

ZONING AR No. 98-11400-012
CURRENT ZONING: R-E
REZONE TO: C.

Net Area:

39,264 SP
39,264 ÷ 43,560 = .90 ACES

Parking Calculations (per Code)	Required	Provided
Parking Ratio	10	7

Parking Ratio:

SPACE PER SIX BEDS = $3 \times 10 = 30$
EMPLOYEES ON LARGEST SHIPT =
MEDICAL PROFESSIONALS =

REQ.	14
PROVIDED	7

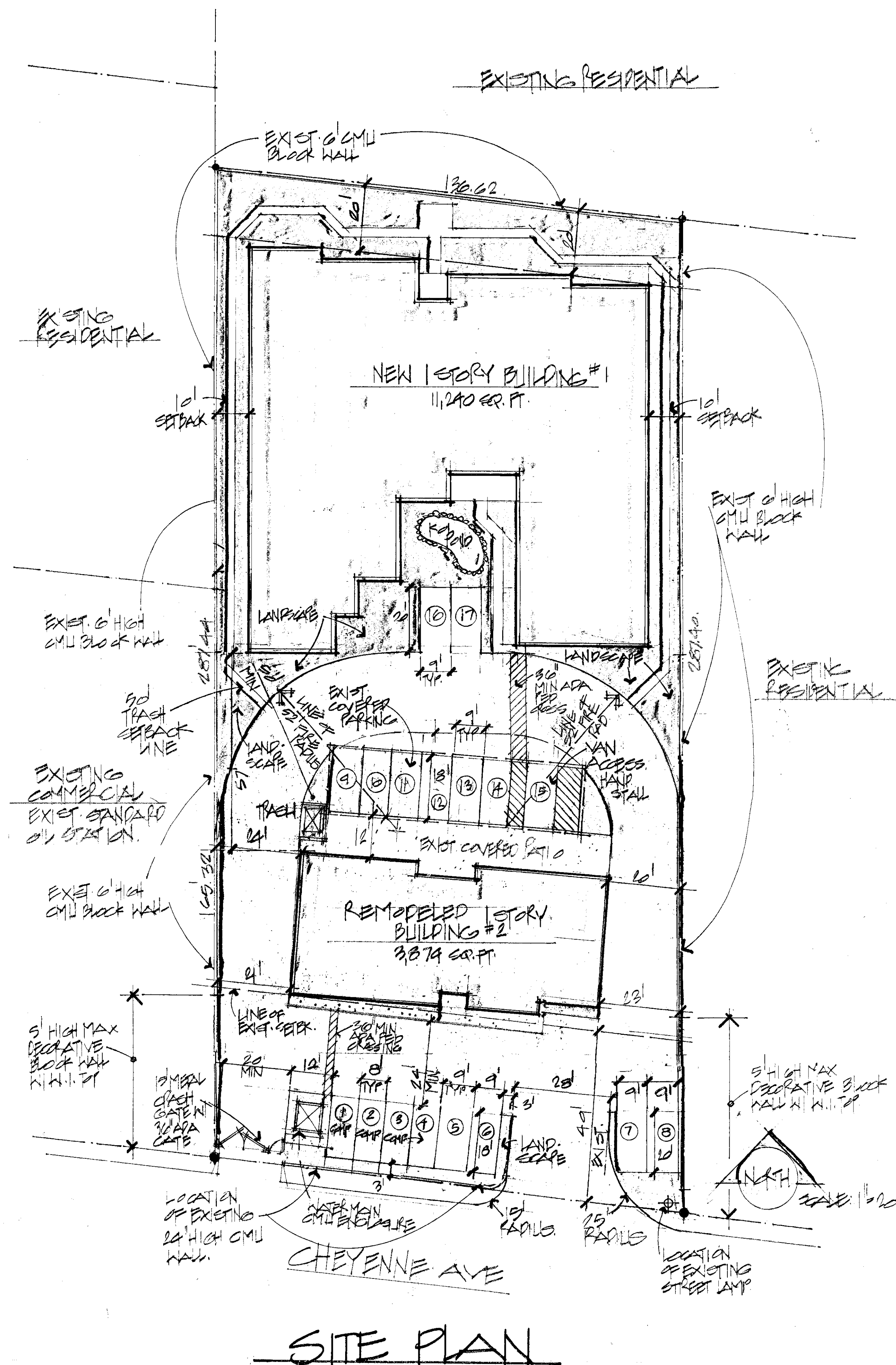
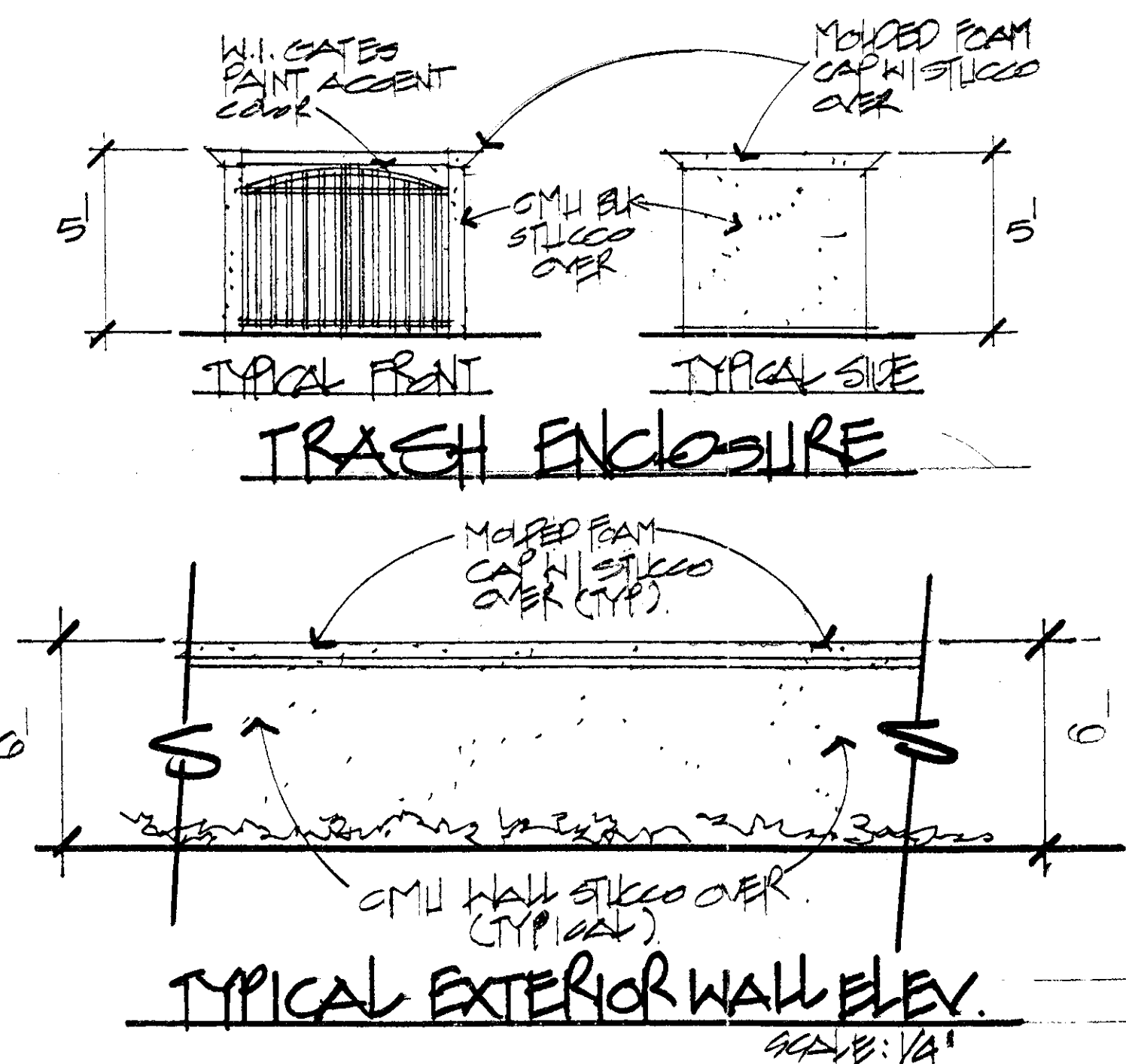
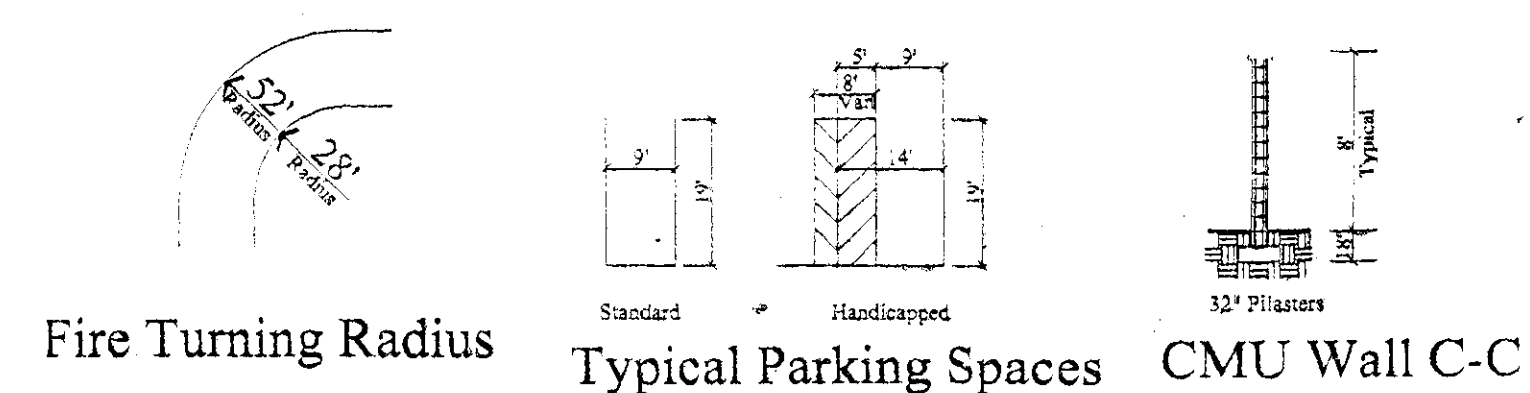
Front: 20
Rear: 20
Side: 10
Corner Street Side:

Allowed:	5
Provided:	5

Allowed: 50%
Provided: 39%

BJD NO #1 11.240 SQ FT
BJD NO #2 3.879 SQ FT

TOTAL 5,115 SQ FT
5,114 S.F. ÷ 20,264 S.F. = 25.2%



OTANA
ADULT COWP CAFE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Rendering

J W DESIGN

Jeffrey Weinberg
65 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 558-9736

10.4.10

OF

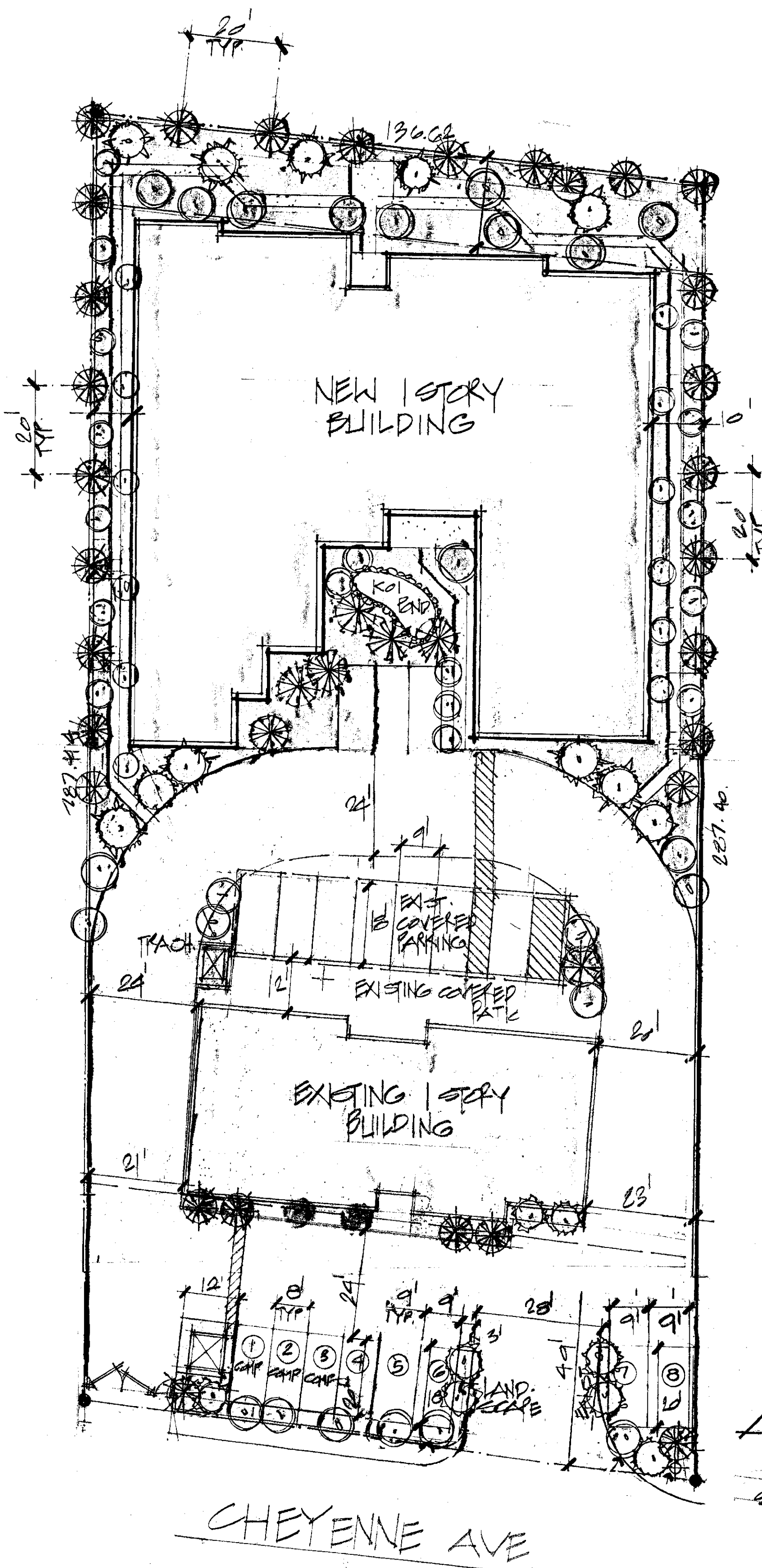
GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

SCANNED

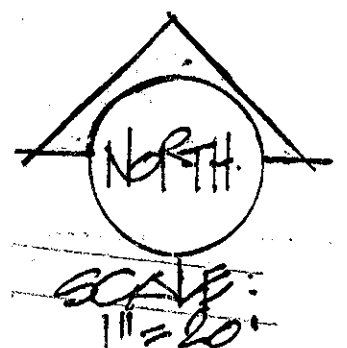
OCT 28 2010

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 15' GAL	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 15' GAL	20'-30' On Center	TEXAS PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 15' GAL	20'-30' On Center	MONDEL PINE	Pinus nigra
	24	Height Varies	Varies See Schedule Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 15' GAL	Varies See Schedule Requirements	FLOWERING PLUM	Prunus cilicarpa
	47	1-5 Gallon	N/A	Ornamental Ground Stems and Cover	
		N/A	N/A	Xeriscaping / Turf	



LANDSCAPE PLAN



SCANNED

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

Residential & Commercial

Design & Rendering

J W DESIGN

Jeffrey Weinberg
14 W. Pacific Ave. Suite 2
Henderson, NV 89015
(702) 558-9776

ZONING APN No 138-11-400-012
CURRENT ZONING: R-E
REQUEST TO: C-1

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

Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	17

REQ. 16
PROVIDED 17

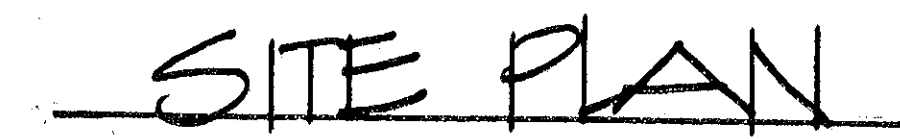
Front: 20
Rear: 20
Side: 1
Corner Street Side:

Allowed: 5
Provided: 5

Allowed: 50%
Provided: 39%

BUILDING #1 11,290 SQ. FT.
BUILDING #2 3,375 SQ. FT.

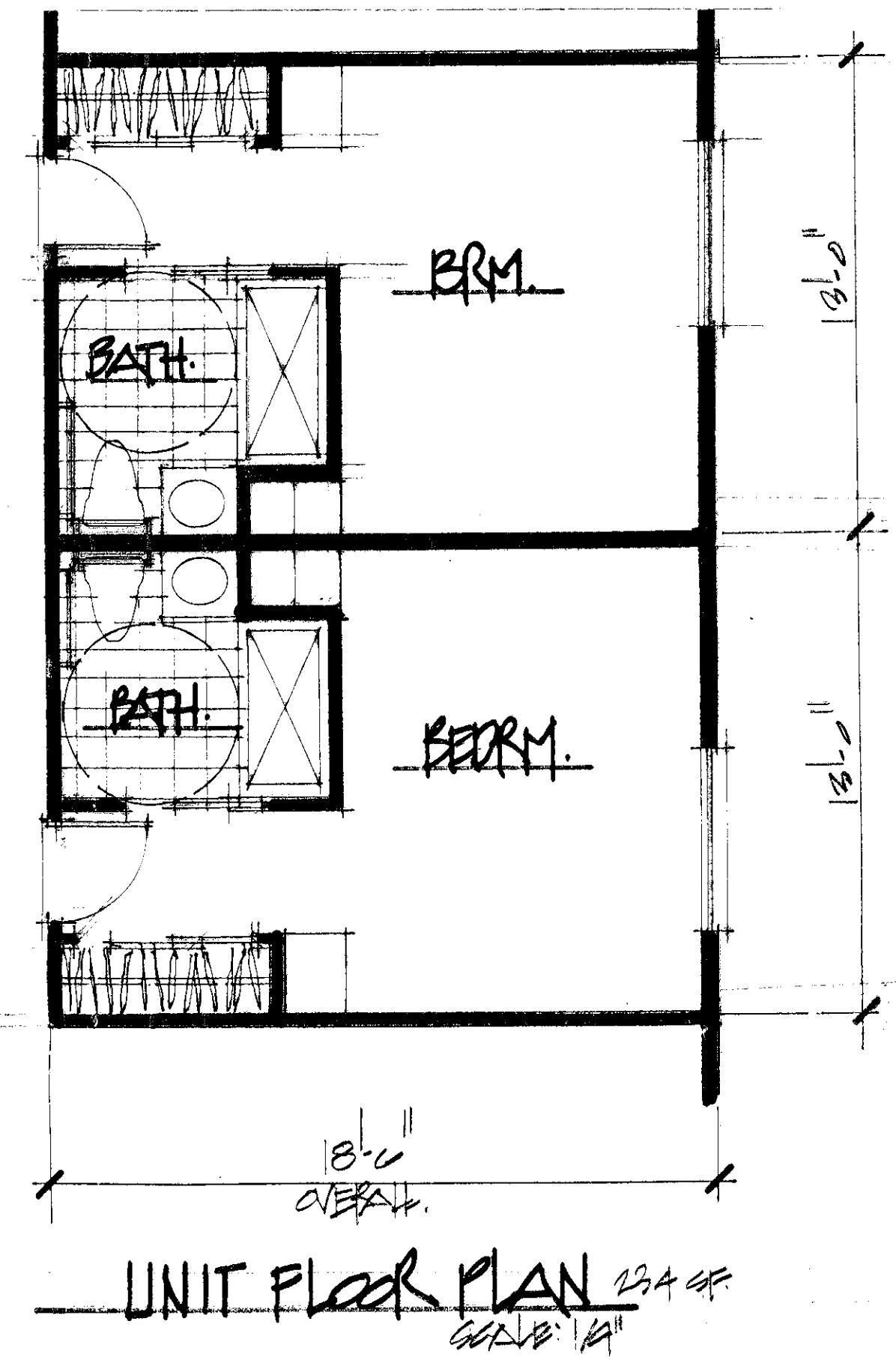
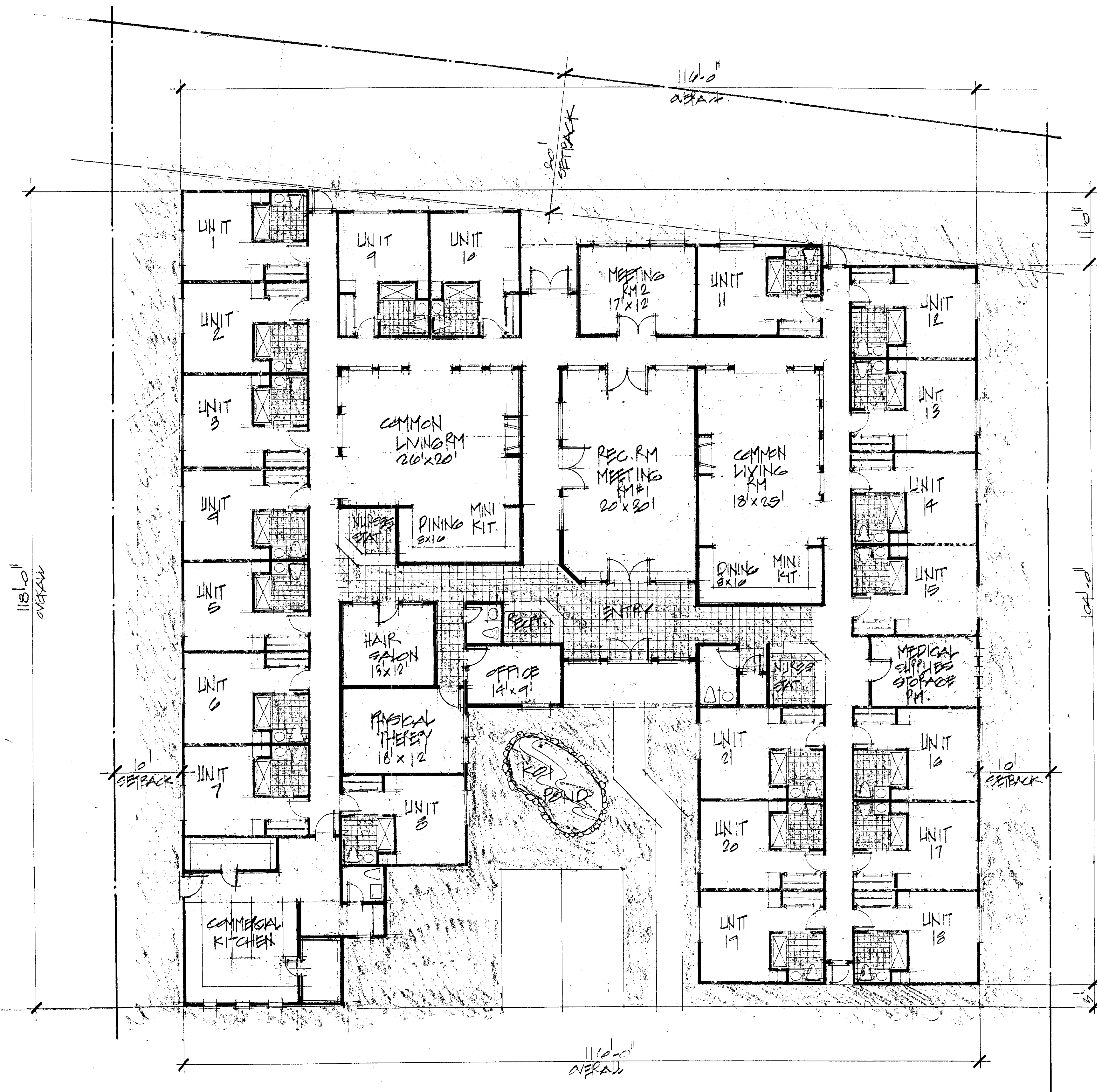
TOTAL 15,115 SQ FT
15,114 S.F. ÷ 29,264 S.F. = 39%



J W DESIGN

Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Hempstead, NY 09015
(702) 558-9726

105



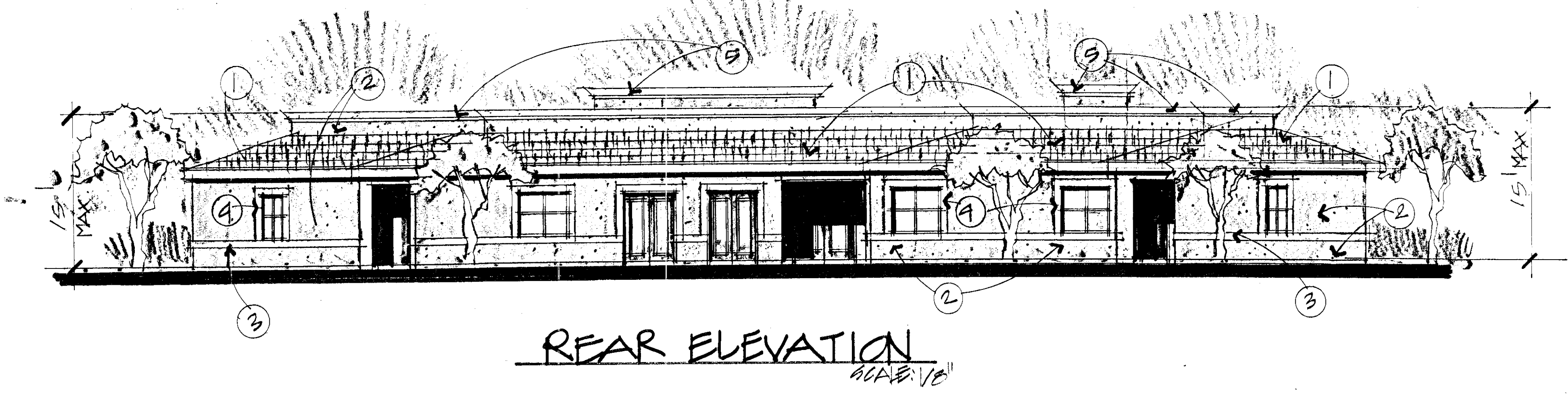
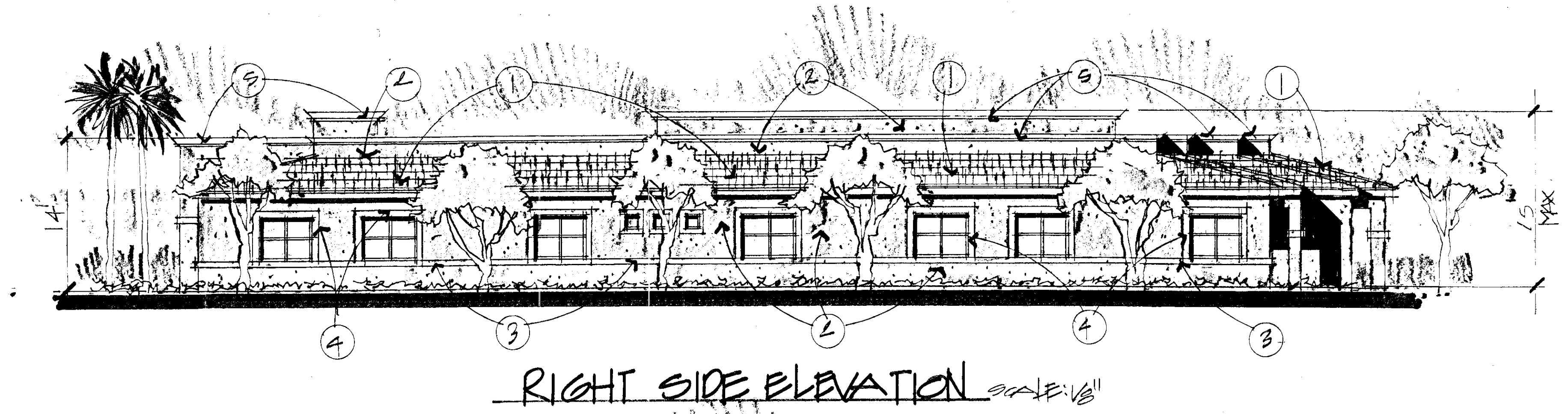
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CHANA
 ADULT GROUP CARE HOME
 6640 CHEYANNE AVE.
 LAS VEGAS, NV

Residential & Commercial Design & Rendering
JW DESIGN
 Jeffrey Weisberg
 16 W. Pacific Ave., Suite 2
 Henderson, NV 89015
 (702) 558-9736

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 OCT 18 2010
 GPA-38579 ZON-38580
 VAR-38576 SUP-38574
 SR-38577 REVISED



- EXTERIOR KEYNOTES
- ① LITE WEIGHT CONCRETE FLAT TILE ROOF
 - ② EXTERIOR STUCCO
 - ③ 5" FOAM TRIM STUCCO OVER
 - ④ 6" STUCCO WINDCH SHUTTERS
 - ⑤ 12" MOLDED FOAM CAP W/ STUCCO OVER

SCANNED

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

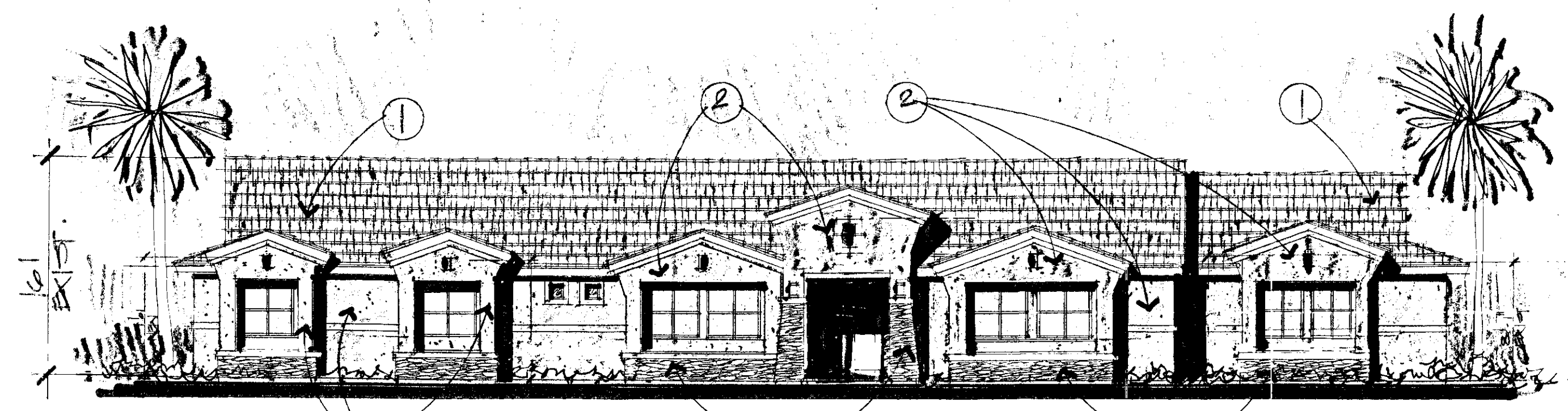
Residential & Commercial Design & Rendering
JW DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 558-9736

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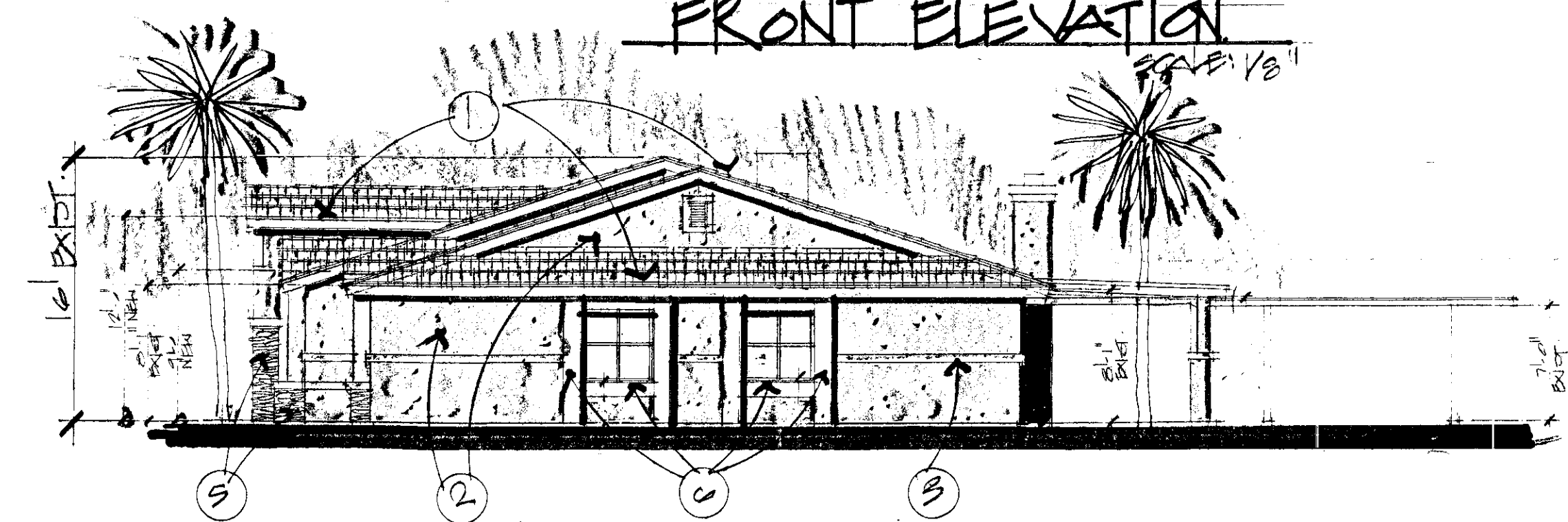
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GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

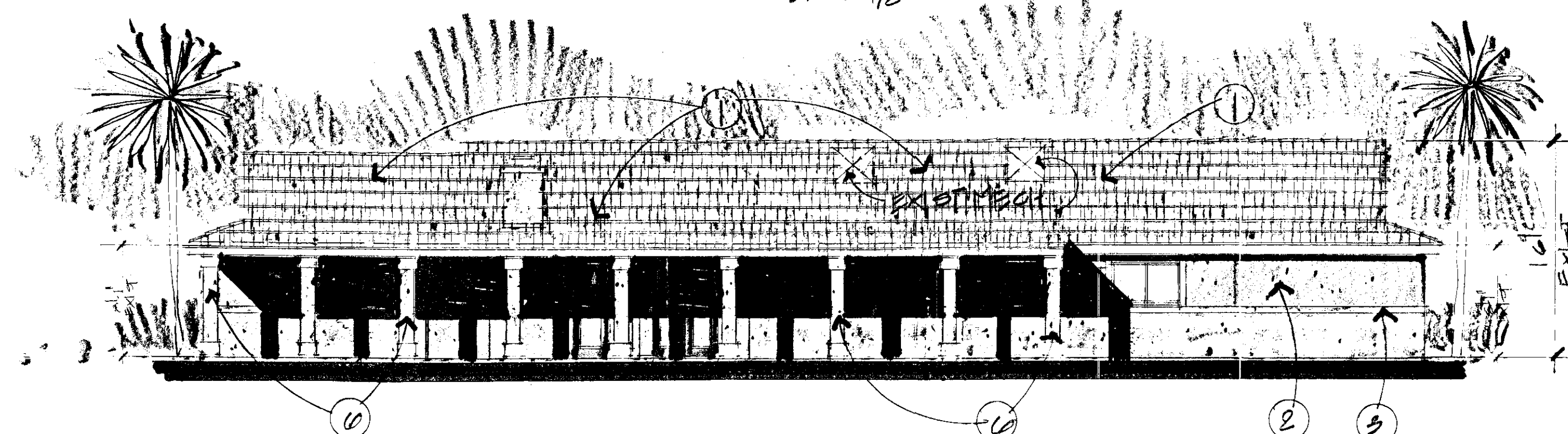
OCT 18 2010



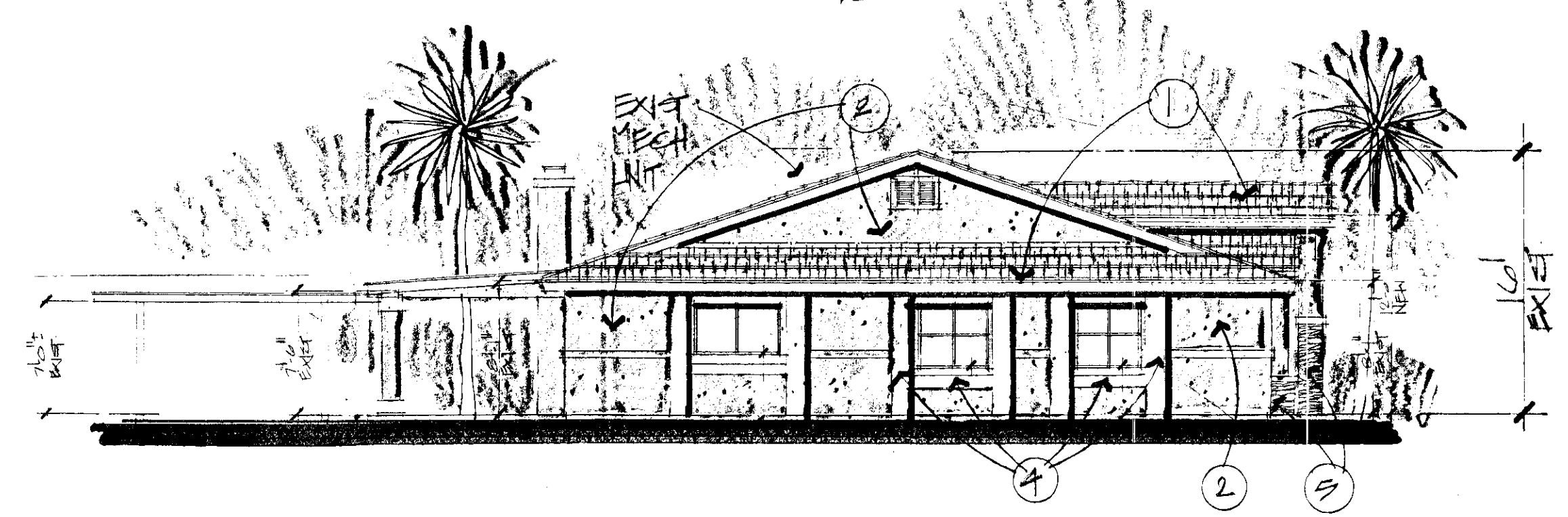
FRONT ELEVATION
SCALE: 1/8"



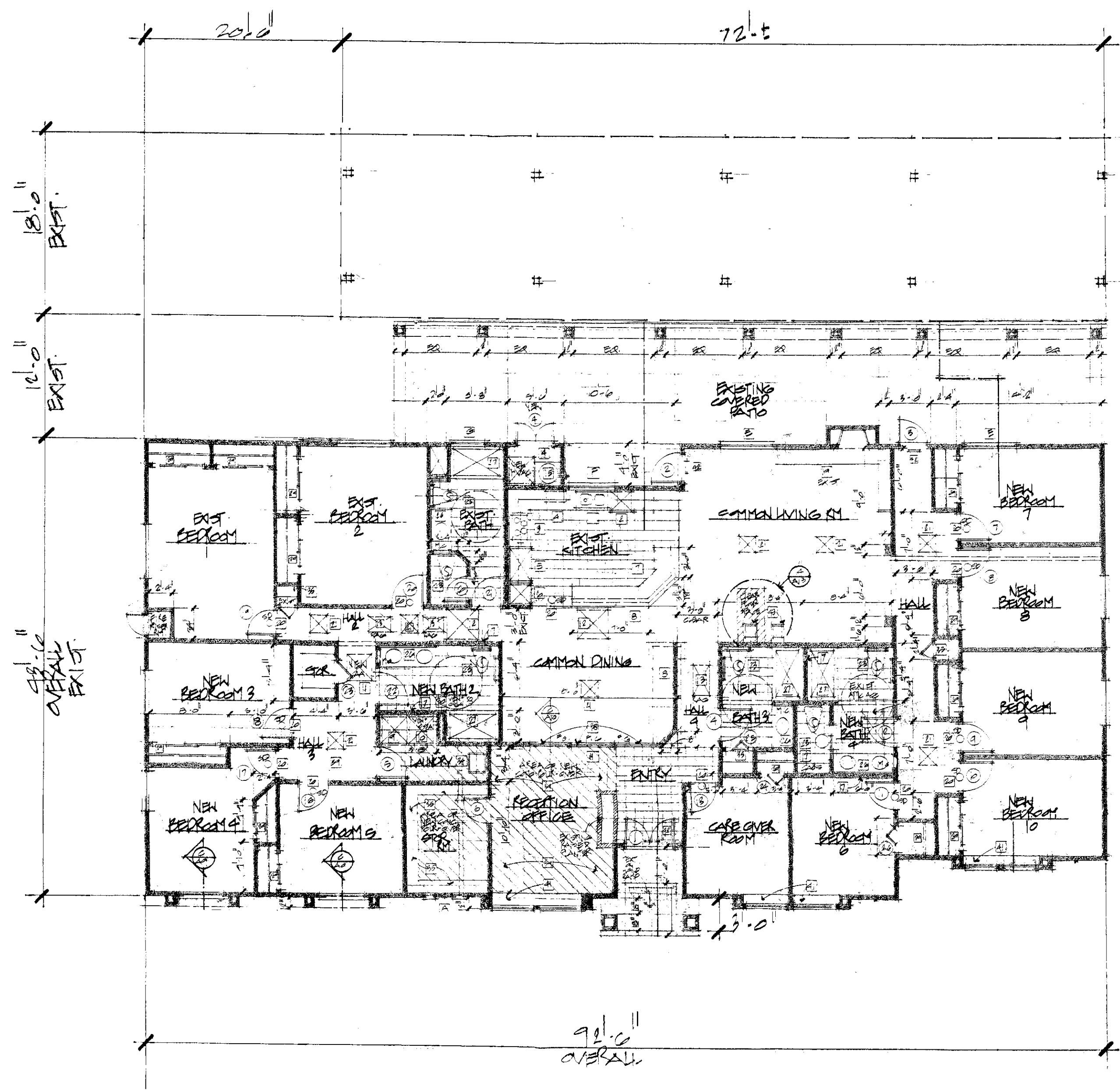
RIGHT SIDE ELEV.
SCALE: 1/8"



REAR ELEV.
SCALE: 1/8"



LEFT SIDE ELEV.
SCALE: 1/8"
ELEVATIONS BLDG #2



FLOOR PLAN BLDG. #2
30'14" EX. PT.

- EXTERIOR KEYNOTES
- ① FIVE WEIGHT CONCRETE FLAT TILE ROOF
 - ② EXTERIOR STUCCO
 - ③ 3" EXAM TRIM STUCCO OVER
 - ④ 12" STUCCO WINDOW SILLFOLDS
 - ⑤ MASONRY VENEER
 - ⑥ 2" SQ. BUILT-UP STUCCO COLMS.

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OCT 18 2010

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

JW DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 558-9736

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GPA-3579-ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

BOOKS

MUCKSKIN AVE

RANCH VIEW ST

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JUN 15 2010



From DR To SC

Data Current as of: June 10, 2010

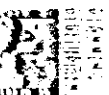


1. λ is the eigenvalue associated with the eigenvector $\vec{v}$.

2. $\vec{v}$ is the eigenvector associated with the eigenvalue λ .

3. $\vec{v}$ is the eigenvector associated with the eigenvalue λ .

4. $\vec{v}$ is the eigenvector associated with the eigenvalue λ .



GENERAL PLAN AMENDMENT Parcel: 138-11-406-012



	Road Right-of-Way/Preservation		Medium Density		Light Industrial/Residential		Town Center
	Rural Estate		High Density		Planned Commercial/Industrial		Transit Center
	Forest/Rural		Office		Medium Density Residential		Public Facility
	Rural		Medium Density Residential		Light Industrial/Residential		Public Facility
	Low Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility
	Medium Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility
	Medium Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility
	Medium Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility
	Medium Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility
	Medium Density		Planned Commercial/Industrial		Medium Density Residential		Public Facility

SITE INFORMATION

ZONING: PLU N-100-11-A-02
SUBMIT DRAINING: R-10
REAR: 12'

AREA (Approximate, to be verified)
 Net Area: 51,264 SF
51,264 SF ÷ 43,000 SF = 1.2 ACRES

PARKING REQUIREMENTS
 Parking Calculations (per Code)

Parking Ratio: Required 10 Provided 17

1 SPACE PER SIX BEDS = 9.10 = 6
 EMPLOYEES ON WORK SITE = 7
 MEDICAL PROFESSIONALS = 4

PER. 10
 PROVIDED 17

SETBACKS
 Front: 10'
 Rear: 10'
 Side: 10'
 Corner Street Side: 10'

BUILDING HEIGHT
 Allowed: 10'
 Provided: 10'

BUILDING COVERAGE
 Allowed: 90%
 Provided: 91%

BUILDING AREAS
 BUILDING #1: 11,291 SQ. FT.
 BUILDING #2: 3,879 SQ. FT.
 TOTAL: 15,170 SQ. FT.
15,170 SQ. FT. ÷ 37,264 SF = 39%

Fire Turning Radius

Typical Parking Spaces

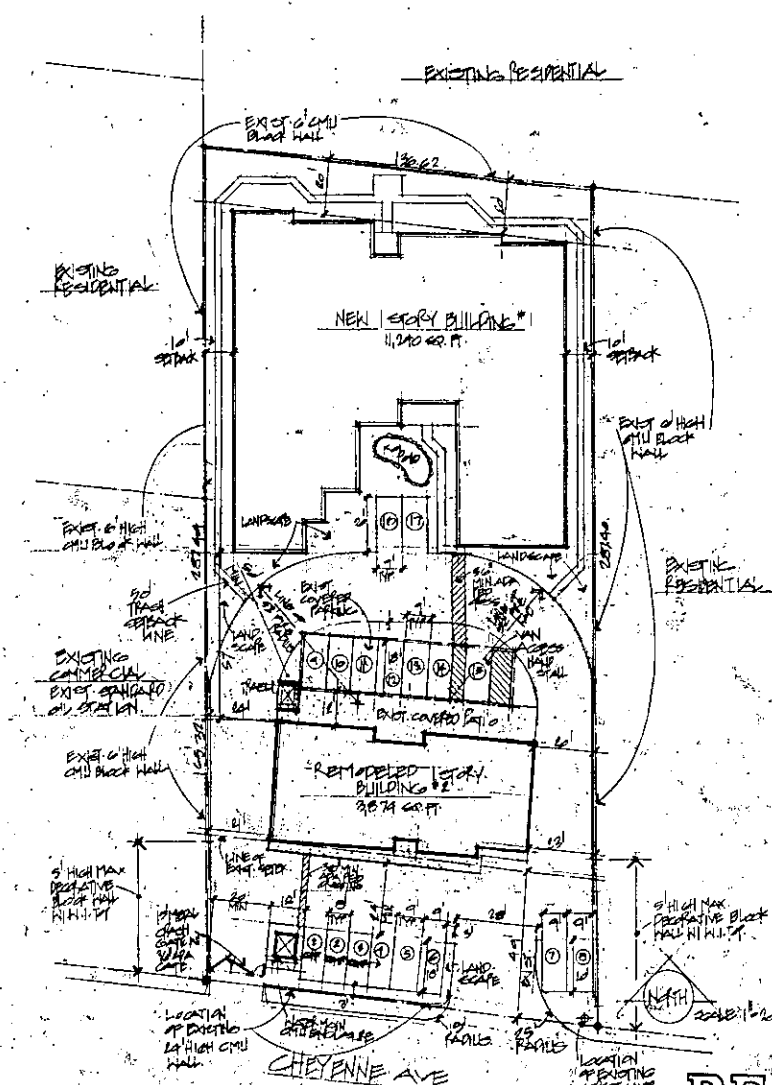
CMU Wall C-C

TYPICAL FRONT TRASH ENCLOSURE

TYPICAL SIDE TRASH ENCLOSURE

TYPICAL EXTERIOR WALL ELEV.

REAR: 12'



SITE PLAN

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

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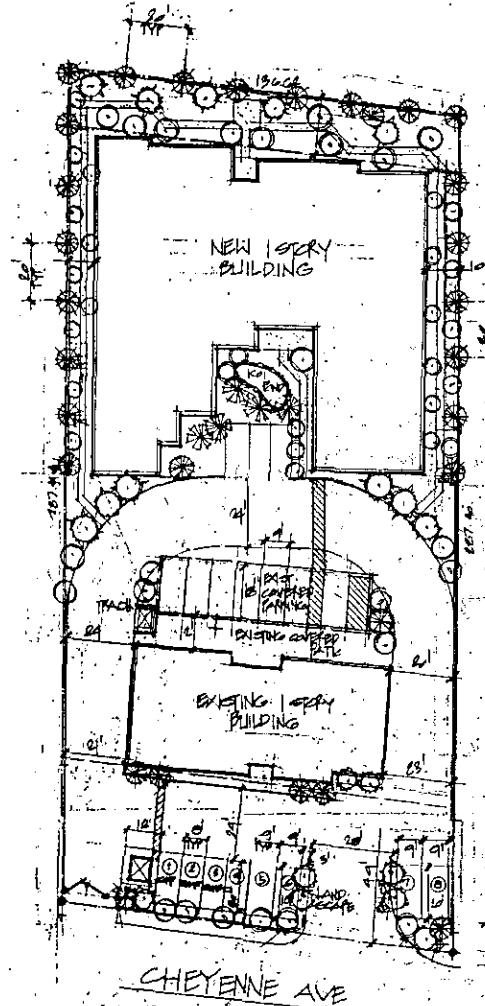
CHANA
 ADULT CHILD CARE HOME
 6040 CHEYENNE AVE.
 LAS VEGAS, NV.

JW DESIGN
 10.4.10

10.4.10
 OF 5

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
12	1	36" DIA 15' TALL	30'-30' On Center	MODIFIED ABE	FRAXINUS VIRGINICA "Whitebark"
13	1	36" DIA 15' TALL	22'-22' On Center	TERANGA PRINCE	LIRIODENDRON "Yellow"
49	1	36" DIA 15' TALL	22'-22' On Center	MODIFIED POE	FRAXINUS "Whitebark"
24	1	36" DIA 15' TALL	22'-22' On Center	MEXICAN FAN PALM	WAGNERIA "Mexican Fan Palm"
12	1	36" DIA 15' TALL	22'-22' On Center	FLUTTERING PLEW	FRAXINUS "Whitebark"
47	1	1-3' GARDEN	N/A	ORANGE BLOSSOM SANTALUM	SANTALUM "Orange Blossom"
		N/A	N/A	Yucca / Turf	



LANDSCAPE PLAN



CHEYENNE AVE

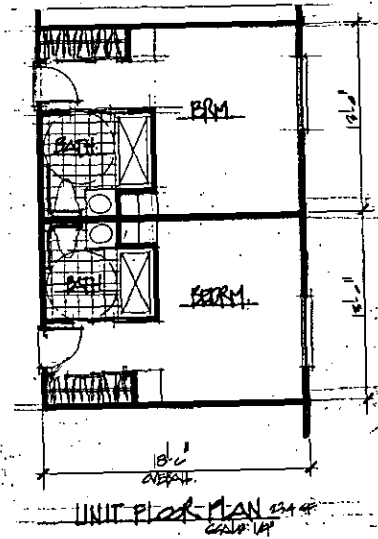
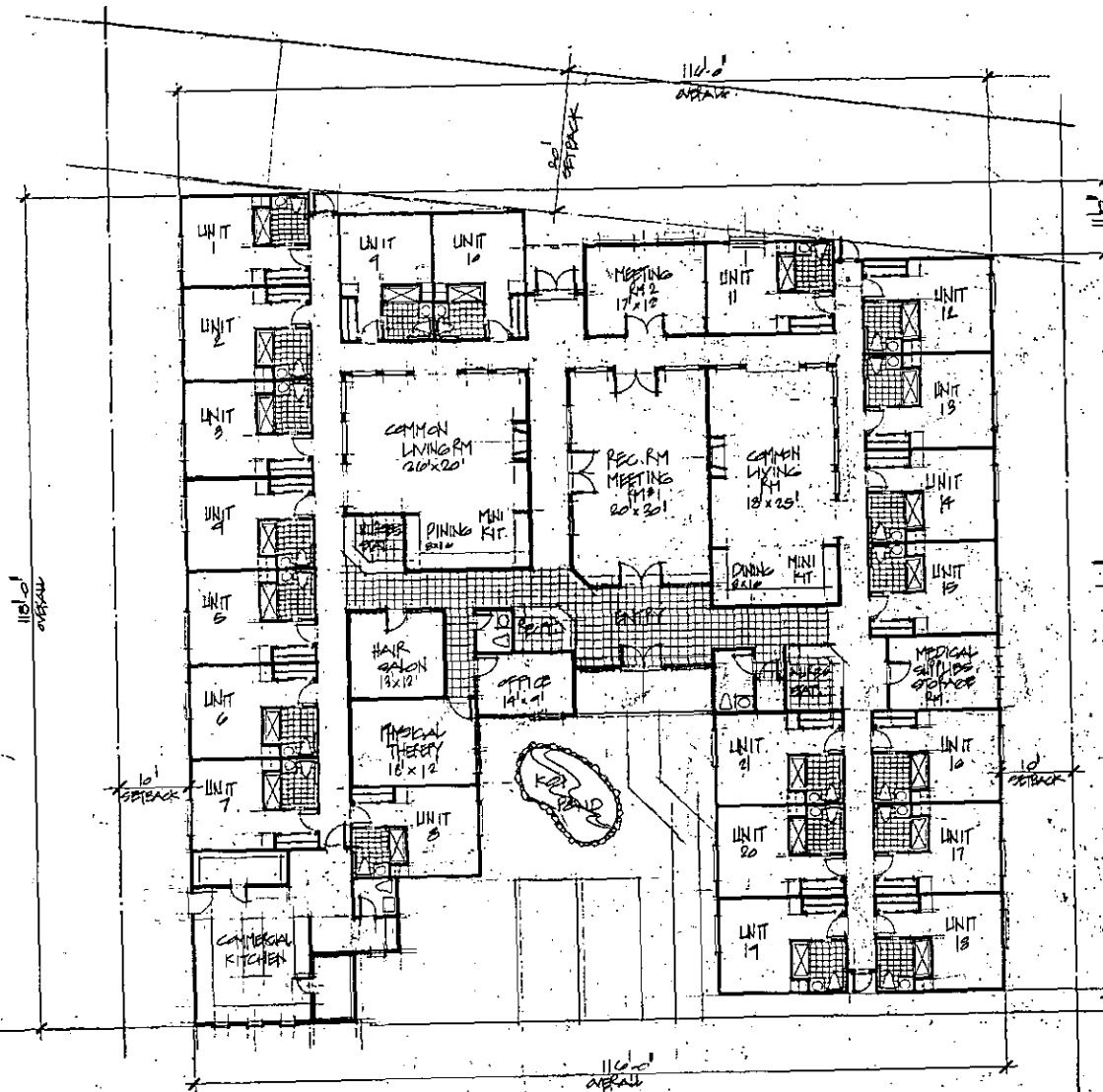
GPA-38579 ZON-38580
VAR-38576 SUP-38574
SDR-38577 REVISED

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

J W DESIGN
Landscape Architecture
1000 S. RAMPART BLVD.
SUITE 100
LAS VEGAS, NV 89102
(702) 735-1111

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R
P
S



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

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

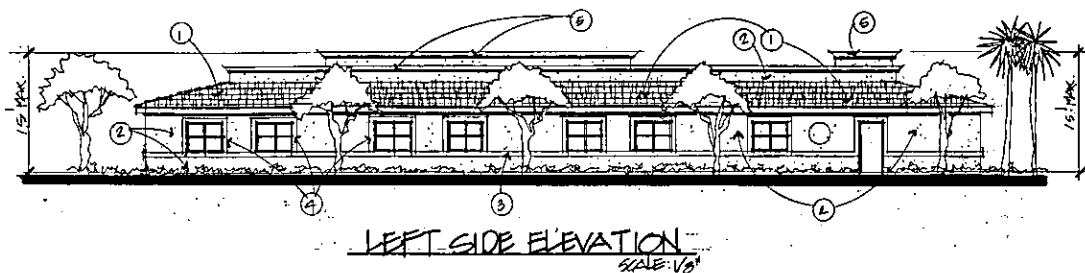
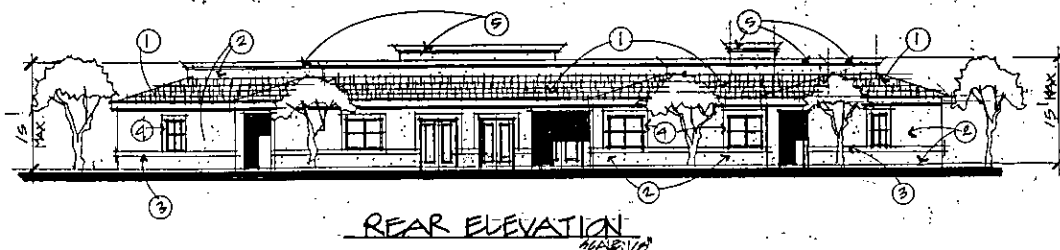
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10410

JW DESIGN
Jeffrey W. Johnson
10410

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CHANA
ADULT CRIP CARE HOME
6640 CHEVANE AVE.
LAS VEGAS, NV



- EXTERIOR NOTES
- ① 1/2\"/>

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

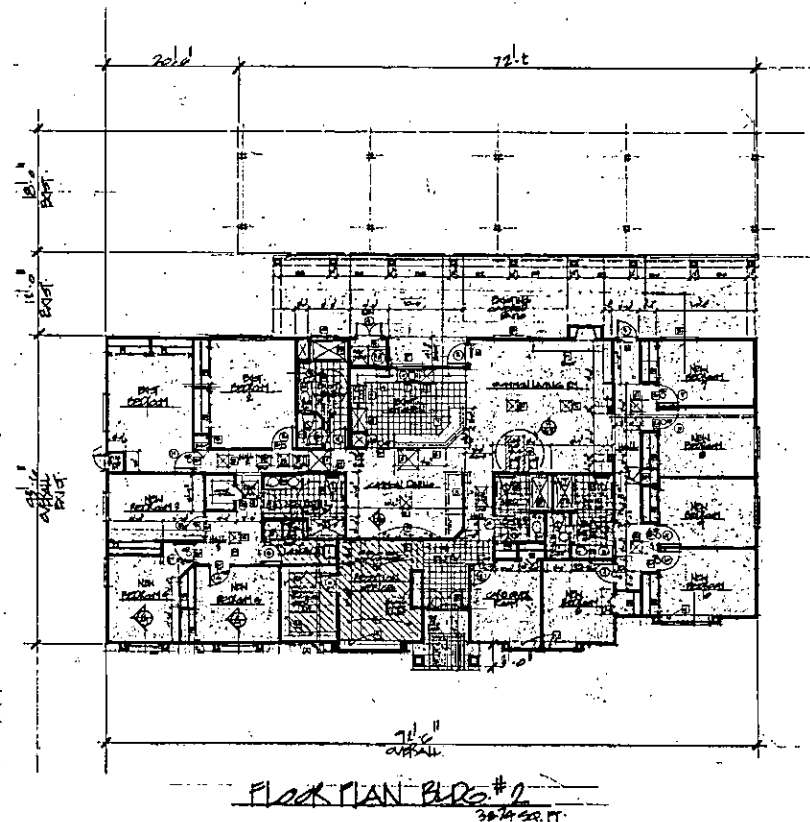
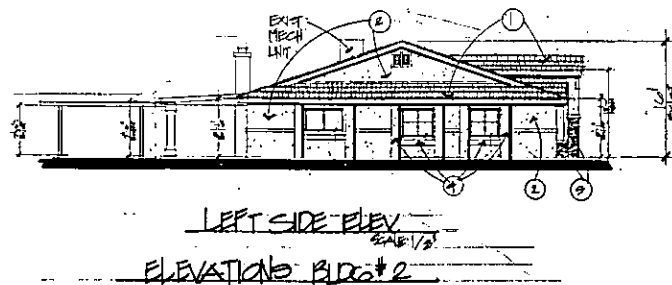
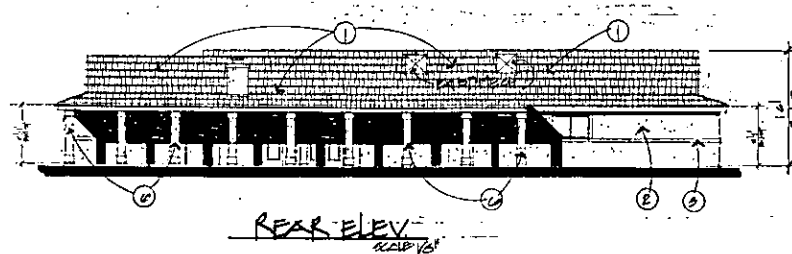
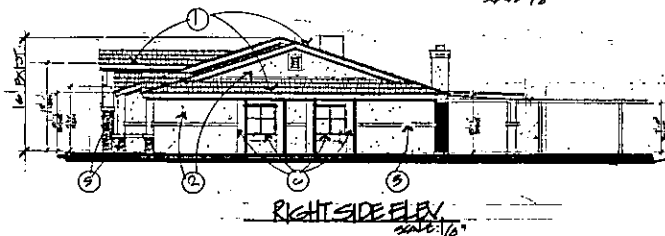
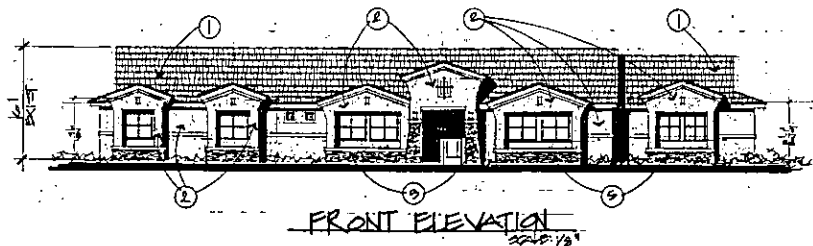
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CHANA
ADULT GROUP CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV

J W DESIGN
10400 W. Sahara Ave. Suite 100
Las Vegas, NV 89135
(702) 735-1111

10.4.10

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of
5



EXTERIOR NOTES

- ① WHITE HEIGHT CONCRETE FLAT TILE ROOF
- ② EXTERIOR STUCCO
- ③ 5\"/>

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

RECEIVED
OCT 18 2010

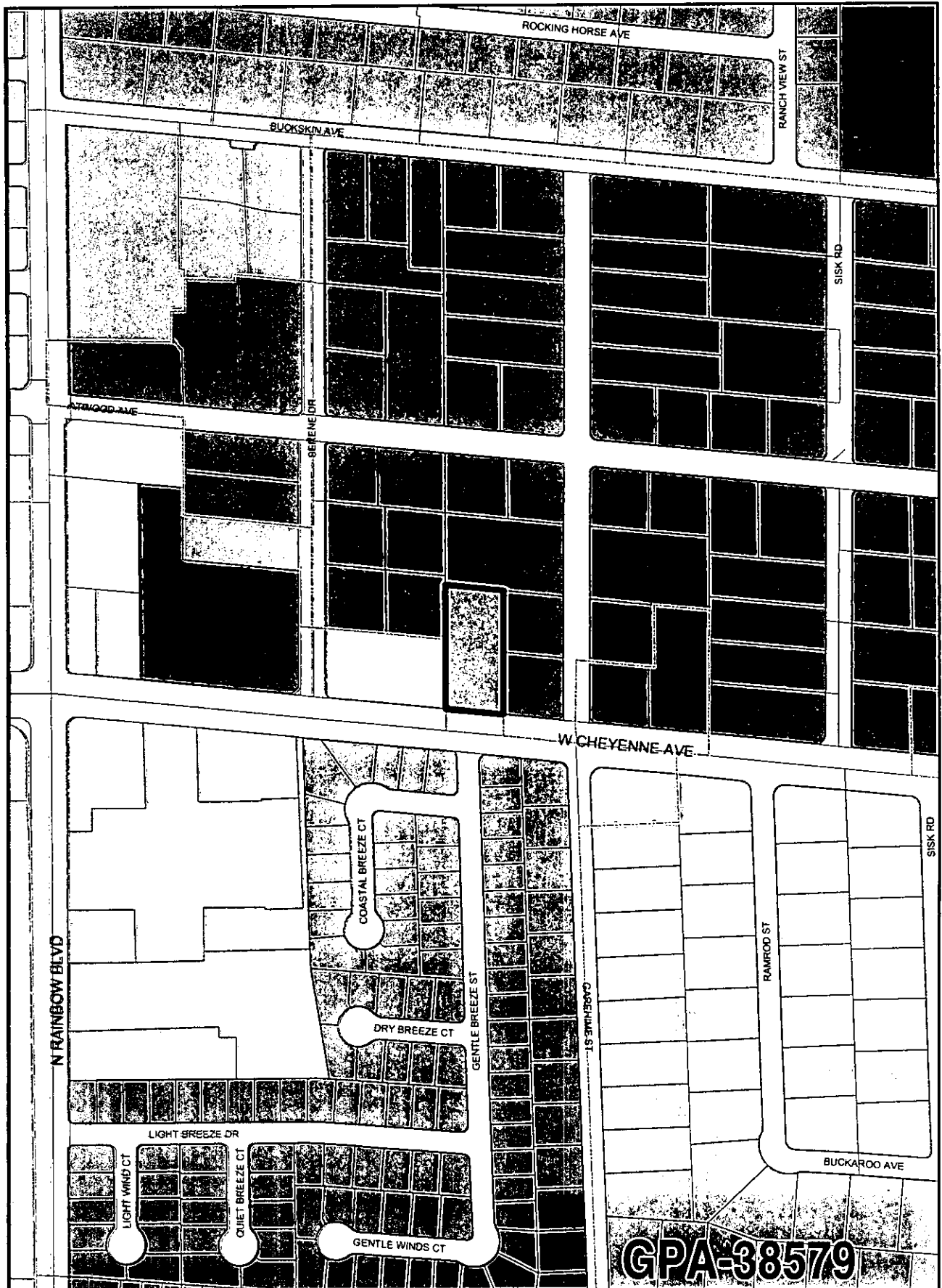
CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV

J W DESIGN
ARCHITECTURE
1000 S. LAS VEGAS BLVD.
SUITE 100
LAS VEGAS, NV 89101
702.735.1111

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GENERAL PLAN AMENDMENT Parcel: 138-11-406-012



GPA-38579

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From DR TO SC
JUN 15 2010 Data Current as of: June 10, 2010

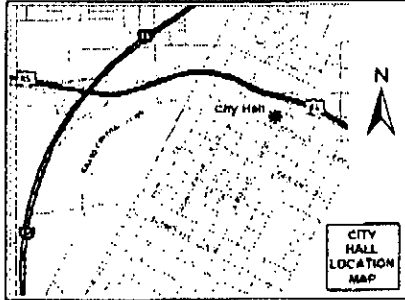


GIS maps are normally produced
and to meet the needs of the City
of Reno. The map is for informational
purposes only. The map is not
guaranteed to be accurate. For
more information, contact the
Planning & Development Dept.
702-339-5371



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 we continue rezoning "Residence Estates" into "Limited Commercial" we will run out of Residence Estates we MUST STOP this Now!!!

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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

13811403003 Case: GPA-38579
 CAMPBELL ROBERT & GWEN
 3376 GAREHIME ST
 LAS VEGAS NV 89108-4935

13811403003

13811403003

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 NOV 16 2010



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: Chair, Planning Commission-TRUESDELL, ViceChair, EVANS, GOYNES, TROWBRIDGE,
QUINN, FLANGAS, MOODY!
FROM Charleston Neighborhood Preservation
FOR DATE: Nov. 18, 2010
RE: Selected CLV Planning Commission Agenda Items

16, 17, 18, 19—noting some of the other creative attempts for approval, maybe if they sought approval for the kitchen and laundry first, then for the residential portion?

20—Please, DENY these "nested" business proposals.

21—Please APPROVE.

#23---Please DENY this erratic arrangement.

#26—Please DENY this addition due to the requested waiver distance.

#27—Please DENY this Addition due to the 300 ft. waiver.

#28—Please request a traffic count for Westwood Dr. , the assumption is a disappointment!

#29—Why is the OVAL rather than CIRCLE notification radius used and for only 1000^{ft.} radius?
Why is the "liquor establishment" not included in the written description, though apparent in the radius drawing?
Please, commissioners, describe the Westwood Dr. vacation process.
How many feet of Westwood Dr. are being vacated?
What is the proposed function of the proposed extension North over Westwood Dr. only?

#30—CNP agrees with staff!

#31—We are pleased with the "It's a desert out there." Tree arrangement.

MAY EACH OF YOU ENJOY THIS FAMILY THANKSGIVING SEASON!

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NOV 18 2010

CNP President June Ingram

June Ingram

and BOARD

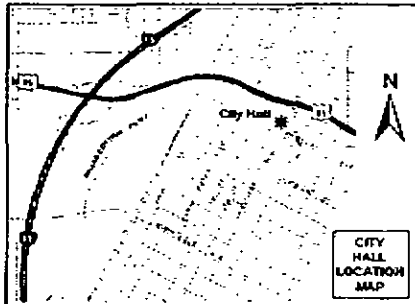
Pamela Stancliffe
Vicki Arnold
Pamela Stancliffe

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Ean- Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-
Jolanta Krol-Rod & Betty Larsen- Geno & Pearl Leonardo-Flo Montalvo-Dorothy Orr-Jim Sevnrd-Pamela Stancliffe-Tim Volz-Marcus Gohel-
Cinder Morgan-Danica Poirer-Laura Rushforth-Jessica Sweeney-Julia Whelan-Jean Withers-Others

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

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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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

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FIRST CLASS



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

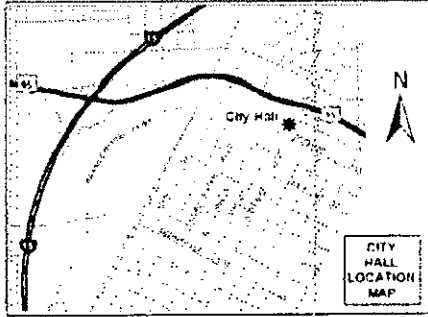
Case: GPA-38579

11/09/2010 17:08 FAX 7026558791

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

**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT this Request	☒ I OPPOSE this Request
--	--

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GPA-38579 & ZON-38580
Planning Commission Meeting of 11/18/2010

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13811402008 Case: GPA-38579
FORTE JOSEPH & DONNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

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NOV - 8 2010

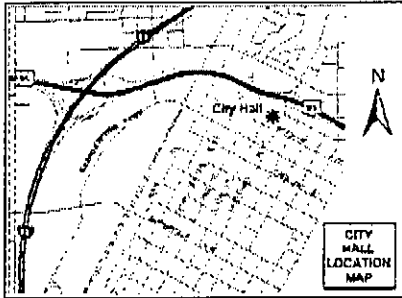
11/06/2010 14:53 FAX 6563564



NOV - 8 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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

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 MAILED FROM ZIP CODE 89101

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

Case: GPA-38579

NOV 05 2010

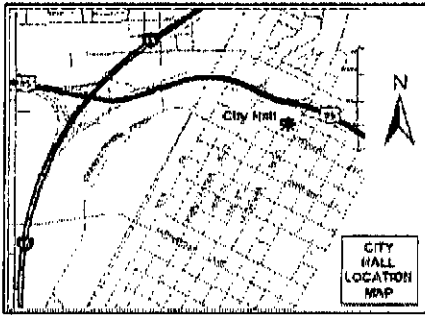


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NOV - 8 2010

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

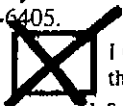
Return Service Requested
Official Notice of Public Hearing



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



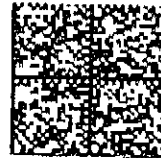
I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
 FIRST CLASS



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 MAILED FROM ZIP CODE 89101

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 LAS VEGAS NV 89108-4909

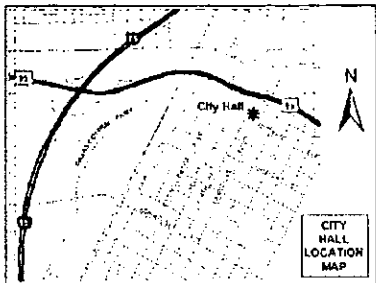
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JUN 19 2010

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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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

Case: GPA-38579

13811403010
BYWATER FAMILY TRUST
6560 W ATWOOD
LAS VEGAS NV 89108-4912

ENCLOSURE



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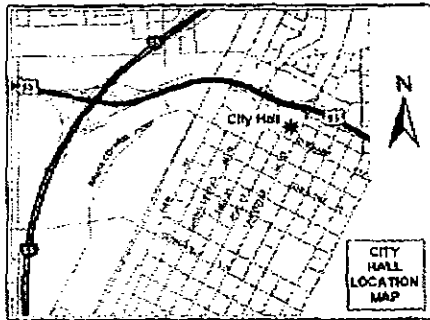
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Jul. 19 2010 08:45AM P1

PHONE NO. : 7022531841

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



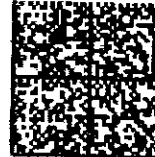
I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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Case: GPA-38579

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2827 S MONTE CRISTO WY
LAS VEGAS NV 89117-2952

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RECEIVED

JUN 19 2010

FROM :

120
7/29

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
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") Add neighborhood meeting fee, if applicable (see instructions): • Applicant only to notify, add \$0 • Mailing labels only, add: \$50 • Full notification, add: \$500	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 1000.00 (Application) + \$ 500.00 (Public Meeting Notification) + \$ 500.00 (Neighborhood Meeting Notification) = \$ 2000.00 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			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
LOCATION MAP					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 8/13/10	
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans: 1	
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11): 1	
☒	☐	Label existing and proposed general plan designations for subject site and surrounding areas		NOTES: ***NOT A SITE PLAN***	
☒	☐	Show all surrounding sites within a 1,000-foot radius of subject site			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Paitaka & Tasey Miyahira		Application Type: General Plan Amendment	
Representative:		Geoff Robins		Application Purpose: Amend the General Plan from DR (Desert Rural) to SC (Service Commercial)	
APN:		138-11-406-012		Site Location: 6640 West Cheyenne Avenue	
Planner's Signature:		<i>John Grider 6/9/10</i>		Pre-App. Meeting Date: 06/02/10 & 06/09/10	
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 09/01/10 CC	

Important GPA Dates for 2010						
Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
1, 2, 3	Nov 6, 2009	Dec 1, 2009	Dec 7, 2009	Dec 17, 2009	Jan 14, 2010	Feb 17, 2010
4, 5, 6	Nov 20, 2009	Dec 15, 2009	Dec 18, 2009	Dec 28, 2009	Jan 28, 2010	Mar 3, 2010
ALL	Feb 12, 2010	Mar 9, 2010	Mar 15, 2010	Mar 25, 2010	Apr 22, 2010	May 19, 2010
(D) ALL	May 21, 2010	Jun 15, 2010	Jun 21, 2010	Jul 1, 2010	Jul 29, 2010	Sep 1, 2010
ALL	Aug 13, 2010	Sep 7, 2010	Sep 13, 2010	Sep 23, 2010	Oct 21, 2010	Nov 17, 2010
ALL	Nov 19, 2010	Dec 14, 2010	Dec 20, 2010	Dec 30, 2010	Jan 27, 2011	Mar 2, 2011
*** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE ***						

RECEIVED

JUN 15 2010



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: GPA-38579 – GENERAL PLAN AMENDMENT
CITY COUNCIL MEETING OF DECEMBER 15, 2010
Related to ZON-38580, VAR-38576, SUP-38574 & SDR-38577

Dear Mr. Miyahira:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012). The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010.

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



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

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

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

Dear Mr. Miyahira:

Your request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony), was considered by the Planning Commission on November 18, 2010.

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

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

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



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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 - GPA-38579 - GENERAL PLAN
AMENDMENT RELATED TO ZON-38580, VAR-38576, SUP-38574 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 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 Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

TABLED - RENOTIFICATION - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

TABLED - RENOTIFICATION - ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), 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>.

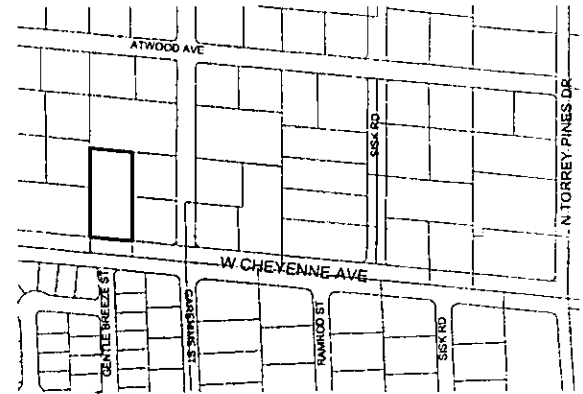
Application Information

TABLED - RENOTIFICATION - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

TABLED - RENOTIFICATION - ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), 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

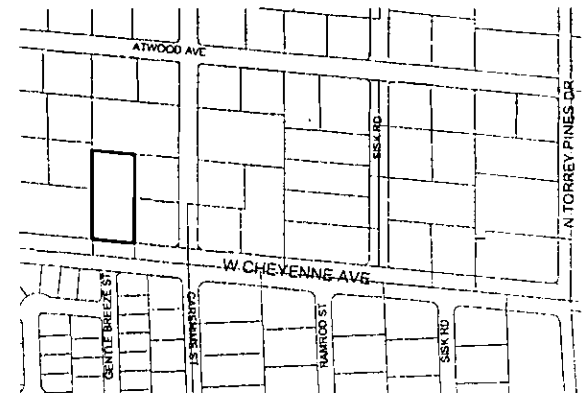


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

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

Application Location



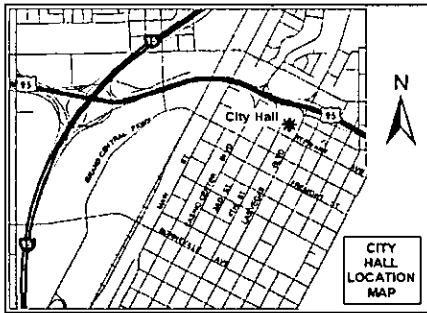
The proposed project may not pertain to the entire highlighted project site.

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

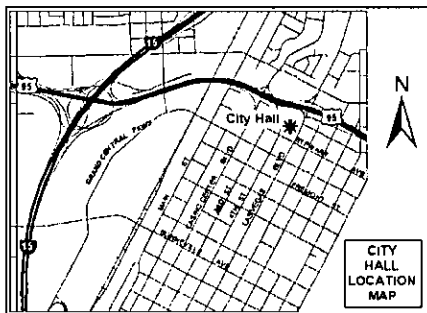
Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

Tuesday, October 6, 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 single story 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 31 adults and will employ approximately 23 staff members. More specifically: 1 Activity Director, 2 Cooks, 1 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 31 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 by a licensed administrator, who has been my consultant, and is currently managing a facility with over 100 beds, and manages it magnificently. 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.

We request a waiver of 3 feet where 15 feet is the minimum landscape buffer zone depth adjacent to the right of way along Cheyenne Avenue. We also request a waiver for 0 feet where 5 feet is required. We feel that this request is warranted as there are businesses along Cheyenne Avenue that are currently not meeting the minimum requirements and have had City approval as they are existing businesses in operation and we request the same consideration. More specifically, 2 doors to the East of our location at the Beauty Salon, next door at the Day Spa, and the Church and Veteran's building at Sisk and Cheyenne. We will meet the City's requirements for our landscaping. We are proposing to plant various types of trees and shrubs which will provide much shade and screen barriers for beautification. We have 17 parking spaces, including 1 handicap spaces available. This meets the requirements for 1 space per 6 beds ($31 \div 6 = 6$). We also have 7 spaces for our 7 employees on the largest shift. We also have 3 spaces available for medical professionals. This totals 16 spaces which meets the requirement.

We are also requesting a waiver for a portion of the East/West perimeter of zero feet where 8 feet is required. There are two areas of the property that we are requesting this for as we propose our edge of driveways to be 24" from this area of the property line. On the East property line coming North from back of sidewalk on Cheyenne approximately 60' is the starting point, continuing 60' to the North. The West property line from back of sidewalk at Cheyenne coming North approximately 50' is the starting point and continuing North approximately 50' to the North. So we are requesting these two areas to be 2' from property line to the edge of driveway instead of the 8' requirement.

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.

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
OCT 22 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 meandering pathways for walking, sitting, visiting and lush vegetation, some of which will be small palm trees and asparagus ferns. 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 surrounding properties consist of a Chevron Gas Station, 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

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

RECEIVED
OCT 22 2010

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 27, 2010

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

**RE: ABEYANCE - GPA-38579 - GENERAL PLAN AMENDMENT RELATED
TO ZON-38580, VAR-38576, SUP-38574 AND SDR-38577
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Miyahira:

Your request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), 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
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Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



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August 13, 2010

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

**RE: ABEYANCE - GPA-38579 - GENERAL PLAN AMENDMENT RELATED
TO ZON-38580, VAR-38576, SUP-38574 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

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Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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

Development Notification

PC Meeting: 08-26-2010

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:

GPA-38579

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

Woodcrest HOA

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!!

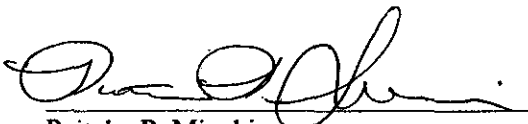
The storage warehouse in the back of the premises will be converted into a commercial kitchen and hopefully we have approval for a second story above the commercial kitchen for our caregiver's resting quarters. If allowed to, we will utilize all areas of the property for its everyday use. Our storage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

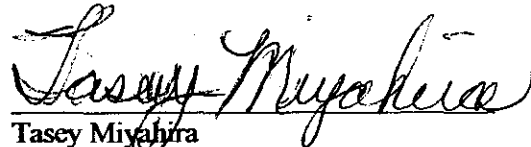
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

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.

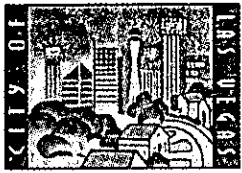
Thank you in advance for your consideration of this project.


Paitaka P. Miyahira
Property Owner


Tasey Miyahira
Property Owner

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

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

July 30, 2010

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

**RE: GPA-38579 - GENERAL PLAN AMENDMENT RELATED TO ZON-38580
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Miyahira:

Your request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **August 26, 2010** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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 Tarkenton
Steven D. Ross
Ricki Y. Borlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



11-6
C
Report of All Selected Parcels

Case Number: GPA-38579

Printed On: Thu: June 24, 2010

Owner
ADAMS YELBA
ADVINCULA EDWIN J & JEAN B
ANDERSON LAINA LIVING TRUST
ANDERTON ADRIENNE A
AUTO FLITE OIL COMPANY INC
AYDELOTTE CHARLES
BAKER MELITA P
BANK CALIFORNIA & TRUST
BANK NEW YORK MELLON TRS
BARLEAN CHARLES F
BELL MICHAEL A
BENENSON 3160 NORTH RAINBOW LLC
BERNI RICHARD P REVOCABLE LIV TR
BOWDEN JOHN M & MARY SUE
BURTON BRADLEY K & MARLENE R
BYWATER FAMILY TRUST
CAMERON ROY EUGENE & CAROLYN L
CAMPBELL ROBERT & GWEN
CARRILLO KENNETH C & CHRISTY M
CATALAN OSMAN
CATES JEFFERY G & G L REV LIV TR
CAWTHORN DAVID & ELISABETH
CHARLESTON HEIGHTS DEV L L C
CHARLESTON HEIGHTS DEV L L C
CHEYENNE LORENZI L P
CHEYENNE LORENZI L P
CHEYENNE LORENZI L P
CHEYENNE LORENZI L P
CHEYENNE LORENZI L P
CHURCH LUTHERAN HOLY SPIRIT
CHURCHFIELD PAUL D & TAMMY D
CLARK DORIS

Address
6632 LIGHT BREEZE DR LAS VEGAS NV
3275 N SERENE DR LAS VEGAS NV
3320 SERENE DR LAS VEGAS NV
6641 COASTAL BREEZE CT LAS VEGAS NV
2200 S HIGHLAND DR LAS VEGAS NV
3107 RAMROD ST LAS VEGAS NV
3121 GAREHIME ST LAS VEGAS NV
1900 MAIN ST #150 IRVINE CA
%LITTON LOAN SRVCING LP 4828 LOOP CENTRAL DR HOUSTON TX
6633 COASTAL BREEZE CT LAS VEGAS NV
3240 SERENE DR LAS VEGAS NV
%NICKEL & CO LLC P O BOX 35547 TULSA OK
6701 BUCKSKIN AVE LAS VEGAS NV
3121 GENTLE BREEZE ST LAS VEGAS NV
6601 DRY BREEZE CT LAS VEGAS NV
6560 W ATWOOD LAS VEGAS NV
6635 ATWOOD AVE LAS VEGAS NV
3376 GAREHIME ST LAS VEGAS NV
6616 DRY BREEZE CT LAS VEGAS NV
6624 COASTAL BREEZE CT LAS VEGAS NV
3163 RAMROD ST LAS VEGAS NV
3069 RAMROD ST LAS VEGAS NV
8090 S DURANGO DR #115 LAS VEGAS NV
8090 S DURANGO DR #115 LAS VEGAS NV
50 S JONES BLVD #100 LAS VEGAS NV
50 S JONES BLVD #100 LAS VEGAS NV
50 S JONES BLVD #100 LAS VEGAS NV
50 S JONES BLVD #100 LAS VEGAS NV
50 S JONES BLVD #100 LAS VEGAS NV
6670 W CHEYENNE LAS VEGAS NV
3250 N SERENE DR LAS VEGAS NV
6632 COASTAL BREEZE CT LAS VEGAS NV

Parcel Number
13814110042
13811405003
13811402012
13814110012
13815502007
13814112013
13814110112
13811405001
13811401006
13814110014
13811406008
13814101003
13811401003
13814110020
13814110033
13811403010
13811406003
13811403003
13814110028
13814110007
13814112016
13814112011
13810816003
13810816007
13814101004
13814101002
13814101001
13814101007
13814101005
13811405008
13811406006
13814110009

Case Number: GPA-38579
~~SON-38580~~
VAR-38576, SUP-38574, SDR-38577

Parcels 176
Labels 167

Report of All Selected Parcels**Case Number:** GPA-38579**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CLARK JAMES	6640 COASTAL BREEZE LAS VEGAS NV	13814110011
CLAYTON CLIFFORD R	3060 RAMROD ST LAS VEGAS NV	13814112017
COBB LEROY B & JEANETTE R LIV TR	1129 S MARYLAND PKWY LAS VEGAS NV	13814110035
COX JOSEPH MARION & JO ANN	6540 ATWOOD AVE LAS VEGAS NV	13811403011
DAGUE EVELYN L	3036 GENTLE BREEZE ST LAS VEGAS NV	13814110097
DALKOWSKI LESLIE & JOSEPH A III	6616 LIGHT BREEZE DR LAS VEGAS NV	13814110038
DENNIS MAME TRUST	3340 N SERENE DR LAS VEGAS NV	13811402009
DEWEY RONALD E & JODI A	3159 SISK RD LAS VEGAS NV	13814113002
DRAKELEY YVONNE REVOCABLE LIV TR	3119 SISK RD LAS VEGAS NV	13814113004
DUNHAM FRED M SR FAMILY TRUST	6685 W BUCKSKIN AVE LAS VEGAS NV	13811402001
DUNNE MINNIE	3139 SISK RD LAS VEGAS NV	13814113003
DUREN RUSSELL P	6612 DRY BREEZE CT LAS VEGAS NV	13814110027
ELSINORE L L C	3430 BUNKERHILL ST #A NO LAS VEGAS NV	13811406007
ELSINDRE L L C	3430 BUNKERHILL ST #A NO LAS VEGAS NV	13811402002
ENRIQUEZ OMAR	4729 RANCHO CAMINO CT LAS VEGAS NV	13811401004
ESPINOSA ANDREW G & CHARLEEN H	1630 GREENVILLE DR W COVINA CA	13814110008
FEDERAL NATIONAL MORTGAGE ASSN	400 CDUNTRYWIDE WY SV-35 SIMI VALLEY CA	13814110106
FLETCHER FAMILY TRUST	3264 N SISK RD LAS VEGAS NV	13811408005
FLORES SANDRA M	3120 GAREHIME ST LAS VEGAS NV	13814111005
FORTE JDSEPH & DONNA	3365 GAREHIME LAS VEGAS NV	13811402008
FRANCIS PAUL LEMONT	2700 N RAINBOW #1074 LAS VEGAS NV	13814110010
FRANCO JOSE R	6621 COASTAL BREEZE CT LAS VEGAS NV	13814110017
FRANK ALLAN DAVID	10716 BRAMANTE DR LAS VEGAS NV	13814110003
GAO TUNG LIEN & MING-TAI	1731 LEANING PINE DR DIAMOND BAR CA	13811407012
GARCIA PABLO	837 N HANOVER ST ANAHEIM CA	13814110001
GAYLE CHARLES MARTIN & SANDRA	3285 N SERENE DR LAS VEGAS NV	13811405002
GIANCOLA ANGELO	3179 SISK RD LAS VEGAS NV	13814113001
GIBSON TREBOR	6616 COASTAL BREEZE CT LAS VEGAS NV	13814110005
GILLMAN RICHARD JR & PENNY LEE	3340 N SISK RD LAS VEGAS NV	13811404008
GOLDBERG STUART	3120 RAMROD ST LAS VEGAS NV	13814112004
GOODWIN HAZEL P	6620 LIGHT BREEZE DR LAS VEGAS NV	13814110039
HAIN RICHARD T & KATHRYN M	6665 BUCKSKIN AVE LAS VEGAS NV	13811402003

Report of All Selected Parcels**Case Number:** GPA-38579**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HASZLAUER PAUL J & GERTRUDE M	6655 ATWOOD AVE LAS VEGAS NV	13811406002
HEARD HILLIARY E	3245 SISK RD LAS VEGAS NV	13811407008
HERNANDEZ-GARCIA ABILIO E	6604 COASTAL BREEZE CT LAS VEGAS NV	13814110002
HERTZ HALEY	8100 DESERT JEWEL CIR LAS VEGAS NV	13814110111
HIRALES J CARLOS & VERONICA	%J C MIRALES 7365 PRAIRIE FALCON RD #110 LAS VEGAS NV	13811401005
HOBBS DONNA	3100 GAREHIME ST LAS VEGAS NV	13814111006
HOPKINS TROY	1503 DIVISION ST CAMAS WA	13814110030
HOWARD MICHAEL D & GEORGIA	3150 GAREHIME ST LAS VEGAS NV	13814111003
HUDSON WILLIAM P & ELIZABETH R	7675 W GOWAN RD LAS VEGAS NV	13814110105
IDEKER MICHAEL J & SOPHIE	3101 GAREHIME ST LAS VEGAS NV	13814110114
JAMES MICHAEL & MADELINE	3170 GAREHIME ST LAS VEGAS NV	13814111002
JENKINS MARY M & MICHAEL V	3386 GAREHIME ST LAS VEGAS NV	13811403001
JOHNSON CHRISTA	3112 GENTLE BREEZE ST LAS VEGAS NV	13814110101
KAPELLA GEORGE E & MERLYN B	3161 GAREHIME ST LAS VEGAS NV	13814110108
KASALO GERTRUDE B & JAMES S	3250 SISK RD LAS VEGAS NV	13811408006
KETZENBERGER DAVID A & COLLEEN E	91-1039 OPUKU ST #A KAPOLEI HI	13814111001
KIEFFER JOHN FRANCIS FAMILY TR	9028 WOLF DANCER AVE LAS VEGAS NV	13814110107
KING BRUCE	3100 GENTLE BREEZE ST LAS VEGAS NV	13814110098
KING LEAMON A & JEANNETTE T	3090 GAREHIME ST LAS VEGAS NV	13814111007
KINSHELLA DAVID	3240 SISK RD LAS VEGAS NV	13811408009
KINSINGER FAMILY LIVING TRUST	3284 N GAREHIME ST LAS VEGAS NV	13811407001
KLYCZEK LEO W & DELORES J FAM TR	3129 GENTLE BREEZE ST LAS VEGAS NV	13814110018
LAN-LA VUONG THI FAMILY TRUST	6680 ATWOOD AVE LAS VEGAS NV	13811401008
LAN-LA VUONG THI FAMILY TRUST	6680 ATWOOD AVE LAS VEGAS NV	13811401007
LAUTENSCHLAGER RICHARD & MICHAEL	3151 GAREHIME LAS VEGAS NV	13814110109
LEASECO L C	%P LAVELLE 997 W KENNEDY BLVD #A25 ORLANDO FL	13814101006
LEWIS DEBORAH A & MICHAEL R	9151 IVORY BEACH DR LAS VEGAS NV	13811406005
LIGHT RICKI S & RONNIE D	3265 SISK RD LAS VEGAS NV	13811407006
LIMERICK ROBERT J & BEATRICE M	3385 SISK RD LAS VEGAS NV	13811403002
LINCOLN TRUST	3157 N RAINBOW BLVD #528 LAS VEGAS NV	13811402007
LUNCOURSE TRUST	P O BOX 36294 LAS VEGAS NV	13814110032
LYCHYWEK STANLEY D & AUDREE J	6600 DRY BREEZE CT LAS VEGAS NV	13814110024

Report of All Selected Parcels**Case Number:** GPA-38579**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MAGHDI ELLE	3246 SERENE DR LAS VEGAS NV	13811406009
MARTINEZ CARLOTA	6612 LIGHT BREEZE DR LAS VEGAS NV	13814110037
MARTINEZ RAUL E	6608 DRY BREEZE CT LAS VEGAS NV	13814110026
MCDONALD TIMOTHY	3235 SISK ST LAS VEGAS NV	13811407011
MCELROY DAVID A	3356 GAREHIME ST LAS VEGAS NV	13811403005
MCGINNIS MARILYN REV LIV TR	6465 ATWOOD AVE LAS VEGAS NV	13811408002
MEDINA FRED & GINA	6608 LIGHT BREEZE DR LAS VEGAS NV	13814110036
MIYAHIRA PAITAKA P & TASEY R	4095 N CHIEFTAIN LAS VEGAS NV	13811406012
MOCKLER IAN & AMY	3051 GAREHIME ST LAS VEGAS NV	13814110115
MOLER JOHN J & THOMAS A	P O BOX 4581 PAHRUMP NV	13814110015
MURAKAMI SYLVIA C & JONATHAN M	107 W RONWOOD ST GLENDORA CA	13811403006
MYCHAJLONKA TRUST	5051 W CRAIG RD LAS VEGAS NV	13811405007
NANDA KAPIL K & M E TR 1992	19580 BAINTER WY LOS GATOS CA	13814110094
NELSON FAMILY TRUST	3335 SISK RD LAS VEGAS NV	13811403007
ODEN LEX A	3316 GAREHIME ST LAS VEGAS NV	13811403009
OLDS JEANNE B REVOCABLE TRUST	3104 GENTLE BREEZE ST LAS VEGAS NV	13814110099
OMNI FAMILY L P	2827 S MONTE CRISTO WY LAS VEGAS NV	13811401001
P M CHEYENNE L L C	P M B 266 6955 N DURANGO DR #1115 LAS VEGAS NV	13811406013
P M GAREHIME L L C	P M B 266 6955 N DURANGO DR #1115 LAS VEGAS NV	13811406010
PERKINS JANET B	7737 TINTED MESA CT LAS VEGAS NV	13811408011
POPOVICI GRIGORI	3130 GAREHIME ST LAS VEGAS NV	13814111004
PORTEE MARGENA & STEVEN	3125 GENTLE BREEZE ST LAS VEGAS NV	13814110019
PUPPY PLAYHOUSE 1 L L C	3223 N RAINBOW BLVD LAS VEGAS NV	13810804003
RAYMOND ELIZABETH A SEP PPTY TR	6584 W CHEYENNE AVE LAS VEGAS NV	13811407010
RAYMOND ELIZABETH A SEP PPTY TR	6584 W CHEYENNE AVE LAS VEGAS NV	13811407009
REIMER PETE M	4722 36TH ST NE TACOMA WA	13814110034
RICCI HENRY R & KATHRYN GRACE	6660 ATWOOD AVE LAS VEGAS NV	13811402010
RIOS KENNETH & RENEE	6505 ATWOOD AVE LAS VEGAS NV	13811407004
ROBERTS JAY R & BARBARA G	3385 N GAREHIME ST LAS VEGAS NV	13811402005
ROTH MYONG	10229 DUPAGE AVE LAS VEGAS NV	13811407007
ROUSAR FRANK J	6628 LIGHT BREEZE DR LAS VEGAS NV	13814110041
RUDASILL DANIEL JAMES & RONNIE Y	3255 SERENE DR LAS VEGAS NV	13811405005

Report of All Selected Parcels**Case Number:** GPA-38579**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SADLER JUDITH A	3111 GAREHIME ST LAS VEGAS NV	13814110113
SADLER JUDITH A	3111 GAREHIME ST LAS VEGAS NV	13814112002
SAMBRANO ERNEST A & EDITH N	3020 GENTLE BREEZE ST LAS VEGAS NV	13814110093
SANDCASTLE ENTPRS SERIES RAINBOW	%C LEVINS 5025 BOND ST LAS VEGAS NV	13811405004
SANDERS MARIO	6645 BUCKSKIN AVE LAS VEGAS NV	13811402004
SANDRINI JEFFREY & KARI	3140 RAMROD ST LAS VEGAS NV	13814112003
SANTIAGO GABRIEL J	3100 RAMROD ST LAS VEGAS NV	13814112005
SAPP-VANCE L L C	%C SAPP MGR 10261 SWEET FENNEL DR LAS VEGAS NV	13814110021
SCHNIPPEL MARK A & J R FAM TR	9960 W CHEYENNE AVE #210 LAS VEGAS NV	13814110104
SCHULTZ BARRY KAYE & MARIANNE	6612 COASTAL BREEZE CT LAS VEGAS NV	13814110004
SGAMMA RALPH B & LESLIE C	6484 ATWOOD AVE LAS VEGAS NV	13811404010
SHAYER SUSAN S	6630 ATWOOD AVE LAS VEGAS NV	13811402013
SHEAHAN CAROL E	6637 COASTAL BREEZE CT LAS VEGAS NV	13814110013
SKOUSEN ANDREW L	3116 GENTLE BREEZE ST LAS VEGAS NV	13814110102
SMITH MICHAEL X	3326 GAREHIME ST LAS VEGAS NV	13811403008
SNYDER LORI	3087 RAMROD ST LAS VEGAS NV	13814112012
SPROUL CHARLES & RUTH	6610 ATWOOD AVE LAS VEGAS NV	13811402014
STEINBARTH FARRON D	3355 SISK RD LAS VEGAS NV	13811403004
STEPHENSON CORT & KRISTY	3145 RAMROD ST LAS VEGAS NV	13814112015
STOUT DANIEL F & KRISTEN R	6500 ATWOOD AVE LAS VEGAS NV	13811403012
STREETS DENNIS R & KAY F	3125 RAMROD ST LAS VEGAS NV	13814112014
TALLEY MORRIS & ROSE M	6617 DRY BREEZE CT LAS VEGAS NV	13814110029
TAYLOR FLOYD D & GYNETH B	6620 COASTAL BREEZE CT LAS VEGAS NV	13814110006
TAYLOR VICKY L	6604 DRY BREEZE CT LAS VEGAS NV	13814110025
TERRIBLE HERBST INC	5195 LAS VEGAS BLVD S LAS VEGAS NV	13811406011
THIRINTHONG ALLEN	7412 SUN SUMMIT CT LAS VEGAS NV	13814110016
THOMAS SALLY E	6545 ATWOOD AVE LAS VEGAS NV	13811407003
THOMPSON TAMARA L	6615 ATWOOD AVE LAS VEGAS NV	13811406004
THORNLEY JON L	3032 GENTLE BREEZE ST LAS VEGAS NV	13814110096
TRIMMER DONALD A	3070 GAREHIME ST LAS VEGAS NV	13814111008
TRUPP REVOCABLE LIVING TRUST	3264 N GAREHIME ST LAS VEGAS NV	13811407005
TRUSTEE CLARK COUNTY TREASURER	%RIX FAMILY IRR INTER VIVOS TR %V & E RIX 6624 LIGHT BREEZE DR LAS VEGAS NV	13814110022

Report of All Selected Parcels**Case Number:** GPA-38579**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TRUSTEE CLARK COUNTY TREASURER	%RIX IRREVOCABLE FAMILY TRUST %V RIX 6624 LIGHT BREEZE DR LAS VEGAS NV	13814110040
VANCAMPEN DAVID P	3109 GENTLE BREEZE ST LAS VEGAS NV	13814110023
VARA-MARTINEZ JUANA	3120 GENTLE BREEZE ST LAS VEGAS NV	13814110103
VASCONI DONNA K	6565 W ATWOOD AVE LAS VEGAS NV	13811407002
VASQUEZ JOSE & ANGELICA Y LIV TR	3041 GAREHIME ST LAS VEGAS NV	13814110116
VIETNAM VETERANS AMER CHAPTER 17	2245 N GREEN VALLEY PKWY #627 HENDERSON NV	13811408012
WALSH GEORGE M & MOLLIE L	3180 RAMROD ST LAS VEGAS NV	13814112001
WALSH WILLIAM J & BARBARA J	3345 GAREHIME ST LAS VEGAS NV	13811402011
WARREN ANN MARIE	3284 N SERENE OR LAS VEGAS NV	13811406001
WEAVER JUANITA M TRUST	3360 N SERENE OR LAS VEGAS NV	13811402006
WILLIE JANET S	3108 GENTLE BREEZE ST LAS VEGAS NV	13814110100
WONG PAUL A LIVING TRUST	6485 ATWOOO AVE LAS VEGAS NV	13811408001
WOODMANSEE-MCPIKE TRUST	3141 GAREHIME ST LAS VEGAS NV	13814110110
YOUNG ROBERT A ETAL	7512 MIDFIELO AVE LOS ANGELES CA	13814110031
ZIMMERMAN LONNY K	3028 GENTLE BREEZE ST LAS VEGAS NV	13814110095
ZONIK SERIES L L C	P O BOX 98271 LAS VEGAS NV	13811405006

7/1/10

TO: Steve Swanton AICP
City of Las Vegas Planning Department

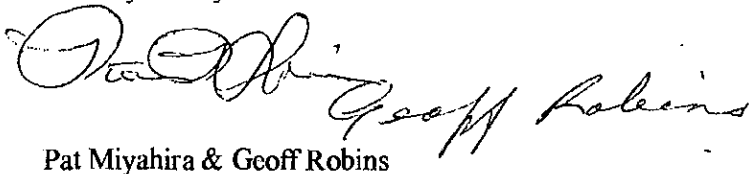
FAX: 385-7268

FROM: Pat Miyahira

Please abey GPA Case #38579 Zoning Case #38580 from July 29th, 2010 to August 26th, 2010 to allow us to revise the site plan for the proposed facility.

I appreciate your cooperation.

Thank you very much



Pat Miyahira & Geoff Robins

RECEIVED

JUL 01 2010

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

July 16, 2010

Mr. Pat Miyahira
P&S Miyahira
6640 West Cheyenne Avenue
Las Vegas, Nevada 89106

**RE: GPA-38579 - GENERAL PLAN AMENDMENT RELATED TO ZON-38580
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Pat Miyahira:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 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, July 23, 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)

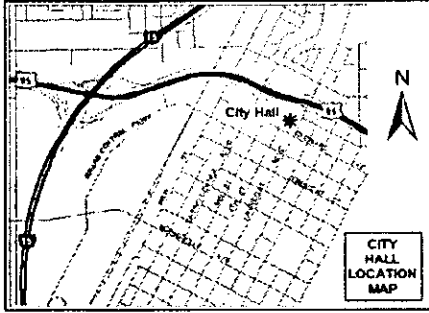
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Borlaw
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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NOV 05 2010
MAILED FROM ZIP CODE 89101
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PITNEY BOWES

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NOV 18 2010

13811406003

Case: GPA-38579

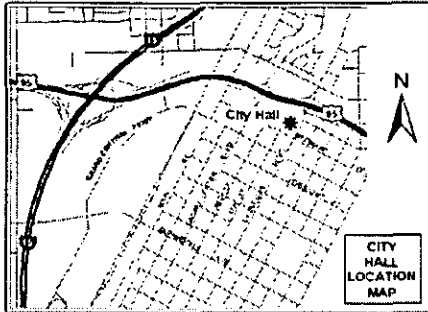
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

11/18/2010 11:11 AM



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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101
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PITNEY BOWES

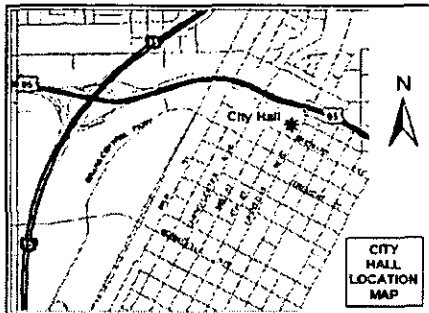
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NOV 15 2010

Case: GPA-38579
13814112016
CATES JEFFERY G & G L REV LIV TR
3163 RAMROD ST
LAS VEGAS NV 89108-4312

13814112016

0004279218 NOV 05 2010

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

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I OPPOSE
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Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

PRE
FIR



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NOV 15 2010

Case: GPA-38579
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

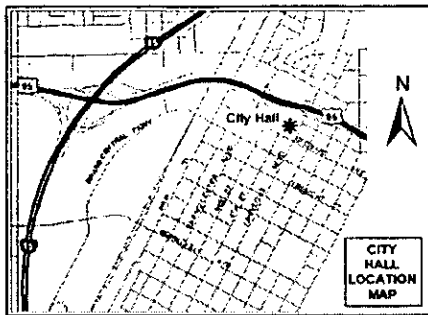
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13811407001

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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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



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PHILIP BOWES

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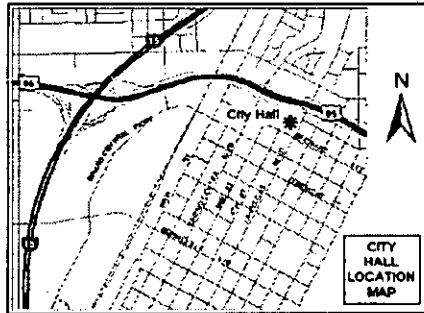
13814112017
CLAYTON CLIFFORD R
3060 RAMROD ST
LAS VEGAS NV 89108-4399

Case: GPA-38579

140511 29102



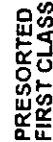
Return Service Requested
Official Notice of Public Hearing



☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

GPA-38579 & ZON-38580

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JUL 20 2010

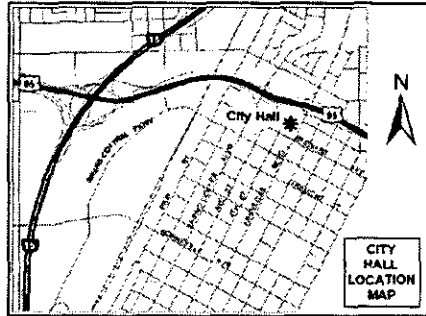
DRAKELEY YVONNE REVOCABLE LIV TR
3119 SISK RD
LAS VEGAS NV 89108-4320



28-25
P

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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
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PITNEY BOWES

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JUL 23 2010

13811408011
PERKINS JANET B
7737 TINTED MESA CT
LAS VEGAS NV 89149-6440

Case: GPA-38579

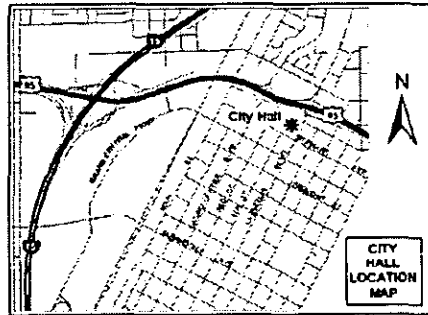
ENCLOSURE



Submitted after final agenda
Date
Item

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



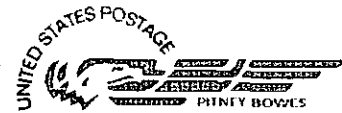
I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

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RECEIVED
JUL 27 2010

Case: GPA-38579
13814110004
SCHULTZ BARRY KAYE & MARIANNE
6612 COASTAL BREEZE CT
LAS VEGAS NV 89108-4353

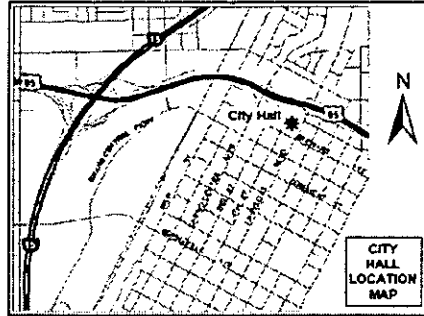
ENCLOSURE



RECEIVED
JUN 27 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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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RE JUL 26 2010

Case: GPA-38579
13811407001
KINSINGER FAMILY LIVING TRUST
3284 N GAREHIME ST
LAS VEGAS NV 89108-4933

89108 11 5105



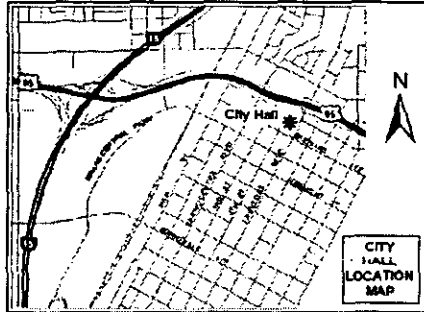
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JUN 27 2010

Submitted after final agenda
Date
Item 18-19

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

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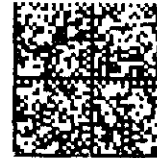
I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



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JUL 23 2010

Case: GPA-38579
13811400003
CAMERON ROY EUGENE & CAROLYN L
6635 ATWOOD AVE
LAS VEGAS NV 89108-4913

ENCLOSURE



Submitted after final agenda
Date 7/29/10
Item 9



CAS.

MEI

Sign
Code,
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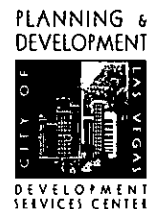
Signature

7-18-10
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.



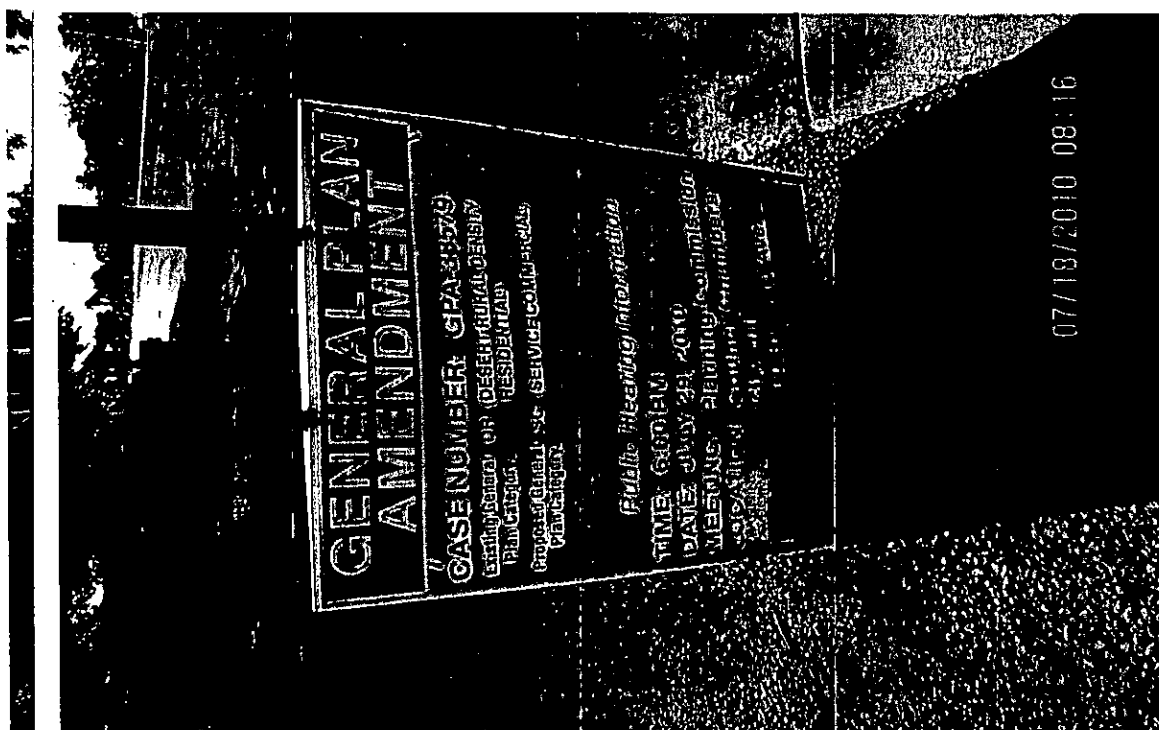
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: GPA-38579

MEETING DATE: 07/29/10 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.



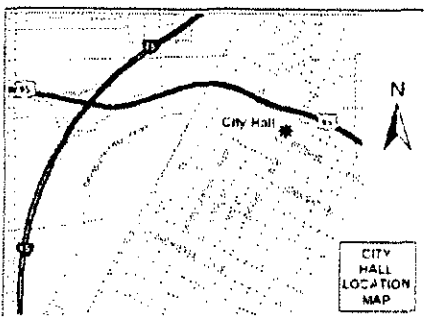
[Signature]
Signature

7-18-10
Date

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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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010



*If this is ALLOWED, WHAT NEXT?
THERE WILL BE NO PARKING! WHERE ARE
EMPLOYEES AND VISITORS GOING TO PARK? WENT
FROM A 10 BED, SENIOR HOME TO A 2 STORY
COMPLEX - LOOKING INTO MY BACK YARD.
PLEASE SAY NO!*

RECEIVED

JUN 19 2010

3811402008
FORTE JOSEPH & DDNNA
3365 GAREHIME
LAS VEGAS NV 89108-4934

Case: GPA-38579

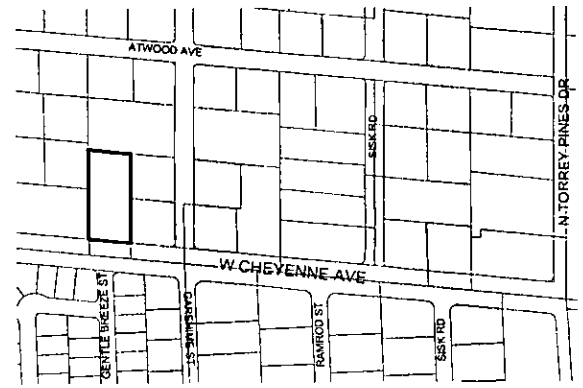
28-29
P

Application Information

GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *July 29, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

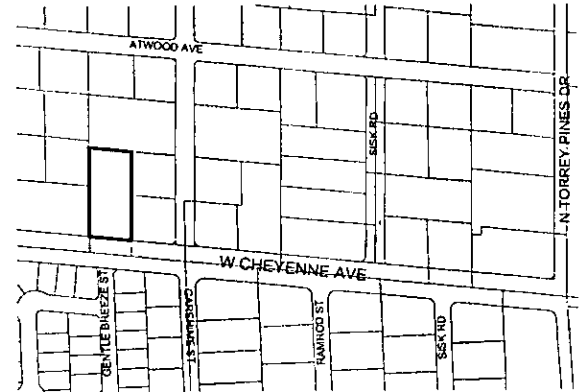
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning 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

GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

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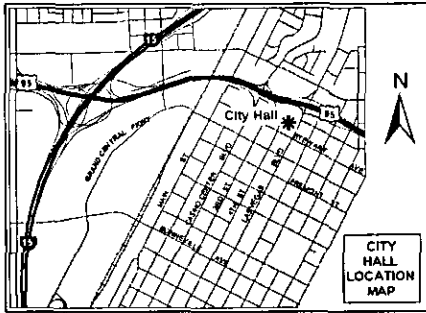
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Meeting: Planning Commission
Date: *July 29, 2010*
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 400 Stewart Avenue
 Las Vegas, Nevada

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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

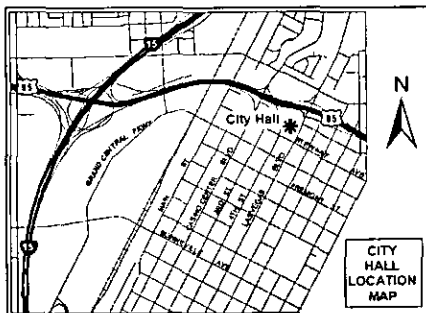
Please use available blank space on card for your comments.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

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.

GPA-38579 & ZON-38580

Planning Commission Meeting of 7/29/2010

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 *BAS*
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: **GPA-38579** Paitaka P. and Tasey R. Miyahira 6640 W. Cheyenne Ave.
Request for a General Plan Amendment from DR to SC

COMMENTS:

We have no comment on the request to amend a portion of the Centennial Hills Sector Plan of the General Plan From: DR (Desert Rural Density Residential) To: SC (Service Commercial) on 0.90 acres of property located 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:

GPA-38579

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

Woodcrest HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

GPA-38579

HAND DELIVERED

PLANNING (GPA & MAJOR MOD ONLY)	DARLINE REEDER	DSC
*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 SCHRODER	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
*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>**

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

GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), 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 06/15/2010 05:13 PM

Submitted By

Page 1

A/P # 38579 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 11:45	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA AND TASEY R. MIYAHIRA - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Anthony).

Parent A/P #

Project #	38579	Project/Phase Name	OHANA FAMILY CARE MANOR	Phase #	
Size/Area	0.90 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site information

Parcel 13811406012

Location

Owner/Tenant

Contact ID	AC1786427	Name	P AND S MIYAHIRA	Organization	
Mailing Address	6640 WEST CHEYENNE AVENUE			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89105			Evening Phone	
Day Phone				Mobile #	
Fax					☐ Foreign

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

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**GPA Application****Report Date** 06/15/2010 05:13 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1786427 ☐ **Foreign**

Effective **Expire**

Name P AND S 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 Pat Miyahira 289-1743

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 Pat Miyahira 289-1743

Primary Y **Capacity** OTHER **Dther** REP **Contact ID** AC1213631 ☐ **Foreign**

Effective **Expire**

Name GEOFF ROBINS

Day Phone (702)452-0300 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax (702)452-3310 **Mobile** **Profession**

E-Mail

Address 1722 PRIMROSE PATH
LAS VEGAS, NV 89108

Seasonal Addr

Valid From **To**

Comments Geoff Robins 376-2518

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NEIGHBORHOOD MEETING NOTIFICATION FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$1000.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful

Report Date 06/15/2010 05:13 PM

Submitted By

Page 3

Item Description Item Status

Check Conditions	Conditions Successful
Z-ATLETTER (AT-NEIGHBORHOOD LETTER DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(AT-WILL PLANS BE ROUTED)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details

Detail SUBMITTAL CHECKLIST (GPA) Modified By GKAPOVICH Modified Date/Time 06/15/2010 11:45

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Assessors Parcel map
Y Application/Petition Form	Y Location Map (19 Folded Blue Lines, 1 Roiled Colored)
Y Deed and Legal Description	Y Laser Print of Site Plan/Exhibit
Y Justification Letter	Y Statement of Financial interest
N Does applicant want mailing iabels for neighborhood meeting?	
Y Does the applicant want the Planning Department to mail their neighborhood meeting notification?	
Y Business Licensing Requirements Met	
N Business License Exempt	

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

GENERAL PLAN AMEND

N Parent Project link required? General Plan Information
N Project of Regional Significance?
N Redevelopment Plan Amendment?

Final City Council letter received

General Plan Sector
CENTENNIAL HILLS

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIDNS
07/29/2010	PC	SCHEDULED	0	0	0
GKAPOVICH	06/15/2010				

Report Date 06/15/2010 05:13 PM

Submitted By

Page 4

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified by	Modified Date		
Added By					

General Plan Amend Grid	Acres	Existing GPD	Proposed GPD	Approved GPD	Approval Date
Comments					
Added By	Modified By				

0.90 DR SC

GKAPOVICH SSWANTON

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	06/15/2010 12:07		0.00
GEOFF ROBINS; (AGENT); CK#6611; 702-376-2518 OR 702-638-5996;					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA (FAMILY) CARE MANOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-400-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 22,314 Floor Area Ratio 4.8%
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER PAT MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1743 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89106
 E-mail Address SUZY@MAULONE INC. COM

APPLICANT PAITAKA MIYAHIRA Contact PAT MIYAHIRA
 Address 6640 W. CHEYENNE Phone: 289 1748 Fax: 645 7093
 City LAS VEGAS State NEVADA Zip 89105
 E-mail Address SUZY@MAULONE INC. COM

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 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.

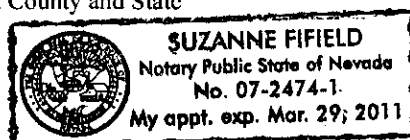
Print Name Tasey Miyahira Paitaka P. Miyahira

Subscribed and sworn before me

This 10th day of JUNE, 20 10

Suzanne Fifeled

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA-38579</u>
Meeting Date:	<u>7/27/10</u>
Total Fee:	<u>\$2,000</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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-38579** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHIRA

Name of Applicant: PAITAKA P. MIYAHIRA or Tasey Miyahira

Name of Representative: Paitaka Miyahira, 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): _____

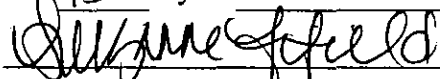
APN: _____

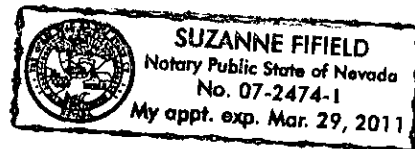
Signature of Property Owner: 

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!!

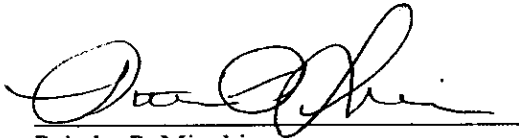
RECEIVED

GPA-38579

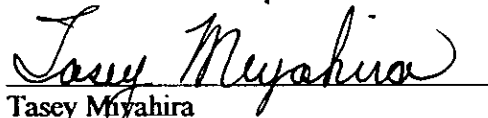
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

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

GPA-38579

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."~~

GPA-38579

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 of growth before the recession, the c's 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 Neighborhood 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/assrrealprop/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.

RECEIVED

JUN 15 2010

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
Receipt #: 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 receipt 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 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

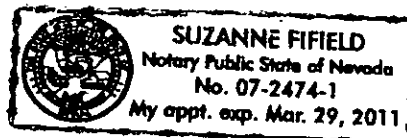
Lois Hardin
Print or Type Name Here

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
i. ☐ 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:

Correction on original Legal Description
20100414
0001818

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: Tassor 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