FILE HISTORY

DATE	MEETING	ACTION	INITIALS
8.8.02	PC	Approved	
9-4-02	CC	Approved	

FILE NO.: Z-0055-02

9-4

Carole B. Morgenthal
7501 Rushing Current Street
Las Vegas, NV 89131
702-395-4334

Z-0055-02
duplicate
does not count

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Case Z-0055-02

Dear Mr. Reed:

I am writing to you in reference to a notice I received of public hearing on rezoning the area described in said notice from undeveloped-desert rural to residential planned development.

I apologize for the delay in responding but I had been away for awhile and hope my response will be given consideration.

I strongly object to the rezoning and construction of approximately 100 new homes in this particular area. It seems the area is already being overbuilt and an additional 100 homes would only make the situation worse and create more congestion. It is already quite difficult to proceed through these streets without considerable congestion and delay. Adding another one hundred homes would bring a minimum of 100 new vehicles and as much as 400 new vehicles to the area.

I moved out to this area for the rural environment and would not be happy to see it become a true city environment. Let us learn the lessons of the big cities and not congest this beautiful area any more than necessary.

Thank you for your consideration and giving me the opportunity to respond.

Sincerely,

Carole B. Morgenthal

READ INTO RECORD

Marvin A. Morgenthal
7501 Rushing Current Street
Las Vegas, NV 89131
702-395-4334

Z-0055-02
P

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division
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I strongly object to the rezoning and construction of approximately 100 new homes in this particular area. It seems the area is already being overbuilt and an additional 100 homes would only make the situation worse and create more congestion. It is already quite difficult to proceed through these streets without considerable congestion and delay. Adding another one hundred homes would bring a minimum of 100 new vehicles and as much as 400 new vehicles to the area.

I moved out to this area for the rural environment and would not be happy to see it become a true city environment. Let us learn the lessons of the big cities and not congest this beautiful area any more than necessary.

Thank you for your consideration and giving me the opportunity to respond.

Sincerely,

Marvin A. Morgenthal

READ INTO RECORD

Danny and Vikki Riddle
6060 Wittig Ave.
Las Vegas, NV 89131

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

Z-0055-02
P

8-1-02

Re: Case: Z-0055-02

Dear Commission:

We would generally be opposed to changing zoning in our dwindling rural area. However, considering the higher densities of other developments in the area, 2 units per acre seems like a reasonable request.

Our objection then is not to 2 units per acre but to the developer coming back to the commission at a later date to increase the density. This has been the situation in some of the developments in our area.

Sincerely,

Danny and Vikki Riddle

READ INTO RECORD

8/8 PC

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0055-02

REQUEST BY COHEN FAMILY TRUST ET AL FOR A REZONING FROM: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) OF 49.98 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD (APN'S: 125-14-703-001 AND 125-14-802-001), WARD 6 (MACK).

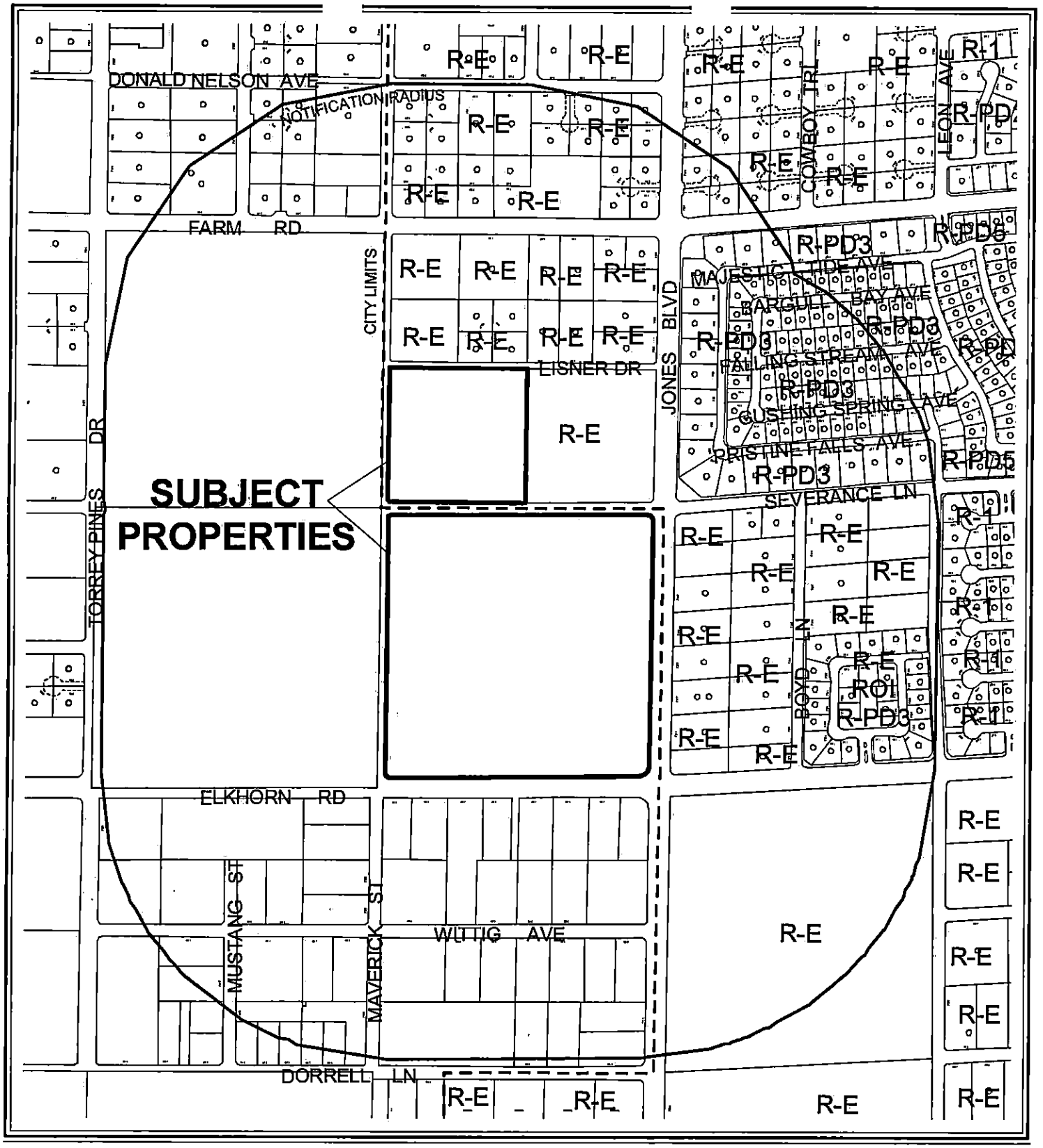
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.

CITY OF LAS VEGAS NEVADA

ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 500 1000 Feet

CASE: Z-0055-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
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LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0055-02

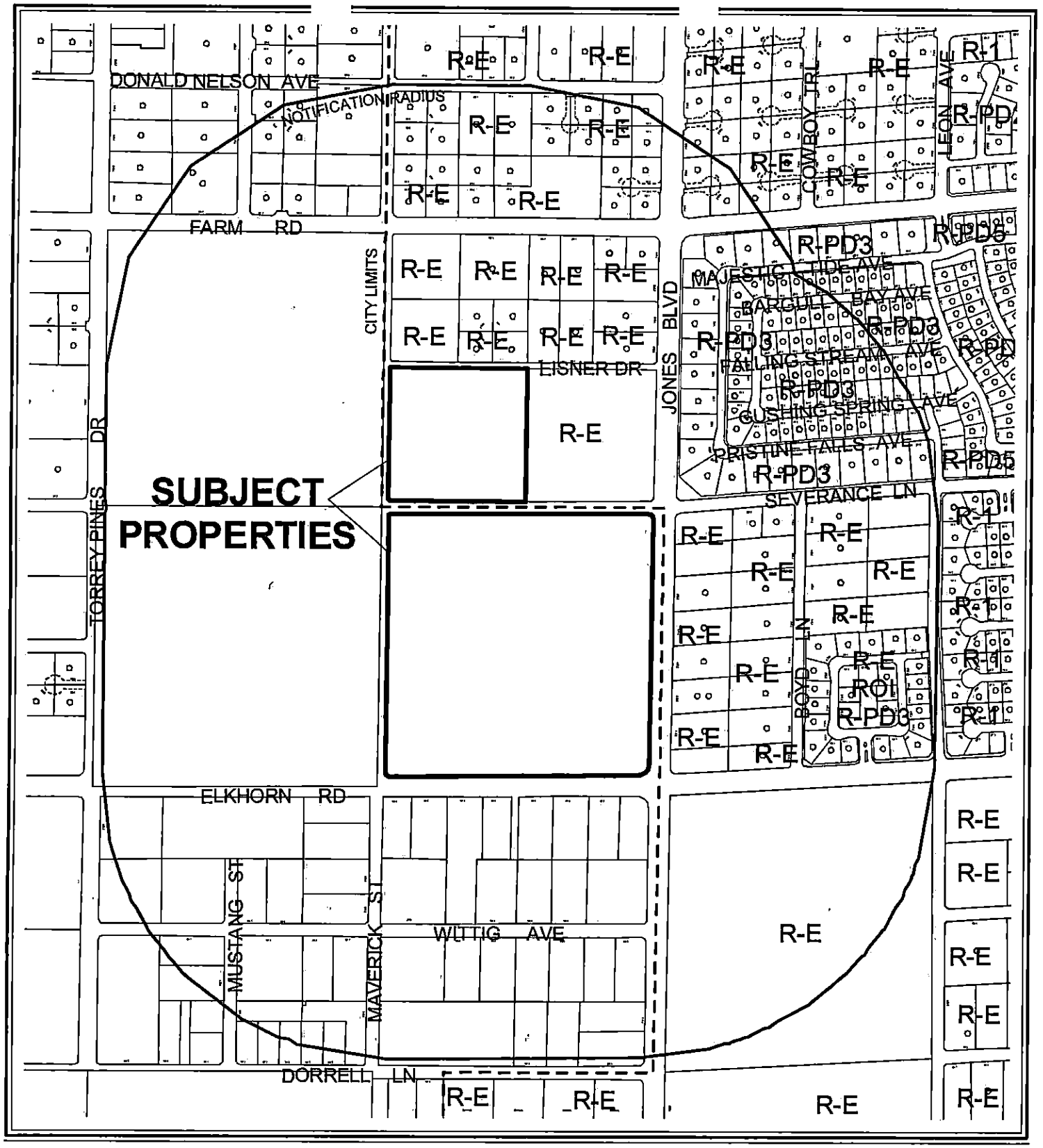
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ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0055-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

@ UKHOLM

Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Included in Application Submittal	
Item Required		Item Submitted				
YES	NO	YES	NO		YES	NO
				APPLICATION		
X	☐	X	☐	Signed and notarized by ***all*** property owners or authorized agent(s)	☐	☐
X	☐	☐	X	Grant deed and legal description	☐	☐
X	☐	X	☐	***Detailed*** justification letter	☐	☐
X	☐	☐	X	Reduced 8.5" x 11" copy of ***all*** plans and elevations $25 due	☐	☐
X	☐	☐	X	Full size, rolled, color copy of ***all*** plans and elevations = ?	☐	☐
X	☐	☐	X	Correct fee(s): $430 + $150 + $825 = [redacted]	☐	☐
X	☐	X	☐	Statement of Financial Interest Notarize	☐	☐
☐	X	☐	☐	Development Impact Notice and Assessment (DINA)	☐	☐
				SITE PLAN		
X	☐	X	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
X	☐	X	☐	North arrow, scale, and vicinity map	☐	☐
X	☐	X	☐	***All*** property lines and present dimensions labeled	☐	☐
X	☐	X	☐	***All*** building setbacks labeled	☐	☐
X	☐	X	☐	***All*** adjacent existing land uses and street names labeled	☐	☐
X	☐	X	☐	***All*** points of ingress and egress shown	☐	☐
☐	X	☐	☐	ADA accessibility requirements shown/labeled	☐	☐
☐	X	☐	☐	Parking standard(s) utilized: _____	☐	☐
☐	X	☐	☐	Parking space count and typical dimensions labeled #regular ____ #compact ____ #handicap ____ Total ____	☐	☐
☐	X	☐	☐	***All*** free-standing sign locations shown and heights and sizes noted	☐	☐
				LANDSCAPE PLAN		
☐	X	☐	☐	11" x 17" to 24" x 36" page size	☐	☐
☐	X	☐	☐	North arrow, scale, and vicinity map	☐	☐
☐	X	☐	☐	***All*** property lines and present dimensions labeled	☐	☐
☐	X	☐	☐	***All*** required perimeter landscape planters shown; min. width(s): _____	☐	☐
☐	X	☐	☐	***All*** required parking lot fingers/islands shown	☐	☐
☐	X	☐	☐	Quantity, size, species/variety of ***all*** trees, shrubs, and groundcover	☐	☐
				BUILDING ELEVATIONS		
☐	X	☐	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☐	X	☐	☐	Scale and building dimensions labeled	☐	☐
☐	X	☐	☐	North, south, east, and west elevations of ***all*** buildings	☐	☐
☐	X	☐	☐	***All*** building materials and colors noted	☐	☐
☐	X	☐	☐	8" x 10" photo of original color and material board	☐	☐
☐	X	☐	☐	***All*** wall sign locations shown and sizes noted	☐	☐
				FLOOR PLANS		
☐	X	☐	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☐	X	☐	☐	Scale and building dimensions labeled	☐	☐
☐	X	☐	☐	***All*** building entrances/exits shown	☐	☐
☐	X	☐	☐	Use of ***all*** rooms noted/labeled	☐	☐

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

Applicant: Gloria / Carter Burgess Application Type: Rezoning R-PD2

APN: 125-24-802-001 Location: SWC Torrey / Severance

Planner: Lauren Mahon Pre-App Meeting Date: 5/13/02 5/29/02

Z-0055-02(1)

249 Labels
269 Parcels

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
		12513497018
		12513497019
		12513497020
		12513497021
		12513497017
		12513397009
		12513397001
ABSHIER DONALD R	7241 BOYD LN LAS VEGAS NV	12513402003
ACEVEDO RONNY J	7330 N RAINBOW BLVD LAS VEGAS NV	12513315018
ACUNA RONALD J & SHARON J	7210 ANGELS MEADOW ST LAS VEGAS NV	12513414004
ALBRIGHT NATHAN W	6190 FARM RD LAS VEGAS NV	12514607016
ALCANTARA STEVEN M & LESLIE D	6311 WITTIG AVE LAS VEGAS NV	12523503002
ALSUP TREVER N & AILEE J	5820 GUSHING SPRING AVE LAS VEGAS NV	12513319027
APPELL ANDREW M & DENISE L	7645 MAVERICK ST LAS VEGAS NV	12514606008
ASETTA DON J & KATHRYN J	6140 FARM RD LAS VEGAS NV	12514607014
AULTMAN RUTH G	6400 DORRELL LN LAS VEGAS NV	12523503001
BAIRD CARROLL E JR & NANCY A	7043 N JONES BLVD LAS VEGAS NV	12523505010
BANKS MONTY P & JANE	6161 DONALD NELSON AVE LAS VEGAS NV	12514607003
BARGER GROVER WAYNE	5854 FALLING STREAM AVE LAS VEGAS NV	12513315012
BECK SCOTT & DAWN	5770 SPEAKING ROCK AVE LAS VEGAS NV	12513414011
BEDWELL RAY B III & TRACY D	5851 FALLING STREAM AVE LAS VEGAS NV	12513315020
BELCHER MICHAEL J	7251 MESQUITE TREE ST LAS VEGAS NV	12513414014
BERARDI LAWRENCE J & BARBARA R	5833 PRISTINE FALLS AVE LAS VEGAS NV	12513314023
BLACK PATRICK L	1950 JASPER CREEK PL LAS VEGAS NV	12513201024
BLAINE CAROL J B	7545 COPPER ISLAND ST LAS VEGAS NV	12513311016
BLAINE JAMES E & SARAH	7236 BOYD LN LAS VEGAS NV	12513401007
BOECKLE DAVID BRYAN	7670 MUSTANG ST LAS VEGAS NV	12514606005
BONGIORNO FAMILY TRUST	%A & R BONGIORNO 7630 N JONES LAS VEGAS NV	12513201025
BOYD FAMILY TRUST	2113 SILVER AVE LAS VEGAS NV	12513401013
BOYD FAMILY TRUST	2113 SILVER AVE LAS VEGAS NV	12513401004
BOYD FAMILY TRUST	2113 SILVER AVE LAS VEGAS NV	12513401001
BOYD III L P	%R BOYD 2113 SILVER AVE LAS VEGAS NV	12513402006

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
BOYD III L P	%R BOYD 2113 SILVER AVE LAS VEGAS NV	12513402004
BOYD III L P	%R BOYD 2113 SILVER AVE LAS VEGAS NV	12513402002
BRADLEY DANIEL M II & JILLANE D	6125 ELKHORN RD LAS VEGAS NV	12523502003
BRAY FABIAN P & SUSAN	6298 WITTIG AVE LAS VEGAS NV	12523501007
BUCHMAN LARRY G	6260 WITTIG AVE LAS VEGAS NV	12523501008
BUTTS MARILYN J FAMILY TRUST	6024 DORRELL LN LAS VEGAS NV	12523505011
CARMICHAEL STANLEY S & LIDIA M	7237 N JONES BLVD LAS VEGAS NV	12513401006
CARR SANDRA RUTH	7681 N JONES BLVD LAS VEGAS NV	12514607006
CARREIRO PHILIP J & MI AE	5831 FALLING STREAM AVE LAS VEGAS NV	12513315025
CARTER J	5780 SPEAKING ROCK AVE LAS VEGAS NV	12513414012
CARTWRIGHT WILLIAM	7237 BOYD LN LAS VEGAS NV	12513402005
CHAVEZ JAMES JAY	6170 FARM RD LAS VEGAS NV	12514607013
CHURCH ROMAN CATHOLIC RENO TRS	%ACCT DEPT P O BOX 18316 LAS VEGAS NV	12524101001
COHEN FAMILY TRUST ETAL	%A ANDREWS 3800 HOWARD HUGHES PKWY 16TH FL LAS VEGAS NV	12514802001
COMPTON ARNOLD L	6065 ELKHORN RD LAS VEGAS NV	12523502006
CONCORDIA-ELKHORN L L C	%CONCORDIA HOMES NEVADA 6360 S PECOS RD #G LAS VEGAS NV	12513414025
CONDE ARMANDO P & DIVINIA S	7240 MESQUITE TREE ST LAS VEGAS NV	12513414022
CONWAY PATRICIA R & MICHAEL T	7240 ANGELS MEADOW ST LAS VEGAS NV	12513414007
COPPLIN ANTHONY G & JULIE T	6131 FARM RD LAS VEGAS NV	12514702004
CORBIN MICHAEL LEWIS	7525 RUSHING CURRENT ST LAS VEGAS NV	12513314013
COVINGTON TODD B	7533 COPPER ISLAND ST LAS VEGAS NV	12513315015
DAPRA PAUL M	5857 BARGULL BAY AVE LAS VEGAS NV	12513311017
DATES VIVIENNE E	6120 FARM RD LAS VEGAS NV	12514607029
DAVID BRIAN & TAMMY A	5836 GUSHING SPRING AVE LAS VEGAS NV	12513319023
DEHAAS JOE & JEANETTE	5760 SPEAKING ROCK AVE LAS VEGAS NV	12513414010
DELAO STEVEN	7661 N JONES BLVD LAS VEGAS NV	12514607011
DENNIS RAYMOND & KAY F	7527 COPPER ISLAND ST LAS VEGAS NV	12513315016
DEVINE KENNETH O & BETTY A	6261 WITTIG AVE LAS VEGAS NV	12523504001
DEWILDE RALPH JAMES & JEAN G	7541 RUSHING CURRENT ST LAS VEGAS NV	12513314011
DIPPNER ROBERT F & MARY E	6340 W FARM RD LAS VEGAS NV	12514605007
DIXON TIMOTHY S & KATHLEEN K	6180 EISNER DR LAS VEGAS NV	12514702011
DOAK EDWIN L & LESLIE A	7539 COPPER ISLAND ST LAS VEGAS NV	12513315014

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
DORRELL RANCHEROS WATER USERS	6250 DORRELL LN LAS VEGAS NV	12523504005
DOUCETTE JAMES N	7509 RUSHING CURRENT ST LAS VEGAS NV	12513314015
DUMKE JAMES N & SANDRA D CO-TRS	P O BOX 27746 LAS VEGAS NV	12523502011
DYE MARK & PERLIE	5833 BARGULL BAY AVE LAS VEGAS NV	12513311023
EALY HENRY L JR & JANIS C	5858 MAJESTIC TIDE AVE LAS VEGAS NV	12513314007
EDDOWES WAYNE W & BARBARA J	5831 GUSHING SPRING AVE LAS VEGAS NV	12513319005
EGGERS ARTHUR G	5850 FALLING STREAM AVE LAS VEGAS NV	12513315011
EILERS BARRY & KIM L	7213 N JONES BLVD LAS VEGAS NV	12513401014
ENGELS MARVIN D	5848 GUSHING SPRING AVE LAS VEGAS NV	12513319020
EVANS MARTIN V & MARY L	4171 PATTERSON AVE LAS VEGAS NV	12513201023
FARINA FRANK	7230 MESQUITE TREE ST LAS VEGAS NV	12513414021
FISHER STEVEN G & KARENA	7677 N MUSTANG ST LAS VEGAS NV	12514605004
FITZGERALD JAMES J & LORI MONEL	6185 ELKHORN RD LAS VEGAS NV	12523502001
FRANKE JACK & CHERYL TRUST	7530 N JONES BLVD LAS VEGAS NV	12514702016
FRITZ THOMAS J & SUSAN K	1207 DEER HORN LN NO LAS VEGAS NV	12513319012
FUENTES ROMEL	6949 MANISTEE CT LAS VEGAS NV	12523501004
GARCIA DAVID	3051 W 111TH DR WESTMINSTER CO	12513311015
GARCIA GREGORY	5860 GUSHING SPRING AVE LAS VEGAS NV	12513319017
GIBBS RONDA LIVING TRUST	7521 COPPER ISLAND ST LAS VEGAS NV	12513315017
GIBSON 1988 TRUST	7670 MAVERICK ST LAS VEGAS NV	12514607009
GIBSON TODD B & JUDITH L	7660 MAVERICK ST LAS VEGAS NV	12514607008
GRACIA OSCAR & PATRICIA J	5845 BARGULL BAY LAS VEGAS NV	12513311020
GREGG LARRY J & PHYLLIS	5856 GUSHING SPRING AVE LAS VEGAS NV	12513319018
GUIDO ROBERT	5751 COYOTE MEADOW AVE LAS VEGAS NV	12513414003
GUIRY RICHARD D & JOYCE L	5815 GUSHING SPRING AVE LAS VEGAS NV	12513319001
HALTERMAN G WARD & ELMA LEE	6151 FARM RD LAS VEGAS NV	12514702002
HANLEY MICHAEL & SHARON	161 E HICKORY ST PAHRUMP NV	12523502008
HANLEY MICHAEL H & RELENA A	6037 ELKHORN RD LAS VEGAS NV	12523502007
HANNEBAUM WILLIAM E & CYNTHIA L	7250 ANGELS MEADOW ST LAS VEGAS NV	12513414008
HANSEN RICHARD G & LINDA J	P O BOX 36741 LAS VEGAS NV	12514607025
HANSEN STANLEY L & MARILYN C	7321 POPPY WY ARVADA CO	12513314017
HARDY MACE W & SHERYL N	6131 DONALD NELSON LAS VEGAS NV	12514607027

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
HARRISON DENNIS R	7245 BOYD LN LAS VEGAS NV	12513402001
HENRIKSEN BRET W	7125 MAVERICK ST LAS VEGAS NV	12523501010
HICKEY GARY L & LINDA M	5824 GUSHING SPRING AVE LAS VEGAS NV	12513319026
HISCOCKS LESLIE K & BARBARA M	7135 MAVERICK ST LAS VEGAS NV	12523501009
HOLLINGSWORTH JEAN C	5852 BARGULL BAY AVE LAS VEGAS NV	12513311010
HOLLOWAY STANLEY J	5834 FALLING STREAM AVE LAS VEGAS NV	12513315007
HOLLOWAY STEVEN T & APRIL C	5823 FALLING STREAM AVE LAS VEGAS NV	12513315027
HOLMES ROBERT G SR & LINDA L	6105 ELKHORN RD LAS VEGAS NV	12523502004
HOOPER V F FAMILY L P	2954 SUN LAKE DR LAS VEGAS NV	12523505001
IMMERMAN HARRY J & JONI R	6141 DONALD NELSON AVE LAS VEGAS NV	12514607028
IRVIN JACK W & S SARAH	5847 GUSHING SPRING AVE LAS VEGAS NV	12513319009
JACKSON WILLIAM P & CHARLENE M	7640 COWBOY TRL LAS VEGAS NV	12513201026
JACOBS MICHAEL J	5860 BARGULL BAY AVE LAS VEGAS NV	12513311012
JANOPOULO RONALD D & NANCY K	6272 DORRELL LN LAS VEGAS NV	12523504008
JENKINS CHAIS VEE & DEANNA L	7230 ANGELS MEADOW ST LAS VEGAS NV	12513414006
JEPSEN BARRY C & VICKI L	6214 FARM RD LAS VEGAS NV	12514606012
JEPSEN BARRY C & VICKI L	6214 FARM RD LAS VEGAS NV	12514606011
JOE MICHAEL R & LINDA V	5839 FALLING STREAM AVE LAS VEGAS NV	12513315023
JOHNSON JOEY E & CYNTHIA S	5841 BARGULL BAY AVE LAS VEGAS NV	12513311021
JORDEN ROBERT L & CATHERINE E	5844 BARGULL BAY AVE LAS VEGAS NV	12513311008
JOSEPH BERNARD & BEVERLY	7224 BOYD LN LAS VEGAS NV	12513401011
JOSHI BHANUPRASAD M & P B LIV TR	6217 WITTIG AVE LAS VEGAS NV	12523504003
KANG LISA M & HYE KYONG	3773 S HILDEBRAND LN LAS VEGAS NV	12514703002
KLEIN MARK L & FRANCES B	7620 N TORREY PINES DR LAS VEGAS NV	12514605006
KOIGAWACHI RICHARD & GRACE	16203 SPINNING AVE TORRANCE CA	12513311018
KOST KENNETH R	5851 GUSHING SPRING AVE LAS VEGAS NV	12513319010
KOVACH RICHARD G & KRISTINA E	6225 DONALD NELSON AVE LAS VEGAS NV	12514606003
KREISLER ALFRED	120 N HIBISCUS DR MIAMI BEACH FL	12514701001
LAPOINTE DAVID G & LINDA M	6150 FARM RD LAS VEGAS NV	12514607018
LAPOLLA JOHN M & JACQUELINE K	6862 RIDGE WATER CT CENTERVILLE VA	12513315019
LEO GLORIA A	285 PEACEFUL ST LAS VEGAS NV	12523501006
LEPOUTER-WILSON DORIS LIVING TR	2701 HOMESTEAD RD #1401 CHAPEL HILL NC	12513314014

Report of All Selected Parcels

Case Number: Z-0055-02 **Printed On:** Tue: July 2, 2002

Owner	Address	Parcel Numbe
LESLIE DEAN & DAWN	7621 N JONES BLVD LAS VEGAS NV	12514607024
LETIZIA MARINESA	5761 COYOTE MEADOW AVE LAS VEGAS NV	12513414002
LEVIN GARY A & MICHELE B	P O BOX 33033 LAS VEGAS NV	12514607001
LIAL TINA	5848 BARGULL BAY AVE LAS VEGAS NV	12513311009
LONG JAMES T & ANNE MARIE	5781 COYOTE MEADOW AVE LAS VEGAS NV	12513414020
LOURENCO A E & C R FAM TR 2000	6121 DONALD NELSON AVE LAS VEGAS NV	12514607026
LUDWIG RUTH A 1990 TRUST	2011 S HIGHLAND DR LAS VEGAS NV	12523501002
LUZZI CARLO & SUSAN C	6180 FARM RD LAS VEGAS NV	12514607012
LYNBROOK REALTY HOLDINGS I L L C	%LAS VEGAS RENTAL PPTY LLC 7251 W WAKE MEAD #300 LAS VEGAS NV	12513314018
LYNBROOK REALTY HOLDINGS I L L C	7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314008
MALLORY LIVING TRUST	1885 LINN LN LAS VEGAS NV	12523505008
MALLOW-LEVINE LAUREN	5863 GUSHING SPRING AVE LAS VEGAS NV	12513319013
MARSHALL PAMELA M	5850 MAJESTIC TIDE AVE LAS VEGAS NV	12513314006
MATLES PAUL & FRANCES	5835 FALLING STREAM AVE LAS VEGAS NV	12513315024
MCANALLY RICK & CLAIRANN	7660 MUSTANG ST LAS VEGAS NV	12514606004
MCGIMSEY BRUCE ALLEN	7650 N JONES LAS VEGAS NV	12513201022
MCGUIRE LINDA	%J SELLS 6065 WITTIG AVE LAS VEGAS NV	12523505006
MCINTYRE JAMES P & JENNIFER L	5847 FALLING STREAM AVE LAS VEGAS NV	12513315021
MEEVASIN TRUST	%T MEEVASIN 2210 RED ROCK ST LAS VEGAS NV	12523501005
MELTON JAMES THOMAS & SHERRY JO	5844 GUSHING SPRING AVE LAS VEGAS NV	12513319021
MELVILLE BLAINE & MAI	135 MAMMINI CT SAN MARTIN CA	12513401003
MERCADANTE SALVATORE F & DARLENE	7630 COWBOY TRL LAS VEGAS NV	12513201028
MEREDITH GARY L & VIRGINIA A	5828 GUSHING SPRING AVE LAS VEGAS NV	12513319025
MERRY HELEN M QUALIFIED RES TR	6155 ELKHORN RD LAS VEGAS NV	12523502002
MILVERSTED STEPHEN D JR	5843 FALLING STREAM ST LAS VEGAS NV	12513315022
MORENCY DONNA J & DANIEL D	6113 WITTIG AVE LAS VEGAS NV	12523505003
MOREY KIMN N & TIFFANY L	6230 DORRELL LN LAS VEGAS NV	12523504011
MORGENTHAL MARVIN A & CAROLE B	7501 RUSHING CURRENT ST LAS VEGAS NV	12513314016
MORIARTY KEITH A & DAYNA L	6260 FARM RD LAS VEGAS NV	12514606010
MURPHY MICHELE	7233 BOYD LN LAS VEGAS NV	12513402008
MURPHY MICHELE J	7233 BOYD LN LAS VEGAS NV	12513402007
MYERS RICHARD E & MARY S	5823 GUSHING SPRING AVE LAS VEGAS NV	12513319003

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
NEAL JEFFERY A & PAULA E	7651 N JONES LAS VEGAS NV	12514607022
NEWMAN ROBERT J & MARY ANN	7045 MAVERICK ST LAS VEGAS NV	12523504006
NEWSTED ROBERT A SR & TAMMI L	6111 FARM RD LAS VEGAS NV	12514702005
NIEMEYER PAUL M & LAURA L	6160 EISNER DR LAS VEGAS NV	12514702010
NOBLE WILLIAM C	7503 COPPER ISLAND ST LAS VEGAS NV	12513319014
O'CONNER MARK E & VICTORIA A	5856 BARGULL BAY AVE LAS VEGAS NV	12513311011
OROLA OMAR ESGUERRA	5546 CAMINO AL NORTE #2-252 NO LAS VEGAS NV	12513319022
OSEN CHARLES P & PAMELA G	6282 DORRELL LN LAS VEGAS NV	12523504007
OVERTON KEITH ALLEN & MELANIE B	6151 DONALD NELSON AVE LAS VEGAS NV	12514607004
P N II INC	%D BOETTCHER 1635 VILLAGE CENTER CIR #250 LAS VEGAS NV	12513319028
P N II INC	%D BOETTCHER 1635 VILLAGE CENTER CIR #250 LAS VEGAS NV	12513319002
PAPANDREA PEGGY K	6290 FARM RD LAS VEGAS NV	12514606009
PATTERSON RANDY & CAROL	7221 MESQUITE TREE ST LAS VEGAS NV	12513414017
PAYSTRUP BRENT & THERESA L	6141 FARM RD LAS VEGAS NV	12514702003
PEDALINO PATRICIA ANN	7231 ANGELS MEADOW ST LAS VEGAS NV	12513414026
PEERY MARJORIE H INTER VIVOS TR	2425 MISSION ST #1 SAN MARINO CA	12514801001
PEREZ RAYMUNDO & MARCIE	7691 N JONES BLVD LAS VEGAS NV	12514607007
PERONE FRANK JOSEPH JR & KELLI R	5864 BARGULL BAY AVE LAS VEGAS NV	12513311013
PETERS JARED P	5781 SPEAKING ROCK AVE LAS VEGAS NV	12513414023
PICOTTE VALMORE H & LINDA K	7631 N JONES BLVD LAS VEGAS NV	12514607023
POTTER GAYLENE J	1550 WESTERN AVE LAS VEGAS NV	12513401002
POWELL WENDELL J & UN CHU	5851 PRISTINE FALLS AVE LAS VEGAS NV	12513314020
PRIETO LINDA	%CIT GROUP %BANK CODE #01441 P O BOX 627 MARLTON NJ	12513314005
RADMALL MARK A & MARY R	5771 COYOTE MEADOW AVE LAS VEGAS NV	12513414001
RAINBOW VALLEY ESTS INC	3930 SWENSON ST #803 LAS VEGAS NV	12523501003
RAINES JAMES W & AUDREY E	5839 GUSHING SPRING AVE LAS VEGAS NV	12513319007
RAUDENBUSH THOMAS & PRISCILLA	5790 SPEAKING ROCK AVE LAS VEGAS NV	12513414013
RAY KENNETH M & SHIRLEY M	6260 DORRELL LN LAS VEGAS NV	12523504009
REXING SAM & DEBBIE	5771 SPEAKING ROCK AVE LAS VEGAS NV	12513414024
REYMORE KENNETH P & W JT LIV TR	HCR-38 BOX 124 LAS VEGAS NV	12523505012
REYMORE KENNETH P & W JT LIV TR	HC-38 BOX 124 LAS VEGAS NV	12523505013
RICE ARTHUR C & LISA A	7557 COPPER ISLAND ST LAS VEGAS NV	12513311014

Report of All Selected Parcels

Case Number: Z-0055-02

Printed On: Tue: July 2, 2002

Owner	Address	Parcel Numbe
RICHENS TR	300 LACY LN LAS VEGAS NV	12514702008
RIDDLE DANNY & VIKKI REV LIV TR	6060 WITTIG AVE LAS VEGAS NV	12523502013
RIDDLE DANNY & VIKKI REV LIV TR	6060 WITTIG AVE LAS VEGAS NV	12523502012
RINEHART GARY H	7509 COPPER ISLAND ST LAS VEGAS NV	12513319015
ROBINSON DANIEL S	7040 MUSTANG ST LAS VEGAS NV	12523504004
ROMANOWSKI DAVID	7231 MESQUITE TREE ST LAS VEGAS NV	12513414016
ROPER JONATHAN C & CLINESTIA J	5852 GUSHING SPRING AVE LAS VEGAS NV	12513319019
ROSSNAGEL RICHARD T & ESTHLENE	5857 PRISTINE FALLS AVE LAS VEGAS NV	12513314019
ROYAL ROGER D	5819 FALLING STREAM AVE LAS VEGAS NV	12513315028
RUHL DONALD W & PAULINE A	482 ROYAL CROSSING FRANKLIN TN	12513319008
SANDHOFF TIM	5846 FALLING STREAM AVE LAS VEGAS NV	12513315010
SANTAMARIA RICHARD J & ROSEMARIE	17034 WILEY PL PARKER CO	12513315009
SATEK ROBERT ALLEN	6280 FARM RD LAS VEGAS NV	12514606006
SCHMIDT CARROLL & PHYLLIS V	P O BOX 240063 ANCHORAGE AK	12513401008
SCHMIDT JAMES N & HELEN BECKWITH	7217 N JONES BLVD LAS VEGAS NV	12513401012
SCHWEIGER DAVID & KATHY	7680 MUSTANG ST LAS VEGAS NV	12514606002
SCOLARI JON C & MARION C	6160 FARM RD LAS VEGAS NV	12514607017
SELLS BILLY R & CONNIE	6188 WITTIG AVE LAS VEGAS NV	12523502009
SELLS JIM F & VERNA G	6065 WITTIG AVE LAS VEGAS NV	12523505005
SELLS JIM F & VERNA G	6065 WITTIG AVE LAS VEGAS NV	12523505007
SENA BARBARA	7232 BOYD LN LAS VEGAS NV	12513401009
SHANK WILLIAM E & BELINDA L	7671 N JONES BLVD LAS VEGAS NV	12514607010
SHEPPARD WANDA	5827 FALLING STREAM AVE LAS VEGAS NV	12513315026
SIKAND BHUPINDER J & JAPGPAL S	5849 BARGULL BAY AVE LAS VEGAS NV	12513311019
SILVANI SANDRA	5827 GUSHING SPRING AVE LAS VEGAS NV	12513319004
SIMMONS ROBIN R & KEVIN T	6150 EISNER DR LAS VEGAS NV	12514702012
SIMON DEBORAH S	7641 N JONES BLVD LAS VEGAS NV	12514607021
SIMONS MAXINE A	6365 W ELKHORN RD LAS VEGAS NV	12523501001
SIPES KEVIN R & BARBARA	7613 GOSPORT AVE LAS VEGAS NV	12514702001
SISSON LYNN M & LANCE A	7211 MESQUITE TREE ST LAS VEGAS NV	12513414018
SKAAR VICTOR B & MARIA E	6130 EISNER DR LAS VEGAS NV	12514702014
SLAUGHTER LESLIE J & PATRICIA A	6227 WITTIG AVE LAS VEGAS NV	12523504002

Report of All Selected Parcels

Case Number: Z-0055-02 **Printed On:** Tue: July 2, 2002

Owner	Address	Parcel Numbe
SMITH FAMILY TRUST	5800 GILBERT LAS VEGAS NV	12523505002
SMITH JOE O BRIAN & MISAE	6130 FARM RD LAS VEGAS NV	12514607015
STEWART ALICE ROWENA	5750 SPEAKING ROCK AVE LAS VEGAS NV	12513414009
STONE ORSBURN & LINA	5826 FALLING STREAM AVE LAS VEGAS NV	12513315005
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314025
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314021
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314024
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314010
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314026
SULLMAN ANTHONY F	%LAS VEGAS RENTAL PPTY 7251 W LAKE MEAD BLVD #300 LAS VEGAS NV	12513314012
SUTTON WILLIAM W & MICHELLE M	6250 DORRELL LN LAS VEGAS NV	12523504010
TAYLOR DAVID B & MARY LOU A	7680 MAVERICK ST LAS VEGAS NV	12514607002
TAYLOR RONALD G	7045 MUSTANG ST LAS VEGAS NV	12523503006
TELLEZ LUIS A & MARGARET G	7515 COPPER ISLAND ST LAS VEGAS NV	12513319016
TEWOLDE BEN	5832 GUSHING SPRING AVE LAS VEGAS NV	12513319024
THOMAS JAMIE E	6085 ELKHORN RD LAS VEGAS NV	12523502005
THOMPSON TOMMIE F & TONI MARIA	5839 PRISTINE FALLS AVE LAS VEGAS NV	12513314022
TOURNILLON DORIS	6126 WITTIG AVE LAS VEGAS NV	12523502010
TROXEL JULIE A	5838 FALLING STREAM AVE LAS VEGAS NV	12513315008
TULLER STEPHEN G & JENNIE R	7220 ANGELS MEADOW ST LAS VEGAS NV	12513414005
TULLO JASON M & SARAH E	7241 MESQUITE TREE ST LAS VEGAS NV	12513414015
UNLIMITED HOLDINGS INC ETAL	2865 S JONES BLVD LAS VEGAS NV	12514703001
VALLES NORBERT O & SUSAN M	5835 GUSHING SPRING AVE LAS VEGAS NV	12513319006
VASQUEZ ANGIE M	7208 N BOYD LN LAS VEGAS NV	12513401017
VASQUEZ ANGIE M	7208 BOYD LN LAS VEGAS NV	12513401015
VILLAGRAN MARIO & LILIAN FAM TR	5837 BARGULL BAY AVE LAS VEGAS NV	12513311022
VILLANO JOHN & MARGIE	5830 FALLING STREAM AVE LAS VEGAS NV	12513315006
VUKOTIC VELISA	7077 MUSTANG ST LAS VEGAS NV	12523503003
WADSWORTH VICKI	7221 N JONES BLVD LAS VEGAS NV	12513401010
WAGNER THOMAS W & KYOKO	5855 GUSHING SPRING AVE LAS VEGAS NV	12513319011
WAINSCOTT JAMES N & DEBORAH	6170 EISNER DR LAS VEGAS NV	12513401016
WAINSCOTT JAMES N & DEBORAH S	6170 EISNER DR LAS VEGAS NV	12514702009

Report of All Selected Parcels

Case Number: Z-0055-02

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Owner	Address	Parcel Numbe
WALTON CRAIG & VERA FAMILY TRUST	6140 EISNER DR LAS VEGAS NV	12514702013
WEAVER CLARK H & RONNA J	6270 FARM RD LAS VEGAS NV	12514606007
WEBB DOUGLAS K SR & CYNTHIA	7221 ANGLES MEADOW ST LAS VEGAS NV	12513414027
WIGGINS VALESTA	5791 COYOTE MEADOW AVE LAS VEGAS NV	12513414019
WILLIAMS GEORGE R	7590 N JONES BLVD LAS VEGAS NV	12514702006
WILLIAMS WILLIAM & KATHLEEN	6089 WITTIG AVE LAS VEGAS NV	12523505004
WILLS ROBERT & PATRICIA	7240 BOYD LN LAS VEGAS NV	12513401005
WINKLES JOVINA & RON	5858 FALLING STREAM AVE LAS VEGAS NV	12513315013
WOLD RAYMOND L & CHRISTINE M	7550 N JONES BLVD LAS VEGAS NV	12514702015
YAMIN MOUSA ETAL	117-33 GOSHEN #301 LOS ANGELES CA	12514702007
ZAPARA G & S FAMILY TRUST	390 SUNDANCE TRL LIBERTY HILL TX	12514606001
ZAWORSKI TED J & CAROLYN M	7557 RUSHING CURRENT ST LAS VEGAS NV	12513314009
ZEMP BRENT R & LESLIE ANN	7660 N JONES BLVD LAS VEGAS NV	12513201016

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

October 21, 2002

Mr. Jeremy Parness
Unlimited Holdings, Inc.
3765 East Sunset Road
Las Vegas, Nevada 89120

RE: Z-0055-02 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Related to Z-0055-02(1)

Dear Mr. Parness:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 49.98 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road. The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation to the City of Las Vegas and Clark County, as appropriate, to vacate those portions of Maverick Street and Severance Lane adjacent to this site. Such Petitions of Vacation shall be acted upon by the City Council and County Commission prior to the submittal of a Final Map Technical Review for this site and the Orders of Vacation shall record prior to the recordation of any Final Maps overlying or adjacent to the areas to be vacated.

4. Dedicate 30 feet of right-of-way, including appropriate corner radii, adjacent to this site for Eisner Drive.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. Construct half-street improvements including appropriate overpaving, if legally able, on Jones Boulevard, Eisner Drive and Elkhorn Road adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation is not approved, construct half-street improvements for Maverick Street and Severance Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. Extend public sewer in Elkhorn Road to the west edge of this site concurrent with development of this site at a size, depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

Sincerely,

MARGO WHEELER
PLANNING AND DEVELOPMENT DPT

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

Mr. Dennis Wertzler
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119

Mr. Jeremy Parness
U.S. Homes a Delaware Corporation
3016 West Charleston Boulevard #200
Las Vegas, Nevada 89120

Mr. Jeremy Parness
Cohen Family Trust
3765 East Sunset Road, Suite 9
Las Vegas, Nevada 89120

City of Las Vegas

Agenda Item No. 128

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: SEPTEMBER 4, 2002

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - **Z-0055-02 - COHEN FAMILY TRUST ET AL** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 49.98 acres adjacent to the northwest comer of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions and amending Condition 5 as follows:

5. Construct half-street improvements including appropriate overpaving, if legally able, on Jones Boulevard, ***Eisner Drive*** and Elkhorn Road adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation is not approved, construct half-street improvements for Maverick Street and Severance Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

– UNANIMOUS with L.B. McDONALD not voting and WEEKLY excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Public Works Department
Item 128 – Z-0055-02

MINUTES – Continued:

DENNIS SWERTZER, Carter Burgess, 6655 South Bermuda, appeared on behalf of the applicant. He stated that the conditions were reviewed and the applicant concurs with staff's recommendations.

Before the motion was made, CHERI EDELMAN, Public Works, requested that Condition 5 be amended to include Eisner Drive. COUNCILMAN MACK accepted the amendment and the applicant concurred.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 128 [Z-0055-02] and Item 129 [Z-0055-02(1)] was held under Item 128 [Z-0055-02].

(2:28 – 2:32)
3-3364

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation to the City of Las Vegas and Clark County, as appropriate, to vacate those portions of Maverick Street and Severance Lane adjacent to this site. Such Petitions of Vacation shall be acted upon by the City Council and County Commission prior to the submittal of a Final Map Technical Review for this site and the Orders of Vacation shall record prior to the recordation of any Final Maps overlying or adjacent to the areas to be vacated.

4. Dedicate 30 feet of right-of-way, including appropriate corner radii, adjacent to this site for Eisner Drive.

CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Public Works Department
Item 128 – Z-0055-02

MINUTES – Continued:

5. Construct half-street improvements including appropriate overpaving, if legally able, on Jones Boulevard and Elkhorn Road adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation is not approved, construct half-street improvements for Maverick Street and Severance Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. Extend public sewer in Elkhorn Road to the west edge of this site concurrent with development of this site at a size, depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

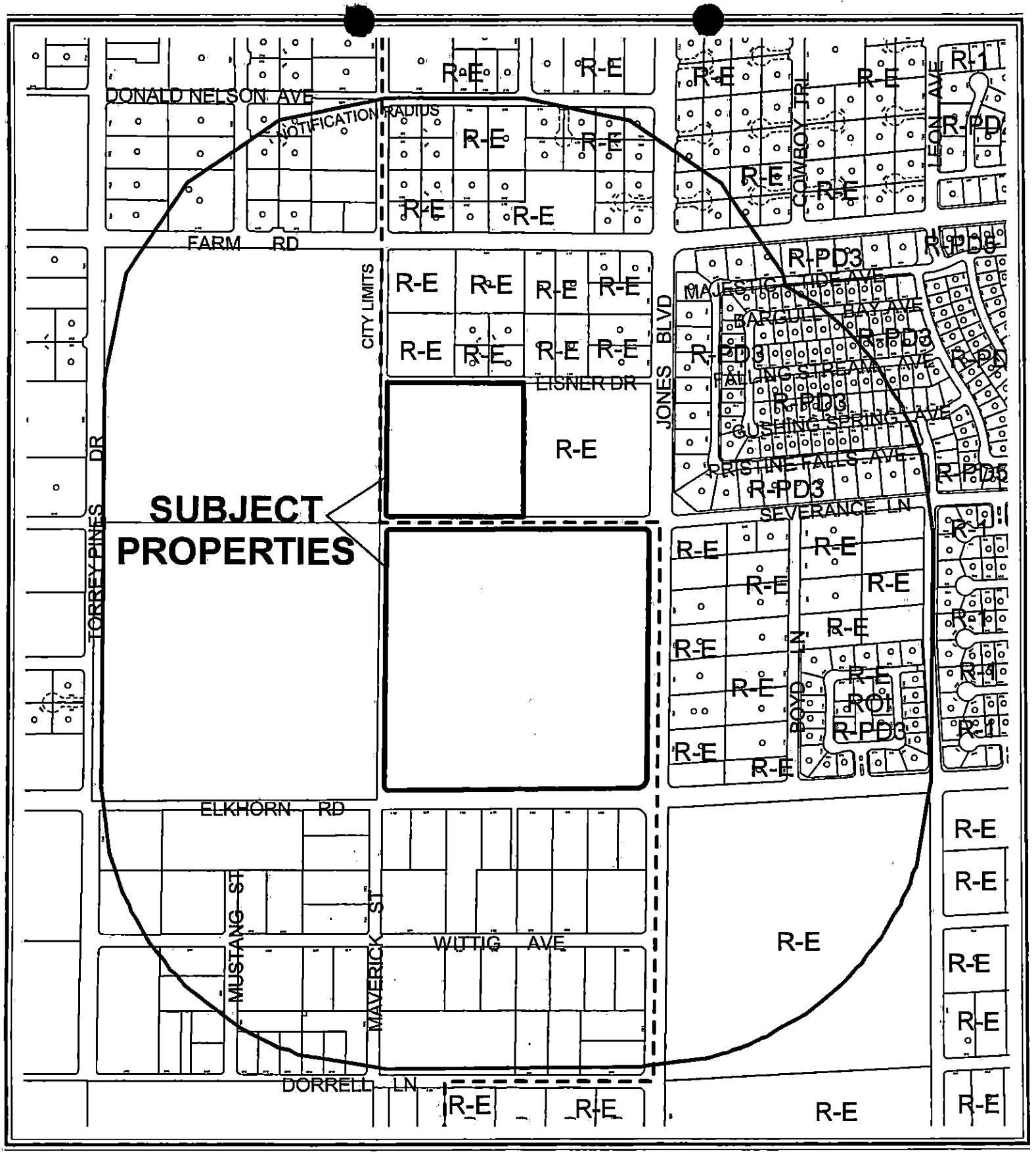
7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a

MINUTES – Continued:

reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



CASE: **Z-0055-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

** STAFF REPORT **

APPLICATION REQUEST

This is a request for a rezoning from U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) to R-PD2 (Residential Planned Development, 2 units per acre) of 49.98 acre is on property located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road.

BACKGROUND DATA

06/28/02 The Annexation to the City of Las Vegas (A-0090-01) of the southern portion of this site went into effect.

08/08/02 The Planning Commission considered a request for a Site Development Plan Review [Z-0055-02(1)] for a proposed 100 lot single family dwelling subdivision on the subject site (PC Agenda Item #30).

08/08/02 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #29).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residential Estates)	Single Family Dwellings
South	R-E (Residential Estates)	Single Family Dwellings
East	R-E (Residential Estates)	Single Family Dwellings
West	R-E (Residential Estates)	Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural) on the Centennial Hills Sector Map of the General Plan. The DR (Desert Rural) designation allows R-E (Residential Estates) and up to R-PD2 (Residential Planned Development – 2 units per acre). The proposed R-PD2 (Residential Planned Development – 2 units per acre) density of this application conforms to the existing DR (Desert Rural) designation.

ZONING

Staff finds the proposed rezoning will allow for a residential development density that is consistent with the surrounding area.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   Staff finds the proposed rezoning to R-PD2 (Residential Planned Development – 2 units per acre) complies with the DR (Desert Rural) designation of this site on the Centennial Hills Sector Map of the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   Staff finds the proposed R-PD2 (Residential Planned Development – 2 units per acre) zoning will be compatible with the R-E (Residence Estates) zoning of the surrounding properties.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Staff finds the proposed rezoning will allow development of single-family uses at a density that is compatible with the existing residential development found on surrounding properties.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Staff finds the street system will have adequate capacity to accommodate traffic generated by this proposed development.

PLANNING COMMISSION ACTION

The Planning Commission concurred with staff's recommendations.

NOTICES MAILED 249

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0055-02 / Z-0055-02(1) APN: 125-14-703-001

Name of Property Owner: Unlimited Holdings Inc. Etal

Name of Applicant: U.S. Homes a Delaware Corp.

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 X 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/Authorized Agent: ____

Print Name: David Foss

Subscribed and sworn before me

This 12 day of June ,20 02

____

SONYA GRUCHY
Notary Public State of Nevada
No. 97-4537-1
My appt. exp. June 2, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0055-02 / Z-0055-02 (1) APN: 125-14-801-001

Name of Property Owner: **Cohen Family Trust**

Name of Applicant: **U.S. Homes a Delaware Corp.**

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: N/a

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ALAN B. ANDREWS

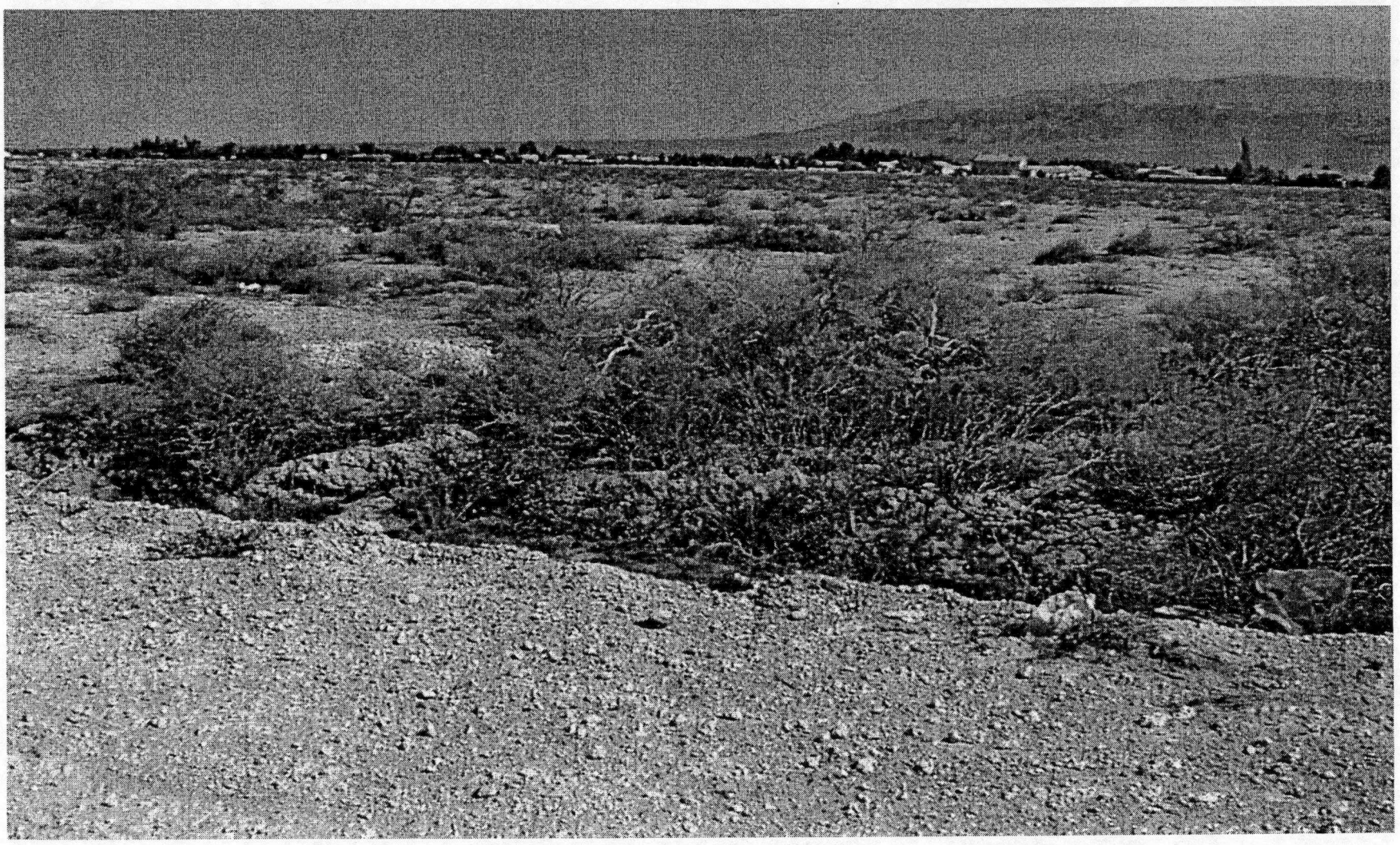
Subscribed and sworn before me

This 13TH day of June ,20 02

Patricia A. Peterson

Notary Public in and for said County and State

PATRICIA A. PETERSON
Notary Public State of Nevada
No. 98-2781-1
My appt. exp. May 14, 2006



Z-0055-02 AND Z-0055-02(1) - COHEN FAMILY TRUST ET AL
ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
AUGUST 8, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

August 9, 2002

Mr. Jeremy Parness
Unlimited Holdings, Inc.
3765 East Sunset Road
Las Vegas, Nevada 89120

RE: Z-0055-02 - REZONING

Dear Mr. Parness:

Your request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 49.98 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack), was considered by the Planning Commission on August 8, 2002.

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

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation to the City of Las Vegas and Clark County, as appropriate, to vacate those portions of Maverick Street and Severance Lane adjacent to this site. Such Petitions of Vacation shall be acted upon by the City Council and County Commission prior to the submittal of a Final Map Technical Review for this site and the Orders of Vacation shall record prior to the recordation of any Final Maps overlying or adjacent to the areas to be vacated.

4. Dedicate 30 feet of right-of-way, including appropriate corner radii, adjacent to this site for Eisner Drive.

5. Construct half-street improvements including appropriate overpaving, if legally able, on Jones Boulevard and Elkhorn Road adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation is not approved, construct half-street improvements for Maverick Street and Severance Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine

6. Extend public sewer in Elkhorn Road to the west edge of this site concurrent with development of this site at a size, depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

This item will be considered by the City Council on September 4, 2002 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

Laura L. Martin

Laura L. Martin, Planner II
Planning and Development Department
Current Planning Division

LLM:va

cc: Mr. Jeremy Parness
U.S. Homes a Delaware Corporation
3016 West Charleston Boulevard #200
Las Vegas, Nevada 89120

Mr. Dennis Wertzler
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119

Mr. Jeremy Parness
Cohen Family Trust
3765 East Sunset Road, Suite 9
Las Vegas, Nevada 89120

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 8, 2002

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [X] **CONSENT** [X] **DISCUSSION**

SUBJECT:
PUBLIC HEARING - Z-0055-02 - COHEN FAMILY TRUST ET AL - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 49.98 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
BUCKLEY – APPROVED subject to conditions – Motion carried with GOYNES voting NO and McSWAIN abstaining as U.S. Home, the applicant, is a client of her firm

To be heard by the City Council on 9/4/2002.

MINUTES:
CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this zone change is compatible with the surrounding land uses and zoning districts. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 8, 2002
Planning and Development Department
Item 29 – Z-0055-02

MINUTES – Continued:

CHRIS ARMSTRONG, Carter & Burgess, 6655 Bermuda Road, appeared on behalf of the applicant. They held a neighborhood meeting with the property owners in the area. The owners were concerned about the lighting within the neighborhood and on the adjacent street, decorative wall, and mature landscaping on the adjacent perimeter. They are willing to plant 24-inch box trees. He concurred with staff's conditions and indicated he would submit to staff the residents' written conditions as they were not available at this meeting.

VICTOR SKAAR, 6130 Eisner Drive, appeared in protest. The surrounding area has one-acre lots. The property rights of the neighborhood residents should be taken into consideration. He was concerned about the lighting and additional traffic. This property should remain one-acre lots.

PEGGY PAPANDREA, 6290 Farm Road, appeared in protest. Her neighborhood is becoming surrounded by new developments, which impact the area with traffic and congestion.

MR. ARMSTRONG added that the lots vary in size from 30,000 square feet down to 12,500 square feet. The size of the homes will range from 2,600 square feet up to 4,000 square feet.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 30 [Z-0055-02(1)] for further discussion.

(10:45 – 10:58)

3-3350

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CONDITIONS – Continued:

Public Works

3. Submit a Petition of Vacation to the City of Las Vegas and Clark County, as appropriate, to vacate those portions of Maverick Street and Severance Lane adjacent to this site. Such Petitions of Vacation shall be acted upon by the City Council and County Commission prior to the submittal of a Final Map Technical Review for this site and the Orders of Vacation shall record prior to the recordation of any Final Maps overlying or adjacent to the areas to be vacated.

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CONDITIONS – Continued:

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** STAFF REPORT **

APPLICATION REQUEST

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ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residential Estates)	Single Family Dwellings
South:	R-E (Residential Estates)	Single Family Dwellings
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West:	R-E (Residential Estates)	Undeveloped

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural) on the Centennial Hills Sector Map of the General Plan. The DR (Desert Rural) designation allows R-E (Residential Estates) and up to R-PD 2 (Residential Planned Development – 2 units per acre). The proposed R-PD 2 (Residential Planned Development – 2 units per acre) density of this application conforms to the existing DR (Desert Rural) designation.

ZONING

Staff finds the proposed rezoning will allow for a residential development density that is consistent with the surrounding area.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   Staff finds the proposed rezoning to R-PD 2 (Residential Planned Development – 2 units per acre) complies with the DR (Desert Rural) designation of this site on the Centennial Hills Sector Map of the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   Staff finds the proposed R-PD 2 (Residential Planned Development – 2 units per acre) zoning will be compatible with the R-E (Residence Estates) zoning of the surrounding properties.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

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4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

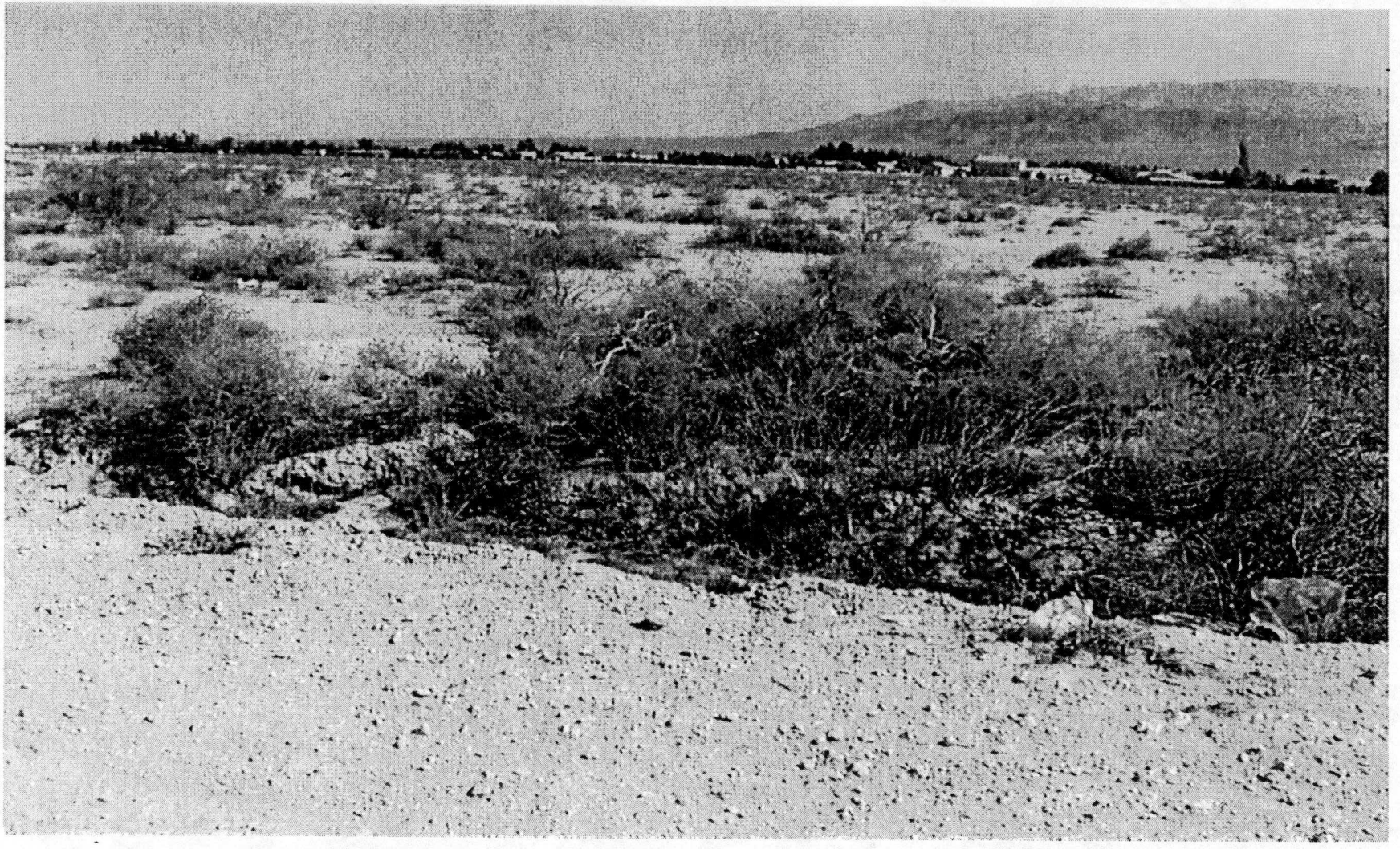
   Staff finds the street system will have adequate capacity to accommodate traffic generated by this proposed development.

NOTICES MAILED 249 [Mailed with Z-0055-02(1)]

APPROVALS 0

PROTESTS 0

TSJ



Z-0055-02 AND Z-0055-02(1) - COHEN FAMILY TRUST ET AL
ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
AUGUST 8, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
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Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 26, 2002

Mr. Jeremy Parness
Unlimited Holdings, Inc.
3765 East Sunset Road
Las Vegas, Nevada 89120

RE: Z-0055-02

Dear Mr. Parness:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on ***August 8, 2002.*** This meeting will be held at 6:00 P. M. ***in the Council Chambers of City Hall, 400 Stewart Avenue,*** Las Vegas, Nevada.

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

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

Sincerely,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

Enclosure

cc: Mr. Jeremy Parness
U.S. Homes a Delaware Corporation
3016 West Charleston Boulevard #200
Las Vegas, Nevada 89120

Mr. Dennis Wertzler
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119

Mr. Jeremy Parness
Cohen Family Trust
3765 East Sunset Road, Suite 9
Las Vegas, Nevada 89120

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: July 12, 2002
Re: **Z-55-02** Cohen Family Trust, et al NWC Jones Blvd. & Elkhorn Rd.
Rezoning from U and R-E to R-PD2

CONDITIONS OF APPROVAL:

1. Submit a Petition of Vacation to the City of Las Vegas and Clark County, as appropriate, to vacate those portions of Maverick Street and Severance Lane adjacent to this site. Such Petitions of Vacation shall be acted upon by the City Council and County Commission prior to the submittal of a Final Map Technical Review for this site and the Orders of Vacation shall record prior to the recordation of any Final Maps overlying or adjacent to the areas to be vacated.

2. Dedicate 30 feet of right-of-way, including appropriate corner radii, adjacent to this site for Eisner Drive.

3. Construct half-street improvements including appropriate overpaving, if legally able, on Jones Boulevard and Elkhorn Road adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation is not approved, construct half-street improvements for Maverick Street and Severance Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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MEMORANDUM
CURRENT PLANNING PLAN REVIEW COMMENTS

TO: AUGUST 8, 2002 PLANNING COMMISSION

SUBJECT: ELKHORN - JONES

Z-0055-02

DATE: 7/18/2002

In Residential Districts (Single Family) – Turf is limited to 50% of the total front yard area. A two foot wide swale of rock mulch, which slopes away from walkways/paved areas should be installed between turf and sidewalk areas in order to eliminate irrigation water on hardscape.

A plan shall be submitted with each final map mylar addressing the landscape design of the subdivision with respect to such features as decorative perimeter wall, trees and plant materials; subdivision entrance statements; common area landscaping; and other open space areas.

All walls, setback areas and landscaping created for the purpose of complying with this Section shall be located on private property. If in common ownership, the property shall be owned and maintained in conformance with applicable maintenance requirements of Title 18.

18.14.015 COMMON AREA IMPROVEMENTS REQUIREMENTS

All common area improvements within any residential subdivision shall be completed when seventy-five percent of the development is completed (e.g., when seventy-five percent of the development is completed, one hundred percent of the common area improvements shall be completed). Calculations of the percentage of the development that is completed shall be based on the number of building permits issued.

Memorandum

City of Las Vegas
Planning and Development Department

To: Andy Reed, Case Planner, Current Planning

From: Kyle C. Walton, Comprehensive Planning

CC: John Koswan

Date: July 17, 2002

Re: Z-0055-02

As regards the above application(s), Comprehensive Planning staff has the following comments:

- The area between Eisner and a point 330 feet inside of the development is a RPN buffer zone. The density of development within the zone shall not exceed three DUA.

Victoria Alvarez

From: Ozzie Mirkhah
Sent: Tuesday, July 02, 2002 12:53 PM
To: Victoria Alvarez
Subject: Review Comments Z-0055-02

Either provide a secondary entrance/ exit access point, or provide a crash gate at the 20' easement by the Jones Blvd for emergency fire access. Minimum diameter of cul-de-scas must be 81'.

Azarang (Ozzie) Mirkhah, P.E., EFO
Fire Protection Engineer
Las Vegas Fire & Rescue
500 N. Casino Center Blvd.
Las Vegas, NV. 89101
Phone: (702) 229-6761
Fax: (702) 385-0718

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director Sharon Segerblom
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: July 10, 2002

Re: Case Number **Z-0055-02** - COHEN FAMILY TRUST ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development, 2 units per acre) of 49.98 acre on property located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack)

The following neighborhood associations are located within one mile of this item and are mailed a courtesy developrnent notification by Neighborhood Services: **By July 20, 2002.**

Gilcrease Neighborhood Associations
Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods
Sheep Mountain Neighborhood #2
Sheep Mountain Neighborhood #4

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0055-02

REQUEST BY COHEN FAMILY TRUST ET AL FOR A REZONING FROM: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) OF 49.98 ACRES ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD (APN'S: 125-14-703-001 AND 125-14-802-001), WARD 6 (MACK).

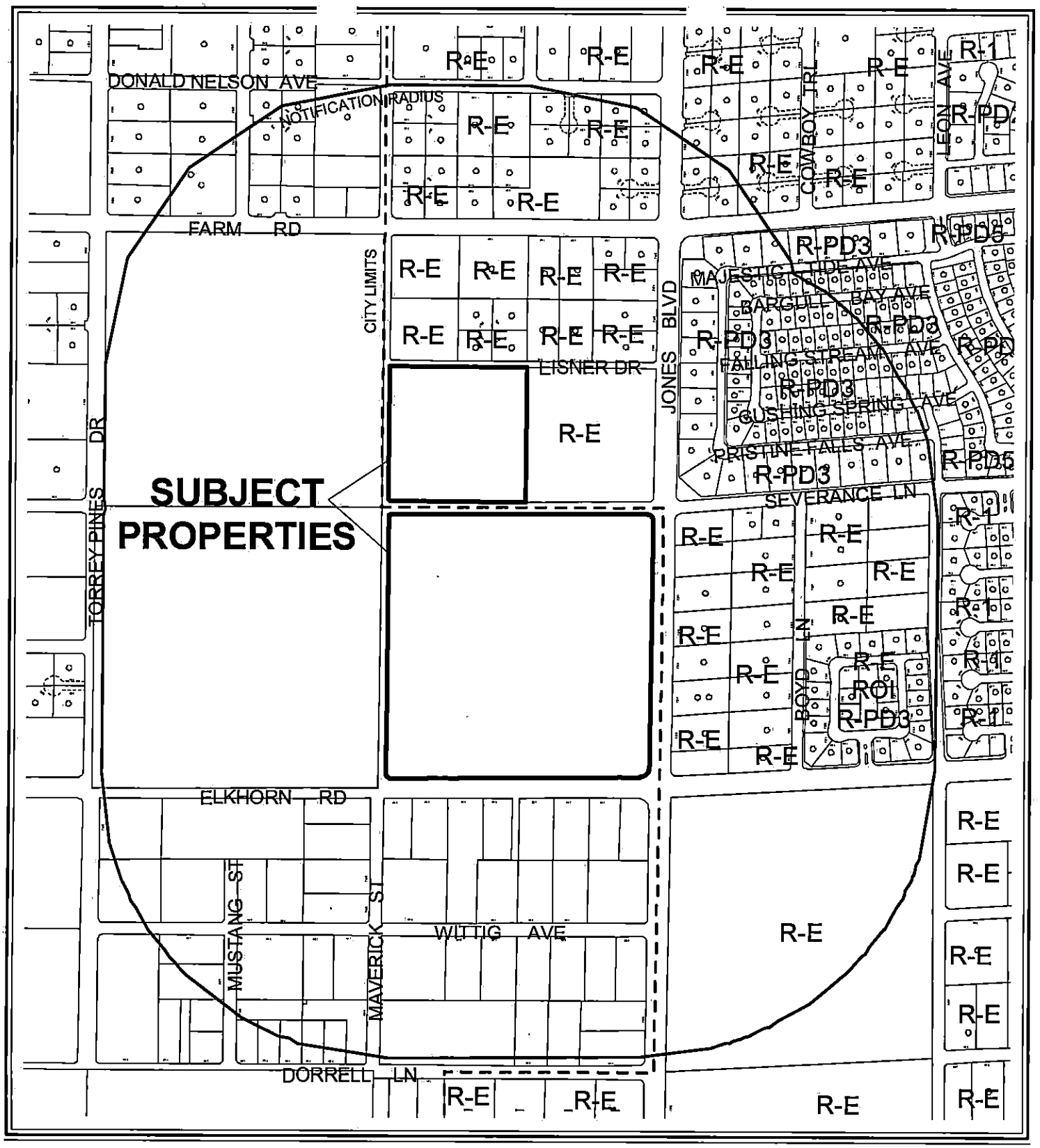
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.

CITY OF LAS VEGAS NEVADA

ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 500 1000 Feet

CASE: **Z-0055-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas - Neighborhood Services Dept.

DEVELOPMENT NOTIFICATION

PC Meeting - 8/8/2002

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

Z-0055-02

Gilcrease Neighborhood Associations
Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods
Sheep Mountain Neighborhood #2
Sheep Mountain Neighborhood #4

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

Z-0055-02(1) previously routed

Z-0055-02

Z-0055-02(1)

FROM: PLANNING AND DEVELOPMENT

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
CURRENT PLANNING (SDPR only)	MATT PINJUV	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

Z-0055-02 - COHEN FAMILY TRUST ET AL - *Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 49.98 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: ***AUGUST 8, 2002*** *CITY COUNCIL:* ***SEPTEMBER 4, 2002***

CASE PLANNER: ***ANDY REED*** ☒ ***PUBLIC HEARING***

Comments Due: ***JULY 18, 2002***

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 Victoria Alvarez ***(valvarez@ci.las-vegas.nv.us)****, 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:

****ILA****

Case Number: Z-0055-02

Printed on : 6/26/2002 4:32:08 PM

Case Keywords : ELKHORN/JONES
Accepted : 6/24/2002
Public Hearing : Y
Meeting Date : 8/8/2002
Meeting Type : P
200 Scale Map :
Size :
 # Lots :

Request : Z-0055-02 - COHEN FAMILY TRUST ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: R-PD2 (Residential Planned Development, 2 units per acre) of 49.98 acre on property located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack)

Location :

Proposed :

Notice :

Comments :

Parcel :	125	14	703	001	PT N2	SE4	14	19	60	UNLIMITED HOLDINGS INC ETAL
Parcel :	125	14	802	001	PT S2	SE4	14	19	60	COHEN FAMILY TRUST ETAL

Owner/Applicant/Contacts

REPRESENTED BY CARTER & BURGESS
6655 BERMUDA RD.
LAS VEGAS, NV. 89119; 938-5400

APPLICANT U.S. HOMES CORPORATION 3016 W CHARLESTON STE 200 LV NV 89102 877-9600; 877-9600

OWNER UNLIMITED HOLDINGS INC ETAL

2865 S JONES BLVD
LAS VEGAS NV

891465307;

Actions/Conditions :

Case Number	Meeting Date	Case [illegible]s	Case Keywords
Z-0055-02	8/8/2002		ELKHORN/JONES
Z-0055-02(1)	8/8/2002		SITE DEVELOPMENT

Case Number: Z-0055-02 **Case Keywords:** ELKHORN/JONES

Accepted: 6/24/2002 **Request:** Z-0055-02 - COHEN FAMILY TRUST ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: R-PD2 (Residential Planned Development, 2 units per acre) of 49.98 acre on property located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001), Ward 6 (Mack)

Public Hearing: Y **Meeting Type:** PC

Meeting Date: 8/8/2002

Case Status:

Save | Undo | EDM | View/Print... | Help | Close

Applicant | Property Location | Actions/Conditions | Zoning | Parcels

Customer Type	Customer Address
REPRESENTED BY	CARTER & BURGESS||6655 BERMUDA RD.||LAS VEGAS, NV. 89119; 938-5400
APPLICANT	U.S. HOMES CORPORATION 3016 W CHARLESTON STE 200 LV NV 89102 877-9600; 877-9600
OWNER	UNLIMITED HOLDINGS INC ETAL||2865 S JONES BLVD|LAS VEGAS NV||||891465307;

Add | Delete | Save | Cancel | View and Enter Customer Info...

Created by : jadonohue Modified by : tjeschke



APPLICATION/PETITION FORM

Application/Petition For: Zone Change

Project Address (Location): Elkhorn / Jones

Project Name: Elkhorn / Jones **Proposed Use:** Single Family Residential

Assessor's Parcel No(s): 125-14-703-001 **Ward #:**

General Plan: existing _____ proposed _____ **Zoning:** existing RE proposed RPD-2

Commercial Sq. Footage: _____ **Floor Area Ratio:** _____

Gross Acres: _____ **Lots/Units** _____ **Density:** _____

Additional Information: _____

PROPERTY OWNER	Unlimited Holdings Inc.	Contact:	Jeremy Parness		
Address:	3765 E. Sunset Road Ste 9	Phone:	736-9100	Fax:	736-9200
City:	Las Vegas,	State:	NV	Zip:	89120

APPLICANT:	U.S. Homes a Delaware Corp.	Contact:	Jeremy Parness		
Address	3016 W. Charleston, Suite #200	Phone:	877-6900	Fax:	877-3812
City:	Las Vegas	State:	NV	Zip:	89120

REPRESENTATIVE:	Carter & Burgess, Inc.	Contact:	Dennis Wertzler		
Address:	6655 Bermuda Road	Phone:	(702) 938-5400	Fax:	(702) 938-5537
City:	Las Vegas	State:	NV	Zip:	89119

Property Owner Signature _____

Print Name: David Sass

Subscribed and sworn before me

This 13 day of June, 20 02

Notary Public in and for said County and State

SONYA GRUCHY
Notary Public State of Nevada
No. 97-4537-1
My appt. exp. June 2, 2005

FOR DEPARTMENT USE ONLY
Case # Z-0055-02
Meeting Date: ~~Oct, 25~~ aug 8, 2
Signs Required:
Map # G -14-4
Total Fee: 1725
Receipt # 87568
Date Accepted: 06/24/02
Accepted By:

Current Planning Division

APPLICATION/PETITION FORM

Application/Petition For: Zone Change

Project Address (Location): Elkhorn / Jones

Project Name: Elkhorn / Jones **Proposed Use:** Single Family Residential

Assessor's Parcel No(s): 125-14-802-001 **Ward #:**

General Plan: existing ____ proposed ____ **Zoning:** existing RE proposed RPD-2

Commercial Sq. Footage: **Floor Area Ratio:**

Gross Acres: ~~35.30~~ 50 **Lots/Units** ~~120~~ 100 **Density:** 3.39

Additional Information:

PROPERTY OWNER	Cohen Family Trust	Contact:	Jeremy Parness		
Address:	3765 E. Sunset Road Ste 9	Phone:	736-9100	Fax:	736-9200
City:	Las Vegas,	State:	NV	Zip:	89120

APPLICANT:	U.S. Homes a Delaware Corp.	Contact:	Jeremy Parness		
Address	3016 W. Charleston #200	Phone:	877-9600	Fax:	877-3812
City:	Las Vegas	State:	NV	Zip:	89120

REPRESENTATIVE:	Carter & Burgess, Inc.	Contact:	Dennis Wertzler		
Address:	6655 Bermuda Road	Phone:	(702) 938-5400	Fax:	(702) 938-5537
City:	Las Vegas	State:	NV	Zip:	89119

Property Owner Signature

Print Name: ALAN B. ANDREWS

Subscribed and sworn before me

This 13TH day of JUNE ,20 02

Patricia A. Peterson

Notary Public in and for said County and State

PATRICIA A. PETERSON
Notary Public State of Nevada
No. 98-2781-1
My appt. exp. May 14, 2006

FOR DEPARTMENT USE ONLY
Case # Z-0055-02
Meeting Date: 8/08/02
Signs Required:
Map # G-14-4
Total Fee: 1725-00
Receipt # 87568
Date Accepted: 06/24/02
Accepted By:

Carter & Burgess

6655 Bermuda Road
Las Vegas, Nevada 89119-3605
Phone: 702.938.5400
Fax: 702.938.5454
www.c-b.com

June 10, 2002

City of Las Vegas
Development Service Center
Current Planning Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Justification letter for a proposed 100 lot single-family residential subdivision on 50 acres, more or less, located at the NWC corner of Jones Blvd and Elkhorn Road.

To Whom It May Concern:

Carter & Burgess, Inc. on behalf of U.S. HOME Corporation is requesting applications for a proposed 100 lot single-family residential subdivision on 50 gross acres, more or less, having a density of 2 dwelling units per acre. This project is generally located at the northwest corner of Jones Blvd and Elkhorn Road. The proposed development will be in conformance with the General Plan under the Desert Rural (DR) land use category.

Specifically, the applicant is requesting applications for rezoning to RPD-2 and a site development plan review (including setback information). The developer will be providing residential estate lots averaging approximately 13,581 sq. ft. with building sizes from approximately 2,600 to 5,000 sq. ft. The project will have 39-foot wide private streets with roll curb. Sufficient open space is provided to meet code requirements. Decorative block walls will be 6 foot high. A six foot landscaped buffer will be provided adjacent to the exterior public streets around the perimeter of the development.

This request is in conformance with development that is occurring in the area.

If you have any questions, please feel free to contact me at 938-5400.

Sincerely,

Dennis Wertzler, P.E.
Project Manager

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0055-02 / Z-0055-02(1) APN: **125-14-703-001**

Name of Property Owner: **Unlimited Holdings Inc. Etal**

Name of Applicant: **U.S. Homes a Delaware Corp.**

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 X 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/Authorized Agent: _____

Print Name: David Sass

Subscribed and sworn before me

This 13 day of June ,20 02

_____

Notary Public in and for said County and State

SONYA GRUCHY
Notary Public State of Nevada
No. 97-4537-1
My appt. exp. June 2, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0055-02 / Z-0055-02(1) APN: **125-14-801-001**

Name of Property Owner: **Cohen Family Trust**

Name of Applicant: **U.S. Homes a Delaware Corp.**

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: N/a

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ALAN B. ANDREWS

Subscribed and sworn before me

This 13TH day of JUNE ,20 02

Patricia A. Peterson

Notary Public in and for said County and State

PATRICIA A. PETERSON
Notary Public State of Nevada
No. 98-2781-1
My appt. exp. May 14, 2006

COHEN

980925.02495

GRANT, BARGAIN, SALE DEED

(3)

THIS INDENTURE WITNESSETH: That GILBERT VICTOR COHEN, an unmarried man, without consideration, does hereby Grant, Bargain, Sell and Convey an undivided 4.584 percent interest to GILBERT V. COHEN and L. CATHERINE COHEN, Trustees of THE COHEN LIVING TRUST, dated September 24, 1998, as amended, or restated, or their successors, in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 19 South, Range 60 East, M.D.B., & M.

GRANTEES ADDRESS: Gilbert and Catherine Cohen, 8949 Rivers Edges Drive Las Vegas, NV 89117
APN: 125-14-802-001

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

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

Witness his hand this 24th day of September, 1998.

Gilbert Victor Cohen

GILBERT VICTOR COHEN

98 0925.02495

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24th day of September, 1998, before me the undersigned, a Notary Public in and for the said State, personally appeared GILBERT VICTOR COHEN known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Linda D. Goins
Notary Public

Notary Public - State of Nevada
County of Clark
LINDA D. GOINS
My Appointment Expires
May 7, 2002
No: 94-1701-1

When Recorded, Mail to:
GILBERT V. COHEN and L. CATHERINE COHEN
8949 Rivers Edges Drive
Las Vegas, NV 89117

980925.02495

EXHIBIT "A"

POWERS OF TRUSTEES

GILBERT V. COHEN and **L. CATHERINE COHEN**, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**COHEN LIVING TRUST**" which was executed on **September 24, 1998**.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
GREGORY J MORRIS LTD
09-25-98 15:45 ERK
OFFICIAL RECORDS
BOOK: 980925 INST: 02495
FEE: 9.00 RPTT: EXempt

3

APN: 125-14-703-001

200105 22
02478

Tax documents mail to:
After Recording, mail to:
Unlimited Holdings, Inc.
2565 South Jones Blvd.
Las Vegas, NV 89146 Affix R.P.T.T. $_____

GRANT, BARGAIN, SALE DEED

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

UNLIMITED HOLDINGS, INC., a Nevada corporation

Does hereby Grant, Bargain, Sell and Convey to,

1996 Sandeno Family Limited Partnership as to an undivided 28% interest

and

F. Bryan Sandeno, Trustee of the F. Bryan Sandeno Profit Sharing Trust as to an undivided 22% interest

The following described real property situated in the county of Clark, State of Nevada,

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B.&M., more particularly described as Parcel 4, as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976, in Document No. 676772, Official Records, Clark County, Nevada.

Commonly known as: vacant land @ Maverick & Severance
APN: 125-14-703-001

SUBJECT TO:

1. Taxes for the fiscal year
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Any and all Deeds of Trust, liens, and encumbrances of record

Together with all tenement, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues profits thereof.

Dated this 1st day of June 1999.

Notary Seal

Unlimited Holdings, Inc.
A Nevada corporation

By: _____
David A. Sans, President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On June 1, 1999, personally Appeared before me, a Notary Public, DAVID A. SANS personally known (or proved) to me to be the person whose name is subscribed to this instrument, who acknowledged that he executed the instrument.

Signature _____
(Notary Public)

CAROL J. POWERS
Notary Public - State of Nevada
County of Clark
My Appointment Expires
August 15, 2000

THIS AREA PROVIDED FOR RECORDER'S USE

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE HOLDINGS, INC
AS ... JUN 15 '99 11:09 ...
OFFICIAL RECORDS
BOOK 990615 INST 0024 79
FEE 7.00

Unlimited EH/JONES

UNITED TITLE OF NEVADA

3980 Howard Hughes Parkway #100, Las Vegas, NV 89109

PRELIMINARY REPORT

Order No. 02122435

Escrow Officer: Frances Butler
1700 W. Horizon Ridge Pky, 203
Henderson, NV 89012
Phone Number: (702) 492-6117

Title Officer: Bonnie Sunder
3980 Howard Hughes Parkway #100
Las Vegas, Nevada 89109
Phone Number (702) 836-8000

Buyer / Borrower: U.S. Home Corporation

In response to the above referenced application for a policy of title insurance, United Title of Nevada hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below, or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form.
This report (and any supplement or amendments thereto) is issued for the purpose of facilitating the issuance of a policy of title insurance.

Dated: May 23, 2002 at 7:30 AM

Bonnie Sunder - Title Officer

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

Alan B. Andrews, a single man; Funtime Corporation, a Nevada corporation; Heather M. Cohen, an unmarried woman; and Gilbert V. Cohen and L. Catherine Cohen, Trustees of the Cohen Living Trust, dated September 24, 1998, as their interests may appear (as to Parcel I); and

Unlimited Holdings, Inc., a Nevada corporation, as to an undivided 50% interest; 1996 Sandeno Family Limited Partnership, as to an undivided 28% interest; and P. Bryan Sandeno, Trustee of the P. Bryan Sandeno Profit Sharing Trust, as to an undivided 22% interest (as to Parcel II).

The land referred to in this report is described as follows:

See Exhibit A attached hereto and made a part hereof

The following are exceptions to Title:.

THE FOLLOWING ITEMS AFFECT PARCEL I:

1. State, County and/or City taxes for the fiscal year 2001-2002 are paid in full in the amount of $13,306.83.
   Parcel number: 125-14-802-001

2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Clark County Assessor, per Nevada Statute 361.260.

3. Water rights, claims or title to water, whether or not shown by the public record.

4. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada.
   Recorded : August 9, 1928 in Book 13 of Deeds, Page 162
   Document No. : 28951, Official Records.

5. The Title to said land is presumptively subject to the community interest of the spouse, if any, of the vestees, and any matters that may be disclosed by a search of the records against the name of said spouse.

6. A Corporate Resolution authorizing the contemplated transaction of said land will be required prior to the Close of Escrow.

7. The requirement that the company be provided a satisfactory Board of Directors resolution authorizing the proposed transaction and a Good Standing Certificate evidencing that the corporation known as Funtime Corporation, a Nevada corporation is in good standing in the state of its incorporation.

8. We have communicated with the Nevada Secretary of State and determined that the entity known as Funtime Corporation, a Nevada corporation is currently not listed and not in good standing. A list of Officers/Partners/Members is to be filed along with the required fees paid.

9. Terms and Conditions of the Trust Agreement under which title is presently held, copies of which, together with any amendments or supplements thereto should be submitted for review.

THE FOLLOWING ITEMS AFFECT PARCEL II:

10. State, County and/or City taxes for the fiscal year 2001-2002 are paid in full in the amount of $6240.04.
    Parcel No. : 125-14-703-001

11. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Clark County Assessor, per Nevada Statute 361.260.

12. Water rights, claims or title to water, whether or not shown by the public record.

13. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada.
    Recorded : June 18, 1959 in Book 202
    Document No. : 164314, Official Records.

14. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 11 of Parcel Maps, Page 2, Official Records.

15. A Deed of Trust to secure an indebtedness of the amount stated herein below
    Dated : January 20, 1998
    Amount : $215,000.00
    Trustor : Unlimited Holdings, Inc.
    Trustee : Lawyers Title of Nevada, Inc.
    Beneficiary : Diversified Equities Group, Inc.
    Recorded : January 30, 1998 in Book 980130
    Document No. : 03883, Official Records.

    The Beneficial interest of record under said Deed of Trust was assigned
    To : James DeVos, a widower and Tim DeVos, an unmarried man, father and son as joint tenants as to an undivided 100/215 interest; and
    George Jones, Trustee of the George Jones Revocable Family Trust as to an undivided 115/215 interest.
    Recorded : January 30, 1998 in Book 980130
    Document No. : 03884, Official Records.

16. A Deed of Trust to secure an indebtedness of the amount stated herein below
    Dated : February 01, 1998
    Amount : $100,000.00
    Trustor : Unlimited Holdings, Inc., a Nevada Corporation
    Trustee : Stan Krolak
    Beneficiary : Stan Krolak, an unmarried man
    Recorded : February 24, 1998 in Book 980224
    Document No. : 01257, Official Records.

    The Beneficial interest of record under said Deed of Trust was assigned
    To : Stan Krolak, Trustee of the Stanley Krolak Revocable Trust dated July 10, 1992
    Recorded : May 03, 2001 in Book 20010503
    Document No. : 01807, Official Records.

17. A Deed of Trust to secure an indebtedness of the amount stated herein below
    Dated : October 11, 2001
    Amount : $50,000.00
    Trustor : Unlimited Holdings, Inc., a Nevada Corporation
    Trustee : Lawyer's Title of Nevada
    Beneficiary : Robert E. Walker, Trustee of the Robert E. Walker Living Trust UTD May 7, 1997
    Recorded : November 2, 2001 in Book 20011102
    Document No. : 02592, Official Records.

18. A Writ of Attachment in an action

Entitled	: Writ of Attachment
Plaintiff	: Casablanca Travel Services, a Nevada corporation
Defendant	: David A. Sass, an individual, and Unlimited Holdings, Inc., a Nevada corporation, and DOES 1-10, inclusive
Amount	: $300,000.00, plus costs and interest, if any
Case No.	: A439355
Recorded	: May 1, 2002 in Book 20020501
Document No.	: 02761, Official Records.

19. A Corporate Resolution authorizing the contemplated transaction of said land will be required prior to the Close of Escrow.

20. We have communicated with the Nevada Secretary of State and determined that the entity known as Unlimited Holdings, Inc., a Nevada corporation, is in good standing as of the date of this report.
The list of Officers are:

Resident Agent	: David A. Sass
President	: David A. Sass
Secretary	: David A. Sass
Treasurer	: David A. Sass

21. The requirement that a Certificate of Limited Partnership of 1996 Sandeno Family Limited Partnership be filed with the Nevada Secretary of State pursuant to N.R.S. 88.350.

22. Terms and Conditions of the Partnership Agreement under which title is presently held, copies of which, together with any amendments or supplements thereto should be submitted for review.

23. Terms and Conditions of the Trust Agreement under which title is presently held, copies of which, together with any amendments or supplements thereto should be submitted for review.

THE FOLLOWING ITEMS ALL AFFECT PARCELS:

24. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties, or by an inspection of said land.

25. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

26. A Corporate Resolution authorizing the contemplated transaction of said land will be required prior to the Close of Escrow.

27. We have communicated with the Nevada Secretary of State and determined that the entity known as Trophy Homes, Inc., a Nevada corporation is in good standing as of the date of this report.
The list of Officers are:

Resident Agent	: Trophy Homes
President	: Brent Phillips
Secretary	: Linda E. Phillips
Treasurer	: Emma Marroquin

28. A Corporate Resolution authorizing the contemplated transaction of said land will be required prior to the Close of Escrow.

29. We have communicated with the Nevada Secretary of State and determined that the entity known as U.S. Home Corporation, a Nevada corporation is in good standing as of the date of this report.
The list of Officers are: Resident Agent : Corporation Trust Company of Nevada
President : Robert J. Strudler
Secretary : Bruce Gross
Treasurer : James Petty

30. NOTE: If ALTA coverage is to be required, the following item will need to be satisfied prior to the close of escrow:

An inspection will be required prior to close of escrow. Additional exceptions may be added due to any facts, rights, interests or claims which are not shown by the public records, but which may be ascertained by the inspection of said premises or by making inquiry of persons in possession thereof.

Should the inspection of the real property disclose any work of improvement in progress, Mechanic's Lien Insurance will be deleted from coverage in our policy when issued, unless prior approval to commence work has been obtained from this company.

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

Parcel I:

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the North Thirty (30.00) feet, the West Thirty (30.00) feet, the South Fifty (50.00) feet, the East Fifty (50.00) feet and those certain spandrel areas as conveyed to Clark County by Deed recorded June 19, 1984, in Book 1941 as Document No. 1900663, of Official Records.

Parcel II:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Four (4) as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976, as Document No. 636372, of Official Records, Clark County, Nevada.

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 hereon.

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.

MAP LEGEND

AVERAGE GM PARCEL 45

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL-LOT LINE
- MATCH LINE
- 999 ROAD ID NUMBER

001 1.00 PARCEL NUMBER ACREAGE

202 PARCEL SUB/SEC NUMBER

PLAT RECRDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

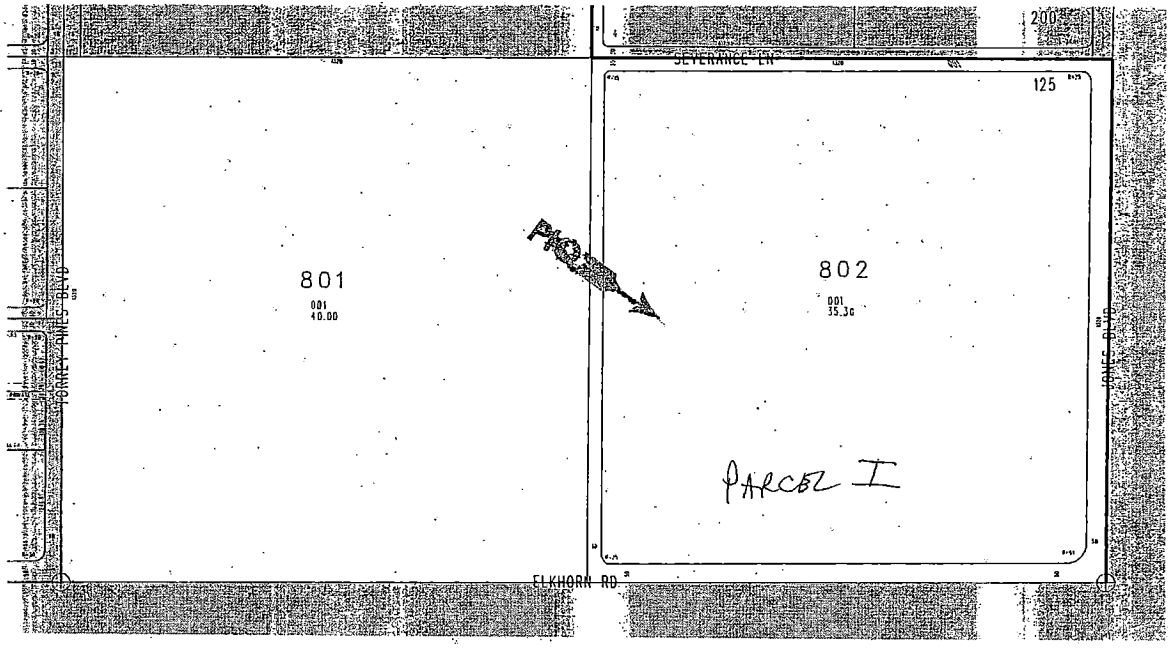
GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS – CLARK CO., NV.
M. W. Schofield, Assessor

T19S R60E | SEC 14 | S 2 SE 4 | 125-14-8

T20S T19S T18S	R59E	R60E	R61E
	99	100	101
	126	125	124
	152	150	155

Scale: 1" = 200' | Rev: 01/15/99



TAX DIST 125

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.

MAP LEGEND

AVERAGE QA VALUE 45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
ROAD EASEMENT	PB 28-45	PLAT RECORDING NUMBER
PW/LD BOUNDARY	5	BLOCK NUMBER
NON-PARCEL LOT LINE	5	LOT NUMBER
MATCH LINE	GL5	GOV. LOT NUMBER
001 ROAD ID NUMBER		

BDY T19S R60E | SEC 14 | MAP N 2 SE 4 | 125-14-7

T19S	R59E	R60E	R61E
120S	99	100	101
119S	126	125	124
120S	137	138	139

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1"=200' Rev: 01/15/99

CLARK COUNTY ASSESSOR LAND DIVISION NEVADA

FARM RD

TORREY PINES BLVD

MAVERICK ST

EISNER DR

SEVERANCE LN

JONES BLVD

701
001
37.61

702
001 2.14
002 2.14
003 1.04
004 1.04
005 0.52
006 0.51
007 1.04
008 2.14
009 0.54
010 0.53
011 0.53
012 0.53
013 1.03
014 1.03
015 1.04
016 1.03
PW 28-47
PW 28-63
PW 57-30
PW 57-42
PW 28-61

703
001 9.13
002 8.83
PW 11-2

125
200
PARCEL II
200
125

TAX DIST 125,200

Please keep in for reference purposes 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.

NOT A VALID DOCUMENT

BOOK 836 F - 1 - 95160

Affix RPTT: FORM 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WALTER J. DOLAN AND VIOLA M. DOLAN, husband and wife

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ALAN B. ANDREWS, a single man, as to an undivided 2/3 interest, and FUNTIME CORPORATION, a Nevada Corporation, as to an undivided 1/3 interest

all that real property situate in the Las Vegas Valley Water District County of CLARK State of Nevada, bounded and described as follows:

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 14, Township 19 South, Range 60 East, M.D.B.&M.

SUBJECT TO:

1. Taxes for the Fiscal Year 1977-1978.

2. Reservations, restrictions and conditions, if any, rights of way and easements either of record or actually existing on said premises.

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

Witness my hand on this 12th day of JANUARY 19 78

Walter J. Dolan
WALTER J. DOLAN

Viola M. Dolan
VIOLA M. DOLAN

STATE OF NEVADA
County of CLARK } ss.

On this 17th day of January 19 78 personally appeared before me, a Notary Public, WALTER J. DOLAN AND VIOLA M. DOLAN

who acknowledged that they executed the above instrument.

Signed Klaudia G. Scales

NOTARY PUBLIC

KLAUDIA G. SCALES
NOTARY PUBLIC
CLARK COUNTY, NEVADA
MY COMMISSION EXPIRES
MARCH 30, 1979

CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101
386-6811

Order No. LV-70967-KS

When Recorded, mail to: Alan B. Andrews
302 E. Carson, Suite 300
Las Vegas, Nevada 89101

INST. NO. 95160
OFFICIAL RECORD BOOK NO. 836
RECORDED AT REQUEST OF
CHICAGO TITLE INSURANCE CO.
JAN 17 4 03 PM '78
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
FEE 3.00 DEPUTY

TD 5037 INV (5-73)

BOOK 1016 **Quitclaim Deed** 975343

In consideration of $ 1.00 and other valuable interest receipt of which is acknowledged

FUNTIME CORPORATION, a Nevada corporation,

do es hereby quitclaim to GILBERT V. COHEN and HEATHER M. COHEN

a one-quarter interest of their undivided one-third interest of

the real property in the

County of Clark State of Nevada, described as:

The Southeast Quarter (SE 1/4) of the SouthEast Quarter (SE 1/4) of Section 14, Township 19 South, Range 60 East, M.D.B. & M.

SUBJECT TO:

1. Taxes for the Fiscal year 1977-1978.

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

DOCUMENTARY TRANSFER TAX $ Exempt
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF TRANSFER
Gilbert V. Cohen
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX -- FIRM NAME

Witness hand this 28th day of February 19 79.

STATE OF NEVADA, COUNTY OF Clark } ss.

On personally appeared before me, a Notary Public,

Martin W. Greenwald,

President

who acknowledged that he executed the above instrument.

Signature Ann T. Luca (Notary Public)

OFFICIAL SEAL
ANN T. LUCA
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
My Comm. Expires Aug. 8, 1982

Notarial Seal

FUNTIME CORPORATION, a Nevada Corp.

By: Martin W. Greenwald
MARTIN W. GREENWALD, Pres.

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No.

Escrow or Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY: TITLE INSURANCE AND TRUST
A TICOR COMPANY

WHEN RECORDED MAIL TO

Mr. Gilbert Cohen
3527 LaPaloma
Las Vegas, Nevada 89121

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Gilbert Cohen
FEB 28 11 48 AM '79
FEE 3.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1016 975343

940714-1201

R.P.T.T. $_____

9 4 QUITCLAIM DEED U 1

THIS INDENTURE WITNESSETH: That GILBERT V. COHEN and HEATHER M. COHEN, husband and wife, as joint tenants,

In consideration of $ 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to GILBERT V. COHEN, a single man, and HEATHER M. COHEN, a single woman, as tenants in common,

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

The SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

Subject to:
1. Taxes for the fiscal year.
2. Reservations, ristrictions and conditions, if any; rights of way and easements either of record or actually existing on said premises,

and more particularly described in a Deed of Trust recorded January 17, 1978, in Book 836, as Document No. 795161, in the Official Records of Clark County, Nevada, Parcel #470-170-101-079.

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

Witness our hand this 30th day of June 19 94

GILBERT V. COHEN — HEATHER M. COHEN

STATE OF NEVADA,
County of CLARK } ss.

On JUNE 30 1994 personally appeared before me, a Notary Public,

GILBERT V. COHEN AND HEATHER M. COHEN

who acknowledged that I he/ y executed the above instrument.

Signature _____ (Notary Public)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Susan M. Walker
My Appointment Expires Sept. 30, 1996

ESCROW NO. _____

WHEN RECORDED MAIL TO Gilbert V. Cohen, 3527 LaPaloma, Las Vegas, Nevada 89121

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

B COHEN

07-14-94 15:47 MCL 1
OFFICIAL RECORDS
BOOK: 940714 INST: 01201
FEE: 7.00 RPTT: EX#607

970408-674

RPTT _____

Quitclaim Deed

Dated this 7th day of April ,19 97

For valuable consideration, the sum of $6200.00

DOLLARS ($ 6200.00)

the receipt of which is hereby acknowledged,

I and/or We, Gilbert Victor Cohen, an unmarried man and Heather M. Cohen an unmarried woman , the undersigned Grantor's,

Do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: Heather M. Cohen, an unmarried woman, and Gilbert Victor Cohen, an unmarried man ,Grantee's,

as tenants in common

the following described real property in the State of Nevada , County of Clark

(Set forth legal description of real property AND commonly known address, if known)

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, township 19 South, Range 60 East, M.D.B. & M.

Giving to Gilbert V. Cohen, .55% of a one-quarter interest of said undivided one-third interest of described property.

ASSESSORS PARCEL NO. (APN) #125-14-802-001

IN WITNESS WHEREOF, I/We hereunto set my hand our hands this 7th day of April ,19 97

Signature
GILBERT V. COHEN
(Print name here)

Signature
HEATHER M. COHEN
(Print name here)

STATE OF NEVADA }
} ss
COUNTY OF Clark }

This instrument was acknowledged before me on April 7, 1997 (date)

By Gilbert V. Cohen
Heather M. Cohen
(Names of Person(s))

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN CHAFFIN
My Appointment Expires May 1, 1998

RECORDING REQUESTED BY AND MAIL TO
NAME Gilbert Cohen
ADDRESS 3527 Lakeview Ave
CITY/ST/ZIP Las Vegas, Nv 89121
If applicable mail tax statements to
NAME
ADDRESS
CITY/ST/ZIP

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
G COHEN
04-08-97 09:57 AM
OFFICIAL RECORDS
BOOK 970408 INST 00674
FEE 7.00 RPTT 8.45

Nevada Legal Forms, Inc. 702 870-8777 • Deed Quitclaim • QTD 104.0
Contact an attorney if you doubt the forms listed for your purpose
Material may not be reproduced in whole or in part in any manner whatsoever
© 1991 • rev 06/23 • 20.95 CAUTION: Original instrument Please in BROWN, ink

980925-02495

GRANT, BARGAIN, SALE DEED

(3)

THIS INDENTURE WITNESSETH: That GILBERT VICTOR COHEN, an unmarried man, without consideration, does hereby Grant, Bargain, Sell and Convey an undivided 4.584 percent interest to GILBERT V. COHEN and L. CATHERINE COHEN, Trustees of THE COHEN LIVING TRUST, dated September 24, 1998, as amended, or restated, or their successors, in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 19 South, Range 60 East, M.D.B., & M.

GRANTEES ADDRESS: Gilbert and Catherine Cohen, 8949 Rivers Edges Drive Las Vegas, NV 89117
APN: 125-14-802-001

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

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

Witness his hand this 24th day of September, 1998.

Gilbert Victor Cohen

GILBERT VICTOR COHEN

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24th day of September, 1998, before me the undersigned, a Notary Public in and for the said State, personally appeared GILBERT VICTOR COHEN known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Linda D. Goins
Notary Public

Notary Public - State of Nevada
County of Clark
LINDA D. GOINS
My Appointment Expires
May 7, 2002
No: 94-1701-1

When Recorded, Mail to:
GILBERT V. COHEN and L. CATHERINE COHEN
8949 Rivers Edges Drive
Las Vegas, NV 89117

EXHIBIT "A"

POWERS OF TRUSTEES

GILBERT V. COHEN and L. CATHERINE COHEN, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "COHEN LIVING TRUST" which was executed on September 24, 1998.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
GREGORY J MORRIS LTD
09-25-98 15:45 ERH
OFFICIAL RECORDS
BOOK: 980925 INST: 02495
FEE: 9.00 RPTT: EX#008

BOOK 1941 — 1900663

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALAN B. ANDREWS, GILBERT D. COHEN, HEATHER M. COHEN, FUN TIME CORPORATION, in consideration of One Dollar ($1.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CLARK COUNTY all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEVERANCE AVENUE, MAVERICK STREET, ELKHORN AVENUE, JONES BOULEVARD

The North thirty feet (30.00'), the West thirty feet (30.00'), the South fifty feet (50.00'), and the East fifty feet (50.00') of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 14, Township 19 South, Range 60 East, M.D.M., Nevada; together with a spandrel area in the Northwest corner thereof, also being the Southeast corner of the intersection of Severence Avenue and Maverick Street, bounded as follows: on the North by the South line of the North thirty feet (30.00') thereof; on the West by the East line of the West thirty feet (30.00') thereof; and on the Southeast by the arc of a curve concave Southeasterly, having a radius of fifteen feet (15.00') and being tangent to the South line of the North thirty feet (30.00') and tangent to the East line of the West thirty feet (30.00'); also together with a spandrel area in the Southwest corner thereof, being the Northeast corner of the intersection of Maverick Street and Elkhorn Avenue bounded as follows: on the West by the East line of the West thirty feet (30.00') thereof; on the South by the North line of the South fifty feet (50.00') thereof; and on the Northeast by the arc of a curve concave Northeasterly, having a radius of twenty-five feet (25.00') and being tangent to the East line of the West thirty feet (30.00') and tangent to the North line of the South fifty feet (50.00'); further together with a spandrel area in the Southeast corner thereof, being the Northwest corner of the intersection of Elkhorn Avenue and Jones Boulevard, bounded on the South by the North line of the South fifty feet (50.00') thereof; on the East by the West line of the East fifty feet (50.00') thereof; and on the Northwest by the arc of a curve concave Northwesterly, having a radius of fifty four feet (54.00') and being tangent to the North line of the South fifty feet (50.00') and tangent to the West line of the East fifty feet (50.00'); together with a spandrel area in the Northeast corner thereof, being the Southwest corner of the intersection of Jones Boulevard and Severance Avenue, bounded as follows: on the East by the West line of the East fifty feet (50.00') thereof; on the North by the South line of the North thirty feet (30.00') thereof; and on the Southwest by the arc of a curve concave Southwesterly, having a radius of twenty-five feet (25.00') and being tangent to the West line of the East fifty feet (50.00') and tangent to the South line of the North thirty feet (30.00').

Parcel: 480-610-002
Inq. 628-81

Signature of individual reviewing and approving document: Jamar D. Campbell
Department: Division — Date: 7-3-02

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

Witness hand this 17th day of December 1982.

FUN TIME CORPORATION

XBY: [signature] — MARTIN W. GREENWALD, Pres.

BY: [signature] — ALAN B. ANDREWS

[signature] — GILBERT D. COHEN

[signature] — HEATHER M. COHEN

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

On 17th day of December, 1982 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALAN B. ANDREWS & Gilbert V. Cohen & Heather Cohen & MARTIN W. GREENWALD who acknowledged to me that they executed the above instrument.

WITNESS my hand and official seal.

[signature]
Notary Public in and for said County and State.
My Commission expires: August 2, 1986

DEBRA A. FISCHER
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires Aug. 2, 1986

Return To:
County Clerk's Office
Commission Division
Recorder building, 1st floor
Las Vegas, Nevada 89101

ORIGINAL when recorded

JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
CLARK COUNTY ENGINEER
JUN 19 11 07 AM '84
FEE $ DEPUTY
OFFICIAL RECORDS
BOOK 1941 INSTRUMENT 1900663

(FEE CAP 7-1/2)

125-14-703-001

20010523
.02414

When recorded mail to
Unlimited Holdings, Inc
2365 South Jones Blvd
Las Vegas, NV 89146

R.P.T.T. $ 0

GRANT, BARGAIN, SALE DEED

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

WAYNE LEPOSAVIC, AN UNMARRIED MAN

Do(es) hereby Grant, Bargain, Sell and Convey to

Unlimited Holdings, Inc., a Nevada corporation

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

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B &M, more particularly described as Parcel 4, as shown by Parcel Map in File 17, Page 2 recorded November 10, 1996 as Document No. 636372, Official Records, Clark County, Nevada

Property Address: vacant land at Maverick & Severance
APN 125-14-703-001

Subject to
1. Taxes for the current fiscal year
2. Rights of way, reservations, restrictions, easements, and conditions of record
3. Any and all Deeds of Trust, liens, and encumbrances of record.

Together with all tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof.

WITNESS my hand this 14th day of MAY, 2001.

Wayne Leposavic

WAYNE LEPOSAVIC

State of Nevada)
)ss.
County of Clark)

On this 14th day of May, 2001, before me, the undersigned Notary Public in and for said County and State, personally appeared WAYNE LEPOSAVIC, who proved to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the same.

WITNESS my hand and official seal

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANGIE GALINDO
Appt No. 99-12051-1
My Appt Expires Oct 15, 2003

Notary Public in and for said State

Space Below This Line for Recorder's Use Only

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

UNLIMITED HOLDINGS INC

05-23-2001 15:22 DEN
OFFICIAL RECORDS 1
BOOK: 20010523 INST: 02414

FEE: 7.00 RPTT: .00

APN: 125-14-703-001

20010822
02478

Tax documents mail to:
After Recording, mail to:
Unlimited Holdings, Inc.
2865 South Jones Blvd.
Las Vegas, NV 89146

Affix R.P.T.T. $_____

GRANT, BARGAIN, SALE DEED

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

UNLIMITED HOLDINGS, INC., a Nevada corporation

Does hereby Grant, Bargain, Sell and Convey to,

1996 Sandeno Family Limited Partnership as to an undivided 28% interest

and

P. Bryan Sandeno, Trustee of the P. Bryan Sandeno Profit Sharing Trust as to an undivided 22% interest

The following described real property situated in the county of Clark State of Nevada,

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B.&M., more particularly described as Parcel 4, as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976, as Document No. 630372, Official Records, Clark County, Nevada.

Commonly known as: Vacant land @ Maverick & Severance
APN: 125-14-703-001

SUBJECT TO:

1. Taxes for the fiscal year
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Any and all Deeds of Trust, liens, and encumbrances of record

Together with all tenement, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues profits thereof.

Dated this 22nd day of August, 1999.

Notary Seal

Unlimited Holdings, Inc.,
A Nevada corporation

By: _____
David A. Sass, President

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On August 22, 1999 personally Appeared before me, a Notary Public, DAVID A. SASS personally known (or proved) to me to be the person whose name is acknowledge that he executed the instrument.

Signature _____
(Notary Public)

CAROL J POWERS
No. Appointment Expires

THIS AREA PROVIDED FOR RECORDER'S USE

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNLIMITED HOLDINGS INC
AS ... 2001 12:35 PM
OFFICIAL RECORDS
BOOK: 20010822 INST: 02478
FEE: 7.00

Las Vegas Nevada, being a part of said Mineola County at date of filing of said map of the Original Townsite of Las Vegas, Nevada.

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

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

J. T. McWilliams (SEAL)
Iona McWilliams (SEAL)

Signed, Sealed and Delivered in the Presence of _____

STATE OF NEVADA ~~CALIFORNIA~~)
: SS.
COUNTY OF CLARK)

ON THIS 1st day of Aug. A.D., 1928 before me, C. E. Pembroke a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared J. T. McWilliams and Iona McWilliams known to me to be the persons whose names subscribed to the within Instrument, and acknowledged to me that they executed the same.

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

C. E. Pembroke
Notary Public in and for said County and State.

(Notarial Seal)

Filed and Recorded at Request of John W. Ellis Aug 9 1928 At 30 min. past 11 A. M. In Book 13 of Deeds Pages 162, Clark County, Nevada, Records.
E.L.

S. R.Whitehead,Recorder.

28951 APPLICATION NO. 20369 PATENT NO. 10843 160 Acres

THE STATE OF NEVADA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, THEODORE R. HELMS of COOK County, ILLINOIS has deposited with the REGISTER OF THE STATE LAND OFFICE at Carson City the STATE TREASURER'S RECEIPT, whereby it appears that full payment has been made by the said THEODORE R. HELMS, according to the provisions of an Act of the Legislature, approved March 12, 1885, "An Act to provide for the selection and sale of lands that have been or may hereafter be granted by the United States to the State of Nevada," and the Act amendatory thereof and supplementary thereto, for the South half of South East quarter of Section Fourteen (14), and the West half of North West quarter of Section Twenty-four (24), Township Nineteen (19) South, Range Sixty (60) East.
Mount Diablo Base and Meridian, containing One Hundred Sixty acres, according to the Official Plat of the survey of the Public Lands, as made by the United States Surveyor-General for the District of Nevada, which said tract has been purchased by said Theodore R. Helms.

NOW THEREFORE, KNOW YE, That the State of Nevada, in consideration of the premises, and in conformity with the Act of the Legislature in such cases made and provided, has given and granted, and by these presents does give and grant unto the said Theodore R. Helms and to his heirs, the said tract above described, to have and to hold the same, together with all rights, privileges, immunities and appurtenances of whatever nature thereunto belonging, unto the said Theodore R. Helms and to his heirs and assigns, forever; provided, that all mines of gold, silver, copper, lead, cinnabar, and other valuable minerals which may exist in the said tract, except gas, coal, oil and oil shales (Chap. 172, Stats. 1921); and, also, a right of way for ditches, tunnels, and telephone and transmission lines constructed by authority of the United States are hereby expressly reserved.

IN TESTIMONY WHEREOF, I, F. B. BALZAR, Governor of the State of Nevada, have caused these letters to be made patent, and the Great Seal of State to be hereto affixed. Given under my hand at Carson City, the 27th day of July 1928.

F. B. Balzar Governor of Nevada

BY THE GOVERNOR: W. G. Greathouse
Secretary of State.
George Watt State Land Register.

(Great Seal of the State of Nevada)

LAND PATENT No 10843 160 Acres Issued to THEODORE R. HELMS Office of Secretary of State Carson City, Nevada July 20, 1928 Recorded in Volume 19 At Page 343 W. G. Greathouse
Secretary of State.
By _____ Deputy.

Filed and Recorded at Request of Theodore R. Helms Aug 9 1928 At 21 min. past 1 P. M. In Book 13 of Deeds Page 162, Clark County, Nevada, Records.
E.L.

S.R. Whitehead,Recorder.

20954 THIS INDENTURE, made this 19th day of July, A. D., 1928,-- BETWEEN --Hotel Nevada Mining Company, a corporation organized and existing under the laws of the State of Nevada, the party of the first part, and Las Vegas Development Company, a corporation organized and existing under the laws of the State of Nevada, the party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00,) lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell unto the said party of the second part, and to its successors and assigns the entire interest in and to the following described lands, situate in the County of Clark, State of Nevada, and more particularly described as follows, to-wit:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW¼) of Section twenty-two (22) Township twenty-one (21) South, Range sixty-three (63) East, Mount Diablo Base and Meridian.

This conveyance is made subject to the reservations and conditions contained in the original patents to said lands from the United States of America, and also subject to all easements of record, and subject to all rights vested in the public for highway purposes in, over, upon or across said land by virtue of user.

BOOK 202

164314

RECEIVED
LAND OFFICE
1951
AM PM

Carson City 021971

4--1040

LAND OFFICE
CARSON CITY NEVADA
RECEIVED
FEB 8 - 1951

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, under the provisions of Section 8 of the Act of June 28, 1934 (48 Stat., 1269), entitled "An Act To stop injury to the public grazing lands by preventing overgrazing and soil deterioration, to provide for their orderly use, improvement, and development, to stabilize the livestock industry dependent upon the public range, and for other purposes," as amended by Section 3 of the Act of June 26, 1936 (49 Stat., 1976), the State of Nevada, in exchange for certain other lands situated in said State, has selected the following described tract of land:

Mount Diablo Meridian, California.

T. 19 S., R. 60 E.
sec. 14, NE¼SE¼.
sec. 16, W½NE¼.
sec. 17, SE¼SE¼.
sec. 27, SW¼NE¼.

The area described contains 200 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Nevada, in fee simple, the tract of land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature thereunto belonging, unto the said State of Nevada, and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

Excepting and reserving, also, to the United States, pursuant to the provisions of the act of August 1, 1946 (60 Stat. 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

(SEAL)

GIVEN under my hand, in the District of Columbia, the TWENTY-SIXTH day of JANUARY in the year of our Lord one thousand nine hundred and FIFTY-ONE and of the Independence of the United States the one hundred and SEVENTY-FIFTH.

For the Director, Bureau of Land Management.

By Jas. F. Hansen
Chief, Patent Section.

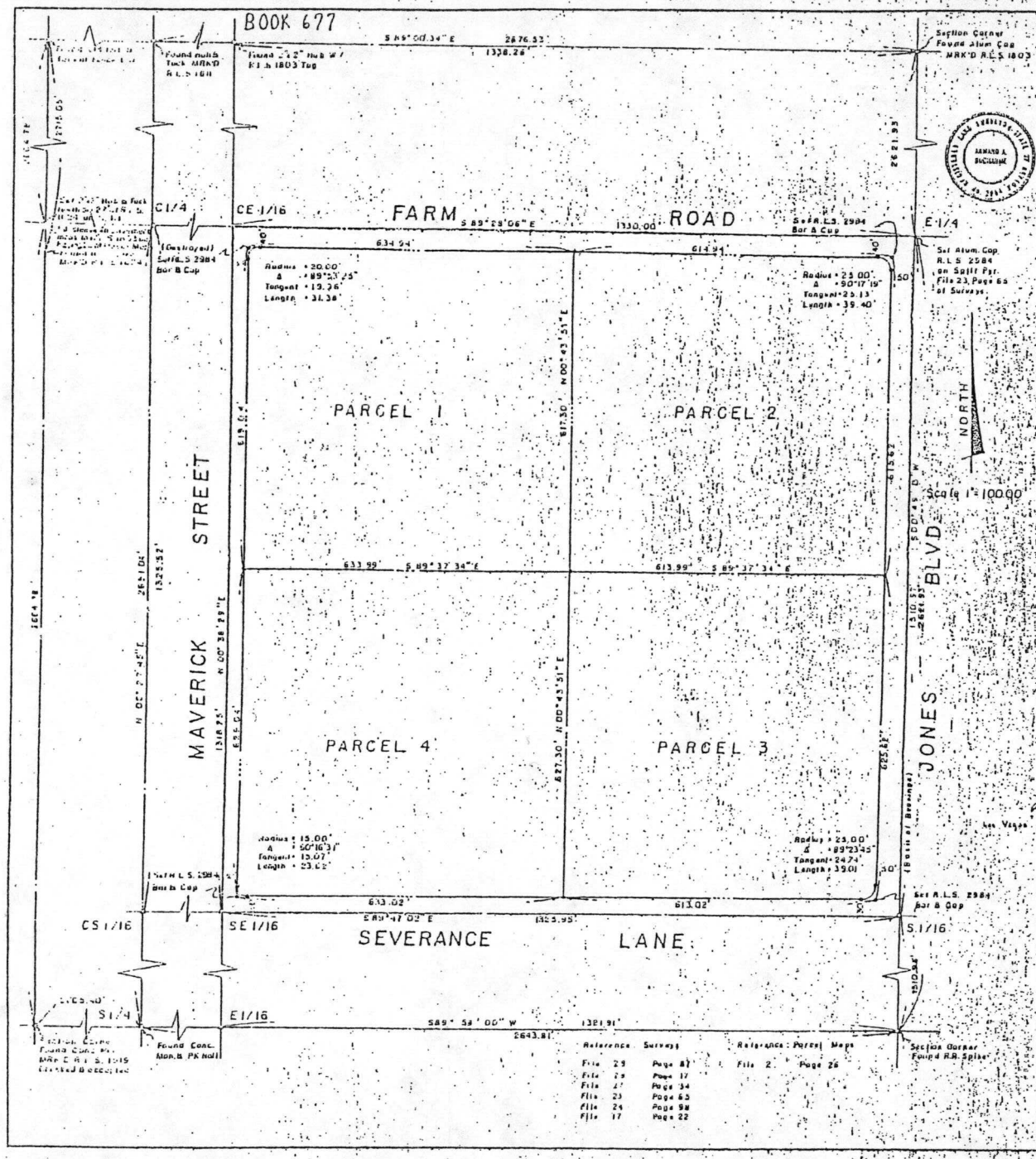
Patent No. 1131017

Return to: State of Nevada
Dept. of Conservation and
Natural Resources
Carson City, Nevada

BOOK 202

164314
(2-2)

NO 164314
RECORDED AT THE REQUEST OF
STATE OF NEVADA Dept of Conservation & Natural Resources
Jun 18 8 58 AM '59
OFFICIAL RECORDS BOOK NO 202
CLARK COUNTY, NEVADA.
PAUL C. CAULLEY, RECORDER
FEE $ DEPUTY



SURVEYOR'S CERTIFICATE

Armand A Ducharme, a duly Registered Land Surveyor in the State of Nevada, do hereby certify that this Parcel Map consisting of one sheet, accurately and completely delineates a survey made by me or under my direct supervision at the instance of Elmer A Bramlett, that all monuments are of the character and occupy the positions shown and are sufficient to enable the survey to be retraced, this survey conforms with the definitions and provisions in Nevada Revised Statutes 278.300 to 278.460, inclusive, and this survey was completed on July 6, 1976.

Armand A Ducharme, Registered Land Surveyor, Nevada Certificate No. 2984

OWNER'S CERTIFICATE AND DEDICATION

Elmer A Bramlett (Trustee)

do hereby certify that being the owner of the land subdivided within the boundaries shown hereon, consent to the preparation and recordation of this map have caused the land to be surveyed and platted into Parcels, Easements, Public Streets, shown hereon, do hereby offer and dedicate all Public Streets as shown hereon to and for the use of the public, and permanent easements as shown hereon for the construction and maintenance of watermains, public utilities, and such street grading and drainage as required per N.R.S. 278.390 and 278.510.

Elmer A Bramlett 9-1-76

Elmer A. Bramlett Trustee Date

ACKNOWLEDGEMENT

State of Nevada } ss
County of Clark }

On this 1st day of September 1976 the following person personally appeared before me, a Notary Public in and for the State of Nevada, who acknowledged that he executed the foregoing document, Elmer A. Bramlett Trustee

Notary Public in and for said County and State
Clara Artzhertz
My commission expires 1977

APPROVALS

Map approved this 28TH day of October 1976, for purposes of Land Division

Don J Sayler, A.I.P. Director
Department of Planning & Community Development

Approved this 21st day of Oct 1976

William J Purse, B.P.E. 3336
City Engineer
Las Vegas

BASIS OF BEARINGS

The Basis of Bearings for this map is the centerline of Jones Blvd. as recorded in File 23, Page 65 of Surveys, Clark County, Nevada Records. Bearing S 00° 48' 13" W

LEGEND

Set R.L.S. 2984 Alum. Cap As Noted

PARCEL MAP of a Portion of the Southeast 1/4 of Section 14, Township 19 South, Range 60 East, M.D.B.&M. Clark County, Nevada.

For

Elmer A Bramlett-TRUSTEE

DOCUMENT NO 636372
RECORDED AT THE REQUEST OF
Elmer A Bramlett

980140 04395

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(Note not set out)

THIS DEED OF TRUST, made this 20TH day of JANUARY, A.D. 1998, between

UNLIMITED HOLDINGS, INC.

herein called TRUSTOR,

whose address is 2865 SO. JONES, LAS VEGAS, NEVADA 89102

LAWYERS TITLE OF NEVADA, INC.

a corporation, herein called TRUSTEE, and

DIVERSIFIED EQUITIES GROUP, INC.

herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in CLARK County, Nevada described as

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 19 South, Range 60 East, M.D.B & M., more particularly described as Parcel 4, as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976 as Document No. 636372, Official Records Clark County, Nevada.

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

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, represented by shares of a company or otherwise, and,

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 ($215,000.00), executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (18) inclusive of the Master Form Deed of Trust, recorded on the 1st day of November, A.D. 1967, in Book 532 as Document No. 668675, _____, of the Official Records in the Office of the County Recorder of Clark County, Nevada, and recorded on March 23, 1972 as Document No. 32065, Book 156, page 130 in the Office of the Nye County Recorder, Nye County, Nevada are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 1b, the amount of fire insurance required by covenant 2 shall be $_____, and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

UNLIMITED HOLDINGS, INC.

DAVID A. SASS

STATE OF NEVADA)
COUNTY OF CLARK) SS

On JANUARY 28 1998 personally appeared before me, a Notary Public,

DAVID A. SASS

who acknowledged that he executed the above instrument.

Notary Public

NOTARY PUBLIC
CAROL J. POWERS
STATE OF NEVADA
COUNTY OF CLARK
MY APPOINTMENT EXPIRES
OCTOBER 14 1998

ORDER NO. 98010192-SB

WHEN RECORDED MAIL TO Lawyers Title
1980 Festival Plaza Drive
Las Vegas, Nev

B-11

980130.03983

Escrow #98010192-SB

To be attached to that certain Deed of Trust dated JANUARY 20, 1998, in the amount of $215,000.00, executed by UNLIMITED HOLDINGS, INC. in favor of DIVERSIFIED EQUITIES GROUP, INC..

EXHIBIT "A"

In the event the trustor or any successor in interest to the trustor shall sell, transfer or convey or contract to sell, transfer or convey the real property encumbered by this deed of trust, or any portion thereof, or any interest therein, either voluntarily or by operation of law, than in that event and at the option of the beneficiary, the entire unpaid principal balance then due under the promissory note together with any accrued interest due thereon shall immediately become due and payable in full although the date of maturity expressed in the note has not been reached. Consent to one such transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions.

UNLIMITED HOLDINGS, INC.

BY: DAVID SASS

Initial _____ Initial _____ Initial _____ Initial _____

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA
01-30-98 17:00 CPD 2
OFFICIAL RECORDS
BOOK: 980130 INST: 03983
FEE: 8.00 RPTT: .00

Assignment of Deed of Trust

For Value Received, the undersigned hereby grants, assigns and transfers to _____

see Beneficial Interest as it appears herein below

all beneficial interest under that certain Deed of Trust dated JANUARY 20, 1998, executed by UNLIMITED HOLDINGS, INC., a Nevada Corporation

Trustor ___, to Lawyers Title of Nevada a corporation, Trustee, and recorded January 30, 1998 _____, 19__, as Document No. 03883, in Book 980130, of Official Records in the office of the County Recorder of Clark County, State of Nevada.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated this 28th day of January, 1998.

DIVERSIFIED EQUITIES GROUP, INC.

BY: _____
JOHN R. COLLINS

*BENEFICIARIES:

JAMES DeVOS, a widower and TIM DeVOS, an unmarried man, father and son as joint tenants as to an undivided 100/215 interest AND GEORGE JONES, Trustee of the GEORGE JONES REVOCABLE FAMILY TRUST as to an undivided 115/215 interest.

APPROVED:
DIVERSIFIED EQUITIES GROUP, INC.

BY: _____
JOHN R. COLLINS

STATE OF _____
County of Clark } ss.

On this 28th day of January, 1998 personally appeared before me, a Notary Public in and for said County and State, John R. Collins

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DONNA MELAREK-PETERSON
My Appointment Expires May 2, 1999

ESCROW NO. 98 01 0192

WHEN RECORDED MAIL TO:
DIVERSIFIED EQUITIES GROUP, INC.
~~3885 SO. DECATUR #1050~~
Las Vegas, Nevada89103

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA
01-30-98 17:00 CPD 1
OFFICIAL RECORDS
BOOK: 980130 INST: 03884
FEE: 7.00 APTT: .00

980224.01257

SHORT FORM SECOND DEED OF TRUST

VACANT LAND: 125-14-703-001(MAVERICK-SEVERANCED)

This Deed of Trust, made this 1ST day of FEBRUARY, 1998, between UNLIMITED HOLDINGS, INC., A NEVADA CORPORATION, herein called TRUSTOR, whose address is: 2865 SOUTH JONES BLVD. LAS VEGAS, NV 89102, and STAN KROLAK, herein called TRUSTEE and STAN KROLAK, AN UNMARRIED MAN, herein called BENEFICIARY

WITNESSETH: That whereas Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of: ONE HUNDRED THOUSAND DOLLARS AND NO/100***($100,000.00) ***agreed to repay the same with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefore by Trustors;

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in: LAS VEGAS, CLARK COUNTY, NEVADA, described as:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS PARCEL 4, AS SHOWN BY PARCEL MAP IN FILE 11, PAGE 2, RECORDED NOVEMBER 10, 1976 AS DOCUMENT NO. 636372, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PROPERTY COMMONLY KNOWN AS: VACANT LAND, CLARK COUNTY, NEVADA
APN #125-14-703-001

If the Trustor shall sell, convey, or alienate the herein described property or any part thereof or any interest therein, or shall be divested of his title or any interest therein, in any manner or way, without having first obtained Beneficiary's written consent to do so, the entire Balance of the Note secured hereby shall, at the option of the Holder thereof, and without demand or notice, immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.
The rents, issues and profits reserved shall include all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.
For the purpose of securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.
To protect the security of this Deed of Trust, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) thru (16) inclusive of the Master Form Deed of Trust recorded December 10, 1990 in Clark County of the State of Nevada in the Book and at the Page, or Document No. of Official Records in the Office of the County Recorder of Clark County where said property is located, noted below, via:

COUNTY	DOCUMENT NO.	BOOK	PAGE
CLARK	00142	901210	------

herein, are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions and that the reference to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.
TO HAVE AND TO HOLD said property upon the subject to the trusts and agreements herein set forth and incorporated herein by reference Covenants Nos. 1 through 9 of NRS 107.030 are hereby adopted and made part of this Deed of Trust, EXCEPT ONLY that with respect to Covenants Nos. 2,4, and 7 incorporated by reference of such trusts and agreements to respectively as follows: Covenant No. 2, the amount of fire insurance shall be the current fair market value of buildings and improvements now or hereafter erected on said premises; Covenant No. 4, if this Deed of Trust secures a promissory note, the note rate plus two percent; if the Deed of Trust secures any other obligation or performance, the rate of interest shall be Fifteen (15%) percent per annum; Covenant No. 7, attorney fees shall be reasonable and costs shall include those actually incurred by Beneficiary in the event of a default. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this Deed of Trust.
NOW THEREFORE, for the purpose of securing each agreement of the Trustor herein contained, including payment of a promissory note of even date in the amount of
($100,000.00) and interest thereon, and any money that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may hereafter be advanced for the account of Trustor by Beneficiary with interest thereon.
THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.
IN WITNESS WHEREOF, I/We have hereunto set my/our hands this 6TH day of FEBRUARY, 1998

STATE OF NEVADA }
COUNTY OF CLARK }.

On the 6TH day of FEBRUARY, 1998, personally a
SONYA GRUCHY
before me a Notary Public, proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.
WITNESS my hand and official seal.

Notary Public in and for said State

UNLIMITED HOLDINGS, INC.

SONYA GRUCHY, VICE PRESIDENT V.P.

SPACE BELOW FOR RECORDERS USE

When Recorded Mail To:
MR. STAN KROLAK
2713 CRYSTAL BEACH
LAS VEGAS NV 89128

Notary Public-State Of Nevada
County Of Clark
L. SIMMES
My Appointment Expires
June 23, 2001
No: 97-2211-1

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
S KROLAK
02-24-98 14:00 NEL 1
OFFICIAL RECORDS
BOOK: 980224 INST: 01257
FEE: 7.00 RPTT: .00

125-14-703-001

20010503
.01807

WHEN RECORDED MAIL TO
Stan Krolak
2713 Crystal Beach
Las Vegas, NV 89128

(2)

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to:

Stan Krolak, Trustee of the Stanley Krolak Revocable Trust dated July 10, 1992

all of its beneficial interest under that certain Deed of Trust dated February 1, 1998, executed by: Unlimited Holdings, Inc., a Nevada corporation as Trustor(s) and recorded on February 24, 1998 in Book No. 980224, as Instrument No. 01257 of Official Records of the County Recorder of Clark County, Nevada, described land therein as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF

Property vacant land at Maverick & Severance
APN 125-14-703-001

TOGETHER with the note or notes described or referred to, the money due and to become due or to accrue under said Deed of Trust.

Dated: May 2, 2001

Stan Krolak

Notary Public - State of Nevada
County of Clark
KELLI J. INGRAM
My Appointment Expires
August 5, 2002
95-4943-1

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

On THIS 2nd DAY OF MAY 2001 before Me, a Notary Public in and for said State, Personally appeared Stan Krolak who proved to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that HE executed this document

WITNESS my hand and official seal.

Notary Public in and for said State

SPACE BELOW THIS LINE FOR RECORDERS USE

20010503
.01807

Re: Vacant land at Maverick & Severance
APN: 125-14-703-001

EXHIBIT "A"
Legal Description

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B.&M. More particularly described as Parcel 4, as shown by Parcel Map in File 11, Page 2, recorded November 10,1976 as Document No. 636372 of Official Records, Clark County, Nevada.

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

S KROLAK
05-03-2001 14:37 DSI 2
OFFICIAL RECORDS
BOOK: 20010503 INST: 01807

FEE: 8.00 RPTT: .00

20011102-2592

20011102
02592

Apn: 125-14-703-001
When Recorded mail
Tax & original docs to
Unlimited Holdings, Inc
2865 South Jones Blvd
Las Vegas, NV 89146

Short Form Deed of Trust and Assignment of Rents

This Deed of Trust, made this 11th day of October, 2001, between UNLIMITED HOLDINGS, INC., A Nevada Corporation, herein called TRUSTOR,

whose address is 2865 S. Jones Blvd., Las Vegas, NV 89146,

Lawyer's Title of Nevada, herein called TRUSTEE,

ROBERT E. WALKER, TRUSTEE OF THE ROBERT E. WALKER LIVING TRUST U/T/D MAY 7, 1997 herein called BENEFICIARY

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in situated in the County of Clark, Nevada described as follows:

For Legal Description, See Exhibit "A" attached hereto and by reference made a part hereof

COMMONLY KNOWN AS: vacant land at Maverick & Severance
APN: 125-14-703-001

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.
FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of $50,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the Deed of Trust recorded in Book 514 and at the page, or Document No. 413987 of Official Records in the Office of the County Recorder of the county of Clark, Nevada where said property is located, (which provisions, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in the Deed of Trust.

The parties agree that with respect to provision 1(b) the amount of fire insurance shall be $0.00 and with respect to attorneys's fees provided, the percentage shall be reasonable.

The undersigned Trustor requests that a copy of any Notice of Default of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

UNLIMITED HOLDINGS, INC.,
a Nevada corporation
BY: _____
Sonya Gruchy, Vice President

Escrow No. _____

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

(notarial seal)

Notary Public - State of Nevada
County of Clark
KELLI J. INGRAM
My Appointment Expires
August 5, 2002

On October 12, 2001 personally appeared before me, a Notary Public, Sonya Gruchy, Vice President who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that SHE executed the same in HER authorized capacity, and that by HER signature on the instrument the entity upon behalf of which the person acted, executed the above instrument.

Signature _____ (Notary Public)

THIS SPACE FOR RECORDER'S USE

20011102
.02592

Exhibit "A"
Legal Description

APN: 125-14-703-001
Vacant land Generally located at Maverick & Severance

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B.&M. more particularly described as follows:

Parcel Four (4) as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976, as Document No. 636372, of Official Records, Clark County, Nevada.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNLIMITED HOLDINGS INC
11-02-2001 15:19 CAE 2
OFFICIAL RECORDS
BOOK: 20011102 INST: 02592
FEE: 15.00 NPTT: .00

137-26-519-022

ORIGINAL

200205 01
.02761

District Court

CLARK COUNTY, NEVADA

CASABLANCA TRAVEL SERVICES,
a Nevada corporation,
Plaintiff,

vs.

DAVID A. SASS, an individual, and UNLIMITED HOLDINGS INC., a Nevada corporation, and DOES 1-10, inclusive,
Defendants.

Case No. A439355
Dept. No. V

WRIT OF ATTACHMENT

THE STATE OF NEVADA TO THE SHERIFF OF CLARK COUNTY, GREETINGS:

YOU ARE HEREBY COMMANDED to attach and safely keep the property of the Defendant(s) in order to satisfy the Plaintiff's demand of $300,000.00 exclusive of interest and costs.

The property to be attached, which is not exempt from execution and the value of which does not exceed the Plaintiff's demand, is described as follows: All of the Real Property of David A. Sass and Unlimited Holdings located in Clark County Nevada more particularly described in Exhibit A.

If the Defendant(s) shall give you security in lawful money of the United States or by posting a bond or by the undertaking of at least two sufficient sureties in an amount equal to the lesser of the Plaintiff's demand exclusive of costs or the value of the property levied upon, then you shall accept such bond or undertaking in lieu of attaching the aforesaid property. You are required to serve and return this Writ and with the results of your levy endorsed thereon, and within 20 days from the day you receive it, return it to the Clerk of the Court with a copy to the party at whose direction it was issued.

Issued at the direction of:

HUTCHISON & STEFFEN, LTD.

By _____
Mark A. Hutchinson, Esq. (Bar #4639)
Steve L. Sorenson, Esq. (Bar #6128)
Lakes Business Park
8831 West Sahara Avenue
Las Vegas, NV 89117 (702) 385-2500
Attorney for Plaintiff

SHIRLEY B. PARRAGUIRRE, CLERK OF COURT

By: JOHN TAWNEY APR 26 2002
DEPUTY CLERK APR 26 2002 Date

200205 01
.02761

EXHIBIT "A"

Search

Clark County, Nevada

M.W. Schofield, Assessor

Parcel Number Inquiry

Search By Owner's Name

Owner Name	*Tax District*	*Parcel Number*
Sass David & Jill	DST-200	#137-26-519-023
Sass David	DST-340	#140-23-715-004
Sass David A	DST-417	#163-27-611-046
Sass David A	DST-417	#163-36-601-013

CLARK COUNTY ASSESSOR

Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

Search

Clark County, Nevada

M.W. Schofield, Assessor

Parcel Number Inquiry
Search By Owner's Name

Owner Name	*Tax District*	*Parcel Number*
Unlimited Holdings Inc	DST-250	#123-22-701-009
Unlimited Holdings Inc	DST-250	#123-22-801-016
Unlimited Holdings Inc	DST-254	#124-13-401-001
Unlimited Holdings Inc	DST-254	#124-13-401-002
Unlimited Holdings Inc	DST-254	#124-13-401-006
Unlimited Holdings Inc	DST-254	#124-13-401-007
Unlimited Holdings Inc	DST-254	#124-22-101-010
Unlimited Holdings Inc	DST-254	#124-23-301-008
Unlimited Holdings Inc	DST-254	#124-23-301-012
Unlimited Holdings Inc	DST-254	#124-24-401-003
Unlimited Holdings Inc	DST-254	#124-24-801-004
Unlimited Holdings Inc	DST-254	#124-26-801-002

Unlimited Holdings Inc	DST-254	#124-26-801-004
Unlimited Holdings Inc	DST-254	#124-29-201-004
Unlimited Holdings Inc	DST-254	#124-29-201-005
Unlimited Holdings Inc	DST-254	#124-29-201-006
Unlimited Holdings Inc	DST-254	#124-29-201-007
Unlimited Holdings Inc	DST-250	#124-30-202-006
Unlimited Holdings Inc	DST-250	#124-30-202-007
Unlimited Holdings Inc	DST-250	#124-30-305-001
Unlimited Holdings Inc	DST-250	#124-30-401-001
Unlimited Holdings Inc	DST-250	#124-30-401-002
Unlimited Holdings Inc	DST-250	#124-30-401-008
Unlimited Holdings Inc	DST-254	#124-34-701-035
Unlimited Holdings Inc	DST-125	#124-35-106-002
Unlimited Holdings Inc	DST-125	#124-35-702-003
Unlimited Holdings Inc	DST-200	#125-11-704-001
Unlimited Holdings Inc Etal	DST-200	#125-14-703-001
Unlimited Holdings Inc E	DST-200	#125-14-703-001
Unlimited Holdings Inc	DST-250	#139-03-505-004
Unlimited Holdings Inc	DST-200	#139-21-612-009
Unlimited Holdings Inc	DST-200	#139-25-612-008
Unlimited Holdings Inc	DST-200	#139-27-310-024

Unlimited Holdings Inc	DST-340	#140-05-313-029
Unlimited Holdings Inc	DST-340	#140-33-414-064
Unlimited Holdings Inc	DST-340	#140-34-310-026
Unlimited Holdings Inc	DST-340	#140-34-310-027
Unlimited Holdings Inc	DST-417	#163-11-608-007
Unlimited Holdings Inc	DST-417	#163-12-110-015
Unlimited Holdings Inc	DST-417	#163-13-810-059
Unlimited Holdings Inc	DST-635	#176-11-401-005
Unlimited Holdings Inc	DST-625	#176-19-101-007
Unlimited Holdings Inc	DST-505	#178-09-216-026

CLARK COUNTY ASSESSOR

Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
HUTCHISON & STEFFEN LTD

05-01-2002 16:10 MRP 6
OFFICIAL RECORDS
BOOK: 20020501 INST: 02761

FEE: 19.00 RPTT: .00

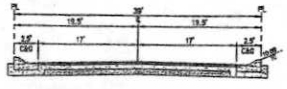
Return to:Hon



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

DENSITY CALCULATIONS

SITE AREA--49.98 ACRES (GROSS)
No. LOTS--100
DENSITY--100/49.98 = 2.00 D.U.A.
BUILDING SIZE = 2600 - 4000 SF
AVERAGE LOT SIZE -- 13,581 SF
MINIMUM LOT SIZE -- 12,208 SF



PRIVATE RESIDENTIAL STREET (39')

RPD/ SETBACK REQUIREMENTS

FRONT SETBACK	- 20' GARAGE - 15' TO FRONT OF HOUSE/ 20' DRIVEWAY ON KNUCKLE/CUL-DE-SAC
SIDE SETBACK	- 5'
CORNER SETBACK	- (10' BACK OF CURB, 5' TO SIDE WALK)
REAR SETBACK	- 20' TYPICAL LOT
STREETS	- 39' PRIVATE W/ ROLL CURB
OPEN SPACE	- 1.85 ACRES REQUIRED (1.85 x 2/100 x 50 = 1.85) - 2.58 ACRES PROVIDED

ZONING INFORMATION

	125-14-802-001 (CLARK COUNTY)	125-14-703-001 (CITY OF LAS VEGAS)
EXISTING ZONING	R-E	R-E
PROPOSED ZONING	RPD-2	RPD-2
EXISTING LAND USE	DR	DR
PROPOSED LAND USE	DR	DR
PROPERTY OWNER	COHEN FAMILY TRUST ET AL	UNLIMITED HOLDINGS, INC. ET AL

REVISIONS

No.	Date	DESCRIPTION	DRAFT

Carter Burgess
Consultants in Planning, Engineering
Construction Management, and Related Services
6689 Bermuda Road
Las Vegas, Nevada 89119
(702) 896-5267 Fax (702) 896-5464

DESIGNED:
DRAWN:
CHECKED:
JOB No.:
ISSUED:
TEST:

PROJECT: ELKHORN-JONES

SHEET DESCRIPTION: SITE PLAN FOR ZONE CHANGE

Z-0055-02

8-8-02 PC

Z-0055-02(1)

STAFF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

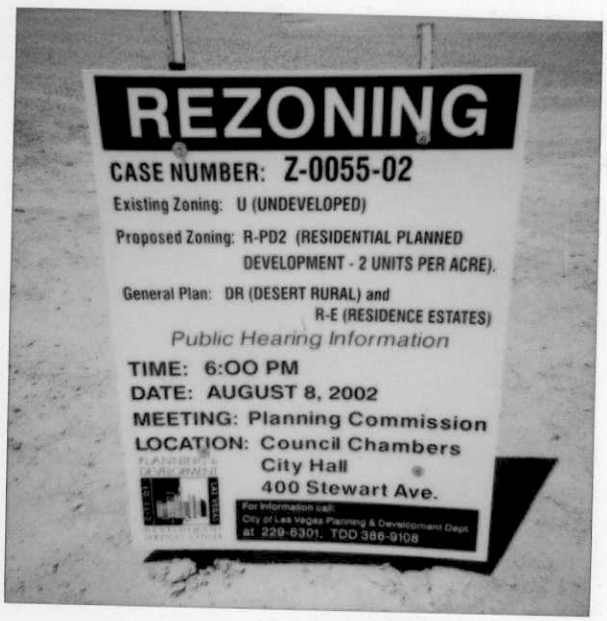
CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

CASE NUMBER: Z-0055-02

MEETING DATE: **08-08-02 PC**

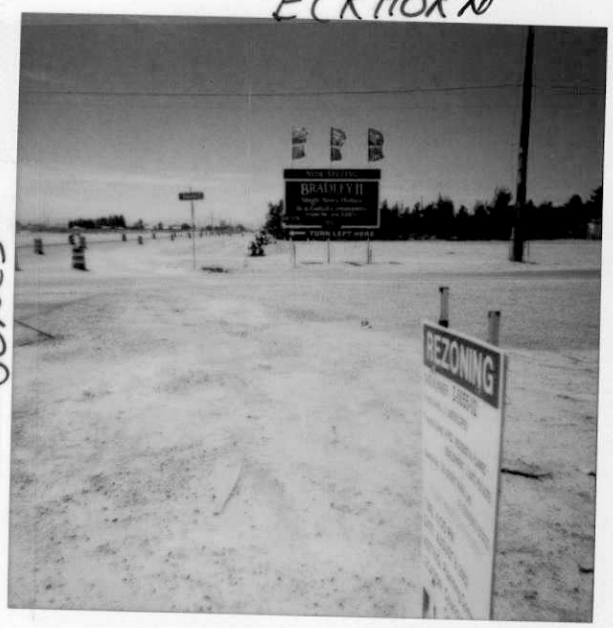
Sign 1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19A.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.



ECKHORN

JONES



Signature

2-22-2

Date

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

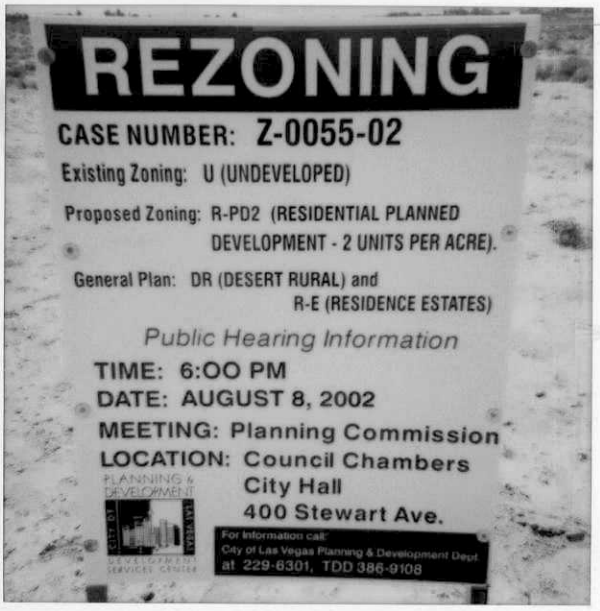
CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

CASE NUMBER: Z-0055-02

MEETING DATE: Aug 8-02

Sign 2 of 2

SignPro does hereby certify that a notice as required by Chapter 19A.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.





Lisner

Maverick

Signature _____

7-27-2

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South Fourth Street during regular business hours prior to the subject application being hear by the Planning Commission or Hearings Officer.

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data deliniated 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.

MAP LEGEND

AVERAGE OA VALUE 45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

	PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
	SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
	ROAD EASEMENT	PB 25-45	PLAT RECORDING NUMBER
	PM/LD BOUNDARY	5	BLOCK NUMBER
	NON-PARCEL LOT LINE	5	LOT NUMBER
	MATCH LINE	GL5	GOV. LOT NUMBER
001	ROAD ID NUMBER		

BOOK T19S R60E

	R59E	R60E	R61E
T18S	99	100	101
T19S	126	125	124
T20S	137	138	139

SEC. 14

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP N 2 SE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-14-7

Scale:1"=200' Rev:01/15/99

CLARK COUNTY ASSESSOR MAPPING DIVISION NEVADA

FARM RD

TORREY PINES BLVD

JONES BLVD

EISNER DR

MAVERICK ST

SEVERANCE LN

701
001
37.61

702
001 2.14
002 2.14
003 1.04
004 1.04
005 0.52
006 0.51
007 1.04
008 2.14
009 0.54
010 0.53
011 0.53
012 0.53
013 1.03
014 1.03
015 1.04
016 1.03

703
001 9.13
002 8.83

PM 54-90
PM 28-63
PM 29-47
PM 67-42
PM 28-61
PM 11-2

125
200

Z-0055-02
Z-0055-02(1)
8-8-02 PC
STAFF

TAX DIST 125,200

NOTES

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MAP LEGEND

AVERAGE QA VALUE 45

———	PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
———	SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
- - - - - - - - -	ROAD EASEMENT	PB 25-45	PLAT RECORDING NUMBER
———	PM/LD BOUNDARY	5	BLOCK NUMBER
----------	NON-PARCEL LOT LINE	5	LOT NUMBER
——— ———	MATCH LINE	GL5	GOV. LOT NUMBER
001	ROAD ID NUMBER		

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

BOOK T19S R60E

	R59E	R60E	R61E
T18S	99	100	101
T19S	126	125	124
T20S	137	138	139

SEC. 14

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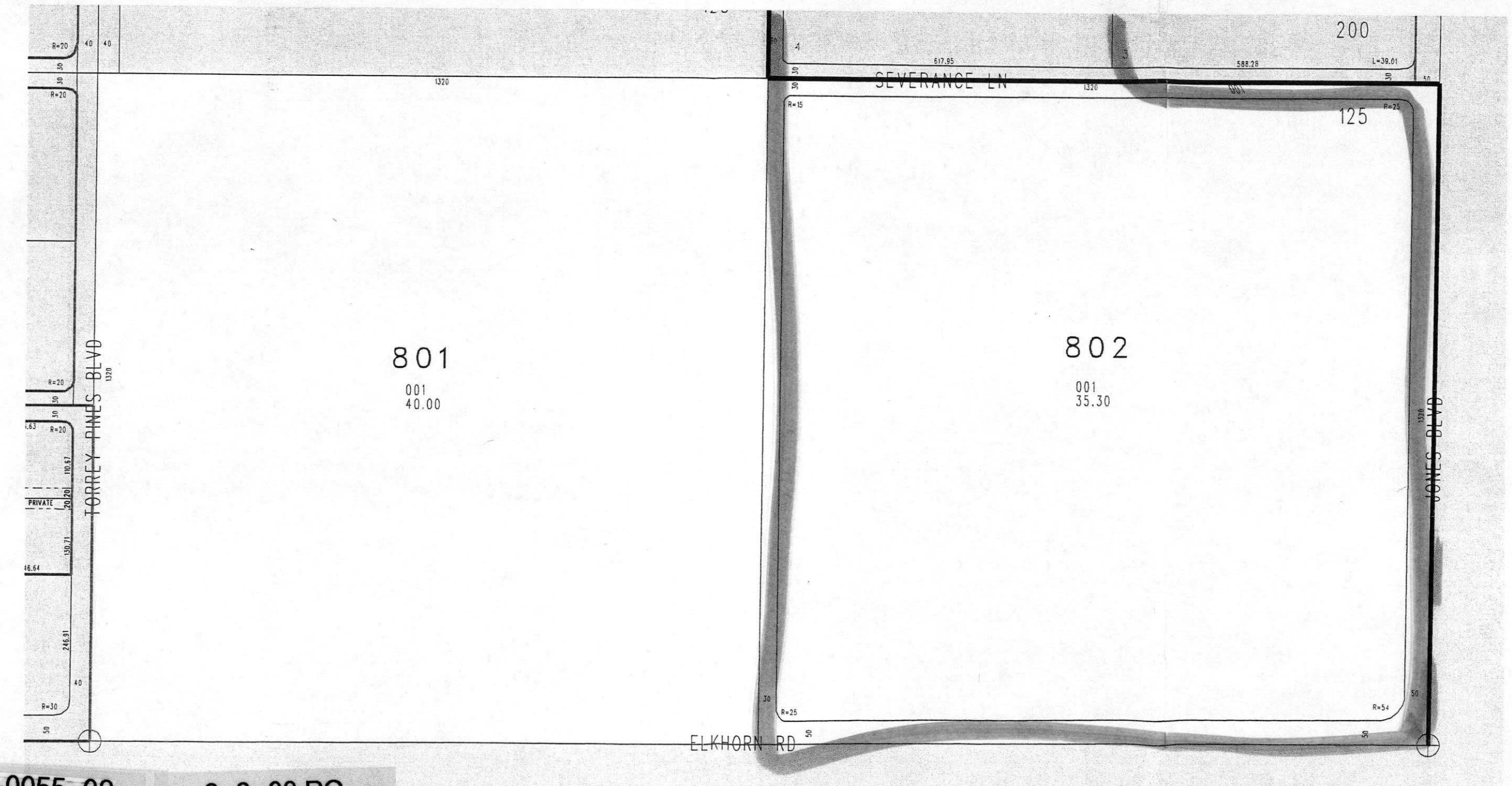
MAP S 2 SE 4

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5	1	5	1

125-14-8

CLARK COUNTY ASSESSOR MAPPING DIVISION NEVADA

Scale:1"=200' Rev:01/15/99



Z-0055-02 8-8-02 PC

Z-0055-02(1) STAFF

TAX DIST 125