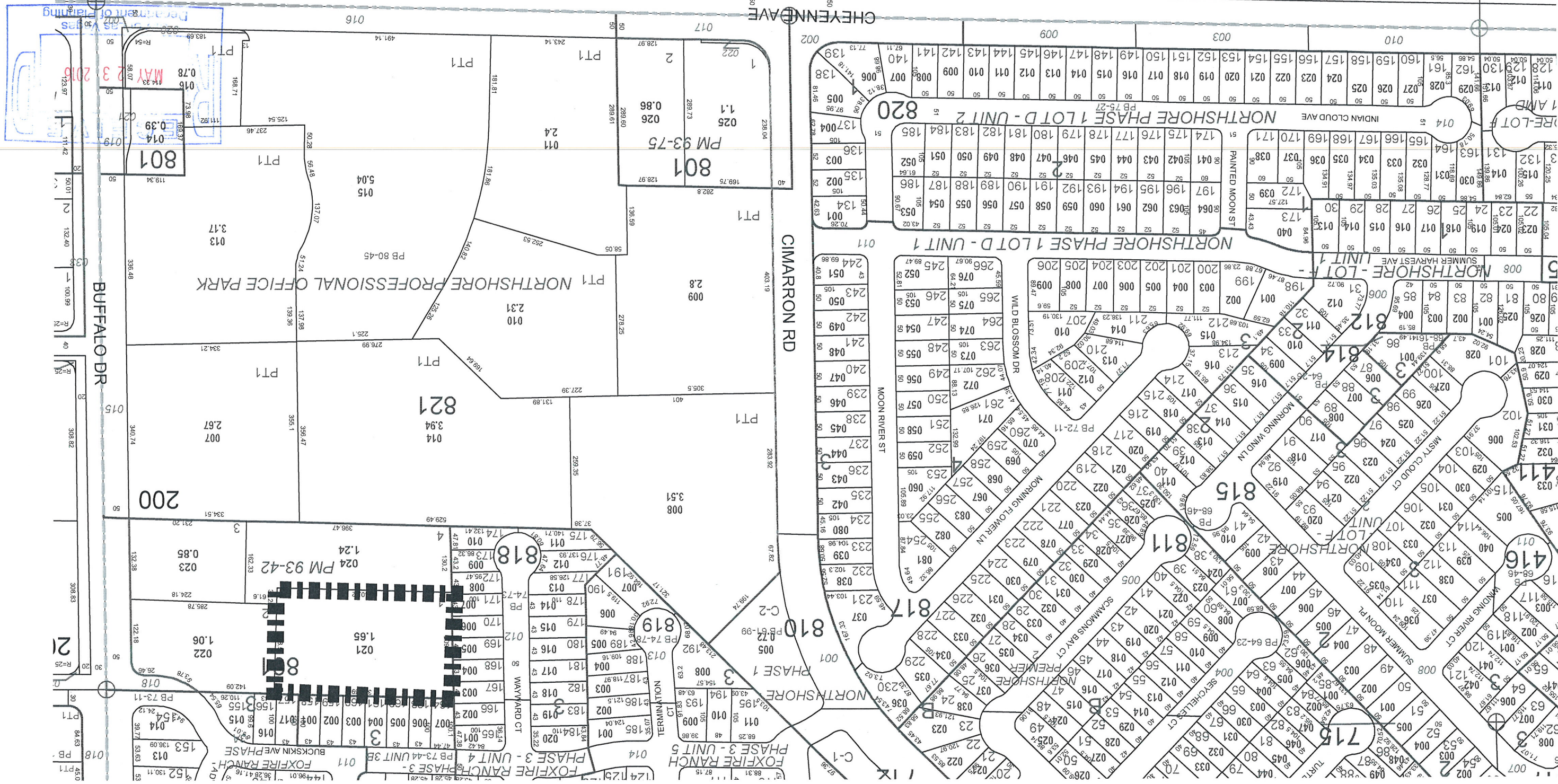
No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800



EOT-64751

TAX DIST 200

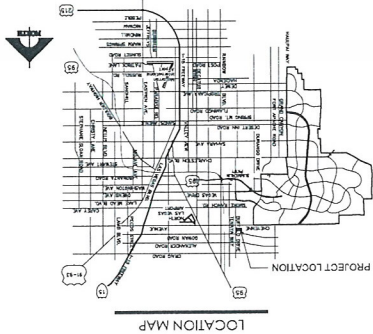
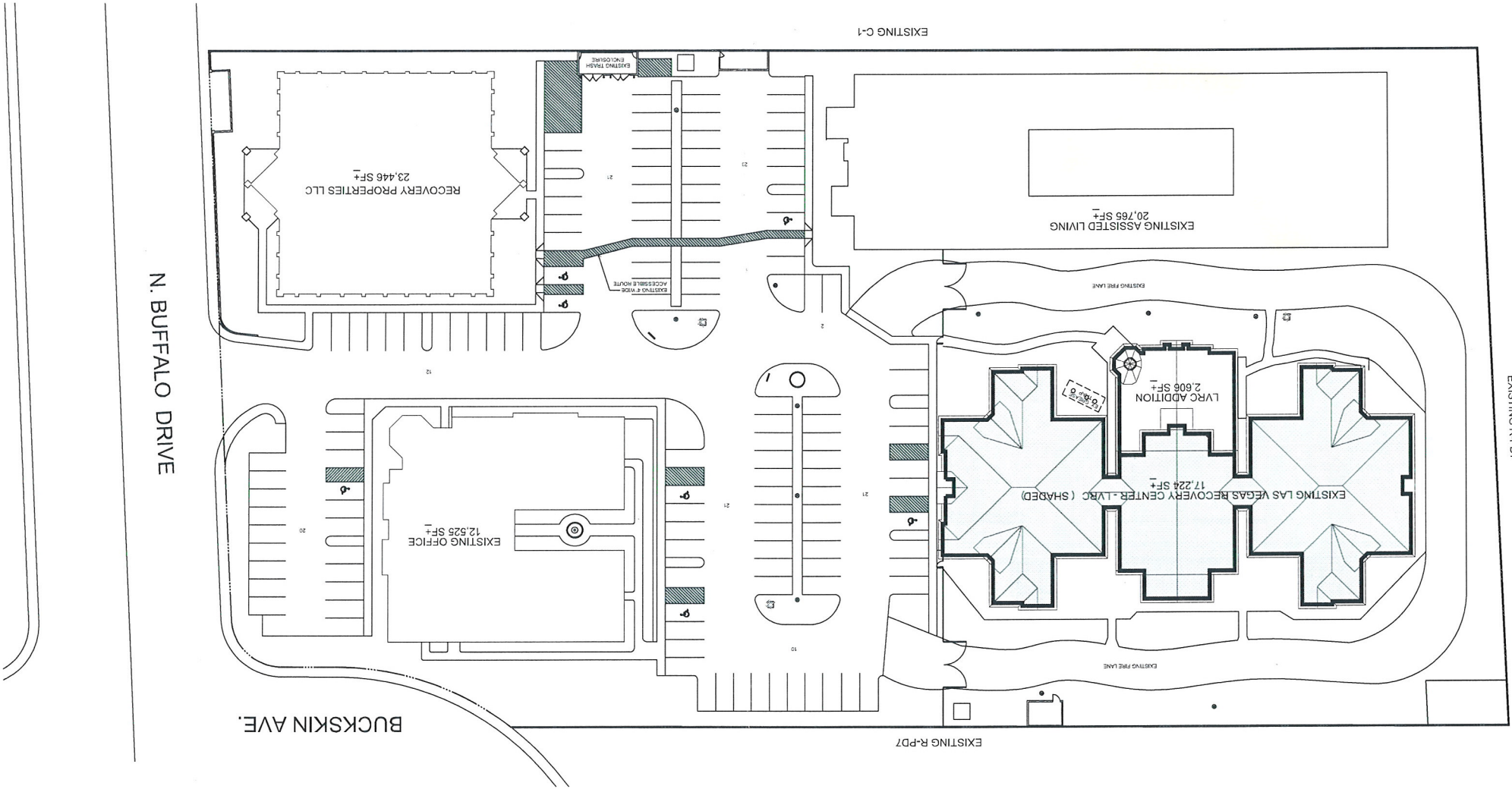
SITE PLAN • 3371 N Buffalo Facility Expansion • June 4, 2014

1" = 30'

JAMES E. STONH, ARCHITECT, INC.
2180 EAST FRANKLIN ROAD, SUITE 200
LAS VEGAS, NEVADA 89119
702.433.1400

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The information in this document is preliminary and intended for informational purposes only. It is not to be used for construction or other purposes without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information or the results of the design process.

EOT-64751



Jurisdiction:		City of Las Vegas	
Site Area:		209,999	SF (must be verified)
Total Building Area:		76,566	SF (including expansion area)
Parking Analysis:			
Address	Parcel Number	Lot Size	Building Size (GSF)
3371 N. Buffalo	13809801021	1.65 Acres	17,224
3351 N. Buffalo	13809801024	1.24 Acres	20,765
3321 N. Buffalo	13809801023	0.85 Acres	23,446
3391 N. Buffalo	13809801022	1.06 Acres	12,525
Total Required		4.80 Acres	73,960
Parking Provided		126	
130 Total Spaces			
Parking requirement based on the following for a Convalescent Home:			
- 1 space for each 6 beds, 41 beds = 7 spaces.			
- 1 space for each employee at longest shift = 12 spaces.			
- 3 spaces for doctors = 3 spaces.			
** Parking Required based on the Approved City of Las Vegas Plans dated October 23, 1999 - CIV Project #0401-98			

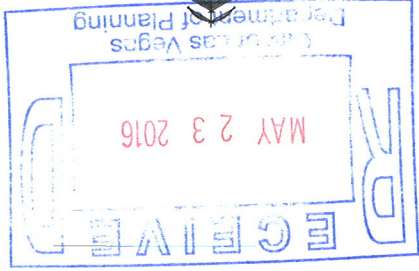
SITE PLAN • 3371 N Buffalo Facility Expansion • June 4, 2014

1" = 30'

The information in this drawing is preliminary and conceptual in nature. It is based on information provided by others and the Architect does not warrant its accuracy. No representation is made by the Architect, Engineer or Planner, regarding the accuracy of the surveying or boundary of the development project. The drawing is for informational purposes only and is not to be used for any other purpose without the written consent of the Architect, Engineer or Planner.

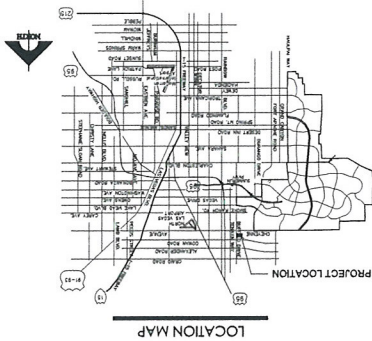
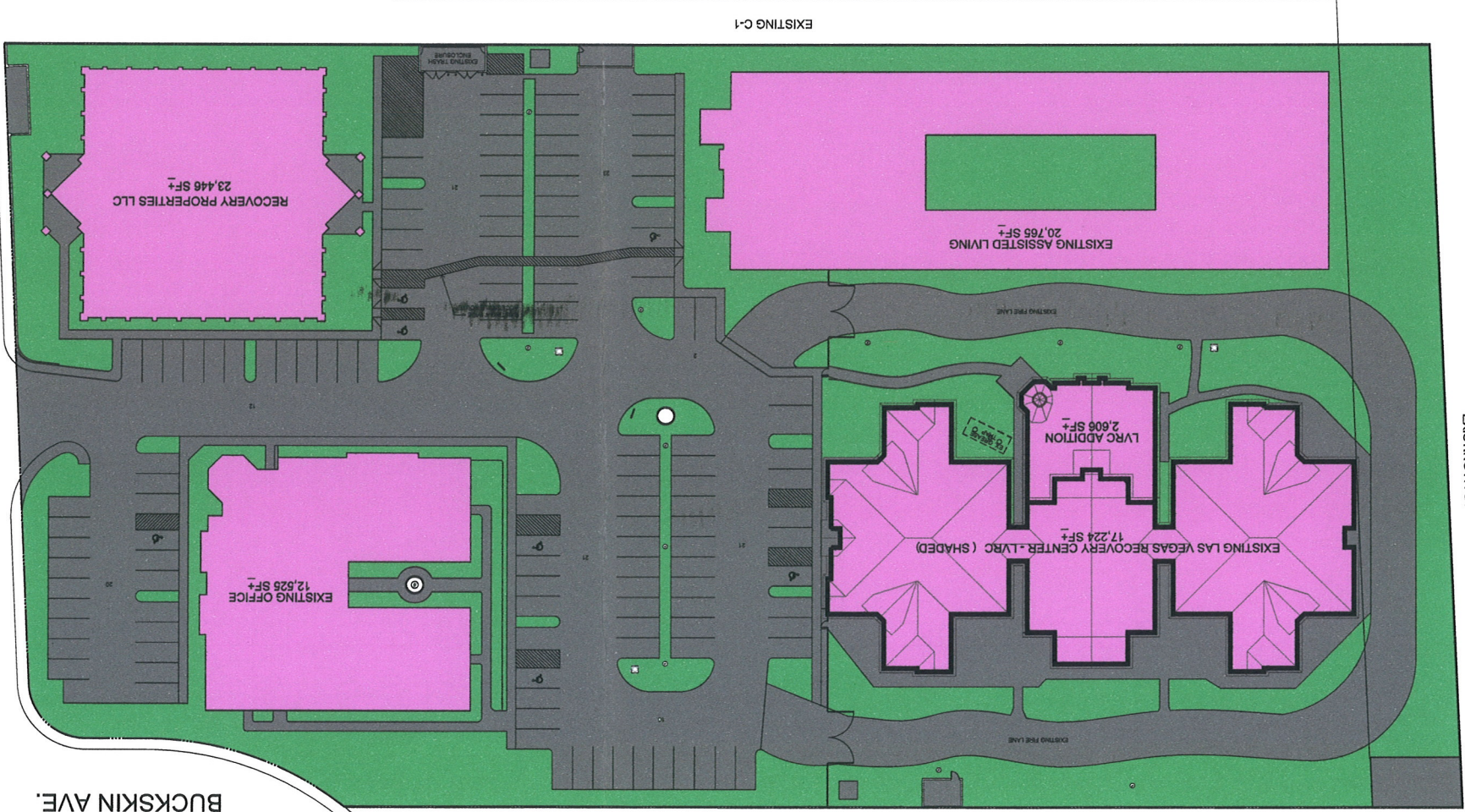
JAMES E. STON, ARCHITECT, INC.
1190 EAST RIVIERA ROAD, SUITE 200
LAS VEGAS, NEVADA 89123
702.433.1100

NORTH



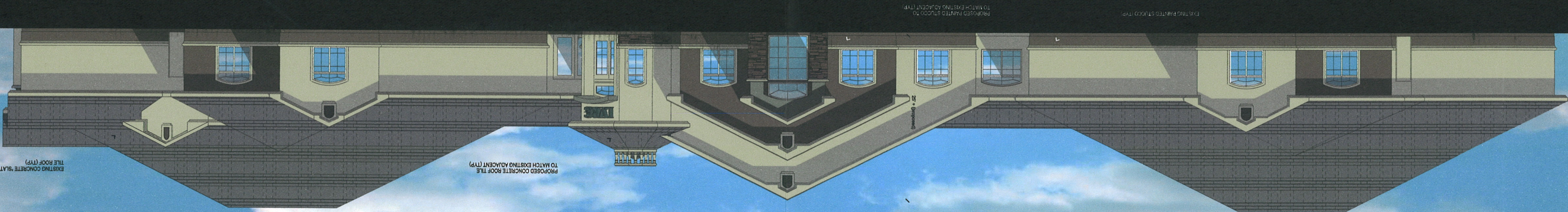
N. BUFFALO DRIVE

BUCKSKIN AVE.



Jurisdiction:		City of Las Vegas	
Site Area:		209,999	SF (must be verified)
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		Parking Required	126
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- 3 spaces for doctors = 3 spaces.			
** Parking Required based on the Approved City of Las Vegas Plans dated October 23, 1999 - CLV Project #0401-98			

LVRC Addition - South Elevation



JAMES T. STROUD, ARCHITECT, INC.
2190 S. KIRKLAND ROAD, SUITE 200
LAS VEGAS, NEVADA 89113
702.733.1100

RECEIVED
MAY 23 2016
City of Las Vegas
Department of Planning
EOT-64751