

FILE HISTORY

[illegible]

FILE NO.: Z-6055-02(1)

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

**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(1)

REQUEST BY COHEN FAMILY TRUST ET AL FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION ON 49.98 ACRES LOCATED ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD (APN'S: 124-14-703-001 AND 125-14-802-001) PROPOSED R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) ZONE, WARD 6 (MACK).

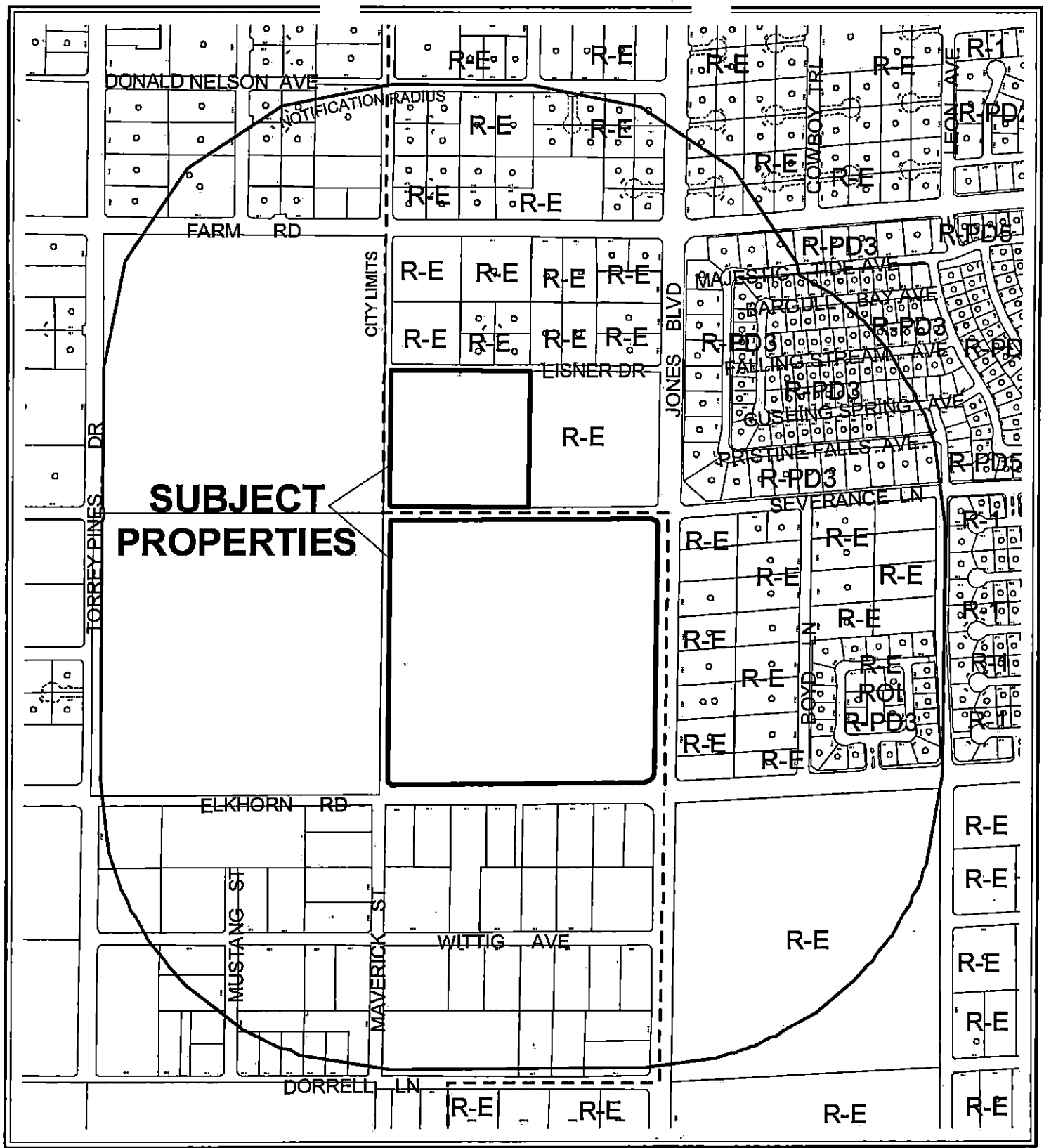
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 written objections 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 this request may be determined by 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.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0055-02(1)**

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)

0 500 1000 Feet



NOTICE OF PUBLIC HEARING

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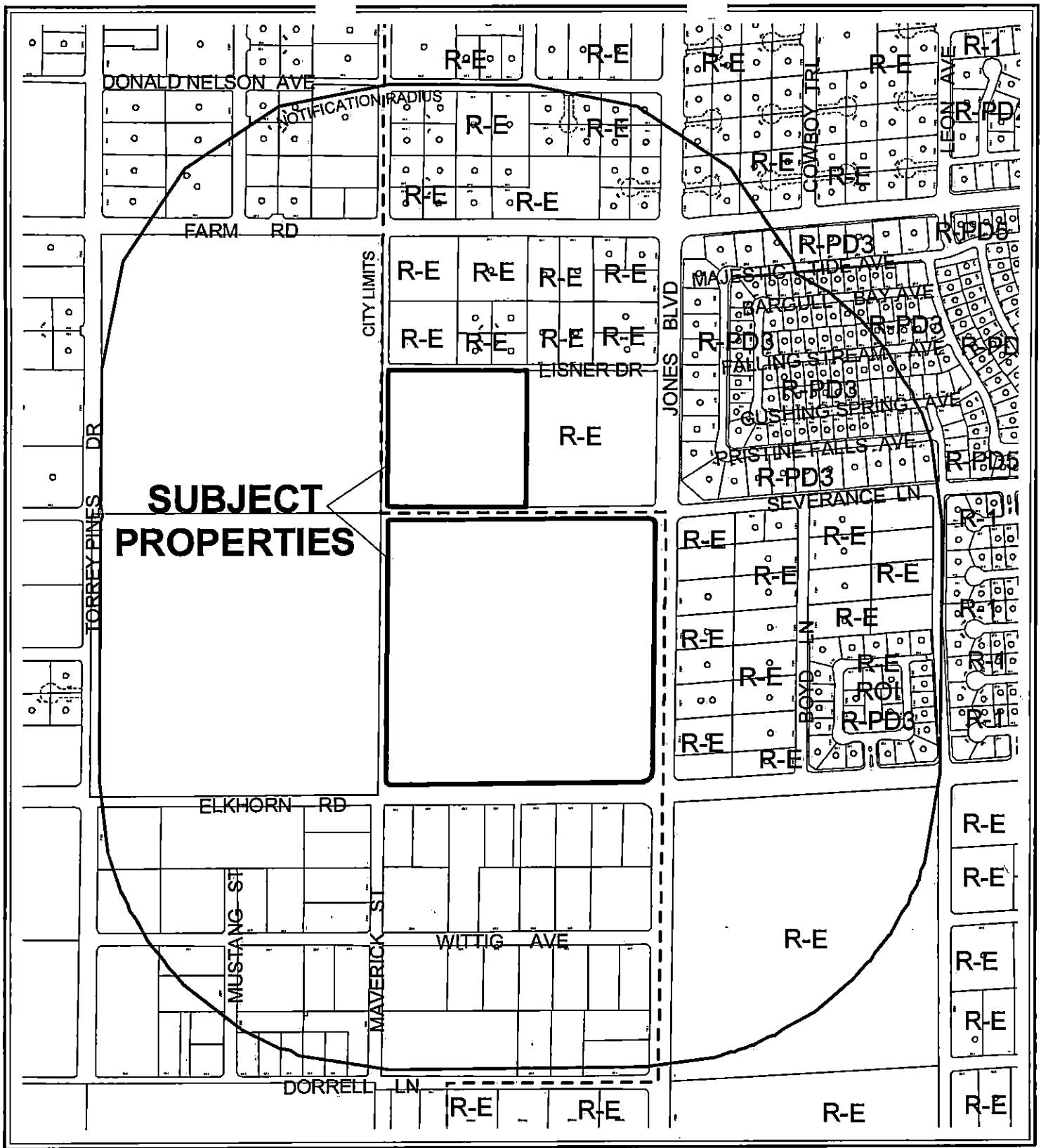
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ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0055-02(1)

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)

BLK HORN

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						
☒	☐	☐	☒	Signed and notarized by <i>all</i> property owners or authorized agent(s)	☐	☐
☒	☐	☐	☒	Grant deed and legal description	☐	☐
☒	☐	☒	☐	<i>Detailed</i> justification letter	☐	☐
☒	☐	☐	☒	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	☐	☐
☒	☐	☐	☒	Full size, rolled, <i>color</i> copy of <i>all</i> plans and elevations	☐	☐
☒	☐	☐	☒	Correct fee(s): \$ <u>400</u> \$ _____ \$ _____ \$ _____	☐	☐
☒	☐	☐	☒	Statement of Financial Interest	☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)	☐	☐
SITE PLAN						
☒	☐	☒	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☒	☐	☒	☐	North arrow, scale, and vicinity map	☐	☐
☒	☐	☒	☐	<i>All</i> property lines and present dimensions labeled	☐	☐
☒	☐	☒	☐	<i>All</i> building setbacks labeled	☐	☐
☒	☐	☒	☐	<i>All</i> adjacent existing land uses and street names labeled	☐	☐
☒	☐	☒	☐	<i>All</i> points of ingress and egress shown	☐	☐
☐	☒	☐	☐	ADA accessibility requirements shown/labeled	☐	☐
☐	☒	☐	☐	Parking standard(s) utilized: _____	☐	☐
☐	☒	☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total	☐	☐
☐	☒	☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	☐	☐
LANDSCAPE PLAN - Call out the 1945kds						
☒	☐	☐	☒	11" x 17" to 24" x 36" page size	☐	☐
☒	☐	☐	☒	North arrow, scale, and vicinity map	☐	☐
☒	☐	☐	☒	<i>All</i> property lines and present dimensions labeled	☐	☐
☒	☐	☐	☒	<i>All</i> required perimeter landscape planters shown; min. width(s): <u>6'</u>	☐	☐
☐	☒	☐	☒	<i>All</i> required parking lot fingers/islands shown	☐	☐
☒	☐	☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover	☐	☐
BUILDING ELEVATIONS <i>Renderings</i>						
☒	☐	☐	☒	11" x 17" min. to 24" x 36" max. page size	☐	☐
☒	☐	☐	☒	Scale and building dimensions labeled	☐	☐
☒	☐	☐	☒	North, south, east, and west elevations of <i>all</i> buildings	☐	☐
☒	☐	☐	☒	<i>All</i> building materials and colors noted	☐	☐
☒	☒	☐	☒	8" x 10" photo of original color and material board	☐	☐
☐	☒	☐	☐	<i>All</i> wall sign locations shown and sizes noted	☐	☐
FLOOR PLANS <i>Not Needed per [signature]</i>						
☒	☐	☐	☒	11" x 17" min. to 24" x 36" max. page size	☒	☐
☒	☐	☐	☒	Scale and building dimensions labeled	☐	☐
☒	☐	☐	☒	<i>All</i> building entrances/exits shown	☐	☐
☒	☐	☐	☒	Use of <i>all</i> rooms noted/labeled	☐	☐

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

Applicant: Gloria Carter/Bingo Application Type: SDRR
APN: 125-14-802-001 Location: SWL Jms/Sunamp
Planner: Laura Martin Pre-App Meeting Date: 5/28/02



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(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Related to Z-0055-02

Dear Mr. Parness:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 2 units per acre) Zoning District be approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. No active access drives shall be allowed to Eisner Drive
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Mr. Jeremy Parness
Page Three – Z-0055-02(1)
October 21, 2002

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.

Sincerely,

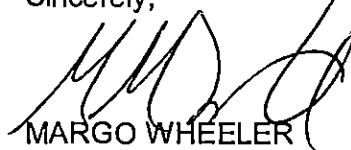


ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

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

Sincerely,



MARGO WHEELER
PLANNING AND DEVELOPMENT DPT

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 4, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0055-02 - PUBLIC HEARING - **Z-0055-02(1) - COHEN FAMILY TRUST ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****2****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****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 1 as follows:

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 2 units per acre) Zoning District be approved by the City Council.

and adding the following condition:

- *No active access drives shall be allowed to Eisner Drive*

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DENNIS SWERTZER, Carter Burgess, 6655 South Bermuda, appeared on behalf of the applicant.

CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Public Works Department
Item 129 – Z-0055-02 (1)

MINUTES – Continued:

BOB GENZER, Director of Planning and Development Department, clarified for the record, that approval is based on the submittal of the revised plan.

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:

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 4 units per acre) Zoning District be approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Public Works Department
Item 129 – Z-0055-02 (1)

CONDITIONS – Continued:

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

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15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

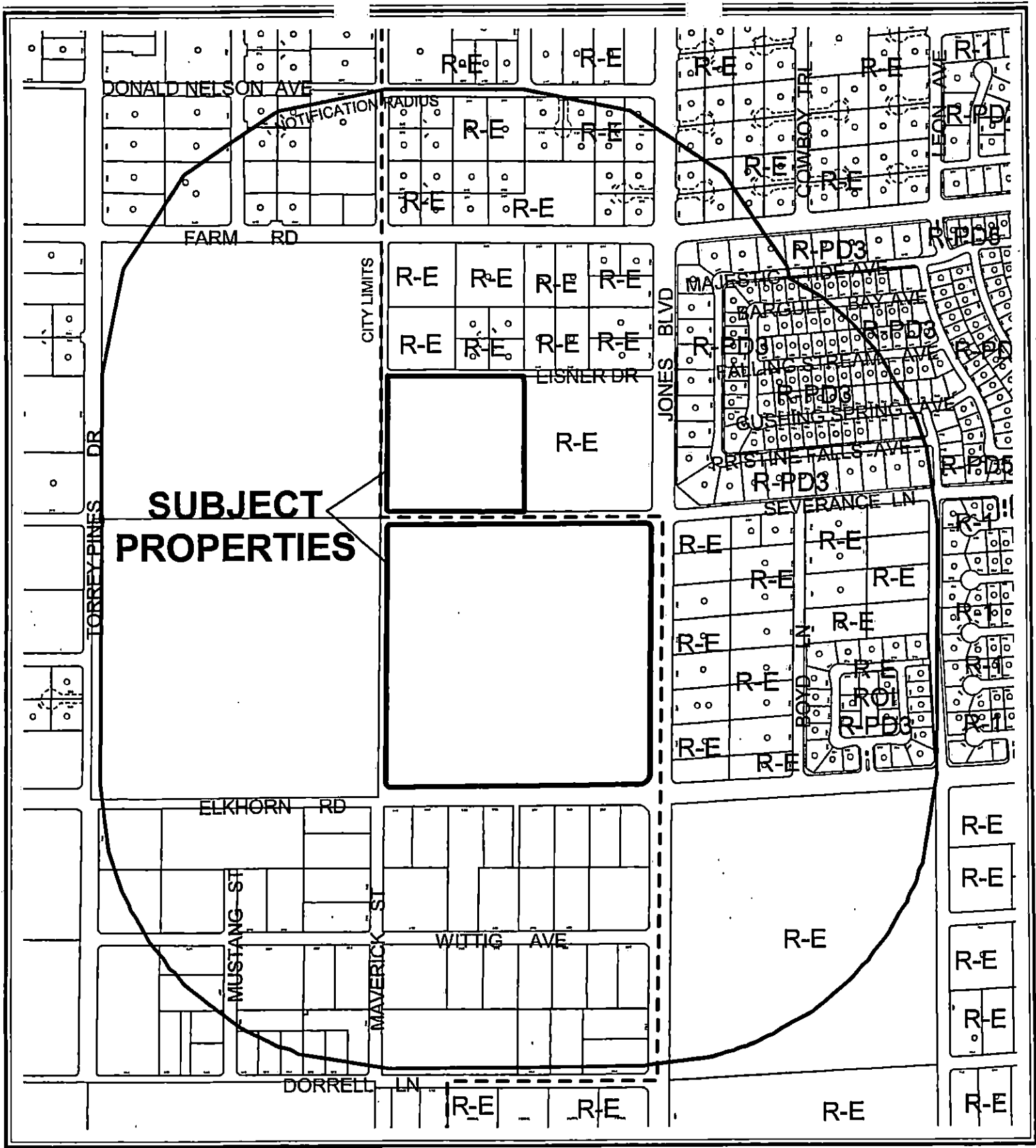
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002

Public Works Department

Item 129 – Z-0055-02 (1)

CONDITIONS– Continued:

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.



CASE: Z-0055-02(1)

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)

0 500 1000 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 100 lot single family dwelling subdivision on 49.98 acres 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 rezoning (Z-0055-02) 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 the subject site (PC Agenda Item #29).
- 08/08/02 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #30).

DETAILS OF APPLICATION REQUEST

Site Area:	49.98	Acres
Number of Lots:	100	Lots
Density:	2.00	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	15	Feet
Side:	5	Feet
Corner Side:	5	Feet
Rear:	20	Feet
Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	1.65	Acres
Open Space Provided:	2.58	Acres

All lots will have access to 39-foot wide private drives. A gated entry to Elkhorn Road is shown in the east portion of the site. A six-foot wide landscape planter is proposed along the Jones Boulevard, Eisner Drive and Elkhorn Road frontages. Additional landscaping is within the open space area in the central portion of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 2.00 dwelling units per acre on the 50-acre site is consistent with the proposed rezoning (Z-0055-02) to R-PD2 (Residential Planned Development – 2 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 1.65 acres of internal open space. The proposed layout depicts approximately 2.58 acres of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict one and two story dwellings with stucco exteriors and concrete tile roofs.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

- 1. “The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the site plan as proposed would allow for development of single-family uses at a density that is compatible with the existing residential development in the vicinity.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

The subject site is currently designated DR (Desert Rural) on the Centennial Hills Sector Map of the General Plan. The DR (Desert Rural) designation allows R-E (Residence Estates) and up to R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning at a maximum of 2.00 dwelling units per acre. The proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) density of this application will conform to the existing DR (Desert Rural) land use designation.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.”**

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

4. **“Building and landscape materials are appropriate for the area and for the City.”**

Staff finds that the proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

At the Planning Commission hearing the applicant's representative related that he had met with neighbors and the plan presented addressed their concerns regarding the need for adequate landscaping, decorative walls, and shielded lighting.

NOTICES MAILED 249

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number:

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

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:

Subscribed and sworn before me

This

day of

.20 02





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 7-0055-02 / 7-0055-02 (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: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

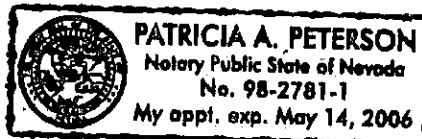
Print Name: ALAN B. ANDREWS

Subscribed and sworn before me:

This 13TH day of JUNE, 2002

Patricia A. Peterson

Notary Public in and for said County and State



Laureate



Camelback A



Camelback B



Z-0055-02(1)

Camelback C

STAFF

US • Home

8-8-02 PC

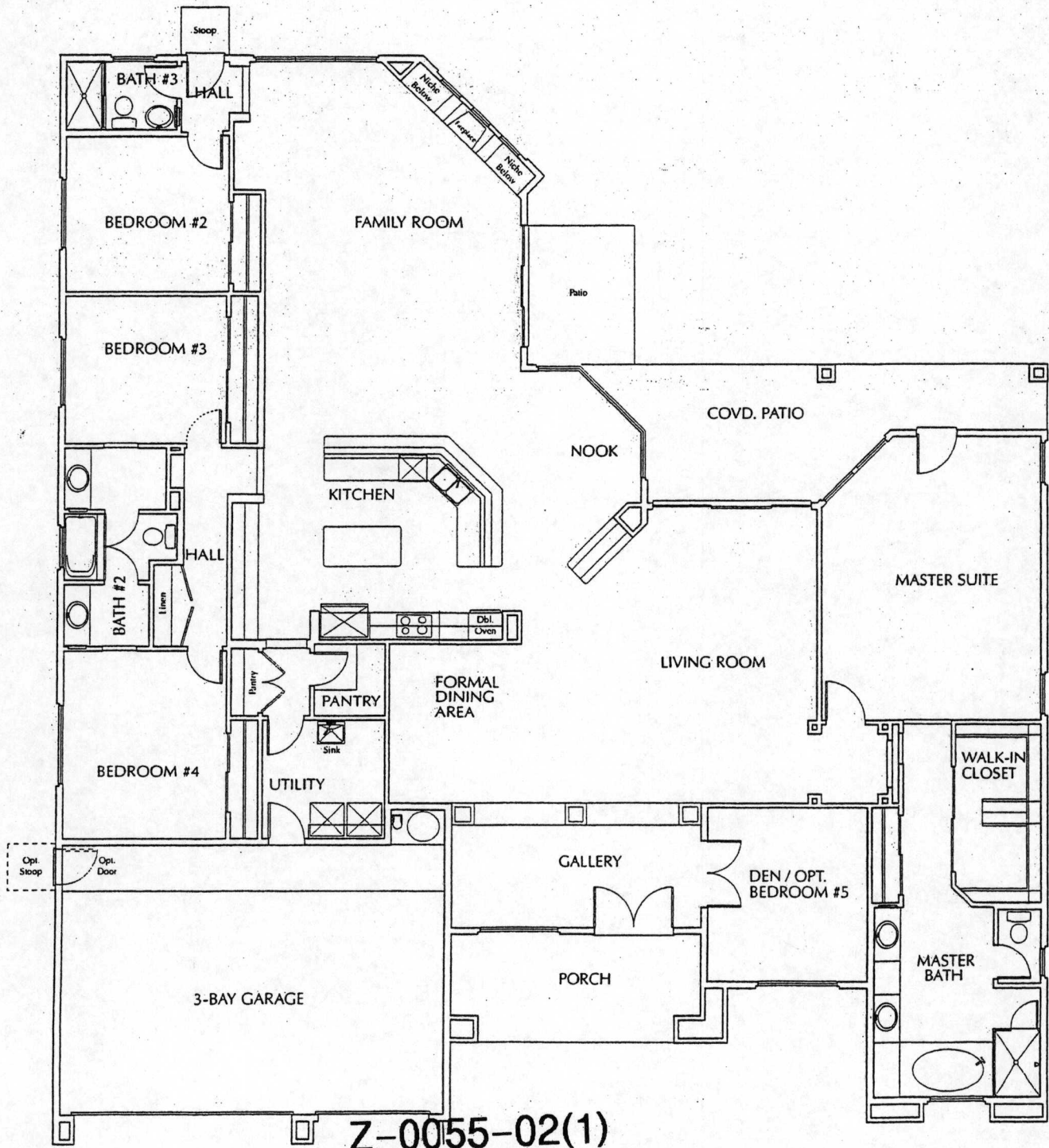
*Nations Only 3 Time
National Builder of the Year*

©1997 U.S. Home Corporation. Elevations are artist's renderings
and may contain options which are not standard on all models.

(3400)

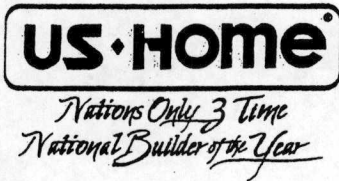
Laureate

CAMELBACK



Z-0055-02(1)

8-8-02 PC



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STAFF

(3400)

TP S

11/01

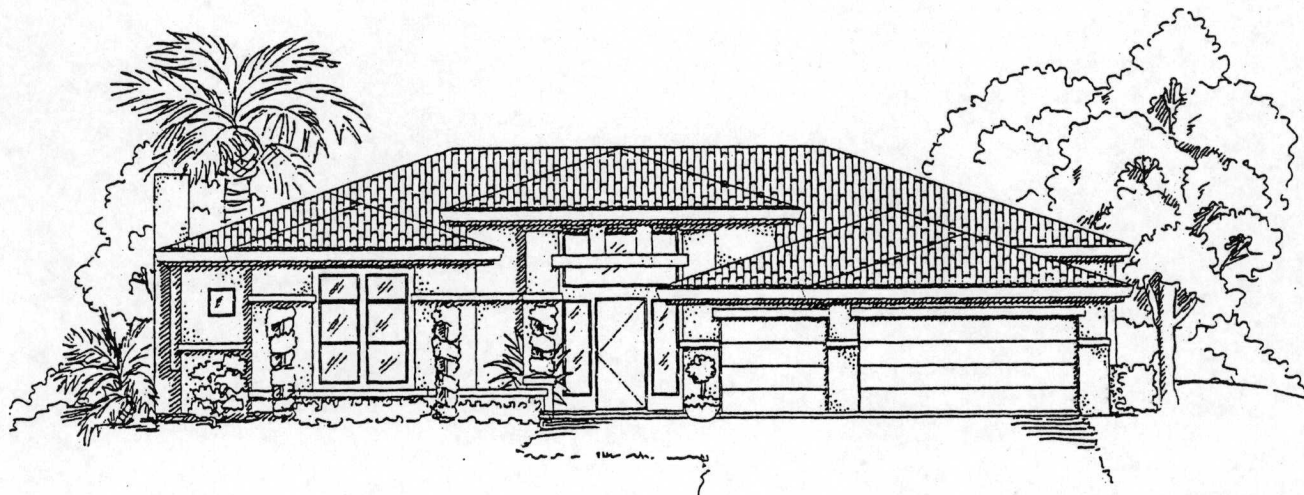
Laureate



Phoenixian A



Phoenixian B



Z-0055-02(1)

8-8-02 PC

Phoenixian C
STAFF

US·Home

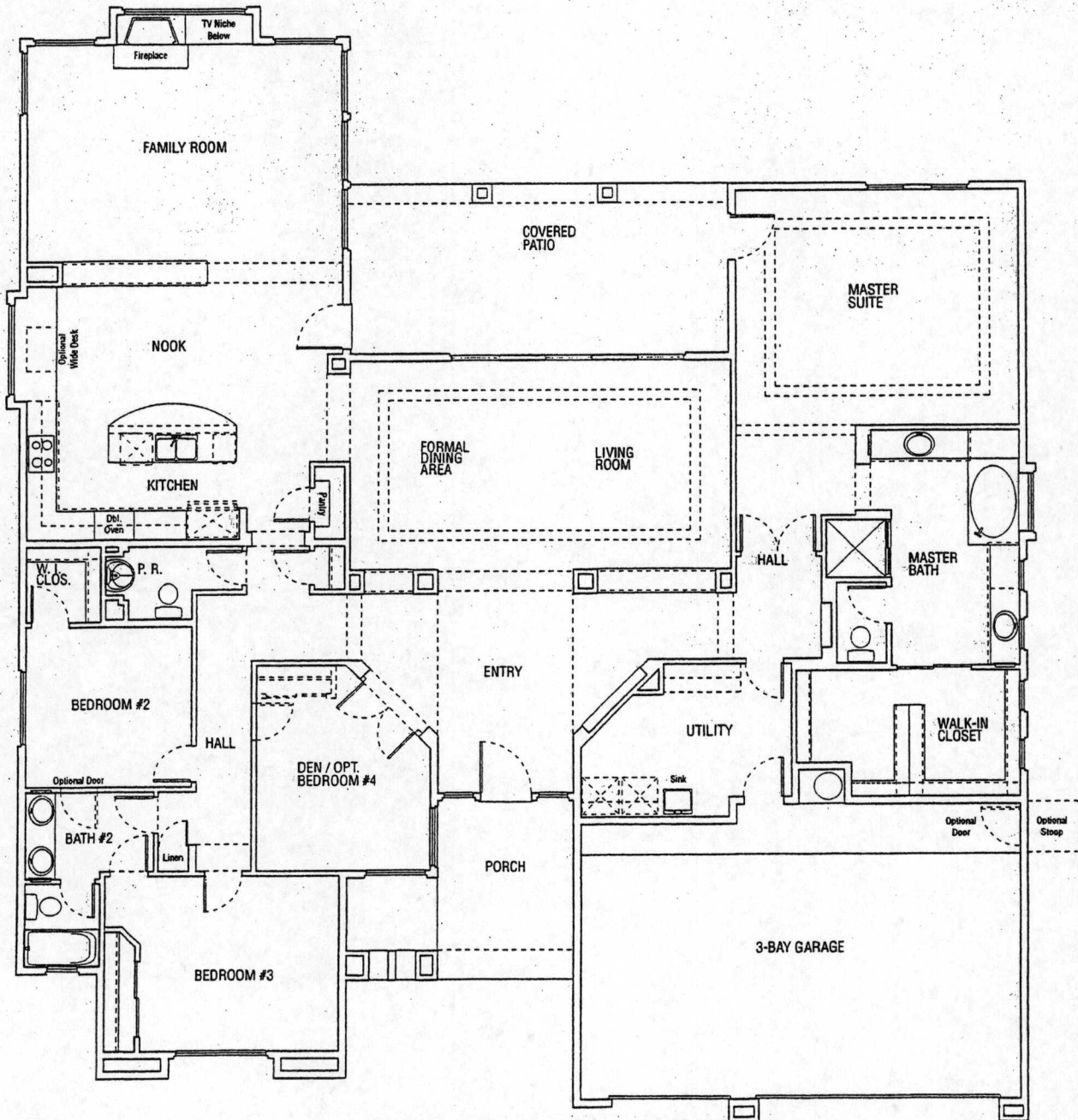
Nations Only 3 Time

©1997 U.S. Home Corporation. Elevations are artist's renderings and may contain options which are not standard on all models.

(3200)

Laureate

PHOENICIAN



Z-0055-02(1)

8-8-02 PC



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National Builder of the Year*

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STAFF

(3200)



11/01

Laureate



San Clemente C



San Clemente D

Z-0055-02(1)

8-8-02 PC

US Home

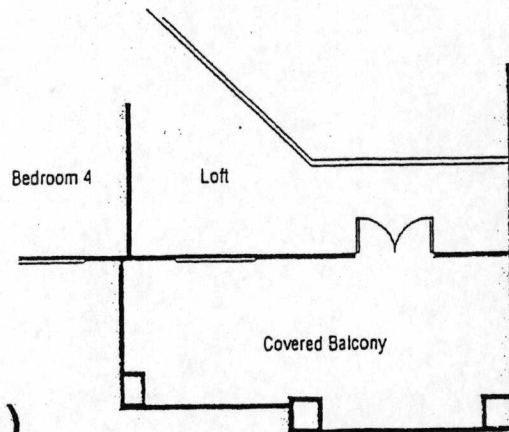
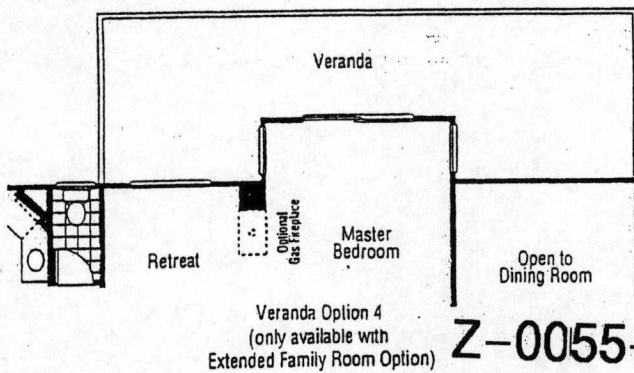
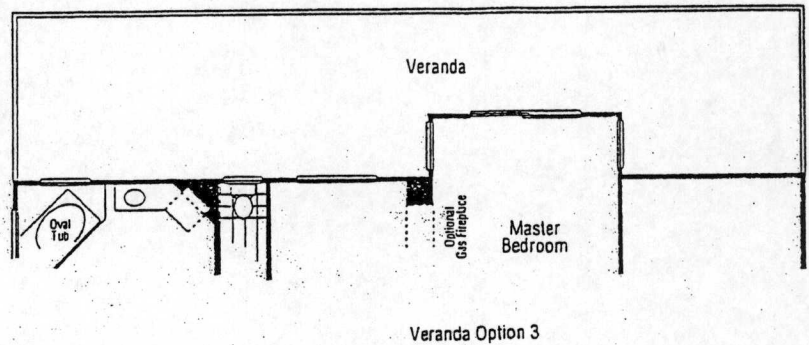
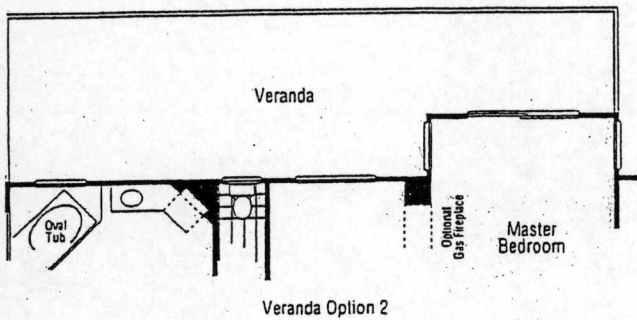
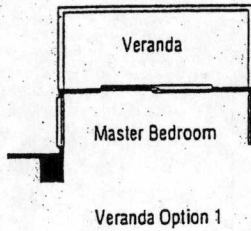
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STAFF

Laureate

SAN CLEMENTE (OPTIONS)



Elevation D Cat Walk & Covered Balcony

Z-0055-02(1)

8-8-02 PC

US Home
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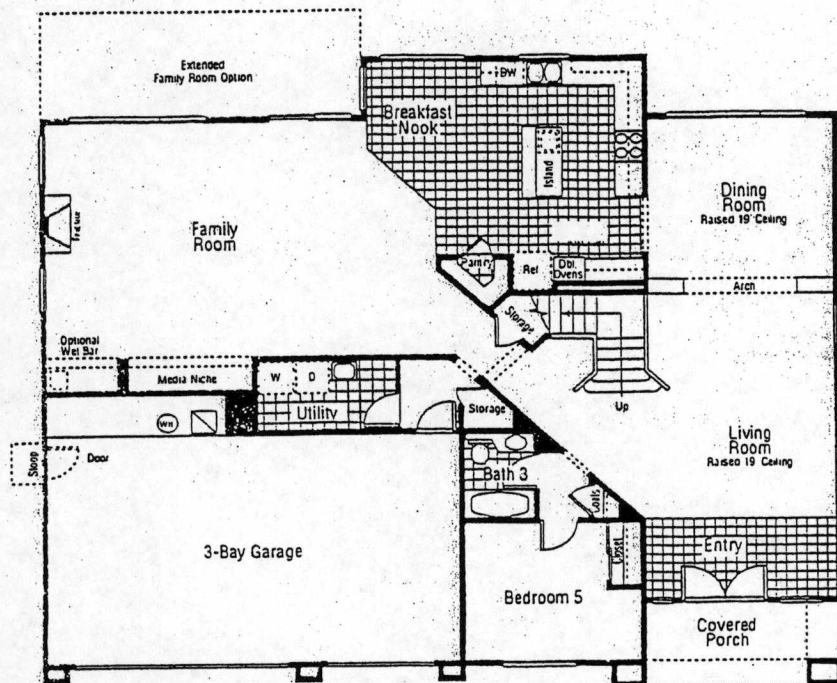
STAFF (7350)

A
S

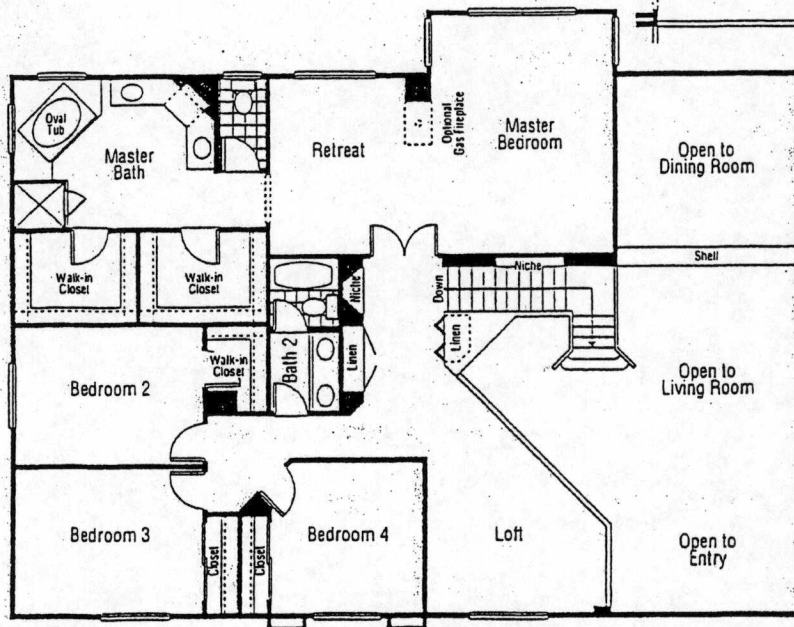
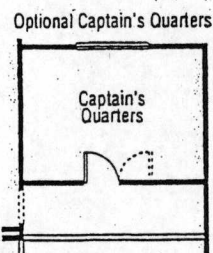
6/01

Laureate

SAN CLEMENTE



1ST FLOOR



2ND FLOOR

Z-0055-02(1)

8-8-02 PC

US·Home

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National Builder of the Year*

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STAFF (7350)

(A)
(S)

Laureate



Brentwood A



Brentwood B



Z-0055-02(1)

Brentwood C

8-8-02 PC

STAFF

US·Home

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National Builder of the Year*

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and may contain options which are not standard on all models.

(8000)

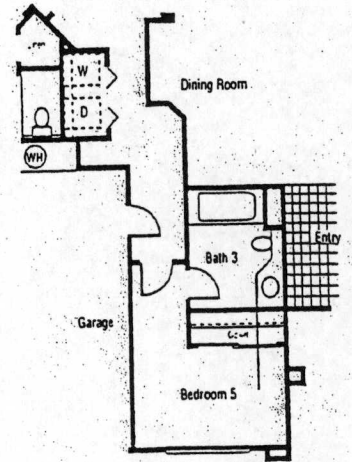
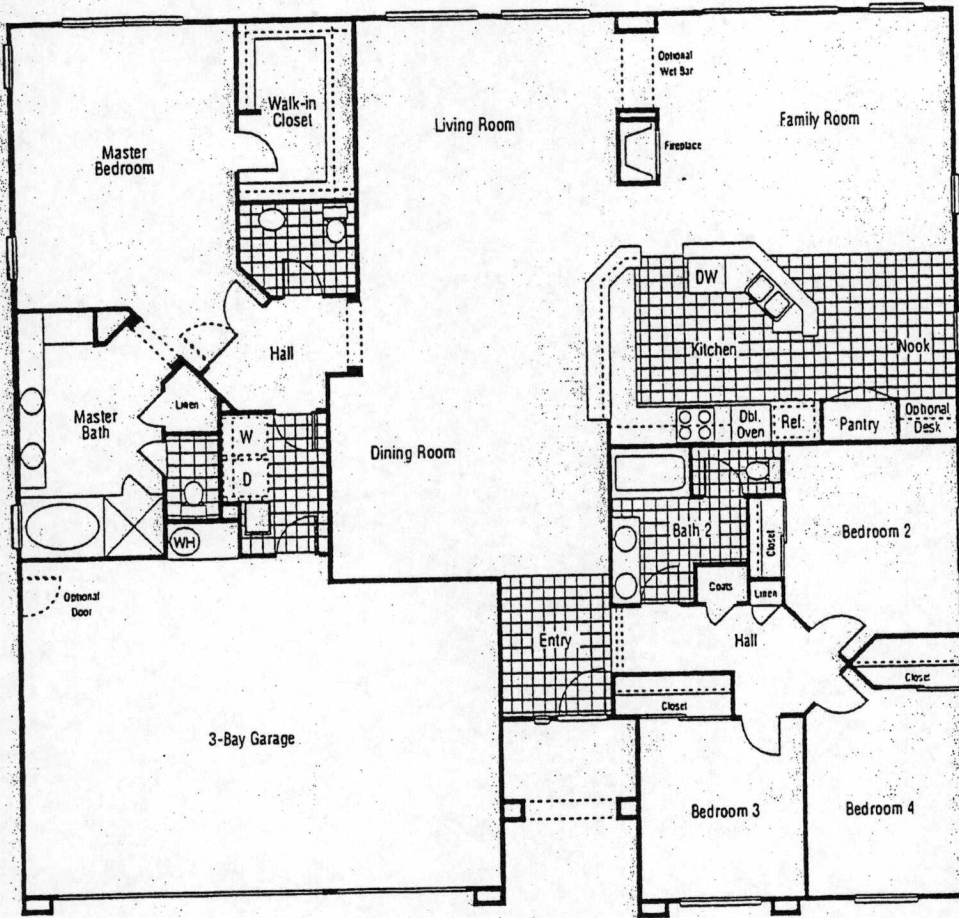
CC WE

HR

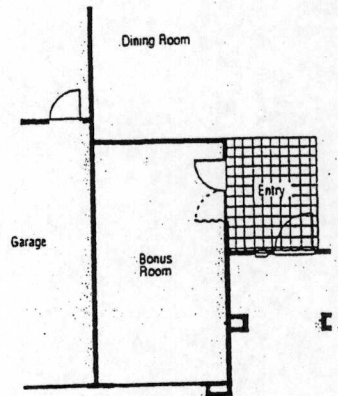
2/98

Laureate

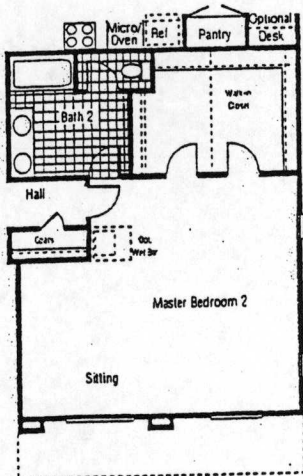
BRENTWOOD



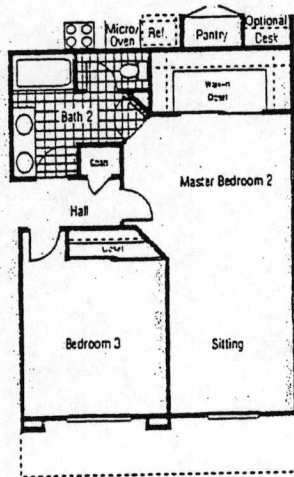
Optional Bedroom 5
with Bath 3



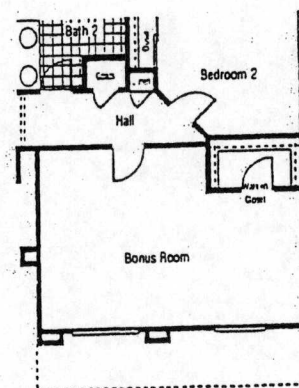
Optional Garage Bonus Room



Optional Double Master/
2 Bedroom



Optional Double Master/
3 Bedroom



Optional Bonus Room
(in lieu of Bedrooms 3 & 4)

U.S. Home

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National Builder of the Year*

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Z-0055-02(1)

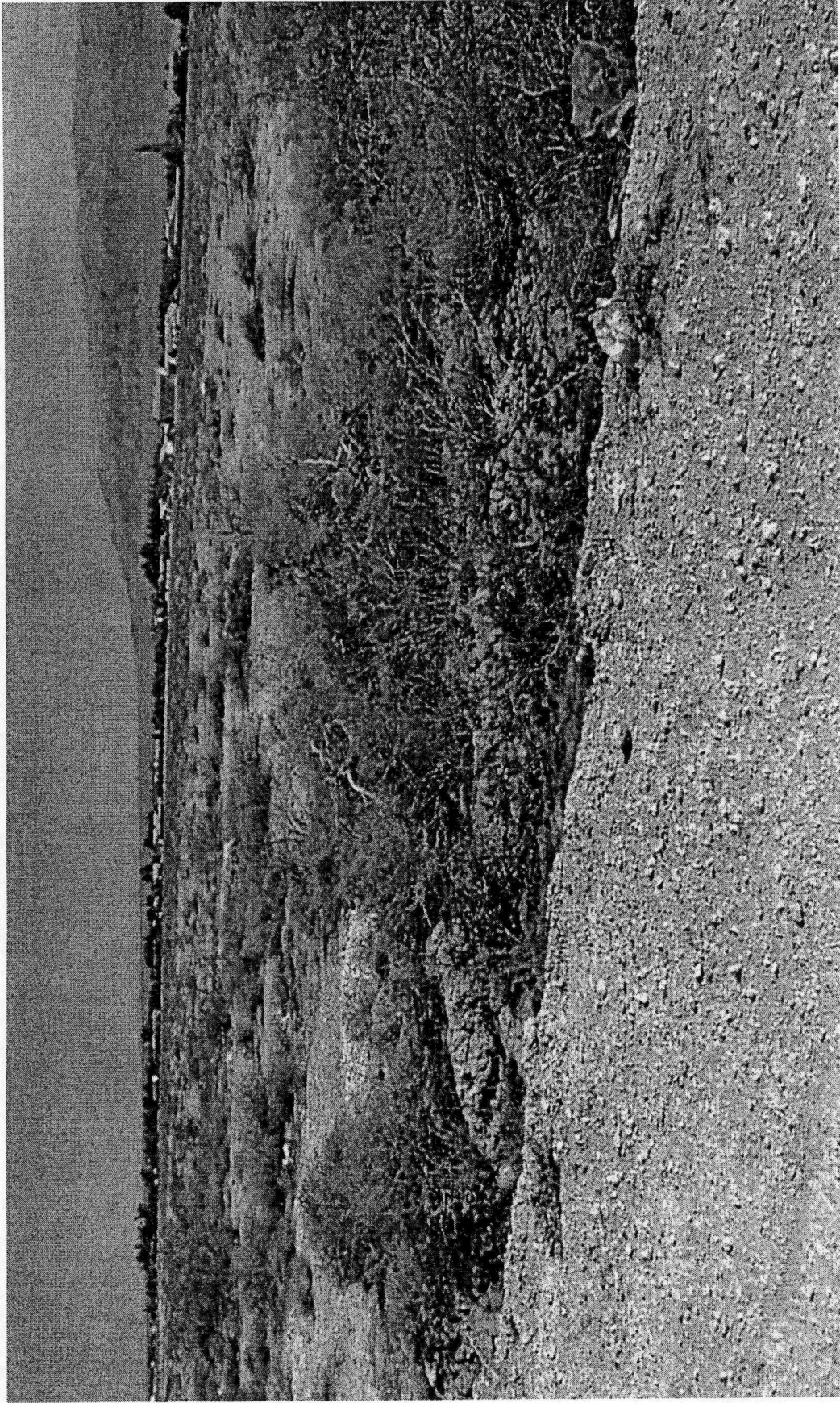
8-8-02 PC

(8000)

(S) (CF) (TP)

6/01

STAR



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

August 9, 2002

Robert Genzer
Director – Planning and Development
City of Las Vegas - Development Services Center
731 S. 4th Street
Las Vegas, NV 89101
Fax: 474-7463

Re: Additional Conditions Z-0055-02 (1)

Mr. Genzer,

Listed herein are proposed conditions as a result of a neighborhood meeting that occurred on August 7, 2002 at the Mountain Crest Community Center. We mailed approximately 250 letters to property owners adjacent to our proposed project. Approximately ten (10) property owners were present and discussed their viewpoints. Issues identified included lighting, perimeter block wall, landscaping, trails, and off-site improvements.

At the meeting, we committed to working with City staff to addressing lighting, block wall, and landscaping issues. We indicated that we would not be required to install trails as we are not part of a City approved trail network. Additionally, we indicated that we would be required to improve our abutting streets. We committed to working with Staff to propose lower intensity lighting within the subdivision (ie coach style lighting), and on adjacent perimeter streets (similar to standards adopted for Iron Mountain Ranch). This will be addressed in the staff condition requiring a street light plan. The decorative block wall is a Staff condition, while the landscaping will be addressed with permits. We indicated that we would include 24" box trees with that landscape plan.

I apologize if there was any confusion with these conditions, and in the future I will provide written confirmation of these conditions prior to the hearing. Thank-you for your understanding in this matter.

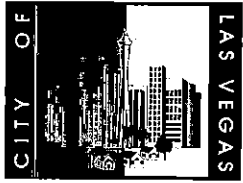
Sincerely,



Chris Armstrong, AICP

L:\240567\applications\

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(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Parness:

Your request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack), was considered by the Planning Commission on August 8, 2002.

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

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 4 units per acre) Zoning District be approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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



7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

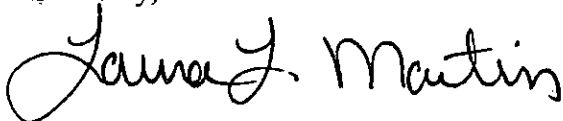
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Jeremy Parness
Z-0055-02(1) - Page Three
August 9, 2002

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.

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, 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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 8, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0055-02(1) - COHEN FAMILY TRUST ET AL - Request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

BUCKLEY – APPROVED subject to conditions and additional condition that applicant to work with staff in regard to street lighting and landscaping along the perimeter – 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:

ANDREW REED, Planning and Development, stated that there are some drainage issues with this site that will require a redesign. The applicant has requested the Site Development Plan Review be held in abeyance until 9/12/2002 Planning Commission meeting, but would like Item 29 [(Z-0055-02)] to go forward at this meeting.

CHRIS ARMSTRONG, Carter & Burgess, 6655 Bermuda Road, appeared on behalf of the applicant and said they have decided to have this item heard with Item 29 [Z-0055-02].

CHAIRMAN GALATI announced this item would be heard in its normal order on the agenda.

PLANNING COMMISSION MEETING OF AUGUST 8, 2002
Planning and Development Department
Item 30 – Z-0055-02(1)

MINUTES – Continued:

CHAIRMAN GALATI brought this item forward after Item 28 [Z-0050-02] was heard.

CHRIS ARMSTRONG, Carter & Burgess, 6655 Bermuda Road, appeared on behalf of the applicant.

MR. REED said staff found the site plan reflects an adequate street layout and the open space requirements are met. Staff recommended approval subject to the conditions.

VICTOR SKAAR, 6130 Eisner Drive, appeared in protest.

PEGGY PAPANDREA, 6290 Farm Road, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 29 [Z-0055-02] for related discussion.

(10:45 – 10:58)

3-3350

CONDITIONS:

Planning and Development

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 4 units per acre) Zoning District be approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

PLANNING COMMISSION MEETING OF AUGUST 8, 2002

Planning and Development Department

Item 30 – Z-0055-02(1)

CONDITIONS – Continued:

5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF AUGUST 8, 2002
Planning and Development Department
Item 30 – Z-0055-02(1)

CONDITIONS – Continued:

14. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 100 lot single family dwelling subdivision on 49.98 acres 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 will consider a request for a rezoning (Z-0055-02) 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 the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	49.98	Acres
Number of Lots:	100	Lots
Density:	2.00	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	15	Feet
Side:	5	Feet
Corner Side:	5	Feet
Rear:	20	Feet
Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	1.65	Acres
Open Space Provided:	2.58	Acres

All lots will have access to 39-foot wide private drives. A gated entry to Elkhorn Road is shown in the east portion of the site. A six-foot wide landscape planter is proposed along the Jones Boulevard, Eisner Drive and Elkhorn Road frontages. Additional landscaping is within the open space area in the central portion of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 2.00 dwelling units per acre on the 50-acre site is consistent with the proposed rezoning (Z-0055-02) to R-PD2 (Residential Planned Development – 2 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 1.65 acres of internal open space. The proposed layout depicts approximately 2.58 acres of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict one and two story dwellings with stucco exteriors and concrete tile roofs.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the site plan as proposed would allow for development of single-family uses at a density that is compatible with the existing residential development in the vicinity.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

The subject site is currently designated DR (Desert Rural) on the Centennial Hills Sector Map of the General Plan. The DR (Desert Rural) designation allows R-E (Residence Estates) and up to R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning at a maximum of 2.00 dwelling units per acre. The proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) density of this application will conform to the existing DR (Desert Rural) land use designation.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.”**

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

4. **“Building and landscape materials are appropriate for the area and for the City.”**

Staff finds that the proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

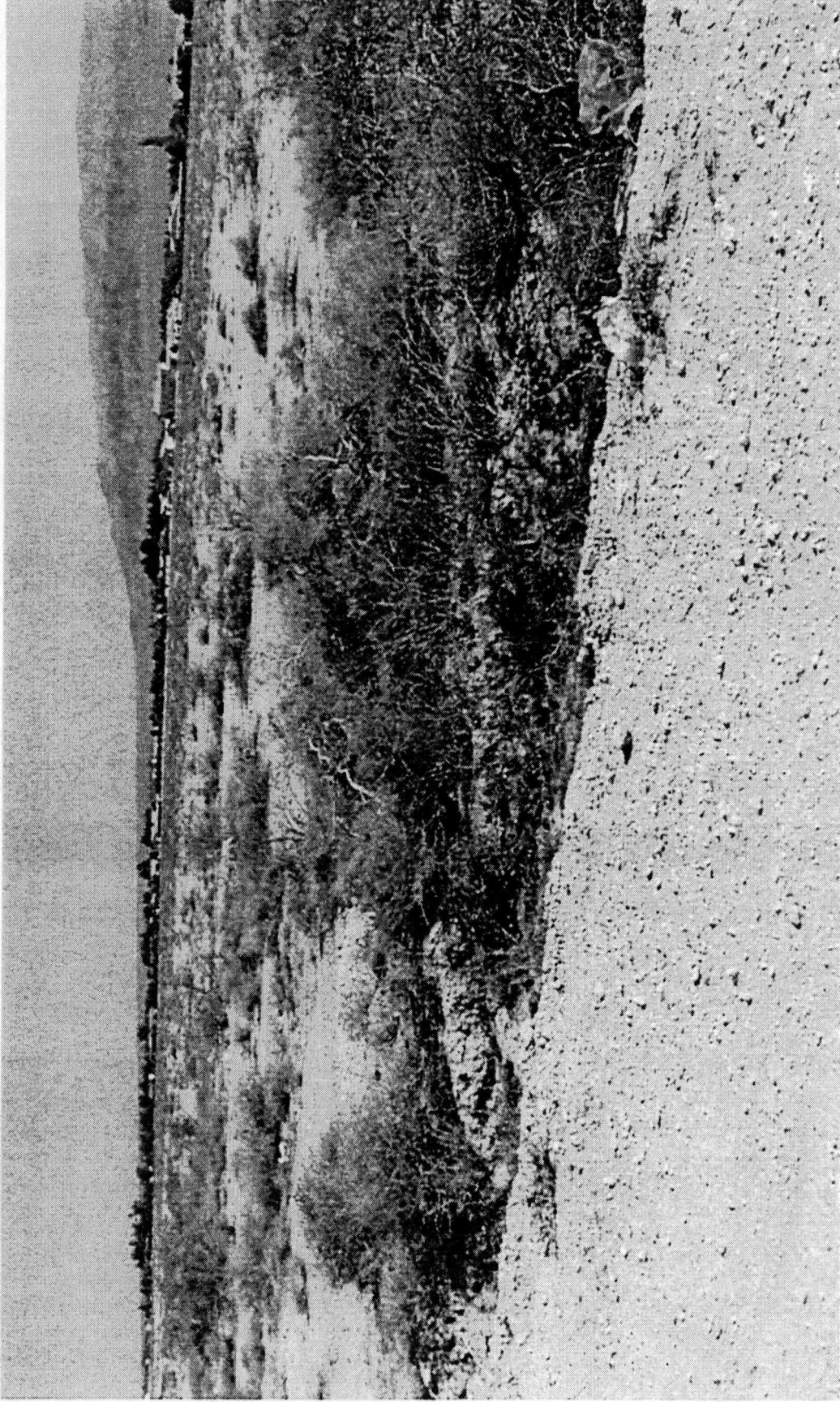
The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 249 [Mailed with Z-0055-02]

APPROVALS 0

PROTESTS 0

APR



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

July 26, 2002

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

RE: Z-0055-02(1) - SITE DEVELOPMENT PLAN REVIEW

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(1)** Cohen Family Trust, et al NWC Jones Blvd. & Elkhorn Rd.
SDPR for a proposed 100 lot subdivision on 49.98 acres

CONDITIONS OF APPROVAL:

1. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
2. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.
3. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
6. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.

Victoria Alvarez

From: Ozzie Mirkhah
Sent: Tuesday, July 02, 2002 1:14 PM
To: Victoria Alvarez
Subject: Review Comments Z-0055-02(1)

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-sacs 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 (1)** - COHEN FAMILY TRUST ET AL - Request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development, 2 units per acre) zone, Ward 6 (Mack)

The following neighborhood associations are located within one mile of this item and are mailed a courtesy development 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

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(1)

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

1. The parcel numbers in the application description need to be changed from 138-14 to 125-14.
2. Is there annexation in process for 125-14-703-001?
3. Is the plan to vacate Severence and Maverick?

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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(1)

REQUEST BY COHEN FAMILY TRUST ET AL FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION ON 49.98 ACRES LOCATED ADJACENT TO THE NORTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD (APN'S: 124-14-703-001 AND 125-14-802-001) PROPOSED R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) ZONE, WARD 6 (MACK).

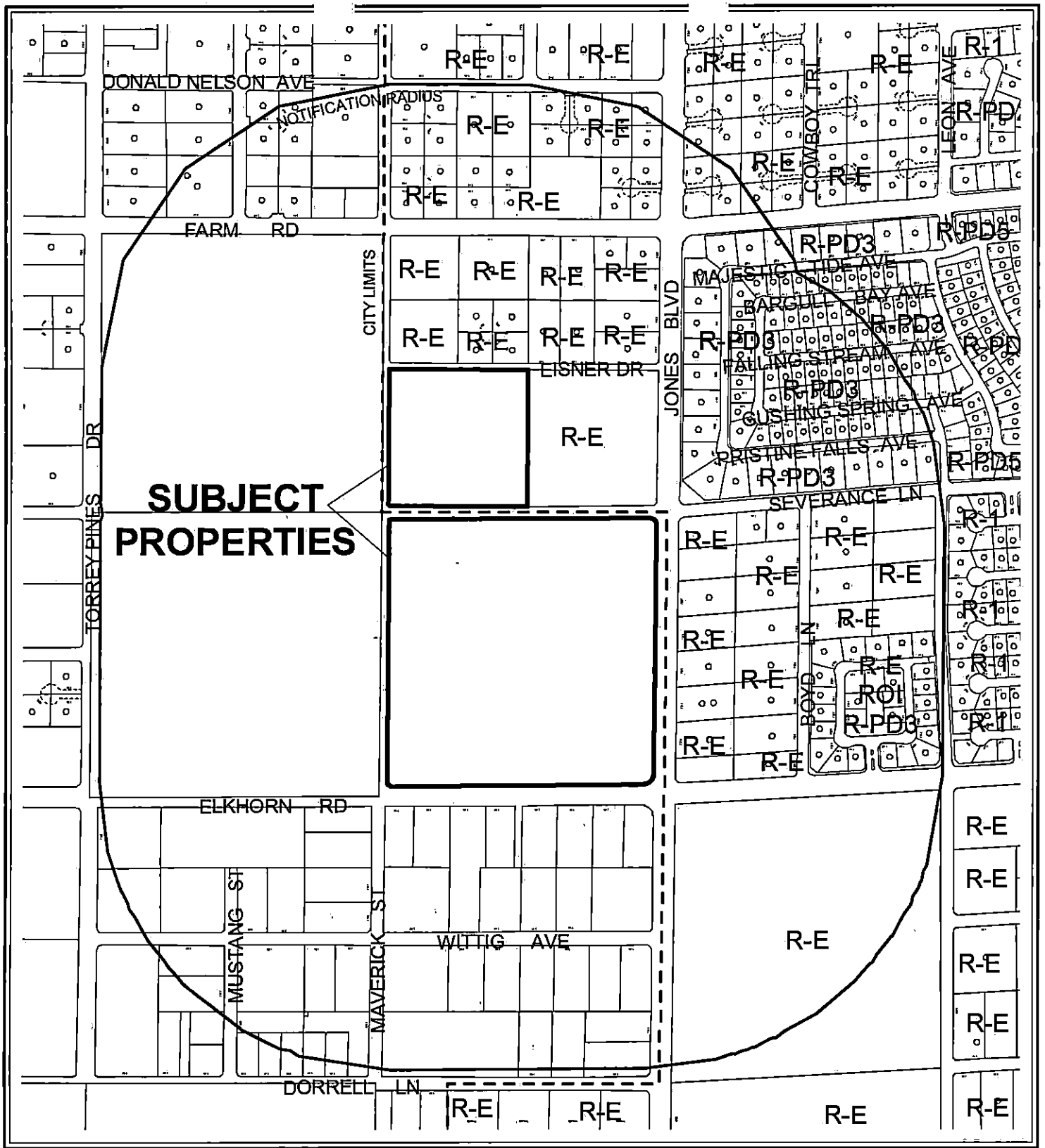
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 written objections 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 this request may be determined by 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.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0055-02(1)

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)

0 500 1000 Feet



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(1)

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

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 (1) - COHEN FAMILY TRUST ET AL - Request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 138-14-703-001 and 138-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, 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:

Case Keywords : SITE DEVELOPMENT

Accepted : 6/24/2002

Public Hearing : Y

Meeting Date : 8/8/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0055-02 (1)- COHEN FAMILY TRUST ET AL - Request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 138-14-703-001 and 138-14-802-001) PROPOSED R-PD2 (Residential Planned Development, 2 units per acre) zone, 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 :

Book	Sect	Page	Lot	Street Number	Dir	Street Name	Type	Suite	City
▶ 125	14	802	001						

Parcel No. 125 14 802 001
Geographic: PT S2 SE4 14 19 60
Document: 1998092502495 1
Recorded: 9/25/1998

Situs Address:
Tax ID: 125
Entity Name: ARTESIAN BASIN
Last Update: 6/26/2002 4:40:38

Owner Description:

COHEN FAMILY TRUST ETAL
 COHEN GILBERT V & L C TRS
 %A ANDREWS
 3800 HOWARD HUGHES PKWY 16TH FL

Legal Description:

ALL SE4 SE4 SEC 14 19 60
 Plat Book: 0000 Page: 0000
 Lot: Block:

GIS Map

County Map

New Case

Print Screen

Help

Close

Zoning and Case Files | In Progress Address | County Land Use | Parcel Comments

Current Zoning

Zoning	Case Num	La

Add Delet Edit Save Canc

ROI

ROI	Case Num

Add Delet Edit Save Canc

Cases History

Case	Meeting Date
▶ A-0090-01	1/24/2002
Z-0055-02	8/8/2002
Z-0055-02(1)	8/8/2002

Add Delete Go To Case Information

Map:

Set Backs

Front 00

Rear 00

Side

Corner 00

Multi Update

Book	Sect	Page	Lot	Street Number	Dir	Street Name	Type	Suite	City
▶ 125	14	703	001						

Parcel No. 125 14 703 001 Geographic: PT N2 SE4 14 19 60 Document: 2001082202478 1 Recorded: 8/22/2001 Owner Description: UNLIMITED HOLDINGS INC ETAL 2865 S JONES BLVD LAS VEGAS NV	Situs Address: Tax ID: 200 Entity Name: LAS VEGAS Last Update: 6/26/2002 4:40:35 Legal Description: PARCEL MAP FILE 11 PAGE 2 Plat Book: 0011 Page: 0002 Lot: 4 Block:	GIS Map County Map New Case Print Screen Help Close
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Zoning and Case Files	In Progress Address	County Land Use	Parcel Comments
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Current Zoning

Zoning	Case Num	La

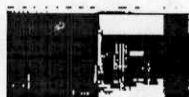
ROI

ROI	Case Num

Cases History

Case	Meeting Date
Z-0055-02	8/8/2002
▶ Z-0055-02(1)	8/8/2002

Map:
 Set Backs
Front
Rear
Side
Corner



Current Planning Division

APPLICATION/PETITION FORM

Application/Petition For: Site Development Review
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 Lots/Units 120 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 3765 E. Sunset Road Ste 9 Phone: 73609100 Fax: 736-9200
City: Las Vegas State: NV Zip: 89120

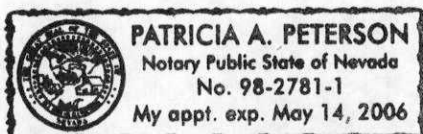
REPRESENTATIVE: Carter & Burgess, Inc. Contact: Dennis Wertzler
Address: 6655 Bermuda Road Phone: (702) 938-5400 Fax: (702) 938-5537
City: Las Vegas State: NV Zip: 89119

Property Owner Signature [Signature]
Print Name: ALAN B. ANDREWS

Subscribed and sworn before me

This 13TH day of JUNE, 2002
Patricia A. Peterson

Notary Public in and for said County and State

**FOR DEPARTMENT USE ONLY**Case # 2-0055-02(1)Meeting Date: 08/08/02

Signs Required: _____

Map # _____

Total Fee: 400Receipt # 87568Date Accepted: 06/24/02Accepted By: [Signature]

Current Planning Division

APPLICATION/PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location): Elkhorn & Jones *stet.*

Project Name: Elkhorn & Jones *2002* 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 #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 *[Signature]*

Print Name: DAVIDA SASS

Subscribed and sworn before me

This 13 day of July, 20 02

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # 2-0055-02(1)Meeting Date: 08/08/02

Signs Required: _____

Map # _____

Total Fee: 400=-Receipt # 87568Date Accepted: 08/28/02Accepted By: *[Signature]*

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:

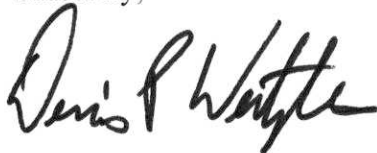
Carter & Burgess, Inc. on behalf of U.S. HOME Corporation is requesting applications for a proposed 100 lot single-family residential subdivision on 50 gross acres, more or less, having a density of 2 dwelling units per acre. This project is generally located at the northwest corner of Jones Blvd and 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(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:

Partner(s):

APN:

Signature of Property Owner/Authorized Agent:

Print Name: _____

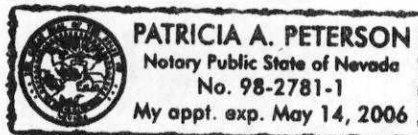
ALAN B. ANDREWS

Subscribed and sworn before me

This 13TH day of JUNE, 2002

Patricia A. Peterson

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: E-0055-0211 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: _____

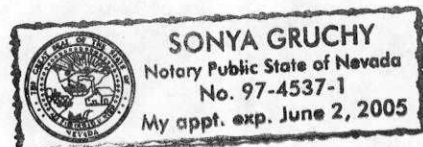
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

This 12 day of June, 2002

Notary Public In and for said County and State



980925.02495

GRANT, BARGAIN, SALE DEED

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 thereto belonging or in any wise appertaining.

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


GILBERT VICTOR COHEN

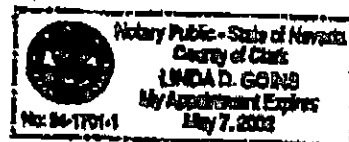
983925.02495

STATE OF NEVADA)

COUNTY OF CLARK) ss.

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. Gons
Notary Public



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 3

OFFICIAL RECORDS

BOOK: 980925 DIST: 02495

FEE: 9.00 RPT: EX1888

APN: 125-14-703-001

20010822
02470

Tax documents mail to:
 After Recording, mail to:
 Unlimited Holding, Inc.
 2845 South Jones Blvd.
 Las Vegas, NV 89146

ASSN R.P.T.T. 5

GRANT, BARGAIN, SALE DEED

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

UNLIMITED HOLDING, INC., a Nevada corporation

Does hereby Grant, Bargain, Sell and Convey to,

1996 Sanderson Family Limited Partnership as to an undivided 25% interest

and

F. Bryan Sanderson, Trustee of the F. Bryan Sanderson Profit Sharing Trust
as to an undivided 25% interest

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

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 2, as shown by Parcel Map in File 11, Page 2, recorded November 10, 1976, as
 Document No. 074572, Official Records, Clark County, Nevada.

Commonly known as, vacant land is Mower & Sovereign
 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 thereto belonging
 or appertaining and the reversion and reversions, remainder and remainders, rents,
 issues profits etc.

Dated this 15th day of July, 1999.

Notary Seal

Unlimited Holding, Inc.
 A Nevada corporation

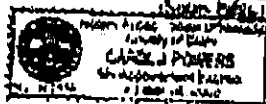
By: [Signature]
 David A. Sans, President

STATE OF NEVADA

COUNTY OF CLARK

ss. David A. Sans (personally)
 Appeared before me, a Notary Public,
 DAVID A. SANS

personally known or proved to me to
 be the person whose name is subscribed
 that he executed the instrument.

Signature David A. Sans

THIS AREA PROVIDED FOR RECORDING OF

CLARK COUNTY, NEVADA
 JUDITH A. WANDERER, RECORDER
 RECORDED AT REQUEST OF:
 UNLIMITED HOLDING, INC.
 AS OF JUNE 22, 1999
 OFFICIAL RECORDS
 BOOK: 001000-0001
 PAGE: 02470
 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

PRELIMINARY REPORT

Order No.: 02122435

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.

PRELIMINARY REPORT

Order No.: 02122435

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.

PRELIMINARY REPORT

Order No.: 02122435

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.

PRELIMINARY REPORT

Order No.: 02122435

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 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.

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.

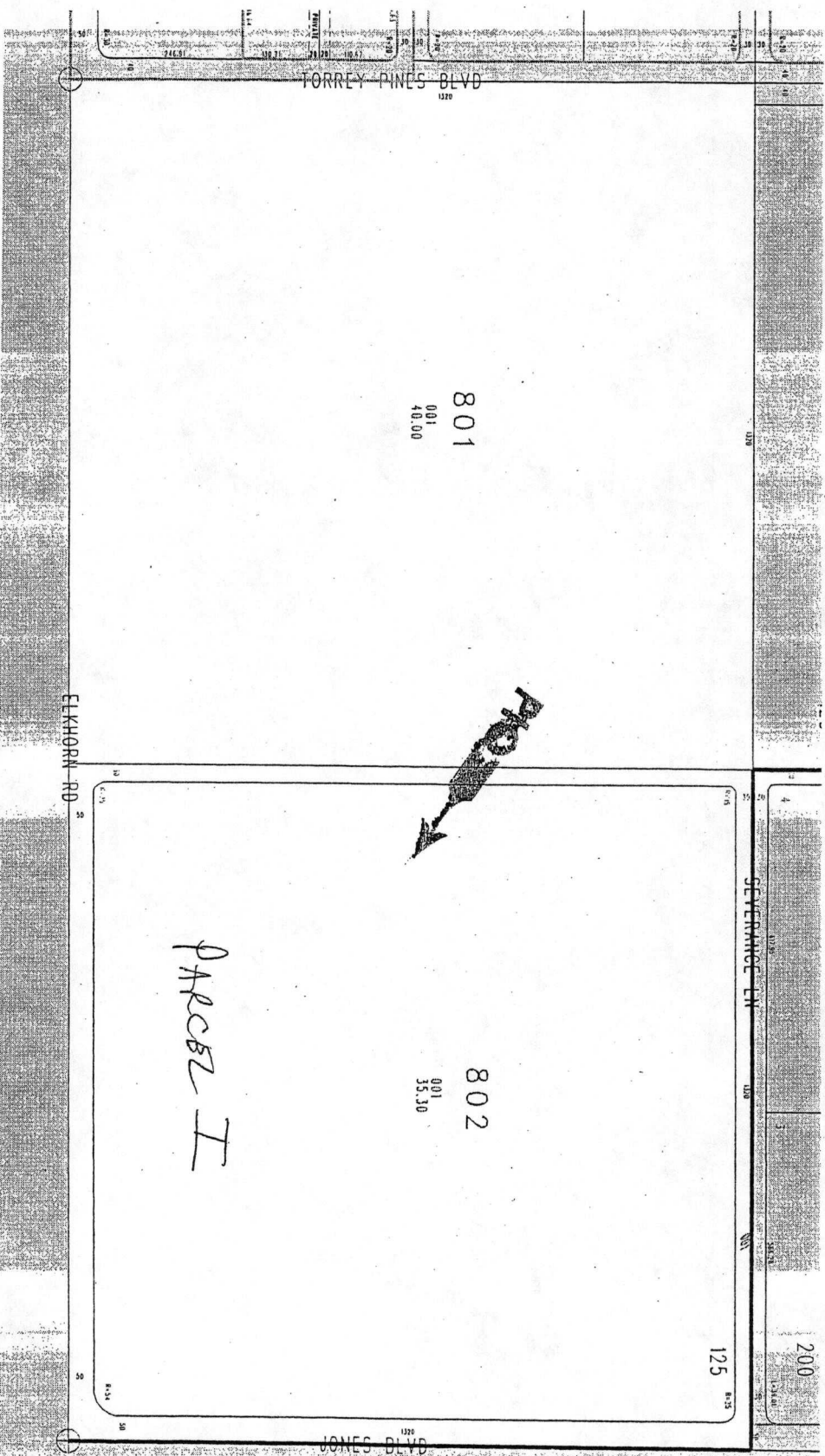
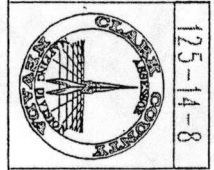
MAP LEGEND

45	AVENUE OR VALLEY
---	PARCEL BOUNDARY
---	SUBD BOUNDARY
---	ROAD EASEMENT
---	PLAT BOUNDARY
---	NON-PARCEL LOT LINE
---	MATCH LINE
---	ROAD ID NUMBER
---	GOV. LOT NUMBER
---	LOT NUMBER
---	PARCEL NUMBER
---	ACREAGE
---	PARCEL SUB/SEC NUMBER
---	PLAT RECORDING NUMBER
---	BLOCK NUMBER

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

119S R60E	14	5 2 SE 4	125-14-8
120S R60E	15	5 2 SE 4	
121S R60E	16	5 2 SE 4	
122S R60E	17	5 2 SE 4	
123S R60E	18	5 2 SE 4	
124S R60E	19	5 2 SE 4	
125S R60E	20	5 2 SE 4	
126S R60E	21	5 2 SE 4	
127S R60E	22	5 2 SE 4	
128S R60E	23	5 2 SE 4	
129S R60E	24	5 2 SE 4	
130S R60E	25	5 2 SE 4	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25



ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE
OF VALUE
45

MAP LEGEND

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

PARCEL BOUNDARY	001	PARCEL NUMBER
SUBD BOUNDARY	1.00	ACREAGE
ROAD EASEMENT	202	PARCEL SUB/SETO NUMBER
PAV'D BOUNDARY	PH 20-45	PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5	BLOCK NUMBER
WATCH LINE	5	LOT NUMBER
ROAD ID NUMBER	BL-5	GOV. LOT NUMBER

T19S R60E

185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
1205	1195	1185	1175	1165	1155	1145	1135	1125	1115	1105	1095	1085	1075	1065	1055

14

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

N 2 SE 4

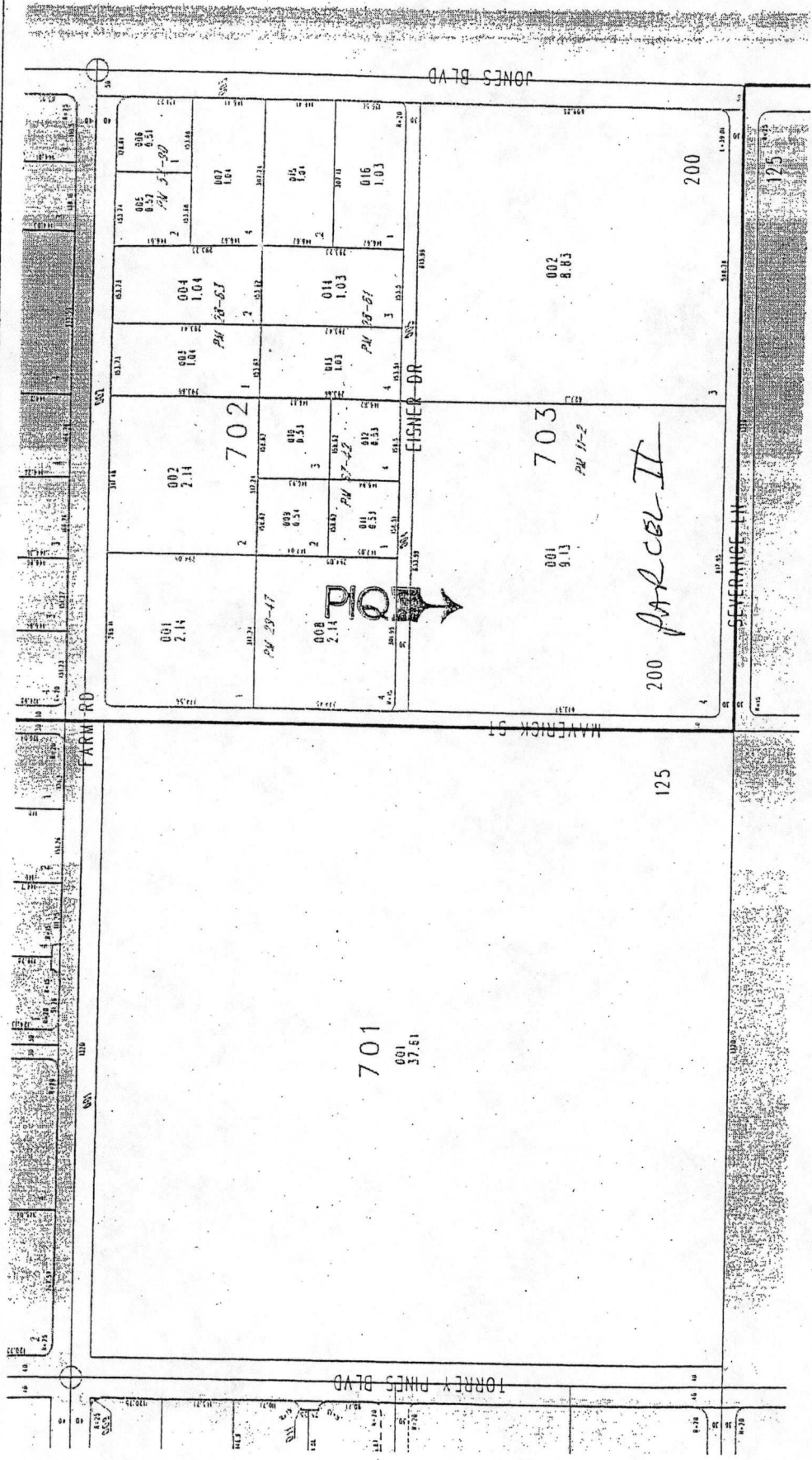
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

125-14-7



Scale: 1"=200'

Rev: 01/15/99



TAX DIST 125,200

This map is for information purposes only and does not represent a survey. No assurance are given as to the accuracy of the information reflected herein.

ATTORNEY'S REPORT 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
SUNTIME 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 (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 14,
 Township 19 South, Range 60 East, M.C.B. & M.

SUBJECT TO:

1. Taxes for the Fiscal Year 1977-1978

2. ~~Reservations, restrictions and conditions, if any, rights of way and easements~~
 neither of record or actually existing on said premises.

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

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 CLARKOn this 15th day of January 19 78

personally appeared before me, a Notary Public,

WALTER J. DOLAN ANDVIOLA M. DOLAN

who acknowledged that they executed the foregoing instrument.

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

CHICAGO TITLE INSURANCE COMPANY
 178 SOUTH THIRD STREET
 LAS VEGAS, NEVADA 89101
 385-8811

Order No. LV-70967-KS

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

795160
 1781 MC
 OFFICIAL RECORD BOOK NO. 836
 RECORDED AT REQUEST OF

CHICAGO TITLE INSURANCE CO.

JAN 17 4 05 PM '78

CLARK COUNTY NEVADA
JOAN L. SWIFT REORDER

REF 301 DEPUTY

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

FUNTIME CORPORATION, a Nevada corporation,

do 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.

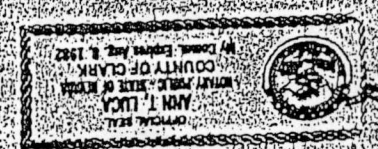
EXEMPTION FROM PAYMENT OF TAXES
ON COMPLETED FULL VALUE OF PROPERTY COMPLETED
ON COMPLETED FULL VALUE LESS LIES AND
EXEMPTIONS REQUIRED AT TIME OF TRANSFER
BUT NOT TO BE USED FOR
REMITTANCE OF DELAYED ON ACHIEVING DELAYED TAX - FROM PAYEE

Witness my hand this 28th day of February 1979.

FUNTIME CORPORATION, a Nevada corp.
BY: *[Signature]*
MARTIN W. GREENWALD, Pres.

STATE OF NEVADA
COUNTY OF CLARK
SS. *[Signature]*
Notary Public
who acknowledged that he executed the above instrument

President
Martin W. Greenwald
Title Order No.
Factor of Loan No.
SPACE BELOW THIS LINE FOR RECORDER'S USE



THIS FORM FURNISHED BY
TITLE INSURANCE
A TICON COMPANY
WHEN RECORDED MAIL TO
MT. GILBERT COHEN
3527 Labatoma
Las Vegas, Nevada 89121

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
FEB 28 11 46 AM '79
DEPUTY RECORDER
OFFICIAL RECORDS
BOOK INSTRUMENT
0975343

R.P.T.T.S. _____

9 4 QUITCLAIM DEED 1

THIS INSTRUMENT 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:

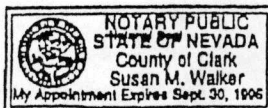
1. Taxes for the fiscal year.
2. Reservations, restrictions and conditions, if any;
rights of way and easements either of record or
actually existing on said premises,

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 thereto belonging or in anywise appertaining

Witness my hand and seal this 30th day of June 1994
GILBERT V. COHEN HEATHER M. COHEN

STATE OF NEVADA,

County of CLARK }On JUNE 30 1994 personally
appeared before me, a Notary Public,GILBERT V. COHEN AND
HEATHER M. COHENwho acknowledged that I he X executed the above
instrument.Signature Susan M. Walker
(Notary Public)

ESCROW NO. _____

WHEN RECORDED MAIL TO Gilbert V. Cohen, 3527
LaPaloma, Las Vegas, Nevada 89121CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

B COHEN

07-14-94 15:47 MEL
OFFICIAL RECORDS
BOOK: 940714 INST: 01201
FEE: 7.00 RPT: EX1007

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, Grantor'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

(Print name here)

Signature

(Print name here)

STATE OF NEVADA

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):

RECORDING REQUESTED BY AND MAIL TO

NAME Gilbert Cohen
ADDRESS 3527 L.A. Folsom Av
CITY/ST/ZIP Las Vegas, NV 89121

If applicable mail tax statements to

NAME

ADDRESS

CITY/ST/ZIP

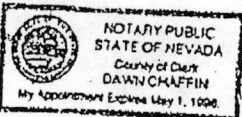
SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

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

G COHEN

04-08-97 09:57 IMK
BOOK 470408 INST 00674
OFFICIAL RECORDS

FEE 7.00 RPTT 8.45



Notary Public
Dawn Chaffin

Notary Public Seal: Notary Public, State of Nevada, County of Clark, Dawn Chaffin, My Commission Expires May 1, 1998.

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.

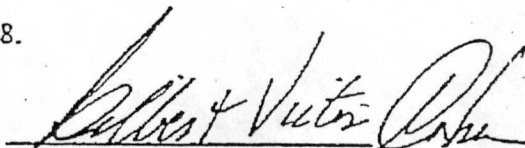
GRANTEES ADDRESS: Gilbert and Catherine Cohen, 8949 Rivers Edges Drive Las Vegas, NV 89117

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 thereto belonging or in any wise appertaining.

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

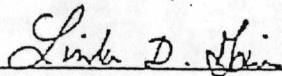

GILBERT VICTOR COHEN

STATE OF NEVADA)

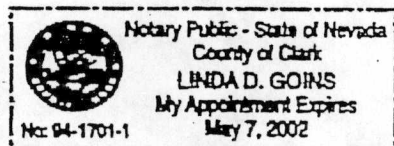
) ss.

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.



Notary Public



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 EAH 3
OFFICIAL RECORDS
BOOK: 980925 INST: 02495
FEE: 9.00 RPTT: EX#008

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 (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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 Severance 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 North-easterly, 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 inter-section 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: *Samuel S. Campbell*
Department: *Commission* Date: *7-3-82*

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

Witness my hand this 17th day of December, 1982

FUN TIME CORPORATION

BY: *Martin W. Greenwald*

BY: *Martin W. Greenwald*

ALAN B. ANDREWS

GILBERT D. COHEN

HEATHER M. COHEN

STATE OF NEVADA

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 D. COHEN & HEATHER M. COHEN who acknowledged to me that they executed the above instrument.

WITNESS my hand and official seal.

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

County Clerk's Office
Commission Division

Recorder Building, 9th Floor
Las Vegas, Nevada 89101

GREENWALD
of Fun Time Corp.
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

CLARK COUNTY ENGINEER

JUN 19 11 07 AM '84

OFFICIAL RECORDS
INSTRUMENT

1941

1900663

125-14-703-001

20010523
02414

When recorded mail to
Unlimited Holdings, Inc
2865 South Jones Blvd
Las Vegas, NV 89146

R.P.T.T. 5 8

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 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 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 covenants, hereditaments, and appurtenances thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof.

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

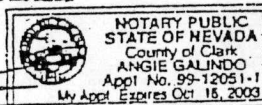
Wayne Leposavic
WAYNE LEPOSAVIC

State of Nevada }
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 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

85-23-2001 15:22 DEN
OFFICIAL RECORDS

BOOK: 20010523 INST: 02414

FEE: 7.00 RPTT:

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 23% 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 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.

Commonly known as desert land @ Mavrick & 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 12th day of October, 1999.

Notary Seal

Unlimited Holdings, Inc.,
A Nevada corporation

By: [Signature]
David A. Suss, President

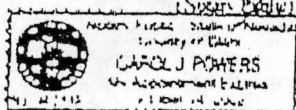
STATE OF NEVADA

COUNTY OF CLARK

on October 12, 1999 (personally)
Appeared before me, a Notary Public,

DAVID A. SASS
personally known (or provided) to me to
be the person whose name is acknowledge
that he executed the instrument.

Signature [Signature]



THIS AREA PROVIDED FOR RECORDERS USE

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

UNLIMITED HOLDINGS, INC.
AS OF 10/12/99 11:26 JLS
OFFICIAL RECORDS
BOOK 20010822 INST 02478

FEE: 7.00

Las Vegas Nevada, being a part of said Mineral Court 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.

Signed, Sealed and Delivered in
the Presence of _____

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

STATE OF NEVADA CALIFORNIA)
COUNTY OF CLARK)

SS.

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 Joan W. Ellis Aug 9 1928 A- 30 min. past 11 A. M. in Book 13 of Deeds Page 162, Clark County, Nevada, Records.

E.L.

S. R. Whitehead, Recorder.

28951 APPLICATION NO. 20369

PATENT NO. 10843
THE STATE OF NEVADA

160 Acres

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.
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.
S. R. Whitehead, Recorder.

E.L.

28954 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 1/4) of the Southwest Quarter (SW 1/4) 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.

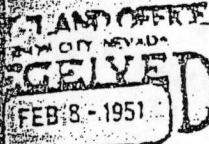
BOOK 202

164314

(2-1)

RECEIVED
BUREAU OF LAND SURVEY OFFICE,
WASHINGTON, D. C.

Carson City 021971

4-1040
(Form 1-50)JAN 21 1951
700210 003112181456

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, 1834 (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 28, 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, NE $\frac{1}{4}$ SE $\frac{1}{4}$.
sec. 16, W $\frac{1}{2}$ NE $\frac{1}{4}$.
sec. 17, SE $\frac{1}{4}$ SE $\frac{1}{4}$.
sec. 27, SW $\frac{1}{4}$ NE $\frac{1}{4}$.

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, 1946 (60 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.

GIVEN under my hand, in the District of Columbia, the TWENTY-EIGHT day of JANUARY, 1951, 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.

Patent No.

1131017

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

By

Jan F. Homan
Chief Patent Section

BOOK 202

164314
(2-2)

RECEIVED
JUN 18 1959
CLARK COUNTY

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. GALLER, RECORDER
TEE & *Deputy* DEPUTY



OWNERS CERTIFICATE AND DEDICATION

2011.10.10

Elmer A. Brainerd Trusts Date 9-8-76

Kimer A. Braginskii, Dpt

Noting Public in and for said County and State
Clara A. Furholtz,
My commission expires

My community desires

The bolts of bearings for this map is the collection of James Bird, as recorded in file 23, Page 65 of Surveys, Fiuma County, Missouri Records, Volume 5, 1894-95:137.

As a result of the above, the following is recommended:

96-01-07

Received of the
 Hon. Secy of the Navy
 the sum of \$100.00
 for the purchase of
 100 copies of the
 "Manual of the Navy"
 for the use of the
 Bureau of Naval Affairs
 at the rate of \$1.00 per copy
 \$100.00

980130 04383

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.
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 con-
tinuance 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 herein

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 re-
newal thereof, in the principal sum of

TWO HUNDRED FIFTEEN THOUSAND AND NO/100 (\$15,000.00)

executed by Trustor in favor of Beneficiary, in order (3) Payment of such additional sums as may hereafter be advanced for
the account of Trustor in favor of 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 (16) inclusive of the Master Form Deed of Trust, recorded on the 1st day of November, A.D.
1967, in Book 832 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

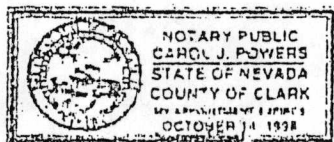
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him
at his address hereinbefore set forth

UNLIMITED HOLDINGS, INC.

DAVID A. SASS

STATE OF NEVADA
COUNTY OF CLARK
On JANUARY 21, 1998 personally
appeared before me, a Notary Public,
DAVID A. SASS

who acknowledged that he executed the above instrument



ORDER NO. 98010192-SB
WHEN RECORDED MAIL TO Unlimited Holdings
2865 So. Jones
Las Vegas, NV

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 contained in this deed of trust, or any portion thereof, or any interest therein, either voluntarily or by operation of law, then 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:

[Signature]
DAVID SAGG

Initial DS 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
BOOK: 980130 INST: 03883
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 corporation, Trustee, and recorded January 30, 1998
as Document No. 02883, in Book 98013 6, 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: _____

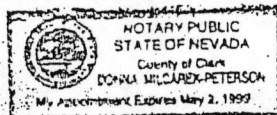
JOHN R. COLLINS

STATE OF Nevada
County of Clark
On this 29th 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 as 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.

Donna McCarey-Peterson
Notary Public in and for said County and State



ESCROW NO. 98 01 0192

WHEN RECORDED MAIL TO:
DIVERSIFIED EQUITIES GROUP, INC.
3885 SO. DECATUR #1050
Las Vegas, Nevada 89103

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

LAWYERS TITLE OF NEVADA
01-30-98 17:00 CPD
OFFICIAL RECORDS
BOOK: 980136 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	-----

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 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 1071.10 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 }

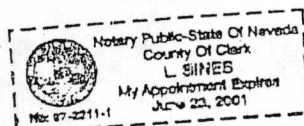
On the 6TH day of FEBRUARY, 1998, personally a
SONYA GRUCHY
before me a Notary Public, proved to me to be
the person whose name is subscribed to the
above instrument who acknowledged that he
executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State

When Recorded Mail To:

MR. STAN KROLAK
2713 CRYSTAL BEACH
LAS VEGAS, NV 89128



UNLIMITED HOLDINGS, INC.

SONYA GRUCHY, VICE PRESIDENT

SPACE BELOW FOR RECORDERS USE

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

S KROLAK
02-24-98 14:00 NEL 1
BOOK: 980224 INST: 01257
FEE: 7.00 APTT: .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.

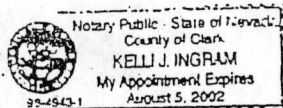
Stan Krolak
Stan Krolak

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.

Kelli J. Ingram
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
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 UTID MAY 7, 1997 herein called BENEFICIARY

Witnesseth That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH

POWER OF SALE, that property 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

TAKING HERE WITH all a singular the tenements, improvements 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 hereof

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustee incorporated by reference or contained herein 2. Payment of the matured debts 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 Assignor 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 414 and at the page, or Document No. 411987 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) here by 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 and 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 1b, the amount of fire insurance shall be \$0.00 and with respect to articles 4 Sets provided, the percentage shall be reasonable

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

UNLIMITED HOLDINGS, INC.,
a Nevada corporation

BY:

[Signature]
Sonya Crocker, Vice President

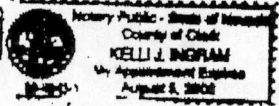
Escrow No. _____

STATE OF NEVADA

155.

COUNTY OF CLARK

(Notarial Seal)



On October 12, 2001

personally appeared before me a Notary Public, Sonya Crocker, Vice President who provided 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 she executed the instrument for the purposes and consideration therein expressed

Signature *[Signature]*
(Notary Public)

THIS SPACE FOR RECORDER'S USE

137-26-519-

023

ORIGINAL

20020501
02761

District Court

CLARK COUNTY, NEVADA

(16) Jmo

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

DEPUTY CLERK

JOHN TAWNEY

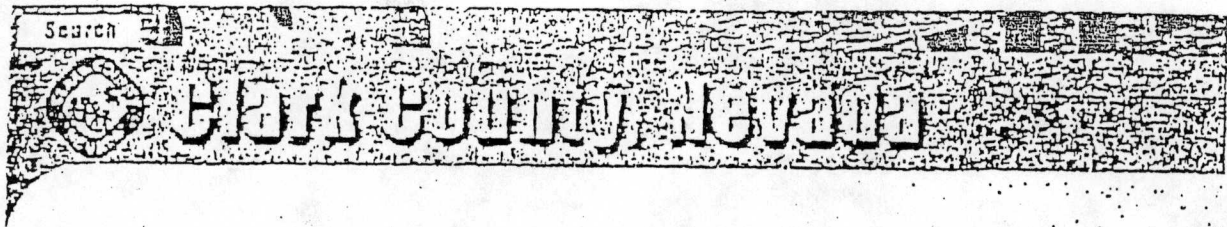
APR 26 2002

APR 28 2002

Date

20020501
.02761

EXHIBIT "A"



M.W. Schofield, Assessor

Parcel Number Inquiry
Search By Owner's Name

<i>Owner Name</i>	<i>Tax District</i>	<i>Parcel Number</i>
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



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

702-455-3882 (INFORMATION)

20011112
02592

Exhibit "A"
Legal Description

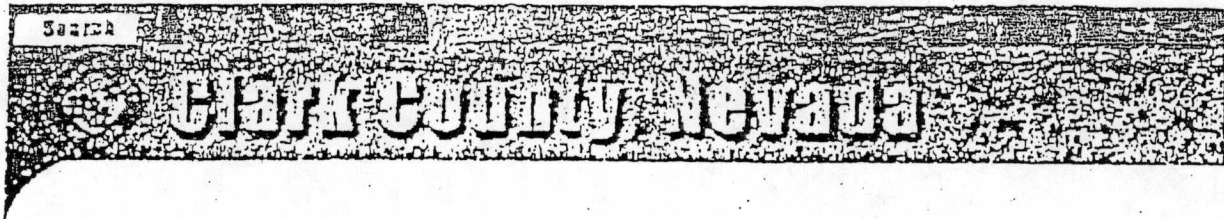
APN: 125-14-703-001

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. VANDOVER, RECORDER
RECORDED AT REQUEST OF:
UNLIMITED HOLDINGS INC
11-02-2001 15:19 CFE 2
BOOK: 20011112 INST: 02592
FEE: 15.00 HPTT: .00



M.W. Schofield, Assessor

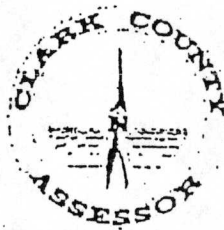
Parcel Number Inquiry

Search By Owner's Name

<i>Owner Name</i>	<i>Tax District</i>	<i>Parcel Number</i>
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



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 APTT: .00



OPEN SPACE & COMMON RECREATIONAL FACILITIES CALCULATOR

ENTER THE FOLLOWING

INFORMATION:

(use the "Tab" key)

Project Density: 2 Units/Acre
Project Area: 50 Gross Acre

Required Area for Open Space = 1.65 Gross Acre
or = 71,874.00 Square foot

NOTES

The design of the Open Space SHALL meet the following criteria:

- 1/ Shall be configured to permit optimal utilization;
- 2/ Shall be more or less centrally located;
- 3/ A sidewalk system shall be provided to connect all residential areas to the Open Space;
- 4/ Shortcuts should be provided by means of Alleyways or Pathways that are:
 - a) Alleyways 160' or less in length = 10'-0" min. width; and
 - b) Alleyways greater than 160' = 10'-0" + 1'-0" for each additional 8'-0"

The following CANNOT be counted toward meeting the Open Space requirements:

Rights-of-way, Setbacks, Drainage easements, Parking areas, Landscaped entry
Project perimeter landscape planters, and Any area not platted as a common lot.

The following MAY be counted toward meeting the Open Space requirements:

- 1/ Streetscape, IF:
 - a) Shall be at least 5'-0" in width, and directly adjacent to a sidewalk or
 - b) Shall have at least one, 24" tree every 30'-0" on-center, regardless
 - c) Shall have at least four, 5-gallon shrubs for each tree;
 - d) Bare soil is not permitted. Any area not covered by ground cover s
 - e) Should be provided on both sides of all streets of the subdivision.

97,350 
PROVIDED.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT* **ZF0055-02(1)**

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	2 nd 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	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th 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

Laureate



San Clemente C



San Clemente D

Z-0055-02(1)

8-8-02 PC

US Home

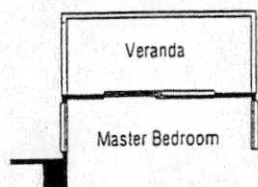
*Nations Only 3 Time
National Builder of the Year*

©1999 U.S. Home Corporation. U.S. Home reserves the right to make changes without prior notice. Stated dimensions and square footage are approximate.

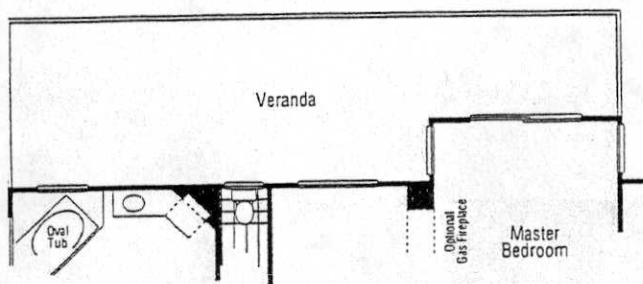
STAFF

Laureate

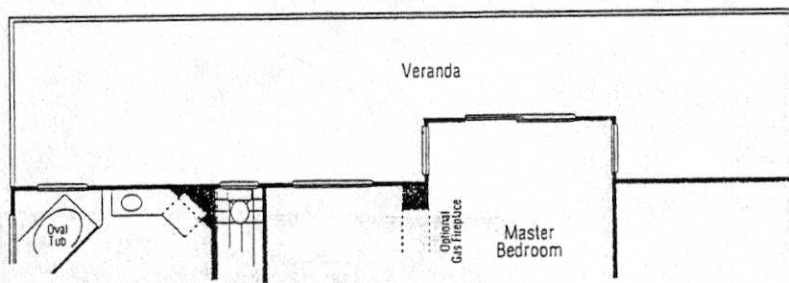
SAN CLEMENTE (OPTIONS)



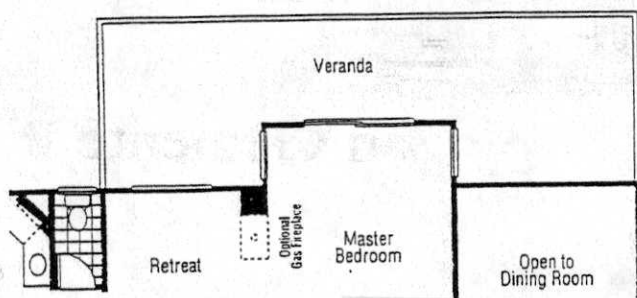
Veranda Option 1



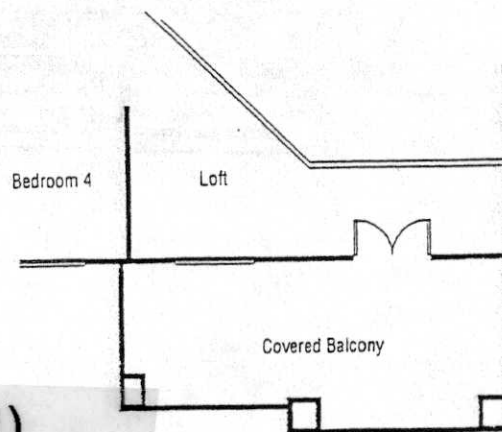
Veranda Option 2



Veranda Option 3



Veranda Option 4
(only available with
Extended Family Room Option)



Elevation D Cat Walk & Covered Balcony

Z-0055-02(1)

8-8-02 PC

US·HOME

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National Builder of the Year*

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STAFF (7350)

A
S

6/01

Laureate



Brentwood A



Brentwood B



Z-0055-02(1)

Brentwood C

8-8-02 PC

STAFF

US·HOME

*Nations Only 3 Time
National Builder of the Year*

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(8000)

CC WE
HH
2/98

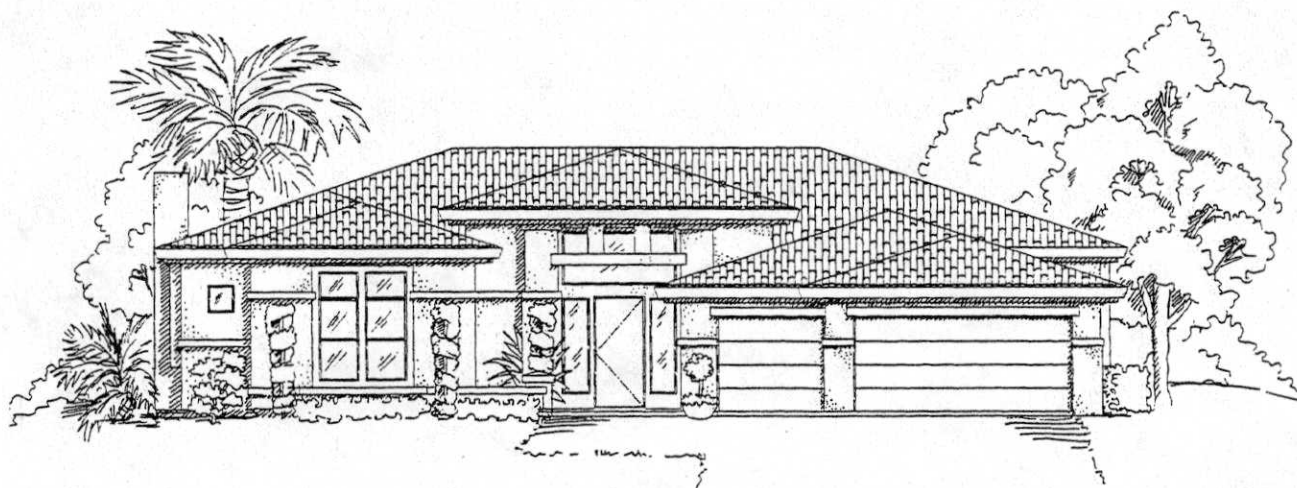
Laureate



Phoenician A



Phoenician B



Z-0055-02(1)

8-8-02 PC

Phoenician C
STAFF

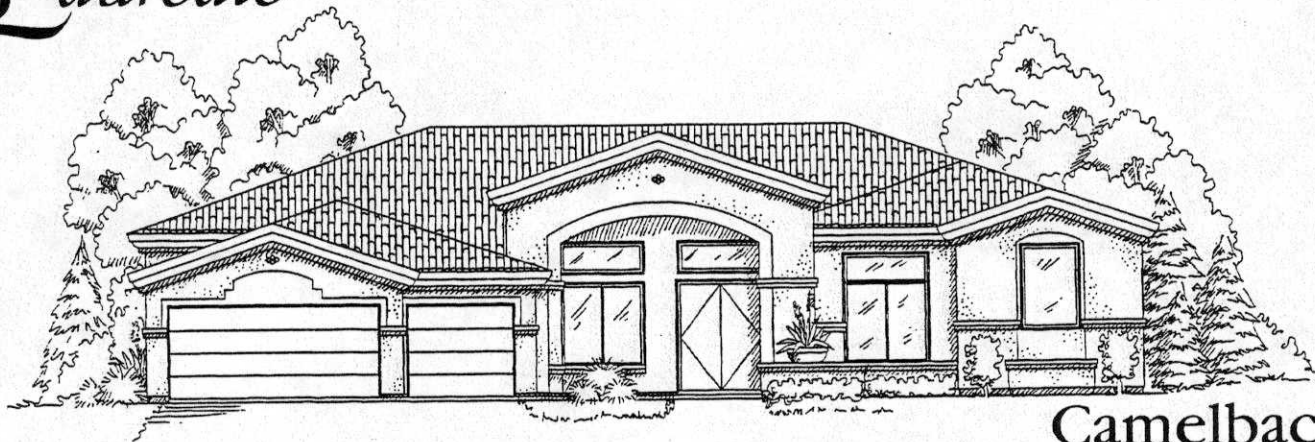
US·Home

*Nations Only 3 Time
National Builder of the Year*

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and may contain options which are not standard on all models.

(3200)

Laureate



Camelback A



Camelback B



Z-0055-02(1)

Camelback C

STAFF

8-8-02 PC



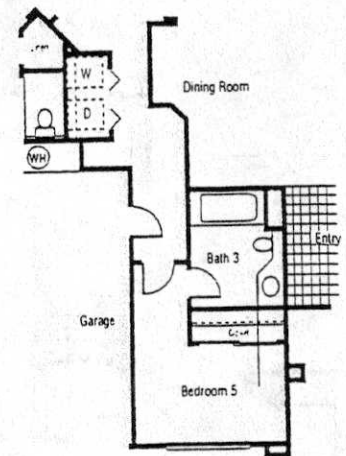
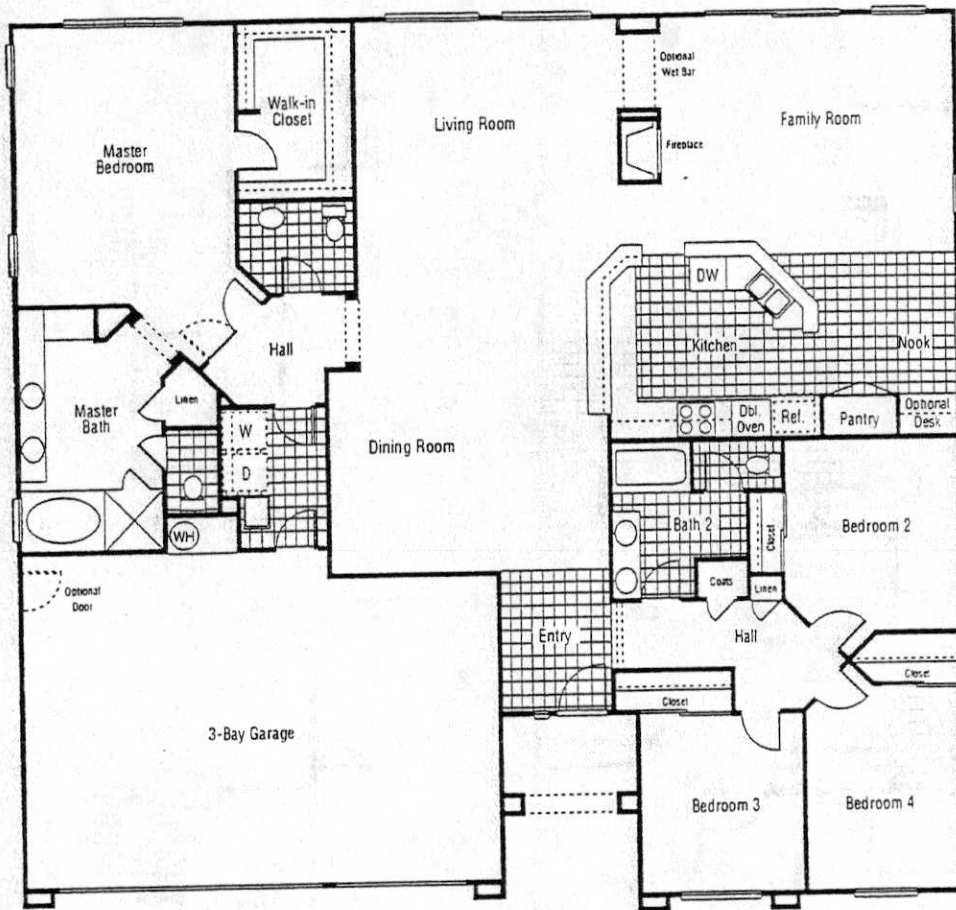
*Nations Only 3 Time
National Builder of the Year*

©1997 U.S. Home Corporation. Elevations are artist's renderings and may contain options which are not standard on all models.

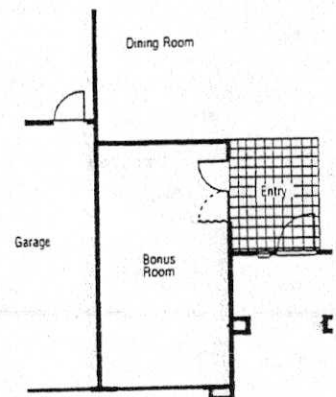
(3400)

Laureate

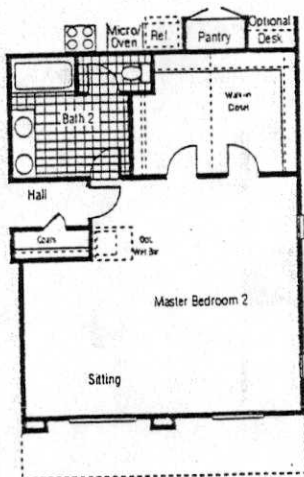
RENTWOOD



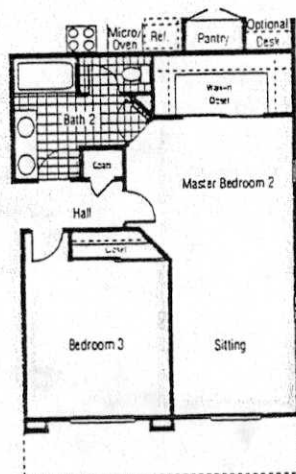
Optional Bedroom 5
with Bath 3



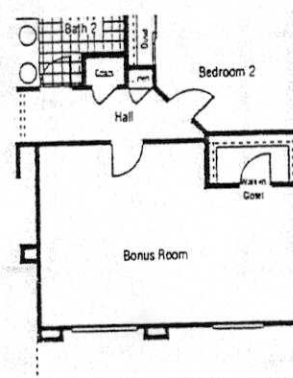
Optional Garage Bonus Room



Optional Double Master/
2 Bedroom



Optional Double Master/
3 Bedroom



Optional Bonus Room
(in lieu of Bedrooms 3 & 4)

US Home

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National Builder of the Year*

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Z-0055-02(1)

8-8-02 PC

STAFF

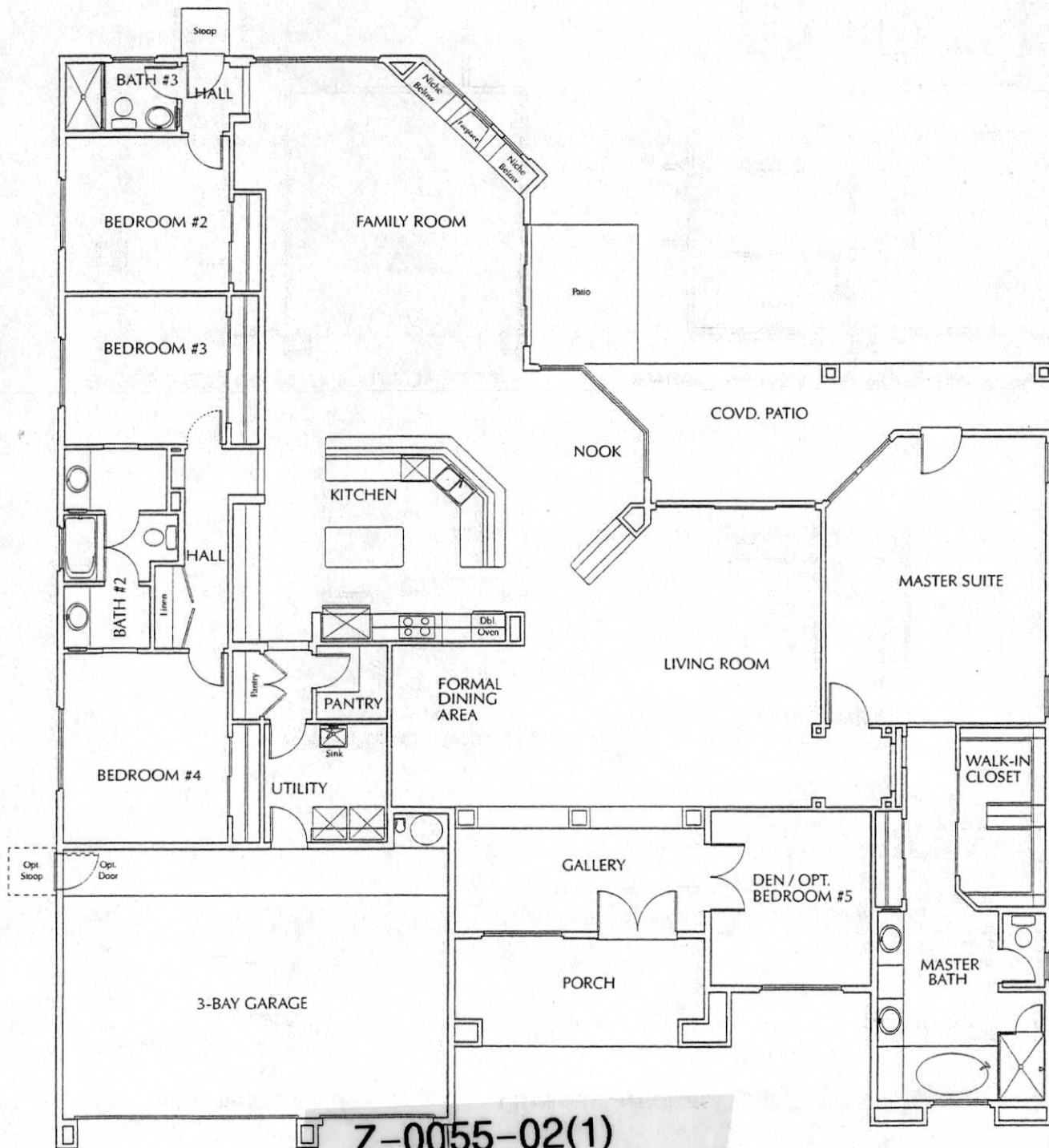
(8000)

(S) (CF) (TP)

6/01

Laureate

CAMELBACK



Z-0055-02(1)

8-8-02 PC

US·Home

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National Builder of the Year*

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(3400)

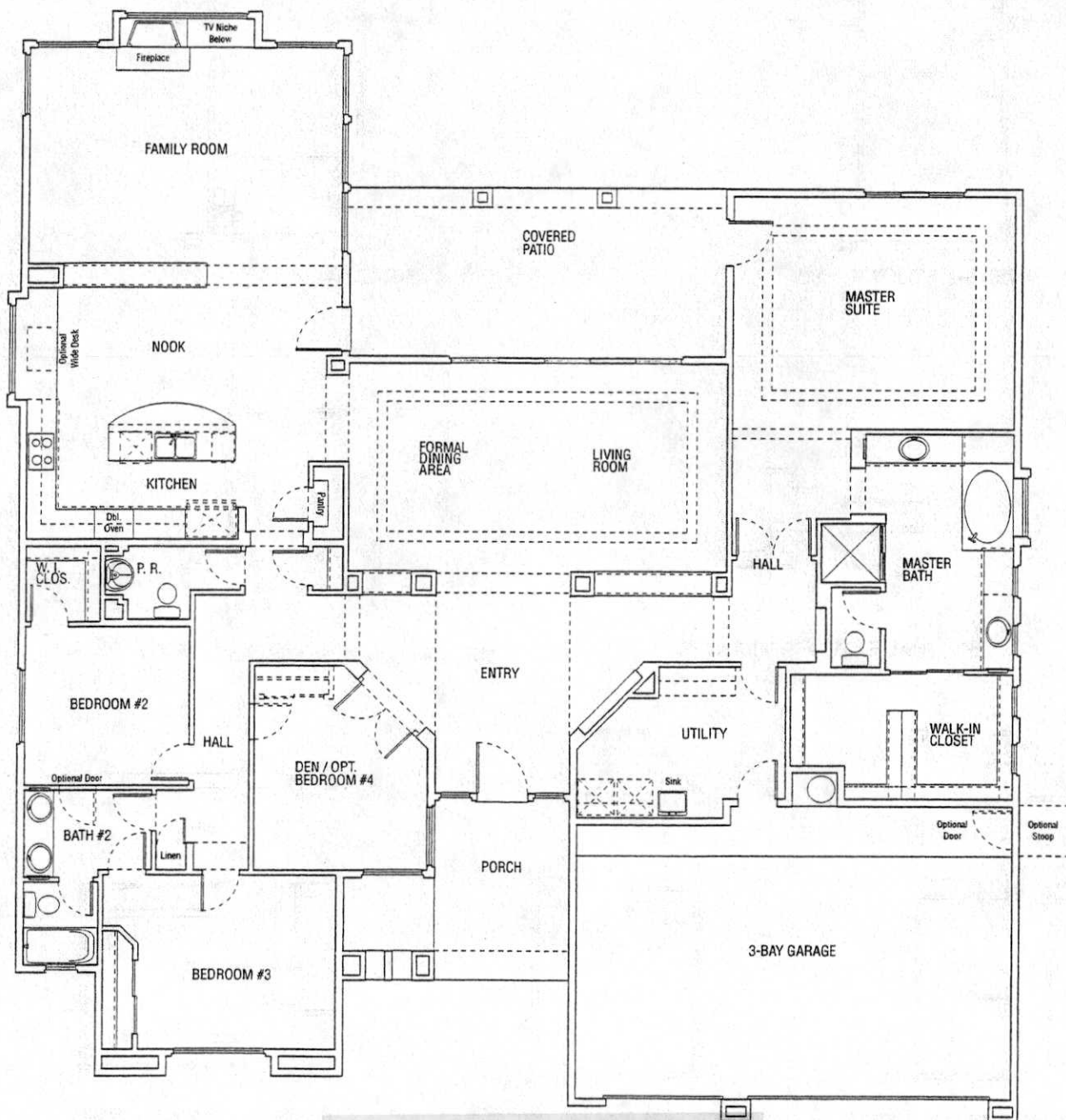
STAFF

TP S

11/01

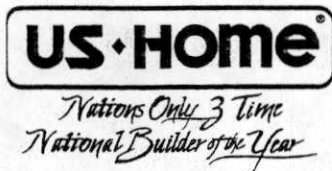
Laureate

PHOENICIAN



Z-0055-02(1)

8-8-02 PC



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STAFF

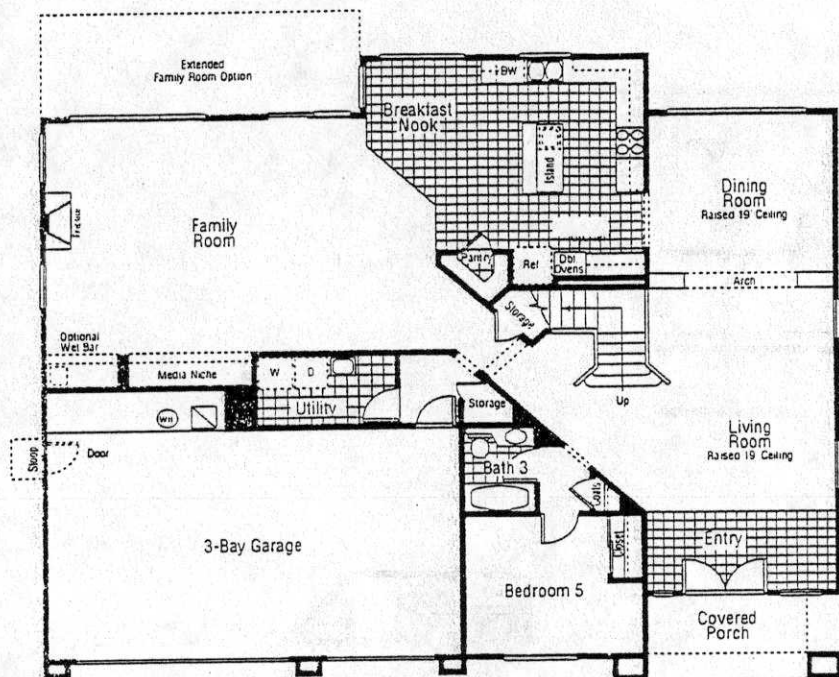
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TP S

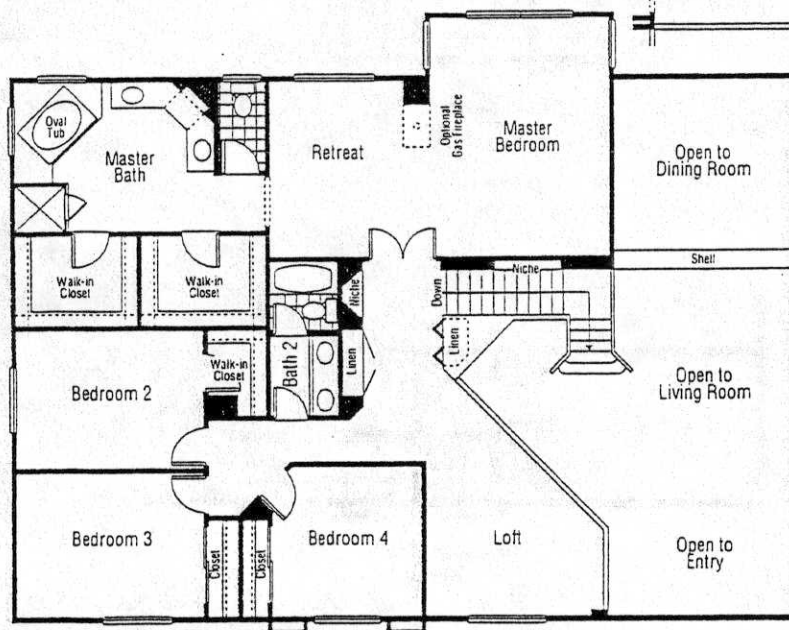
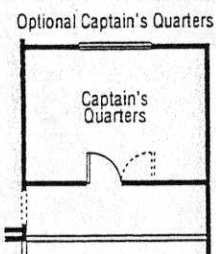
11/01

Laureate

SAN CLEMENTE



1ST FLOOR



2ND FLOOR

Z-0055-02(1)

8-8-02 PC

US Home

*Nations Only 3 Time
National Builder of the Year*

©1999 U.S. Home Corporation. U.S. Home reserves the right to make c
without prior notice. Stated dimensions and square footage are approximate.

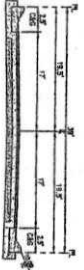
STAFF (7350)

(A)
(S)

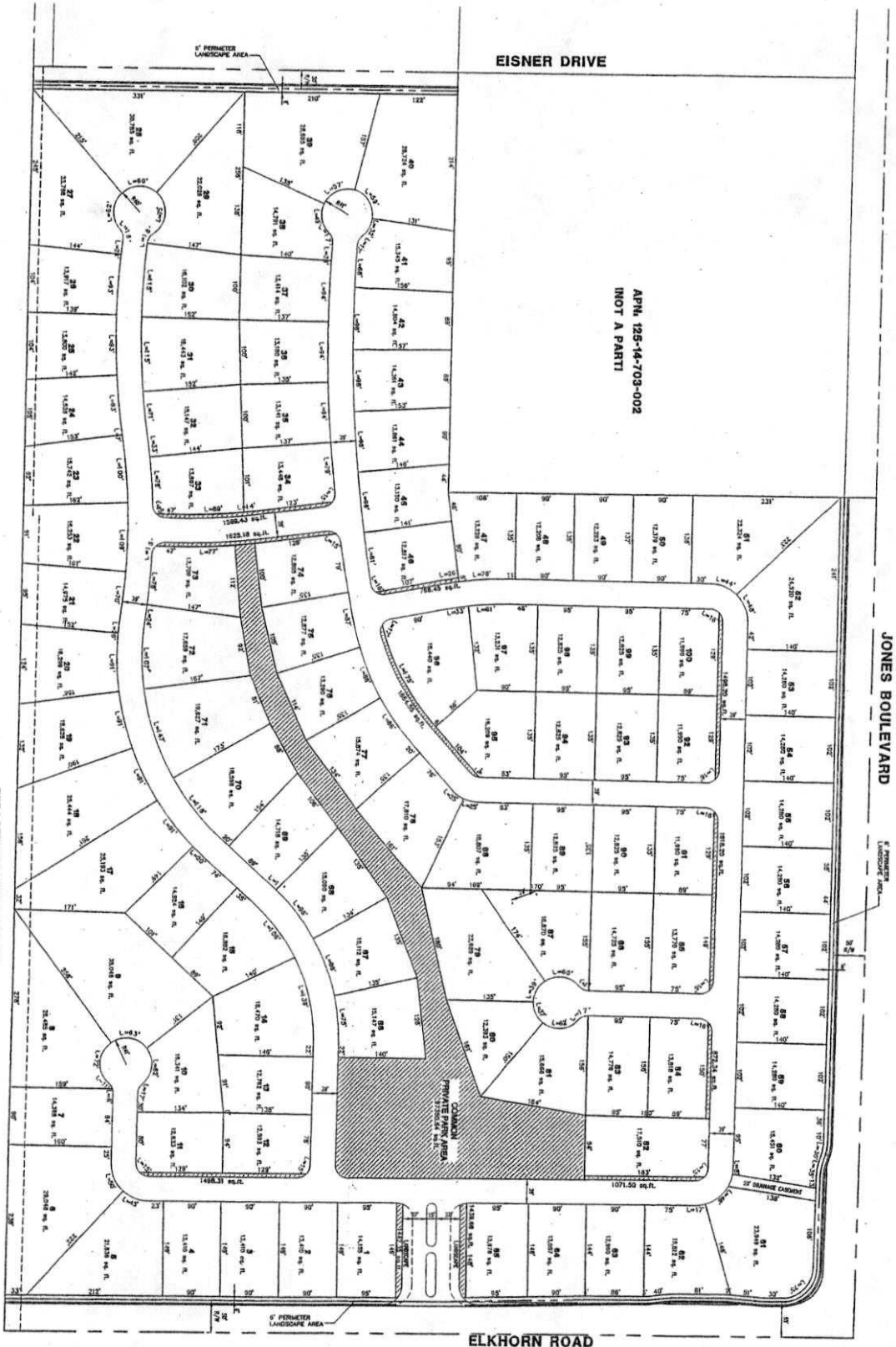
8-8-02 PC

Z-0055-02(1)

PRIVATE RESIDENTIAL STREET 1891



STAFF



RPO/SETBACK REQUIREMENTS

- FRONT SETBACK**
- 20' GARAGE
 - 15' TO FRONT OF HOUSE
 - 20' DRIVEWAY ON RHDGE/CL-SAC
- SIDE SETBACK**
- 5'
- CORNER SETBACK**
- (17' BACK OF CURB, 5' TO SIDE WALK)
- REAR SETBACK**
- 20' TYPICAL LOT
- STREETS**
- 30' PRIVATE W/ ROLL CURB
- OPEN SPACE**
- 1.5% AGES REQUIRED (1.5% x 2.7/100 x 50 = 1.85)
 - 1.5% AGES PROVIDED

ZONING INFORMATION

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	PROPOSED LAND USE	PROPERTY OWNER
R-1	R-2	RESIDENTIAL	RESIDENTIAL	CONAN FAMILY TRUST ET AL.
R-1	R-2	RESIDENTIAL	RESIDENTIAL	UNLIMITED HOLDINGS, INC. ET AL.

DENSITY CALCULATIONS

SITE AREA - 48.58 ACRES (PROSS)

MINIMUM LOT SIZE - 2.00 ACRES

MINIMUM LOT SIZE - 2.00 ACRES

MINIMUM LOT SIZE - 2.00 ACRES

MINIMUM LOT SIZE - 2.00 ACRES

Carter Burgess

Consultants in Planning, Engineering, Construction Management, and Related Services

6665 Bermuda Road

Las Vegas, Nevada 89119

702.734.1111

DESIGNED: []

DRAWN: []

CHECKED: []

FOR FILE: []

NOTED: []

TEST: []



REVISIONS

No.	Date	DESCRIPTION	BY	APPD

SITE PLAN FOR ZONE CHANGE

ELKHORN-JONES

PROJECT

DESCRIPTION

Received 9/3/02
2-55-02

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.

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE OR VALUE 45

MAP LEGEND

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

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
29-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
CL 5 GOV. LOT NUMBER

BOOK T19S R60E

14

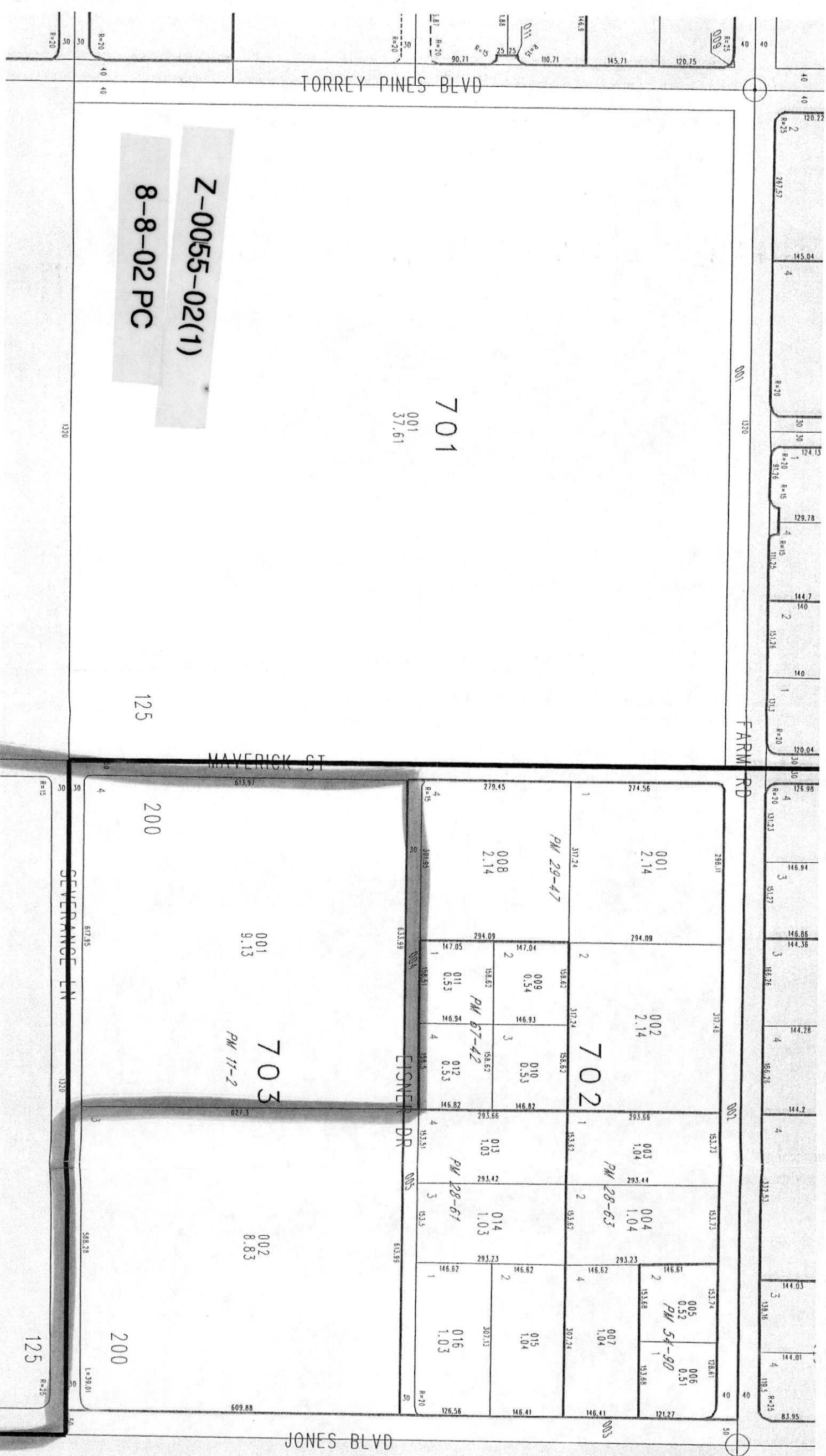
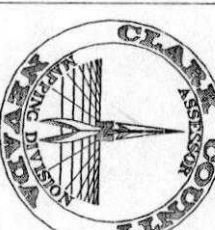
MAP N 2 SE 4

125-14-7

18S	19S	20S	1	2	3	4	5	6	7	8
99	100	101	6	5	4	3	2	1	8	4
126	125	124	7	8	9	10	11	12	5	1
137	138	139	18	17	16	15	14	13	6	2
			19	20	21	22	23	24	7	3
			30	29	28	27	26	25	4	8
			31	32	33	34	35	36	1	5

Scale: 1"=200'

Rev: 01/15/99



NOTES

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MAP LEGEND

AVERAGE
DA VALUE
45

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

001
1.00
202
25-45
5
5
5

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

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

BOOK
T19S R60E

14

S 2 SE 4

125-14-8

120S	119S	118S
137	126	99
138	125	100
139	124	101

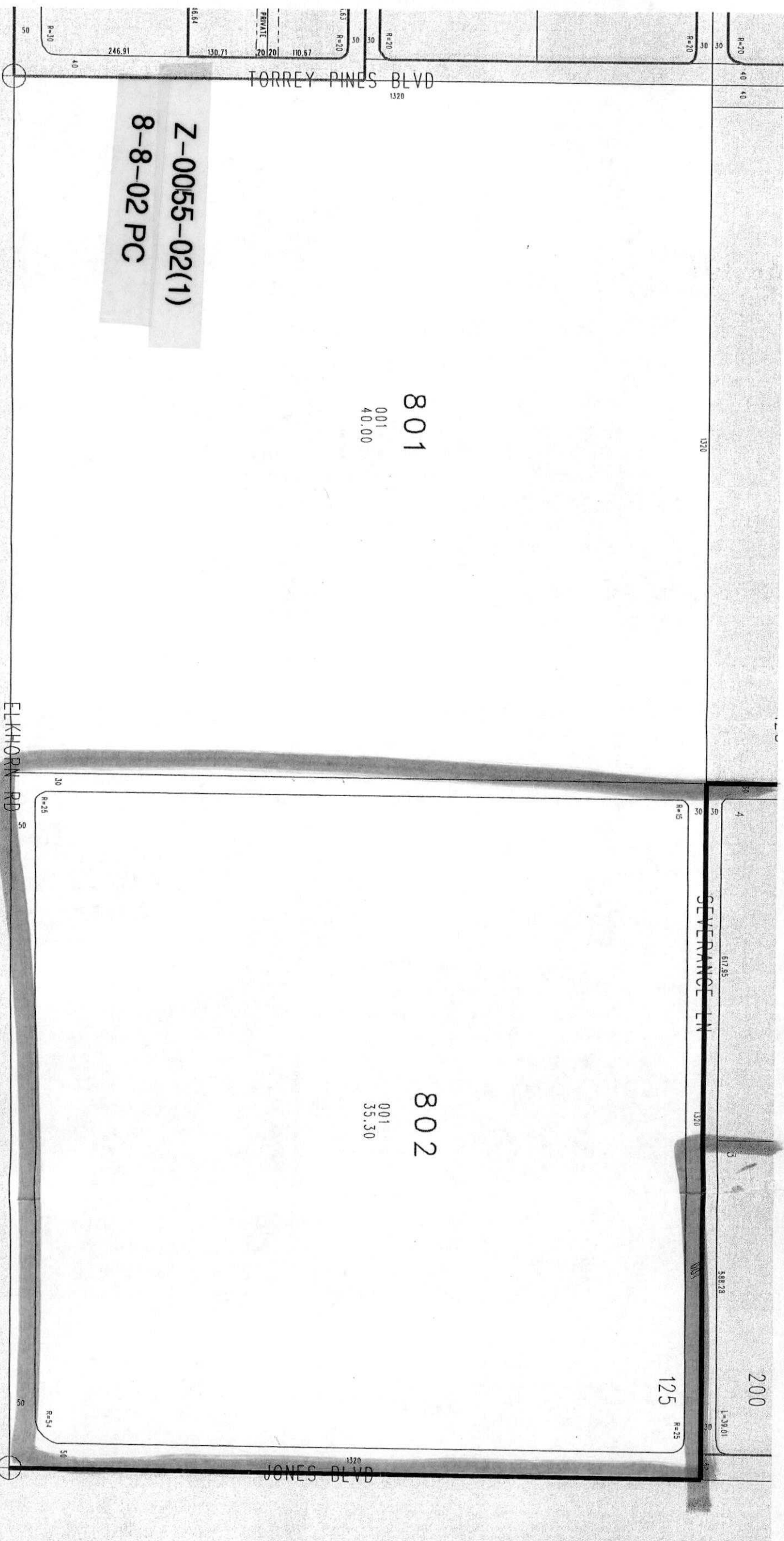
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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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



801
001
40.00

802
001
35.30



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

ROOFS

620



SCHEME 7
ITALIAN

654



SCHEME 8
ITALIAN

6820



SCHEME 9
ITALIAN

E GREEN



CODE GREEN



JOE BLUE



CODE RED



DE WHITE



CODE BLUE



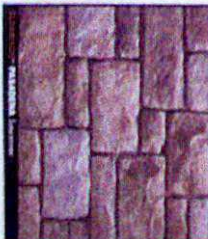
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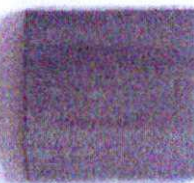
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ELDORADO STONE



1248



SCHEME 10
COTTAGE

1204



SCHEME 11
COTTAGE

1275



SCHEME 12
COTTAGE

Z-0055-02(1)

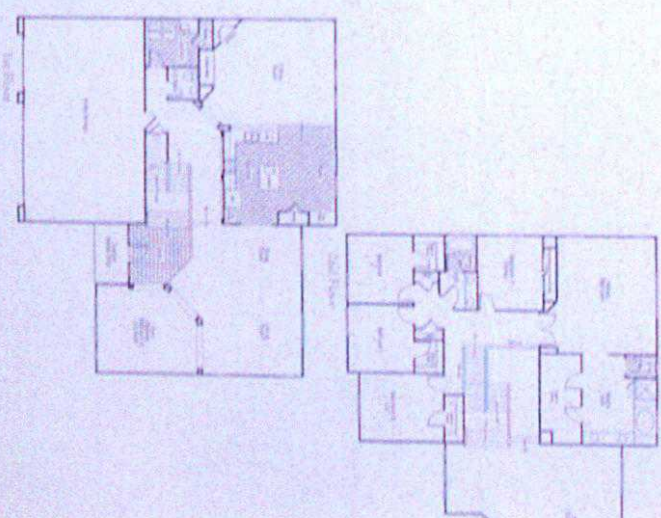
8-8-02 PC

Laureate

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HOME DESIGN DESCRIPTION

7,400 P.L.A.N.
 3538 Square Feet, 5 Bedrooms • Dual-Bedroom (option), 2 1/2 Baths, 5-Car Garage
 Gracious living on a dramatic 1 1/2-level design. Customize this home to suit your
 life-style with a Loft, master retreat, an extra Bedroom downstairs, 3 1/2 baths, or up
 to 7 bedrooms. Expandable to over 10,000 square feet.



us-home

Customize Your Home
 Call Today, 1-800-368-7666

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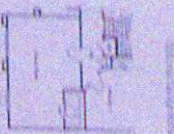
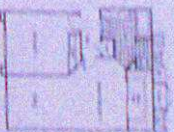
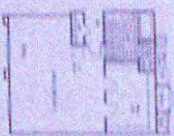
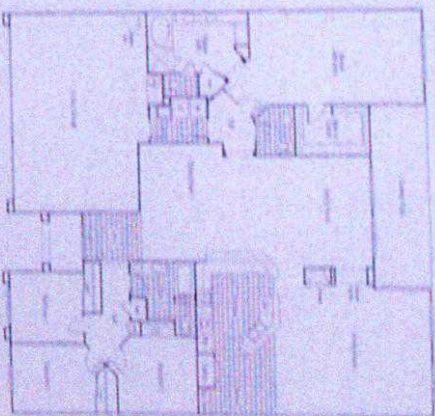
us-home

HOME DESIGN DESCRIPTION

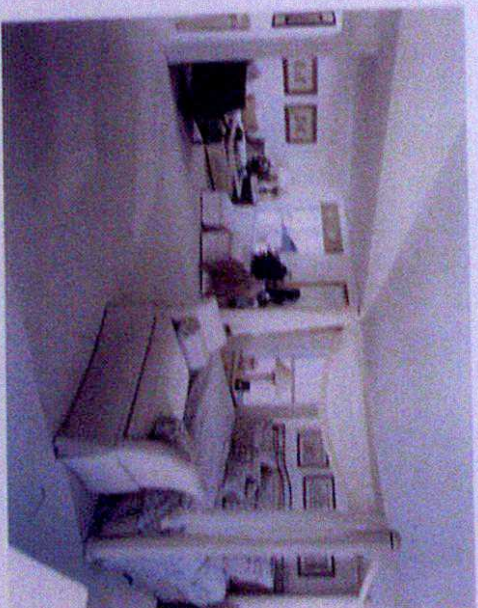
8000 PLAN
 3473 Square Feet, 4 Bedrooms, 2 1/2 Baths, 3-Car Garage.
 Raised and vaulted ceilings provide volume to the open and spacious living hall.
 Features a large kitchen with ample prep and storage space. Exquisite master suite
 includes a master privacy, with walk-in closet and dressing room.

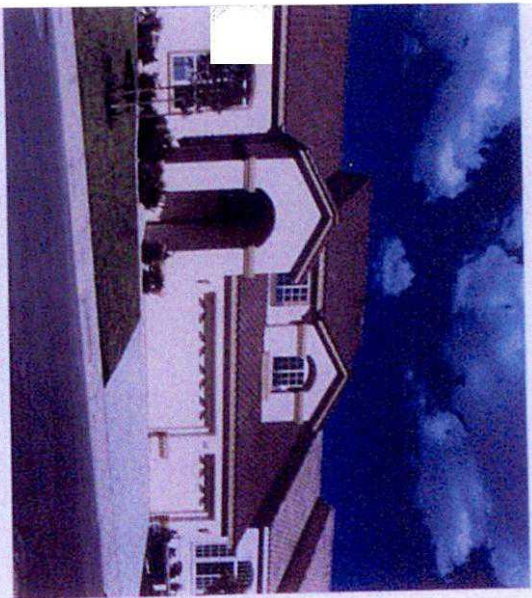


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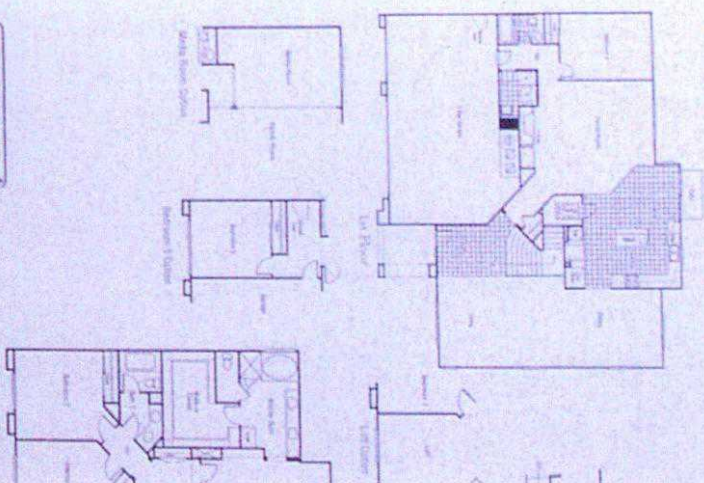
us-home

HOME DESIGN DESCRIPTION

8200 PLAN
 1229 Square Feet, 4 bedrooms, 3 Baths, 3-Car Garage.
 Incorporating equal parts dramatic elegance and traditional charm, this home features an open and spacious family room/kitchen area for casual gatherings, and a distinctive vaulted living and dining area for formal entertaining. Expandable to over 3,700 square feet. With Captain's Quarters 3,803 square feet.



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*Yellow City, 3 Year
 Yellow City, 3 Year*

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 dimensions and square footages are approximate.



