

ZONING APN No. 38-11-400-012
CURRENT ZONING: R-E
REQUEST TO: C-1

Net Area: $39,264 \text{ SF}$
 $39,264 \div 43,560 = .90 \text{ ACRES}$

Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	7

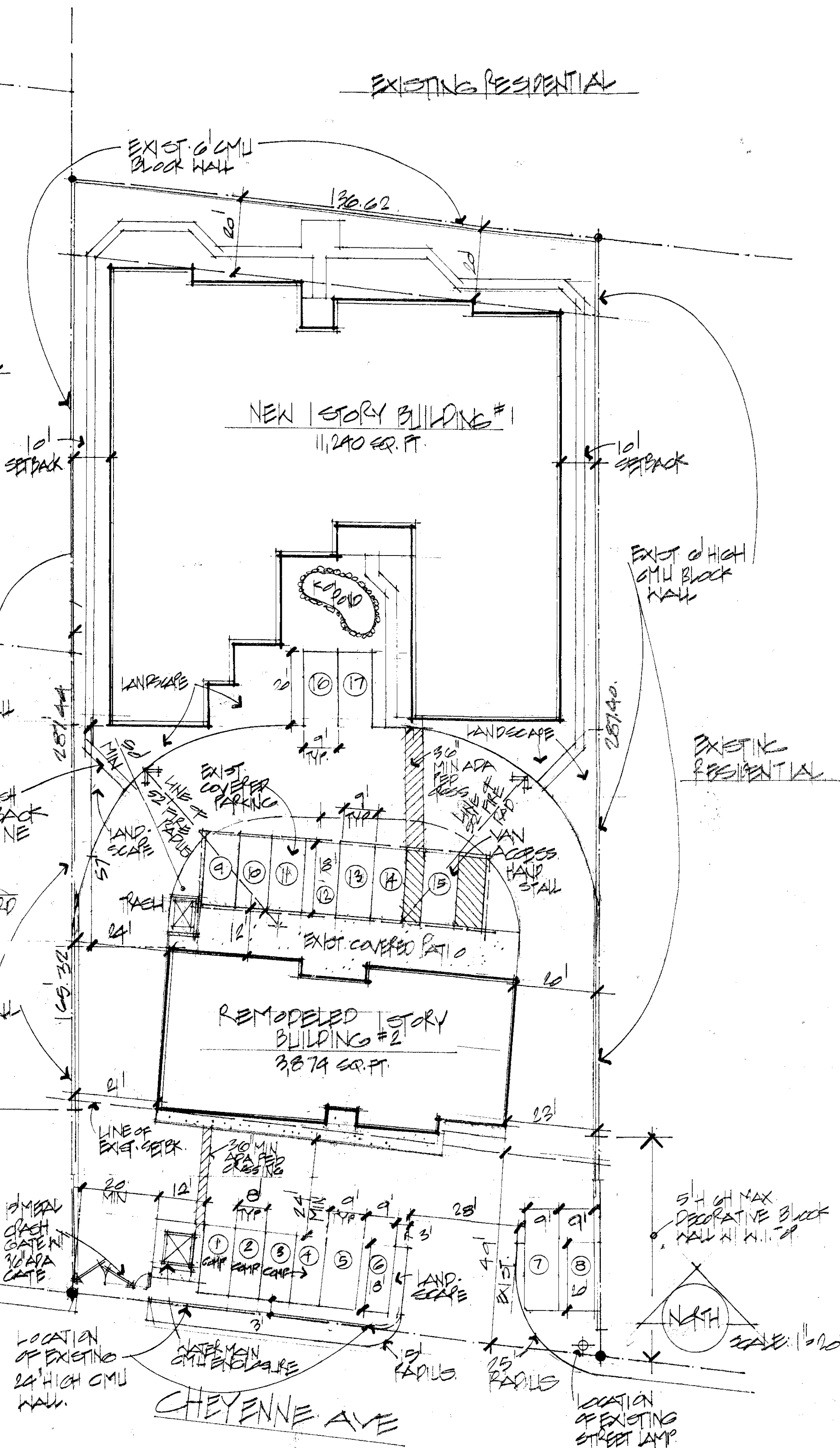
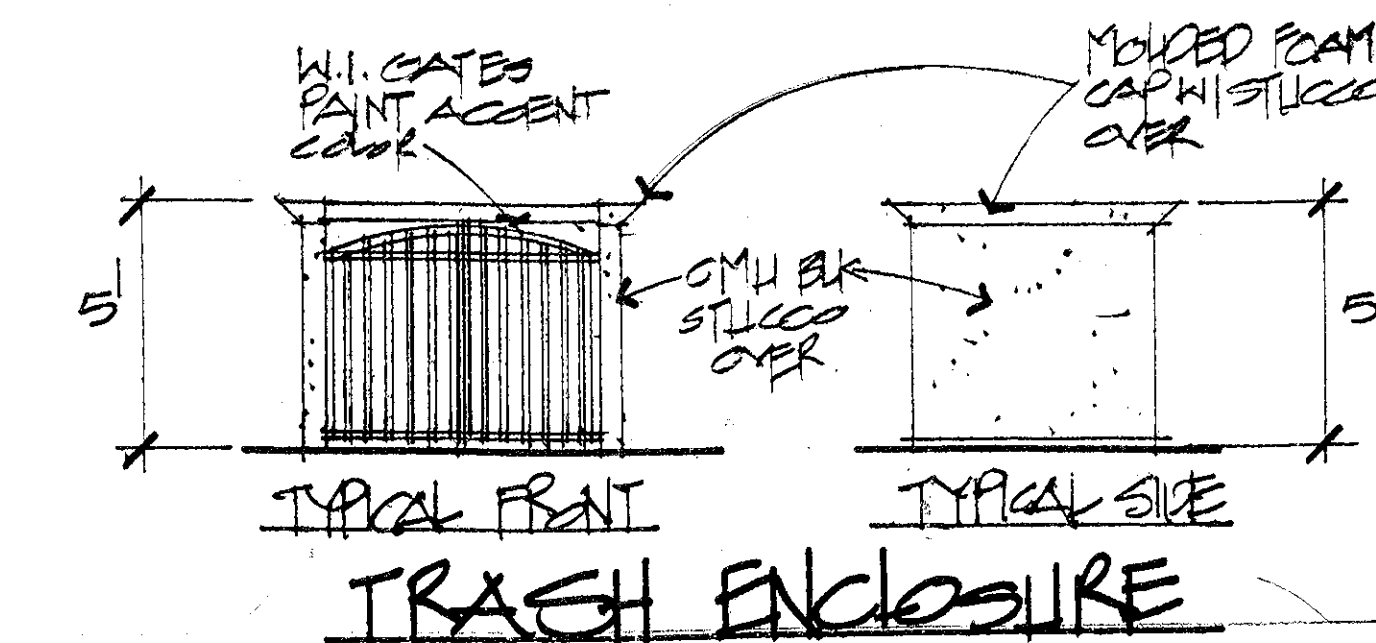
REQ.	14
PROVIDED	17

Front: 20
Rear: 20
Side: 10
Corner Street Side:

Allowed: 5
Provided: 5

Allowed: 50%
Provided: 39%

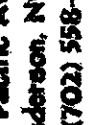
BUILDING #1	11,240 SQ. FT.
BUILDING #2	3,879 SQ. FT.
TOTAL	15,119 SQ. FT.
$15,119 \text{ S.F.} \div 39,264 \text{ S.F.} = 39\%$	



CHANA
ADULT OILY CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

J W DESIGN

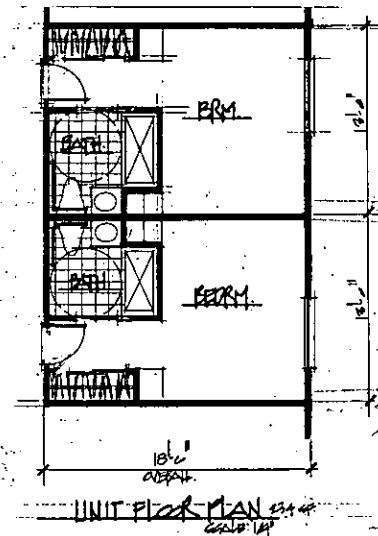
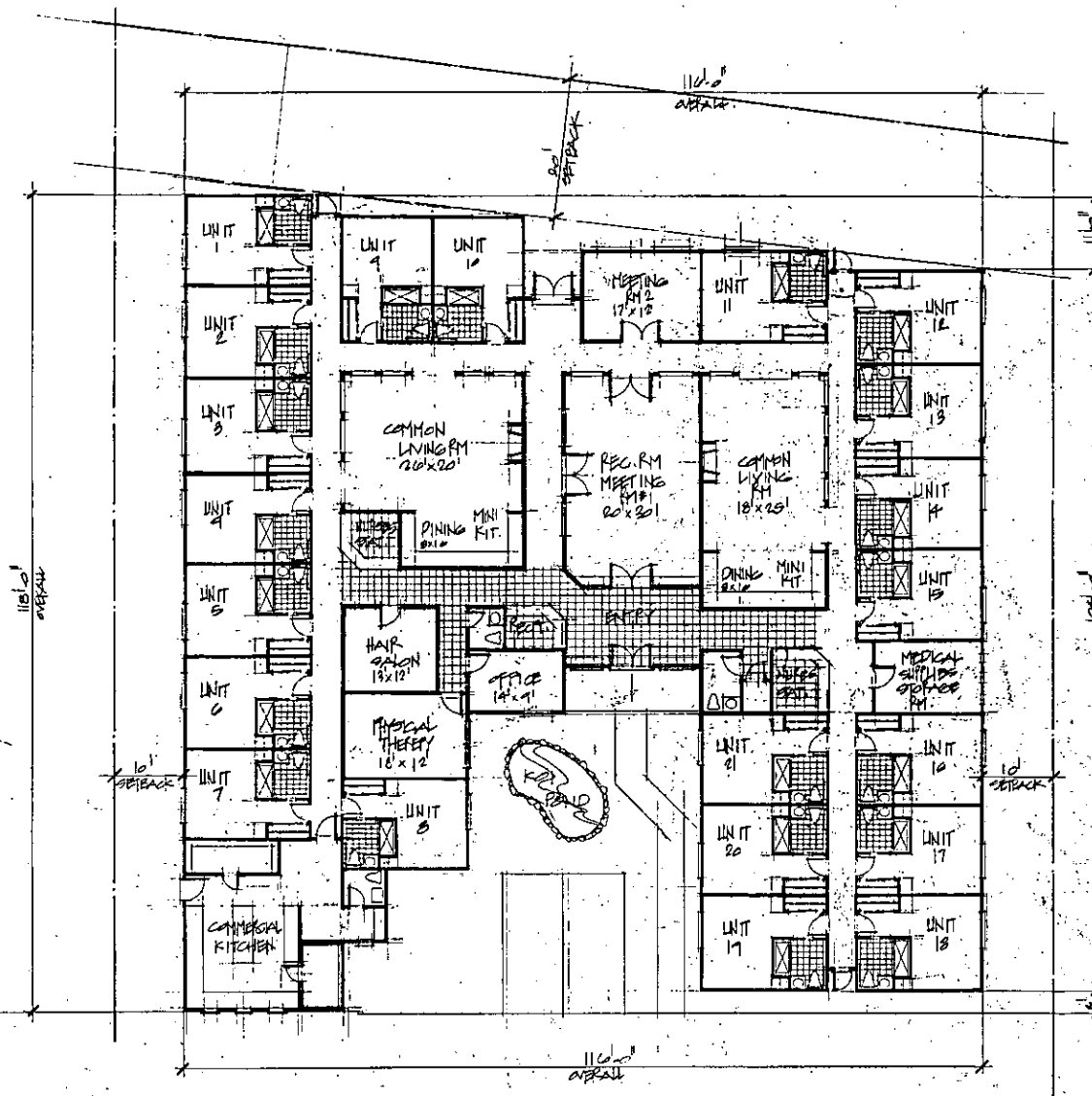
jeffrey weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 586-9736



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GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED



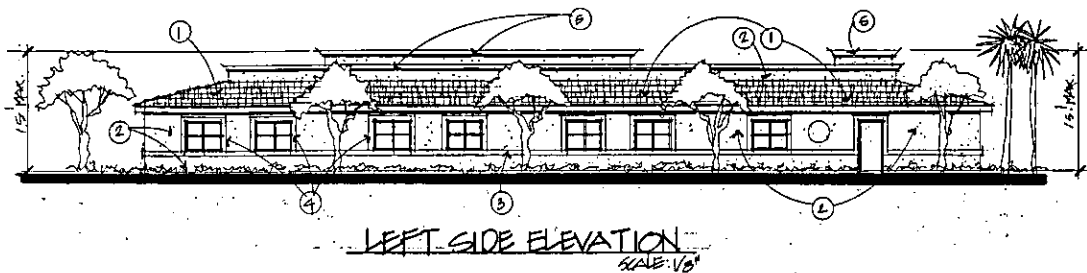
FLOOR PLAN BUILDING 1
 TOTAL GR. FT. 11,240 SQ. FT. SCALE: 1/8"

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CHANA
 ADULT GROUP CARE HOME
 6640 CHEYENNE AVE.
 LAS VEGAS, NV

Architect & Contractor: Design & Building
 J.W. DESIGN
 Jeffrey W. Johnson
 1000 S. Main St., Suite 100
 Las Vegas, NV 89101
 (702) 399-7774

10410
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- EXTERIOR KEYNOTES:
- ① WHITE HEIGHT CALPATE FLAT TILE ROOF
 - ② EXTERIOR STUCCO
 - ③ 8" EXH. THIN STUCCO OVER
 - ④ 1/2" STUCCO FINISH SURFACES
 - ⑤ 12" MASONRY CMU W/ STUCCO OVER

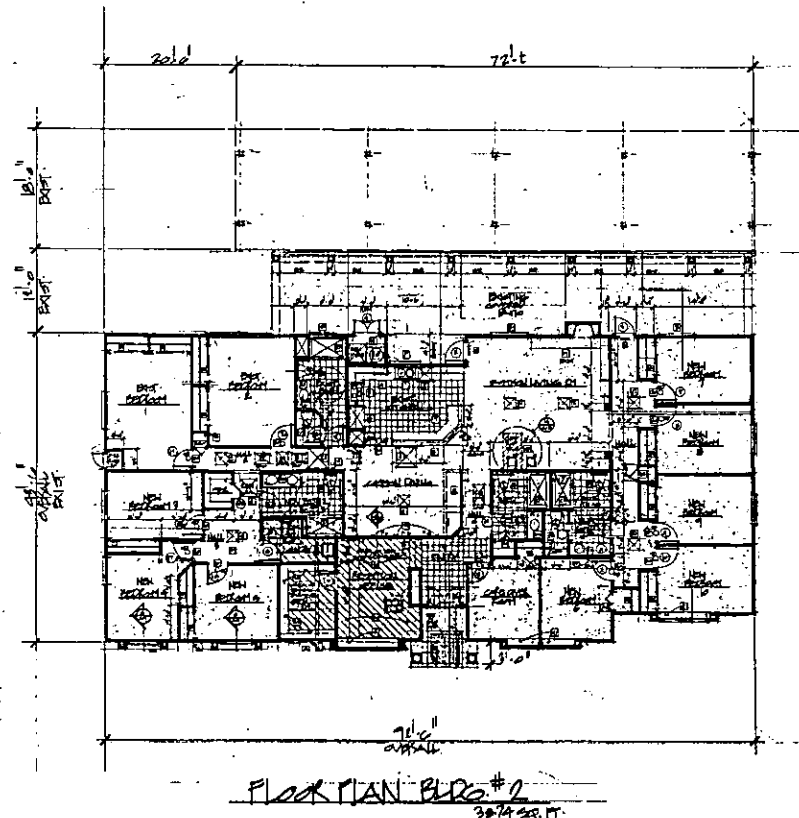
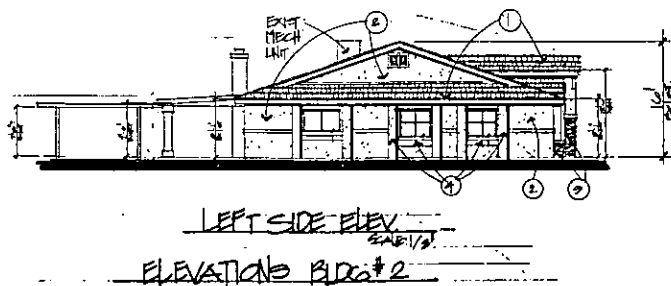
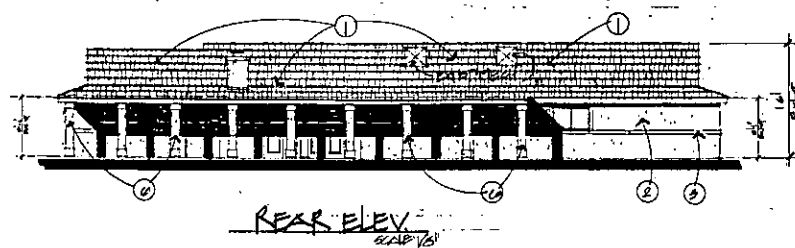
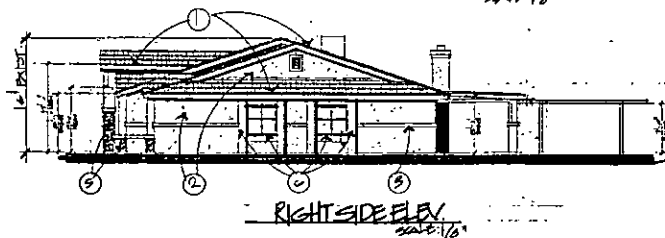
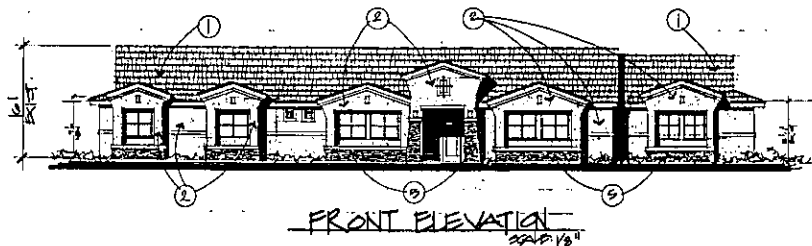
CHANA
ADULT GROUP CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV

1 W DESIGN
ARCHITECTS
1000 S. LAS VEGAS BLVD.
SUITE 100
LAS VEGAS, NV 89101
702.735.1111

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EXTERIOR FINISHES

- ① WHITE HEIGHT CONCRETE FLAT TILE ROOF
- ② EXTERIOR STUCCO
- ③ 2" EXTERIOR TRIM STUCCO OVER
- ④ 1/2" STUCCO WINDOW SILLINGS
- ⑤ MASONRY VENEER
- ⑥ 10" OR BUILT-UP STUCCO ADHS.

CHANA
ADULT CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV

JW DESIGN
ARCHITECTURE
1000 S. 10TH AVE. SUITE 100
LAS VEGAS, NV 89104
702.735.1234

10' 4" 16"

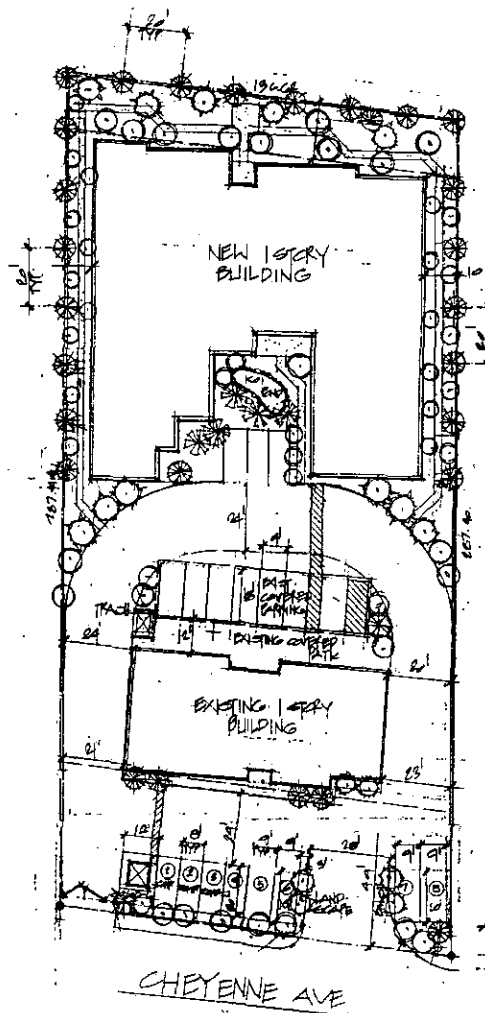
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TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	12	3" - 4" DBH 10' - 12' H	30' - 36" On Center	ROBERTO ABE	Ficus, rubber "Rubber"
	28	3" - 4" DBH 10' - 12' H	22' - 24" On Center	TEJANA PRUITT	Liquidambar styraciflua "Liquidambar"
	48	3" - 4" DBH 10' - 12' H	25' - 30" On Center	MONDEL ROSE	Ficus sp.
	34	Medium Vase	None See Schedule Supplement	MEXICAN FAN PALM	Washingtonia robusta "Washingtonia Fan Palm"
	12	3" - 4" DBH 10' - 12' H	None See Schedule Supplement	FLOWERING PLUM	Prunus blossm.
	47	1" - 1 1/2" Caliber	30' - 36" On Center	CRANESHIP, CRANESHIP SHRUBS and CACTI	
	N/A	N/A	N/A	REPLACEMENT / TYP	



GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

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ADULT GROUP CARE HOME
6040 CHEYENNE AVE
LAS VEGAS, NV

J W DESIGN
Landscape Architecture
1044 S. RIVINGTON AVE
SUITE 100
LAS VEGAS, NV 89101
702.735.1111

10.4.10
R
A
S

SITE INFORMATION

ZONING: **APN 138-11-40-012**
CURRENT ZONING: R.B.
REZONE TO: C-1

AREA (Approximate, to be verified)

Net Area: **31,269 SF**
31,269 SF ÷ 43,560 = .72 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)

	Required	Provided
Parking Ratio:	16	17

SPACE PER SIX BEDS = $9'0" = 6$
 EMPLOYEES ON LAUNDRY SHIFT = 7
 MEDICAL PROFESSIONALS = 3
 PER 16
 PROVIDED 17

SETBACKS

Front: **2'**
 Rear: **5'**
 Side: **5'**
 Corner Street Side: **5'**

BUILDING HEIGHT

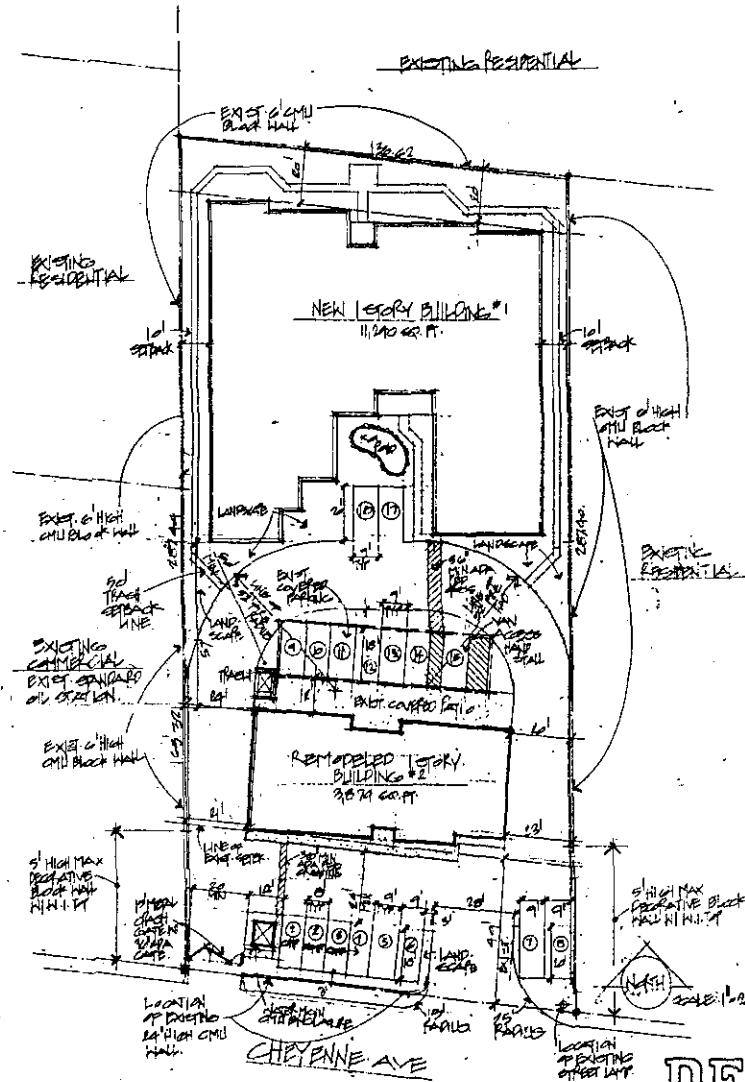
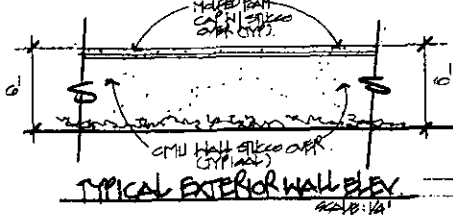
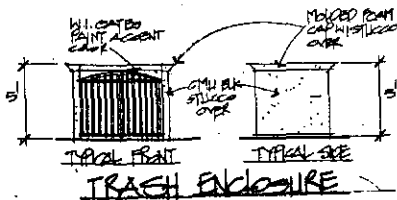
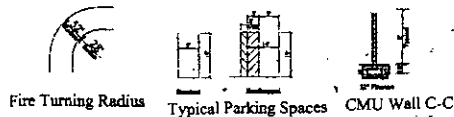
Allowed: **10'**
 Provided: **10'**

BUILDING COVERAGE

Allowed: **90%**
 Provided: **91%**

BUILDING AREAS

BUILDING #1: **11,347 SQ. FT.**
 BUILDING #2: **3,879 SQ. FT.**
 TOTAL: **15,112 SQ. FT.**
15,112 SQ. FT. ÷ 31,269 SF = 49%



SITE PLAN

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

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 6040 CHEYENNE AVE.
 LAS VEGAS, NV

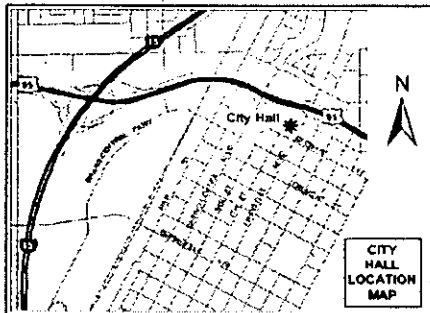
JW DESIGN
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104.10

104.10

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38574

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



02 1M
0004279218
MAILED FROM ZIP CODE 89101

\$ 00.414

NOV 05 2010

NOV 18 2010

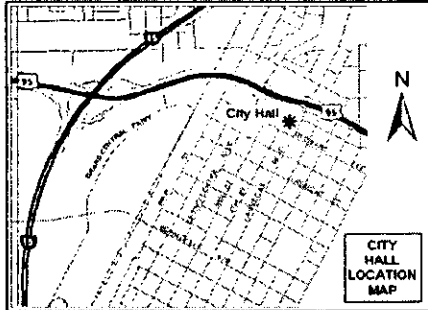
Case: SUP-38574
13811406003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

1A0511 8310A



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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NOV 05 2010
PITNEY BOWES

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NOV 05 2010
NOV 13

13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

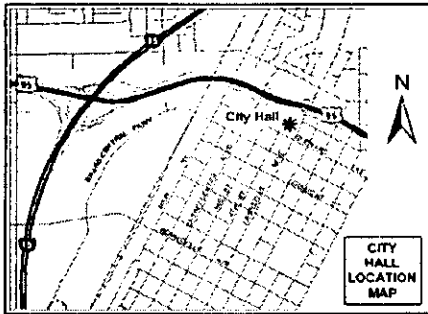
Case: SUP-38574

13811407001



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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FITZLY BOWLES

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NOV 17 2010

13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

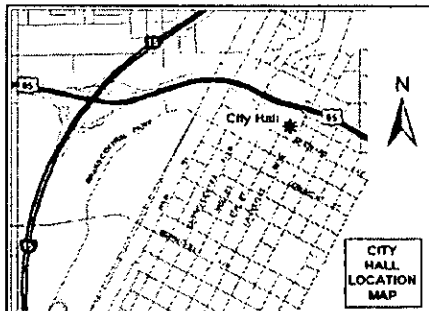
Case: SUP-38574

11/18/2010 11:11 AM



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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Planning Commission Meeting of 11/18/2010

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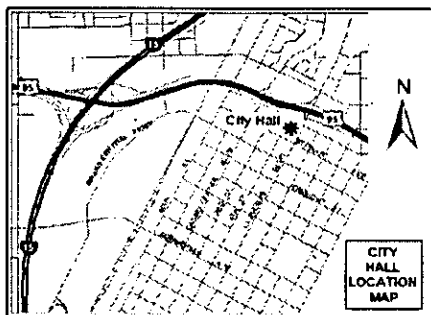
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MAILED FROM ZIP CODE 89101
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PITNEY BOWES

RECEIVED
NOV 15 2010

Case: SUP-38574
13814113004
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320

731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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NOV 15 2010

Case: SUP-38574
13814112016
CATES JEFFERY G & G L REV LIV TR
3163 RAMROD ST
LAS VEGAS NV 89108-4312

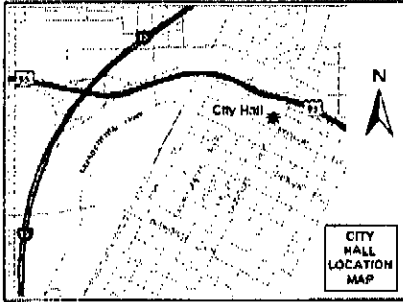
11/18/2010 11:18 AM

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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Ninth Street
 Las Vegas, Nevada 89101-2986

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SUP-38574

Planning Commission Meeting of 11/18/2010

*This is a HUGE Commercial
 Occupancy That is trying to
 wedge itself into a small
 quiet residential area.
 NO Good!!!*

13811403003
 CAMPBELL ROBERT & GWEN
 3376 GAREHIME ST
 LAS VEGAS NV 89108-4935

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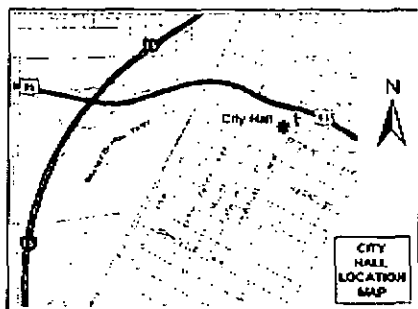
001/003

COLLEEN FLETCHER

11/09/2010 17:08 FAX 7026558791

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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PITNEY BOWES

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NOV 10 2010

13811408005
FLETCHER FAMILY TRUST
3264 N SISK RD
LAS VEGAS NV 89108-0000

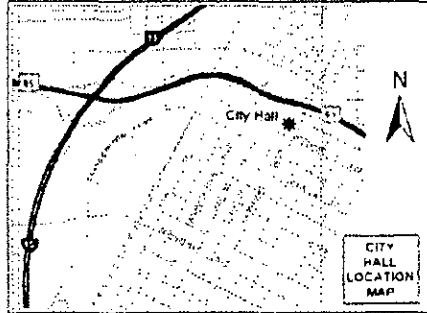
Case: SUP-38574

11/09/2010 17:08



Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request

I OPPOSE
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SUP-38574

Planning Commission Meeting of 11/18/2010

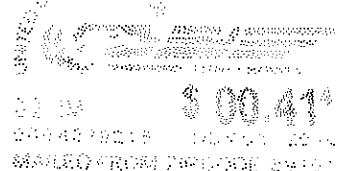
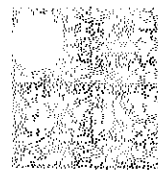
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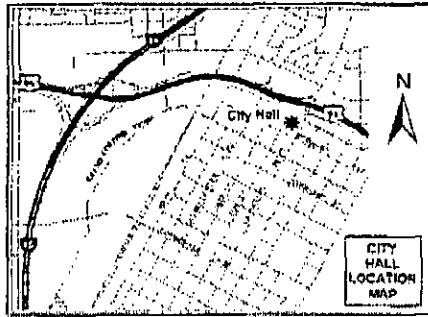


13811402008
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case: SUP-38574

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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13811408001 Case: SUP-38574
 WONG PAUL A LIVING TRUST
 6485 ATWOOD AVE
 LAS VEGAS NV 89108-4909

13811408001

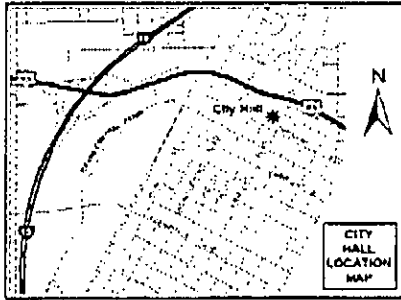


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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



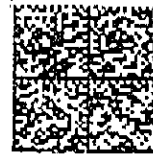
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13811407006
LIGHT RICKI S & RONNIE D
3265 SISK RD
LAS VEGAS NV 89108-4950

Case: SUP-38574

11/05/11 09:10

|||||

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NOV - 8 2010

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☒	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	5
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	All required perimeter landscape planters shown		NOTES:	
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	All building materials and colors noted		NOTES:	
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	Use of all rooms noted/labeled		NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Paitaka & Tasey Miyahira		Application Type:	Special Use Permit	
Representative:	Geoff Robins		Application Purpose:	19,452 SF Convalescent Care Facility/Nursing Home	
APN:	138-11-406-012		Site Location:	6640 West Cheyenne Avenue	
Planner's Signature:	<i>John Grider</i> 6/9/10		Pre-App. Meeting Date:	06/02/10 2:06 PM	
Planner:	John Grider, Planner I - 229-6711 Steve Swanton, Senior Planner - 229-4714		Earliest Submittal Deadline:	06/15/2010 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	07/29/10 PC 15 09/11/10 CC	



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Mr. Pat Miyahira
P&S Miyahira
4095 North Chieftain Street
Las Vegas, Nevada 89129-2667

RE: SUP-38574 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 15, 2010
Related to GPA-38579, ZON-38580, VAR-38576 & SDR-38577

Dear Mr. Miyahira:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. NOTE: THE SPECIAL USE PERMIT REQUEST HAS BEEN AMENDED TO A PROPOSED 31-BED, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Site Development Plan Review (SDR-38577) shall be required.
2. Special Use Permit SUP-37892 shall be expunged.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

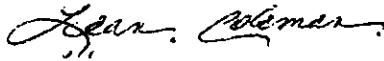
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-00-09

Mr. Pat Miyahira
SUP-38574 – Page Two
December 16, 2010

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

Sincerely,

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

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

cc: Mr. Geoff Robbins
2261 Rosanna Street
Las Vegas, Nevada 89117

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 19, 2010

Mr. Pat Miyahira
P&S Miyahira
4095 North Chieftain Street
Las Vegas, Nevada 89129-2667

**RE: TABLED - RENOTIFICATION - SUP-38574 - SPECIAL USE PERMIT
RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SDR-38577
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Miyahira:

Your request for a Special Use Permit FOR A PROPOSED 31-BED, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony), was considered by the Planning Commission on November 18, 2010.

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

Planning and Development

1. Approval of a General Plan Amendment (GPA-38579) and Rezoning (ZON-38580); and approval of and conformance to the Conditions of Approval for Variance (VAR-38576) and Site Development Plan Review (SDR-38577) shall be required.
2. Special Use Permit SUP-37892 shall be expunged.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. Pat Miyahira
SUP-38574 - Page Two
November 19, 2010

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

This item will be considered by the City Council on **December 15, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robbins
2261 Rosanna Street
Las Vegas, Nevada 89117

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 4, 2010

Mr. Pat Miyahira
P&S Miyahira
4095 North Chieftain Street
Las Vegas, Nevada 89129-2667

**RE: TABLED - RENOTIFICATION - SUP-38574 - SPECIAL USE PERMIT
RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SDR-38577
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Miyahira:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **November 18, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, November 10, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robbins
2261 Rosanna Street
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Torkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



Application Information

TABLED - RENOTIFICATION - SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SPECIAL USE PERMIT REQUEST HAS BEEN AMENDED TO A PROPOSED 31-BED, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME

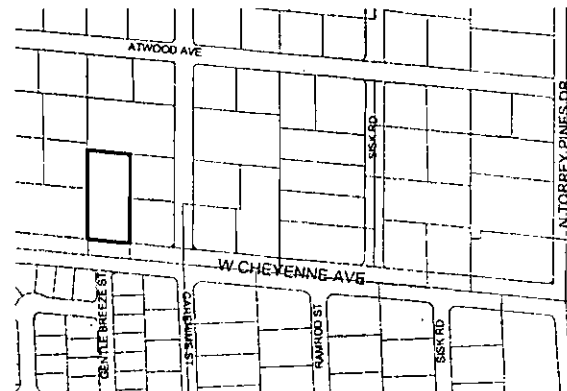
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

TABLED - RENOTIFICATION - SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SPECIAL USE PERMIT REQUEST HAS BEEN AMENDED TO A PROPOSED 31-BED, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location

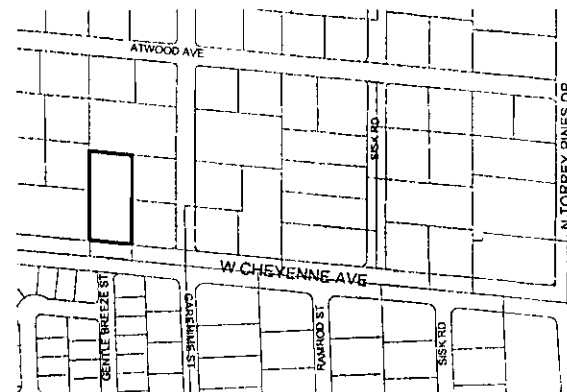


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



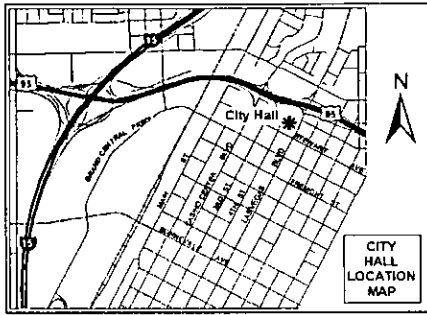
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

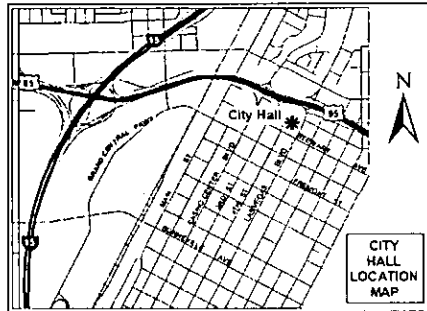
Please use available blank space on card for your comments.

SUP-38574

Planning Commission Meeting of 11/18/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38574

Planning Commission Meeting of 11/18/2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 27, 2010

Mr. Pat Miyahira
P&S Miyahira
4095 North Chieftain Street
Las Vegas, Nevada 89129-2667

**RE: SUP-38574 – SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SDR-38577
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Miyahira:

Your request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony), was considered by the Planning Commission on August 26, 2010.

The Planning Commission accepted the applicant's request to **TABLE** this item. Pursuant to Title 19.18.010 G; Any application under this Chapter that requires a public hearing and that is tabled at the request of an applicant shall expire six months after the last announced public hearing date, unless:

1. Within that period of time, the applicant has requested that the item be scheduled again for hearing; or
2. The motion to table the application specified otherwise.

After an application has expired in accordance with this Subsection (G), the applicant must submit a new application. Additional fees shall be required to renotify the item prior to scheduling for a hearing.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robbins
2261 Rosanna Street
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 13, 2010

Mr. Pat Miyahira
P&S Miyahira
4095 North Chieftain Street
Las Vegas, Nevada 89129-2667

**RE: SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579,
ZON-38580, VAR-38576 AND SDR-38577
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Miyahira:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 26, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, August 20, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robbins
2261 Rosanna Street
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

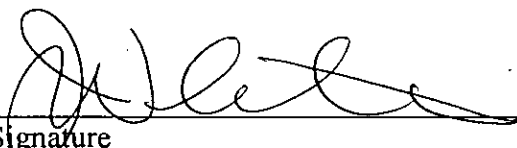


CASE NUMBER: SUP-38574

MEETING DATE: 08/26/10 PC

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




Signature

8-14-10
Date

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



Zoning
re first



Signature

8-14-10
Date

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

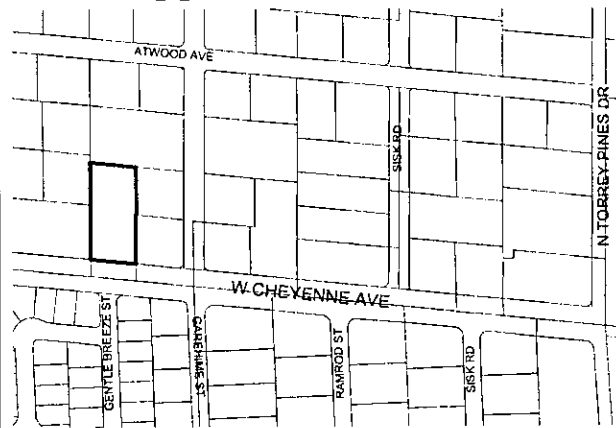
Application Information

VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 84 FEET FROM THE NORTH AND EAST PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

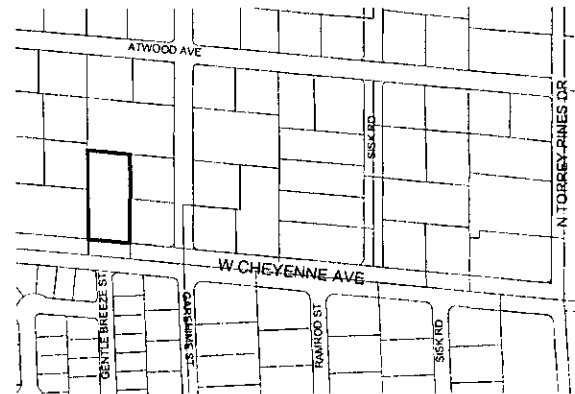
Application Information

VAR-38576 - VARIANCE RELATED TO GPA-38579 AND ZON-38580 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Variance TO ALLOW A 10-FOOT SETBACK FROM THE WEST AND EAST PROPERTY LINES AND A 20-FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 81 FEET FROM THE WEST PROPERTY LINE AND 84 FEET FROM THE NORTH AND EAST PROPERTY LINES on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 47-BED, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



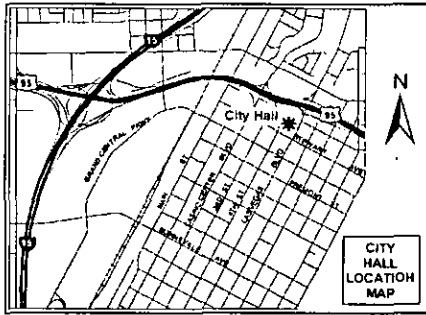
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

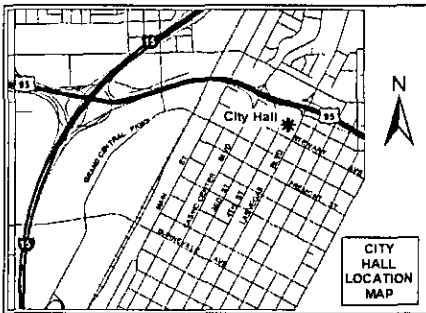
Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38576 & SUP-38574

Planning Commission Meeting of 8/26/2010

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Tuesday, July 27, 2010 2:43 PM
To: Carman Burney; Nora Lares
Subject: 8/26/2010 PC submittal materials

Hello,

The following are comments for the 8/26/2010 PC:

- 6. TMP-38785: The proposed project will have a minimal impact on police services.
- 9. SUP-38239: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.
- 13. SDR-38577, GPA-38579, ZON-38580, VAR-38576 and SUP-38574: There is no significant law enforcement concern at this time.
- 15. VAR-38827: Could be a parking issue prior to the other businesses within the center closing for the day (6-7pm).
- 24. SUP-38824: There is no significant law enforcement concern at this time.
- 26. SUP-38860: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.
- 29. SUP-38866: There is no significant law enforcement concern at this time.
- 30. SUP-38909: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.

Brian O'Callaghan
Las Vegas Metropolitan Police Department
Office of Intergovernmental Services
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565

Carman Burney

From: Doa.Meade@lvvwd.com
Sent: Wednesday, July 28, 2010 2:40 PM
To: Carman Burney
Cc: heidi.dexheimer@lvvwd.com
Subject: 08/26/10 PC submittal materials -- LVVWD Comments
Attachments: pic01023.gif

Comments from Las Vegas Valley Water District

SDR-37613

This property has an existing 1-inch water meter, which may be undersized for the planned development, and will require a backflow prevention assembly, including an easement if installed outside of the public right-of-way or a public utility easement. Civil plans need to be submitted to LVVWD.

VAR-38576, SUP-38574, SDR-38577

This property has an existing 1-inch water meter, which may be undersized for the planned development, and will require a backflow prevention assembly, including an easement if installed outside of the public right-of-way or a public utility easement. Civil plans need to be submitted to LVVWD.

SUP-38817

This property requires a backflow prevention assembly, including an easement if installed outside of the public right-of-way or a public utility easement. Civil plans need to be submitted to LVVWD.

SUP-38864

This property requires a backflow prevention assembly, including an easement if installed outside of the public right-of-way or a public utility easement. Civil plans need to be submitted to LVVWD.

SUP-38866

This property has an existing 5/8-inch water meter, which may be undersized for the planned development, and will require a backflow prevention assembly, including an easement if installed outside of the public right-of-way or a public utility easement. Civil plans need to be submitted to LVVWD.

Thank you,

Doa Meade, P.E.
Engineering Services Manager
Las Vegas Valley Water District
702-258-3178

----- Forwarded by Doa Meade/LVVWD on 07/28/2010 01:59 PM -----

Steve Gebeke
<sgebeke@LasVegasNevada.GOV>

To

07/20/2010 10:13 AM

ccCarman Burney
<cburney@LasVegasNevada.GOV>

Subject08/26/10 PC submittal materials

The 08/26/10 PC submittal materials are available on the internet for your review. **Comments are due by 07/30/10.**

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BJA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: June 29, 2010
Re: **SUP-38574** Paitaka P. and Tasey R. Miyahira 6640 W. Cheyenne Ave.
Request for a Special Use Permit for a 22,314 square foot convalescent care facility/nursing home

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed 57-bed, 22,314 square-foot convalescent care facility/nursing home at 6640 West Cheyenne Avenue.

We note that this site is the subject of a Site Development Plan Review SDR-38577; all site-related conditions of approval are addressed with that action.

Development Notification

PC Meeting: JULY 29, 2010

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

SUP-38574

Alondra HOA

Desert Pine Villas

Rancho Las Vegas Estates

Rosewood Estates

Smoke Ranch Maintenance District

Sterling Springs HOA

Sunhampton HOA

Tanglewood HOA

Villa Del Sol HOA

Wooderest HOA

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Monday, June 28, 2010 11:01 AM
To: Carman Burney; Nora Lares
Subject: RE: 07/29/10 PC DINA/PRS Submittals

SUP-38340 & SUP-38276: The proposed projects will have a minimal impact on police services; However, due to the economy these types of projects are becoming more prevalent which gives our agency concern. Since there is potential for these projects to be used by certain criminal elements, LVMPD requests (if approved) the applicant strictly adheres to Las Vegas Municipal Code 6.74.

SUP-38519: No significant law enforcement issue at this time.

SUP-38574: The proposed project will have a minimal impact on police services. The minimal reduction in parking does not give our agency any significant issue at this time.

SUP-38607: No significant law enforcement issue at this time.

Brian O'Callaghan
Las Vegas Metropolitan Police Department
Office of Intergovernmental Services
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565

From: Steve Gebeke [mailto:sgebeke@LasVegasNevada.GOV]
Sent: Tuesday, June 22, 2010 8:37 AM
Cc: Carman Burney
Subject: 07/29/10 PC DINA/PRS Submittals

Pursuant to Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the following project(s) is/are subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

SUP-38340
SUP-38276
SUP-38519
SUP-38574
SUP-386007

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary. Therefore, as an affected Agency, the Environmental Impact Assessments are posted for your review at the following website:

<ftp://ftp.lasvegasnevada.gov/Outbound/Planning/DINA-PRS/072910PC/>

Please review and submit comments or suggestions for measures to reduce any negative impacts of the proposed development. All comments must include a specific reference case number, and must be submitted to the City of Las Vegas Planning and Development Department no later than **06/29/10** via email to Carman Burney and Nora Lares. If you have questions, please contact Carman at 229-6897 or Nora at 229-2105.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Carman Burney

From: Terri.White@lvvwd.com
Sent: Tuesday, June 29, 2010 11:09 AM
To: Carman Burney; Nora Lares
Subject: CLV Planning and Development 7/29/10

Comments from LVVWD:

VAC - 36478: There is an existing 6" ACP water line in the proposed vacation alignment. The water line will need to be relocated for the vacation approval. Civil plans need to be submitted to LVVWD for approval.

SUP - 38574: This is an existing residential lot with a 1" meter and no backflow prevention assembly. Civil plans need to be submitted to LVVWD for approval because the meter may not be properly sized and a backflow prevention assembly will be required with this SUP.

WVR - 38578: Providence Pod 307 Tentative map does not meet LVVWD minimum standards. Their plan presently calls for two feeds through easements, and both are from a single source. LVVWD has already commented on this on the water availability letter for the tentative map.

Terri White
Engineering Services
702.258.3234

Carman Burney

From: Albert Sung
Sent: Tuesday, June 29, 2010 11:10 AM
To: Carman Burney; Nora Lares
Cc: Steve Gebeke; Robert Welch
Subject: DINA: SUP-38574; Paitaka P. Miyahira at 6640 West Cheyenne Avenue

Carman,

The developer / engineer is required to meet with Flood Control staff to establish the finish floor elevation of proposed buildings prior to issuance of any permits.

Albert Sung, P.E.
Flood Control

Carman Burney

From: Shane Ammerman [SLA@co.clark.nv.us]
Sent: Tuesday, June 29, 2010 11:58 AM
To: Carman Burney; Nora Lares
Subject: SUP-38276, SUP38519, SUP-38574

Clark County Comprehensive Planning has no comment on the above mentioned applications.

Thank you,
Shane Ammerman
Assistant Planning Manager
Clark County Comprehensive Planning

Wednesday, August 04, 2010

To Whom It May Concern:

We are applying for a General Plan Amendment from DR(Desert Rural Density Residential) to SC (Service Commercial) and rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed Convalescent Care Facility/Nursing Home, per Title 19, located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108. The home will be called Ohana (Family) Care Manor and will house 47 adults and will employ approximately 24 staff members. More specifically: 1 Activity Director, 2 Cooks, 2 Pantry Helpers, 1 Kitchen Helper, 1 Dishwasher, 1 Registered Dietician (can be contracted), 10 Caregivers, 1 Medication Technician, 1 Maintenance Person, 1 Laundry, 1 Transportation, 1 Administrator, and 1 Office Clerk. It will have the ability to accommodate 47 adults and be open 24 hours a day, 7 days a week. The ages of the senior citizens will start from 55 years and older only. This facility will only be used as a care center for seniors. The care facility will be professionally managed and a licensed administrator, who has been my consultant, will manage the facility. Our philosophy is to hire the best qualified people in all phases of our employment. Our number 1 goal is to earn the greatest reputation for care, quality and service. License is available upon request.

The height of our building "B" is 28' and a portion of building "A" is 27', which is reflected on our latest plans. The 3 to 1 ratio requirement is 84'.

We request a waiver of 4 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We request an exception for the perimeter landscaping that is currently 1-24' box tree every 30' on center, along the Southern 160 feet of the West Property line as we only have room for the driveway and no trees in this area. However, these required trees and shrubs will be located in other areas of our facility. The landscape requirement along Cheyenne Avenue and the remainder of the property is 1-24' box tree every 20 feet on center and 4-5 gallon shrubs for every tree. We are proposing to plant a total of 12-24" box trees and 60 total 1 to 5 gallon shrubs consisting of various palms and asparagus ferns in the front facing Cheyenne Avenue. We have 19 parking spaces, including 2 handicap spaces available. This meets the requirements for 1 space per 6 beds ($47 \div 6 = 8$). We also have 8 spaces for our 8 employees on the largest shift. We also have 3 spaces available for medical professionals. This totals 19 spaces which meets the requirement.

We are also requesting a waiver of the East/West perimeter of zero feet where 8 feet is required.

We request to leave the existing 24" tall block wall and brick pillars. We will have to make adjustments to this area to accommodate the 30' driveway coming in from Cheyenne Avenue as the two existing brick pillars may need to be moved to the East a few feet to accommodate a new commercial driveway.

We are requesting a variance for Residential Adjacency standards as 30 feet is required from the property line adjacent to 3235 Garehime Street. We are requesting this be changed to 10 feet.

According to the April 2nd, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policy makers on edge. In 2008, although Nevada's population grew 1.4 percent that year, the Census Bureau estimated that the number of residents age 65 and older increased by 3.9 percent. In short, this article addresses the immediate and upcoming urgent need for adult care facilities such as the one we are proposing. See attached article.

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

RECEIVED
AUG 04 2010

We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. The landscaping will be such that it will be very attractive and enhance the surrounding neighborhood. We will plant above and beyond the amount of trees and shrubs required by city specifications. There will be in excess of 171 - 24" box trees, approximately 24 - 24" box giant bamboo species along the North, West, and Eastern block walls. There will be meandering pathways for walking, sitting, visiting and lush vegetation, some of which will be small palm trees and asparagus ferns. There will be approximately 150 - 1 to 5 gallon size shrubs total. This landscaping will be similar to what you would see at the Mirage Resort where various species of plants enhance a Polynesian atmosphere. We will install within the courtyard area a pond, water feature, misting systems and areas for meditation. Some of the amenities this facility will include are pets, koi ponds, garden areas, walking paths, beauty salon, group exercise and shuttle service. This facility will be as energy efficient as practical using professional guidance for energy benefits. The manor will also provide employment opportunities at a time when so many in the work force are being let go or laid off. This will help at a time when employment is at an all time low and will provide our economy with a boost in moral and encouragement. This will certainly help our current economy with added jobs. JOBS!!

The storage warehouse in the back of the premises will be converted into a commercial kitchen and hopefully we have approval for a second story above the commercial kitchen for our caregiver's resting quarters. If allowed to, we will utilize all areas of the property for its everyday use. Our storage facilities will be incorporated into our new facility.

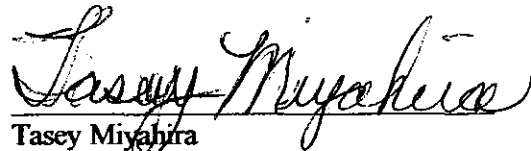
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Neighborhood meetings have been held according to City and Council member requirements.

Please consider our request as there will come a time that our parents, grandparents and even ourselves will need some assistance as we become senior citizens.

Thank you in advance for your consideration of this project.


Paitaka P. Miyahira
Property Owner


Tasey Miyahira
Property Owner

GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38574

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

SUP
06/15/2010

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

**SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, AND VAR-38576 -
PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA -**

Request for a Special Use Permit FOR A PROPOSED 57-BED, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

PLANNING COMMISSION: JULY 29, 2010

CITY COUNCIL: SEPTEMBER 1, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JUNE 29, 2010

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Report Date 06/16/2010 01:00 PM

Submitted By

Page 1

A/P # 38574 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 11:24	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SUP-38574 - SPECIAL USE PERMIT RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SDR-38577 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request for a Special Use Permit FOR A PROPOSED 57-BED, 22,314 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HDME at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony).

Parent A/P # 38579
Project # 38574 Project/Phase Name OHANA FAMILY CARE MANOR
Size/Area 0.00 Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13811406012
Location

Owner/Tenant

Contact ID AC1780596 Name MIYAHIRA PAITAKA P & TASEY R
Mailing Address 4095 N CHIEFTAIN Organization
City LAS VEGAS State/Province NV
ZIP/PC 89129-2667 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6640 W CHEYENNE AVE
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13811406012

Report Date 06/16/2010 01:00 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1780596 ☐ Foreign
Effective Expire
Name MIYAHIRA PAITAKA P & TASEY R
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4095 N CHIEFTAIN

LAS VEGAS, NV 89129-2667

Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1786428 ☐ Foreign
Effective Expire
Name PAITAKA MIYAHIRA
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6640 WEST CHEYENNE AVENUE

LAS VEGAS, NV 89105

Seasonal Addr

Valid From To
Comments Pay Miyahira 289-1743

Primary Y Capacity OTHER Other REP Contact ID AC1786429 ☐ Foreign
Effective Expire
Name GEOFF ROBINS
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2261 ROSANNA STREET

LAS VEGAS, NV 89117

Seasonal Addr

Valid From To
Comments Geoff Robins 376-2518

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful

Report Date 06/16/2010 01:00 PM

Submitted By

Page 3

Item Description Item Status

Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
FLODD	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
ROW	
LAND DEV	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 06/15/2010 11:20

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y Assessors Parcel Map	Y Statement of Financial Interest
N DINA (Not Always Required)	

Y Business Licensing Requirements Met

N Business License Exempt

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

There is no planning condition for this project.

Report Date 06/16/2010 01:00 PM

Submitted By

Page 4

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Final City Council letter received
Y Project of Regional Significance? Annotated minutes received
Y Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use
CONVALESCENT CARE FACILITY/NURSING HOME

N is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information				YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Meeting Type	Meeting Status				
Comments	Added By	Add Date	Modified By	Modified Date		
07/29/2010	PC	SCHEDULED		0	0	0
GKAPOVICH	06/15/2010					

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 06/15/2010 12:05 0.00
GEOFF ROBINS; (AGENT); CK#6611; 702-376-2518 OR 702-638-5996;

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 135-11-406-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 4.89
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAILLONE INC.COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 2891743 Fax: 645 7098
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAILLONE INC.COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 3762518 Fax: 228 4672
 City LAS VEGAS State NEVADA Zip 89117
 E-mail Address _____

Property Owner Signature* Tasey Miyahira

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

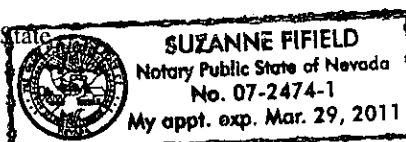
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of June, 20 10

Suzanne Fifeild

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38574</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

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

JUN 15 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38574** APN: 138-11-406-012

Name of Property Owner: PAITAKA Miyahira

Name of Applicant: Paitaka P. Miyahira or Tasey Miyahira

Name of Representative: Paitaka Miyahira or Geoff Robins

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

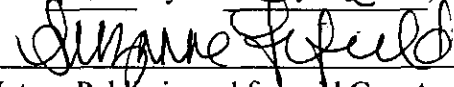
APN: _____

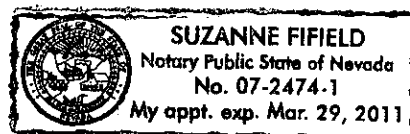
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15th day of June, 2010


Notary Public in and for said County and State



RECEIVED

JUN 15 2010

Thursday, June 10, 2010

To Whom It May Concern:

We are respectfully applying for rezoning designation from Re Estates to a proposed Convalescent Care Facility/Nursing Home located at 6640 W. Cheyenne Avenue, Las Vegas, NV 89108.

We are currently requesting the following variances for this facility.

1. The 15' landscape area requested in the front of the facility be changed to a 4'-6' landscape area. This will be accomplished by removing two courses of the brick wall currently located in front of the facility lowering the wall height to 8" and retaining the lighted brick pilasters that are located at each end of the wall.
2. The 30' feet requirement from the property line adjacent to 3235 Garehime Street as the facility will be 10' from the property line. I have spoken with Michael and Pamela Hardin, the property owners, on this issue and they approve. Attached is a letter with their signatures.
3. The 3:1 proximity slope requirement where building A should be 81' from the side property line and building B should be 87' from the side property line to 10' on each property line.

We are also requesting exceptions for the entrance/driveway off of Cheyenne Avenue to the facility and the landscape requirement. The current requirement is that the entrance/driveway be 32'. We are requesting an exception for the entrance/driveway to be 30'. We are also seeking to eliminate the requirement for 24" box trees for the Southern 160' of the East and West property lines. However, we will incorporate multiple trees at other locations on the property. Trash enclosures meet requirements.

The facility will be called Ohana (Family) Care Manor and will house 50 adults and approximately 30 to 35 employees. It will have the ability to accommodate 50 to 80 adults and be open 24 hours a day, 7 days a week. The plans provide for adequate parking spaces for the facility of this size. The facility will be professionally managed and a licensed administrator who has been my consultant will manage the facility. Our philosophy is to hire the best qualified people in all phases of our employment. Our number 1 goal is to earn the greatest reputation for care, quality and service. License is available upon request.

According to the April 2nd, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policy makers on edge. In 2008, although Nevada's population grew 1.4 percent that year, the Census Bureau estimated that the number of residents age 65 and older increased by 3.9 percent. In short, this article addresses the immediate and upcoming urgent need for adult care facilities such as the one we are proposing. See attached article.

We feel that given the location of our proposed facility on Cheyenne Avenue, that it will impact the community in a positive manner. There will be none or a minimal increase in traffic to the area. Street elevations will be vastly improved and add to the value and attractiveness of the neighborhood. The landscaping will be such that it will be very attractive and enhance the surrounding neighborhood. Some of the amenities this facility will include are pets, koi ponds, garden areas, walking paths, sitting areas, lush vegetation, misting systems, beauty salon, group exercise and shuttle service. This facility will be as energy efficient as practical using professional guidance for energy benefits. The manor will also provide employment opportunities at a time when so many in the work force are being let go or laid off. This will help at a time when employment is at an all time low and will provide our economy with a boost in moral and encouragement. This will certainly help our current economy with added jobs. JOBS!!

RECEIVED

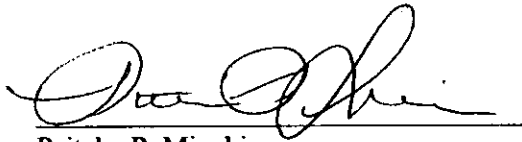
SUP-38574

Thursday, June 10, 2010

The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

Please consider our request as there will come a time that our parents, grandparents and even ourselves will need some assistance as we become senior citizens.

Thank you in advance for your consideration of this project.



Paitaka P. Miyahira
Property Owner



Tasey Miyahira
Property Owner

SUP-38574

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as _____, located at _____.

This document is being prepared by:

Company Name: *MAUI ONE*
Address: *6640 W. CHEYENNE AVE*

Contact Person:

Name: *PAT MIYAHARA*
Title: *PRES.*
Telephone: *702 658-1556*
Fax: *(702) 645-7093*
E-mail: *KUABOY@YAHOO.COM*

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

NO ENVIRONMENTAL IMPACT EXPECTED

Signature: *Pat Miyahara*

Date: *4/6/10*

Name:
Title:

RECEIVED
SUP-38574 Page 2 of 16
JUN 15 2010

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description	10 BED ASSISTED LIVING
✓	2	Transportation and Traffic	CAT BUSES
✓	3	Schools	N/A
✓	4	Emergency Services	AVAILABLE
✓	5	Housing	N/A
✓	6	Mass Transit	N/A
✓	7	Open Space and Recreation	CHILDREN'S MEMORIAL PARK
✓	8	Hydrology	N/A
✓	9	Water Quality	LAS VEGAS VALLEY WATER
✓	10	Utilities and Service System	CITY SEWER

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as _____, located at _____.

This document is being prepared by:

Company Name: MAUI ONE
Address: 6640 W. CHEYENNE AVE

Contact Person:

Name: PAT MIYAHARA
Title: PRES.
Telephone: 702 658-1556
Fax: (702) 645-7093
E-mail: KUABOY@YAHOO.COM

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

NO ENVIRONMENTAL IMPACT EXPECTED

Signature:  Date: 6/10/10
Name: _____
Title: _____

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: OHANA CARE MANOR

1.b Application #:

1.c Project location: CHEYENNE 6640 W.

1.d Project sponsor

Name: PAITAKA P. MIYAHARA

Address: 6640 W. CHEYENNE AVE. LAS VEGAS, NV 89108

Telephone: (702) 458-1556

1.e G. P. designation:

1.f Zoning: RESIDENTIAL

1.g Project description: 10 BED ASSISTED LIVING

Total site acreage: 1.25

i) Residential

Total units:

FAR per Lot: SAME AS EXISTING

Lot Coverage per Lot:

ii) Hospitality N/A

Total rooms:

Total entertainment:

iii) Commercial

Total S.F.:

Total FAR: N/A

Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North: RESIDENTIAL

East: COMMERCIAL & RESIDENTIAL

South: RESIDENTIAL

West: COMMERCIAL

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: NO IMPACT ON EXISTING SERVICES

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: YES

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: YES

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: NO

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: YES

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: FIRE STATION 42

Existing/proposed: EXISTING

Distance from site³: 1/2 MILE

Police

Name of the facility: N.W. AREA
COMMAND

Existing/proposed: 9850 W. CHALLENGE STATION 42
CHEYENNE AVE

Distance from site³: 2.5 MILES

Emergency Services

Name of the facility:

Existing/proposed: SAME AS FIRE STATION

Distance from site³:

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: NO INCREASE IN EMERGENCY
SERVICES ANTICIPATED

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: NO

- 5.b Would the project displace or eliminate existing housing?

Explain: NO

- 5.c What are the project characteristics, in terms of:

Density:

Height: N/A

Gated community:

Housing Type:

Home ownership:

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: CAT BUS SYSTEM

Location: CHEYENNE & SERENE

Distance from site⁴: 200 YDS

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: NO

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: N/A

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

Las Vegas Sun

A new, and older, demographic trend

Nevada is due for an influx of seniors. Experts say state is unprepared because of limited resources, tightfisted ways

By Steve Kanigher, Alex Richards (contact)

Sunday, Jan. 3, 2010 | 2 a.m.

~~The U.S. Census Bureau projects that the fastest-growing segment of Nevada's population over the next 10 years will be senior citizens, and the prospect has policymakers on edge.~~

They fear Nevada's aging population will put an unbearable strain on the state's overburdened health care system and social services and create greater urgency to build affordable housing. And given the state's current fiscal crisis that has forced agencies to cut programs and freeze vacant positions, the concerns about the graying of the Silver State are valid.

The Las Vegas Valley, for example, has a shortage of services such as those at three Nevada Adult Day Healthcare Centers.

For the past three years, Josephine Leu, 59, has been among the many people who have spent most weekdays at the centers. Leu hopes to be able to do that through this decade. A stroke left her unable to work. She has to use a wheelchair.

"If I didn't come here," she says, "I'd be staying at home, and my daughter would be taking care of me all day. She already has her own children to take care of."

At the center she is able to socialize, get a little exercise using a walker and eat under the supervision of a nutritionist.

Taxpayers foot the costs for 80 percent of the center's clientele.

'Demographic tsunami'

From 2010 to 2020, Nevada is expected to see a 61 percent increase in residents 65 or older, trailing only Alaska and Arizona. If that Census projection holds true, Nevada will have 531,120 people past the traditional retirement age in 2020. That's more than four times the 127,631 such Nevadans in 1990.

~~The iceberg's tip poked through in a snapshot of 2008. Although Nevada's population grew 1.4 percent that year, the number of residents 65 and older increased 3.9 percent, the Census Bureau estimated.~~

But red flags were raised at least one year earlier. UNR's Sanford Center for Aging reported in 2007:

~~"Nevada's infrastructure of services for older adults is unprepared for the demographic tsunami which will occur as the Baby Boomer population ages."~~

And that warning was sounded before the state's economy cratered, before Nevada was saddled with one of the worst state economies in the nation — one expected to be among the last to fully recover.

Because they were based on [redacted] of growth before the recession, the [redacted] projections may be off, but even if they are, Nevada can still expect to have a far greater number of seniors 10 years from now than today.

State Demographer Jeff Hardcastle says the main reason is middle-aged workers flocked in droves to the state in the 1990s. Many, if not most, put down roots, so they are expected to spend their final decades here.

Another factor, at least until the state's economy is thriving again, will be younger people leaving the state to find work.

The lack of jobs is not a deterrent to Baby Boomers looking for a place to retire, however Nevada can expect an influx of those folks because they're attracted by the tax structure and lack of a state income tax, says
Dennis Smith, president of Home Builders Research.

On average they are also better positioned to take advantage of the valley's "deeply discounted" home prices than other age groups, says Brian Gordon, principal with Applied Analysis, a Las Vegas financial advisory firm.

"They seem more capable of paying cash or making a significant down payment on a home," Gordon says.

So many of those retirees might just provide the state with an economic shot in the arm.

Gray issues

Thanks to strength in numbers, seniors can look forward to wielding considerably more political clout because they historically vote in higher percentages than other adults.

"I say watch out," says Pamela Powell, an educator with University of Nevada Cooperative Extension.

"Because they're more educated than seniors in the past they know how to get things done. I expect them to be front and center on the issues."

That could bode ill for school funding. As the Sun reported in 2006, many seniors who moved to Nevada because of its low taxes have tended to vote against measures that would raise their taxes, including school bond issues that are paid for by property taxes.

This is particularly true of seniors on fixed incomes.

The conventional wisdom is that the anti-tax seniors think they have paid their fair share. If that holds true over the next decade, it could make it that much more difficult for schools or governments to get tax measures passed at the ballot box.

There will be no shortage of other issues regarding seniors. Chief among them is Nevada's health care system.

Because seniors rely more on health care, it is crucial they have sufficient access to physicians. But University of Nevada School of Medicine researchers reported in November that Nevada ranked 48th in the nation in 2007 in the number of physicians per 100,000 residents. The nation averaged 312 doctors per 100,000 residents, but Nevada had only 218 per capita.

Dr. Annette Teijeiro, a Las Vegas anesthesiologist and president of the Clark County Medical Society, says the doctor shortage hits Southern Nevada seniors particularly hard because some of the largest deficiencies are in the ranks of specialists used largely by the elderly: geriatric medicine specialists, urologists, cardiologists, etc.

Southern Nevada also suffers from a shortage of nurses, Teijeiro adds.

When it comes to health care, the facts are pretty dismal in terms of how ready Southern Nevada really is for a rapidly growing senior population, says Larry Matheis, executive director of the Nevada State Medical Association.

A case in point is state-funded Medicaid, which is geared toward lower-income people.

"Nevada doesn't put enough money into Medicaid and the eligibility standards are very high," Matheis says. "We put so little money into it that people wind up on Medicaid only when they're very sick. The problem is that many of these seniors don't get any early intervention or preventive care."

The frugal Medicaid spending is a major reason Southern Nevada doesn't have more adult day-care centers, says Christopher Vito, president and CEO of the for-profit Nevada Adult Day Healthcare Centers.

There are 13 state-licensed adult day-care centers in Clark County, but Vito pointed to a study by the Robert Wood Johnson Foundation of Princeton, N.J., showing the need for 33 such facilities in the county — and that study was done seven years ago.

Nevada Medicaid, he says, reimburses adult day-care operators only \$54.50 per client per day for at least six hours of service, whereas California Medicaid pays about \$80 a day.

"Most adult day-care facilities in Nevada have a life span of only two or three years," Vito says. "They end up filing for bankruptcy because they're not funded well."

"There are a lot of things that trigger service gaps for seniors, including the reimbursement rates from Medicaid."

It worries those who note that Nevada has had the nation's highest suicide rate among seniors for more than 20 years and those who know the state is projected to have the fifth highest increase in Alzheimer's disease cases this decade, according to the Alzheimer's Association. State health officials also have issued warnings about increases in diabetes and high blood pressure among Nevada seniors.

The Cooperative Extension in 2007 summarized the health issues facing Nevada seniors: Baby Boomers will live longer than prior generations, but they will also experience higher rates of chronic illness and functional disability.

"Although many of Nevada's older adults are healthy, a large number are or will become at risk, resulting in a significant number of older adults who will become fragile and dependent, straining resources that are required to meet their need for health care and assisted living," the report concluded.

A room of their own

Ask just about any senior and he'll tell you he doesn't want to wind up in a nursing home. Nevada, in fact, has had relatively flat demand for such placements in recent years. But if demand spikes over the next decade, the state could be in trouble.

The Nevada Division of Health Care Policy, the agency charged with overseeing Medicaid, disclosed in March that Nevada in 2007 had barely more than two nursing home beds per 1,000 residents, less than half the national average. The Kaiser Family Foundation of Menlo Park, Calif., also reported that Nevada in 2008 had the sixth lowest number of such beds in the nation.

Instead of relying on nursing homes, the state is attempting to keep seniors in their residences through home-based and community services. That strategy can help older Nevadans remain healthier and more productive while saving taxpayers money because intensive nursing supervision is far more expensive.

- The problem, though, is that Nevada has been tightfisted when it comes to funding social services, and the recession has only made that situation worse.

To help trim state spending, Gov. Jim Gibbons' administration last year recommended cutting more than 450 people out of state-funded senior programs. The Nevada Aging and Disability Services Division, which runs the programs, convinced the Nevada Legislature in 2009 to provide enough funding to maintain existing caseloads. But the programs did not go unscathed.

Nearly \$600,000 was taken away from a tax rebate program that had provided relief for seniors with high property taxes.

Wages were cut for people who provide seniors with cleaning, bathing and other home-care services. That has senior advocates fearing those workers will seek higher paying jobs in other professions, leaving older Nevadans without enough workers to provide those services.

"It's rewarding work but it's also demanding and the compensation isn't what it should be," says Barry Gold, director of government relations for AARP Nevada. "We're being outspent for these workers by places like McDonald's and retail stores."

Retired state Medicaid supervisor Lucy Peres, president of the Nevada Silver Haired Legislative Forum and a member of the National Silver Haired Congress, says she understands the need to cut the state budget, but it seems "services to seniors are the first to go."

"When they have cut funds they have taken it away from home care, which means fewer people can stay at home," Peres says. She blamed part of that on lobbying activity in Carson City, where she says, "there are a lot of people advocating for children, who represent our future, but not a lot of people advocating for seniors."

Peres is particularly disturbed at how the cuts affect today's seniors, who "didn't eat off the system when they were younger" but need state services now because they are strapped for cash.

The recession has also taken a toll on nonprofit agencies that provide assistance to seniors. Many of the agencies have seen revenue decrease by as much as 25 percent over the past year, says Dan Goulet, president and CEO of United Way of Southern Nevada.

"There are seniors who were eligible for services a year or two ago who won't be eligible a year or two from now," he says. "The state is shifting its focus on how it allocates dollars for seniors to those who are most at risk. Many seniors will no longer qualify for services because the income guidelines will become more strict."

Seniors with at least some financial means to pay for services will be expected to take on more of that burden. Tina Gerber-Winn, deputy administrator of the state aging services division, confirmed that her agency must make those hard choices because of the state's economy.

"Over the next 10 years, accessibility to services will be based on a person's ability to pay," Gerber-Winn says. "We will have to target the people who are at the highest risk, those who are isolated in rural areas and those people who don't have caregivers."

Overwhelmed, unprepared

In July 2008, the Nevada Aging and Disability Services Division painted a bleak picture of programs for seniors over the next decade because of budget crisis, skyrocketing medical costs and the possibility that state services will be "overwhelmed."

But in many ways they already are.

The agency informed Gibbons that some Nevada seniors are waiting a year for services related to geriatric health and wellness, personal emergency response, caregiver support, home care and mental health. Some are waiting six months for employment or Alzheimer's diagnostic services, five months for medical equipment and health care products, and four months for nutrition services, respite and support services, and legal assistance.

Demand is substantial for more affordable housing for seniors. This is a tall order in Nevada, because it is one of only seven states with fewer than 28 low-income housing units for every 100 "extremely low-income" families, the Nevada Division of Health Care Policy reported.

Nonprofit Nevada HAND, which builds and manages affordable housing for seniors in Southern Nevada, says the only turnover it sees in its units occurs when a tenant dies. The minimum waiting time is a three months, and it sometimes takes a year.

Michael Mullin, HAND's founder and president, says there aren't more affordable units for seniors because they are expensive to build and to subsidize.

"This is a segment of the population that is exploding and we need to figure out how to house them," Mullin says.

But even if Nevada figures that and other problems out, it would still have to follow through with the necessary action.

"There is a lack of political will to invest in these kind of services, even when they can save money in the long run," says Assemblywoman Sheila Leslie, D-Reno. "Nevada has had a libertarian philosophy of 'take care of yourself,' but we are woefully ill-prepared for the future."

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Letter from Neighbor on East
Michael / Pamela Hardin
and to see this project coming

Tuesday, April 06, 2010

To Whom It May Concern:

We currently own the 2 adjacent properties to the east of the proposed Adult Care facility on 6640 West Cheyenne Avenue. Our addresses are 3235 N. Garehime and 6620 West Cheyenne Avenue.

We are not opposed to this proposal. We feel this will help our property values and enhance the neighborhood.

Thank you,


Michael Hardin


Pamela Hardin

Inst #: 201005040001587
Fees: \$16.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #003
05/04/2010 11:35:54 AM
Receipt #: 337020
Requestor:
TASEY MIYAHIRA
Recorded By: RNS Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 138-11-406-012

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

Quit Claim Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Correct Document #20100414000
Legal Description 1818

Recording Requested By:

Tasey Miyahira

Return Documents To:

Name Tasey Miyahira

Address P.O. Box 33054

City/State/Zip L.V. NV 89133

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

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

C (3-1)

APN: 138-11-406-012
Recording requested by and mail documents and
tax statements to:

Name: Mr. and Mrs. Tass Hardin

Address: 4095 N. Chieftain

City/State/Zip: Las Vegas, Nevada 89129

DED104mk
Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Inst #: 201004140001818
Fees: \$15.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #005
04/14/2010 11:59:58 AM
Recelpt #: 311066
Requestor:
TASS HARDIN
Recorded By: MJM Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS that the GRANTOR(S): _____

Tass Hardin and Lois Hardin, Husband and Wife

for and in consideration of Three Hundred Fifty Thousand , Dollars (\$350,000.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the recelpt of which is hereby acknowledged, to the GRANTEE(S): _____

Paitaka P. Miyahira and Tasey R. Miyahira, Husband and Wife

all that real property situated in the City of Las Vegas

County of Clark , State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

COMMONLY KNOWN ADDRESS:

6640 W. Cheyenne Avenue, Las Vegas, Nevada 89108

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

LEGAL DESCRIPTION:

Parcel Map File ² TH Page 14 Lot 1

Geoid:PT SW4 SW4 Section 11 Township 20 South 60 East

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13 day of April, 2010.

Tass Hardin

Signature of Grantor

Tass Hardin

Print or Type Name Here

Lois Hardin

Signature of Grantor

Lois Hardin

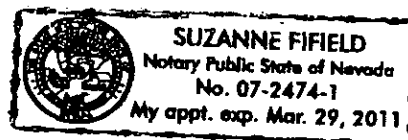
Print or Type Name Here

STATE OF NEVADA)
COUNTY OF Clark)

On this 13th day of April, 2010, personally appeared before me, a Notary Public, Tass Hardin and Lois Hardin

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

Suzanne Fifield
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE FORM

RE-RECORDED

1. Assessor Parcel Number(s)

a. 138-11-406-012
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 350,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ exempt

d. Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

~~20100414~~ 03 20100414
~~0001818~~ 0001818
Correction on original Legal Description

5. Partial Interest: Percentage being transferred: 100 %

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

Signature

Tasey Miyahira

Capacity

Grantee

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Tasey Lois Hardin

Address: 4095 N. Chieftain

City: Las Vegas

State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Paritaka Tasey Miyahira

Address: 8455 Stange Ave

City: L.V.

State: NV Zip: 89129

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

Print Name: Tasey Miyahira

Escrow #: _____

Address: 8455 Stange Ave

City: Las Vegas

State: NV Zip: 89129

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED