



**SOMED**

BUCKAROD AVE  
**RECEIVED**  
 JUN 15 2010

**ZONING**

<input type="checkbox"/> U	<input type="checkbox"/> R-MH	<input type="checkbox"/> R-MHP	<input type="checkbox"/> PD	<input type="checkbox"/> Not in City
<input type="checkbox"/> R-A	<input type="checkbox"/> R-CL	<input type="checkbox"/> P-R	<input type="checkbox"/> T-D	<input type="checkbox"/> Subject Parcel
<input type="checkbox"/> R-E	<input type="checkbox"/> R-2	<input type="checkbox"/> N-S	<input type="checkbox"/> TC	<input type="checkbox"/> City Limits
<input type="checkbox"/> R-D	<input type="checkbox"/> R-3	<input type="checkbox"/> O	<input type="checkbox"/> C-2	
<input type="checkbox"/> R-PD	<input type="checkbox"/> R-4	<input type="checkbox"/> C-D	<input type="checkbox"/> C-M	
<input type="checkbox"/> R-1	<input type="checkbox"/> R-5	<input type="checkbox"/> C-1	<input type="checkbox"/> M	

**From R-E TO C-1**

**ZON-38580**

**07/29/10 PC**

Data Current as of June 10, 2010

PLANNING & DEVELOPMENT

# SITE INFORMATION

ZONING AR No. 133-11-400-012  
 CURRENT ZONING: R-1E  
 REZONED TO: C-1

AREA (Approximate, to be verified)  
 Net Area: 39,264 SF  
 39,264 SF = 0.90 ACRES

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	17
1 SPACE PER SIX BEDS = 91/6 =	15	17
EMPLOYEES ON LARGEST SHIFT =	2	17
MEDICAL PROFESSIONALS =	0	17
	REQ. 16	PROVIDED 17

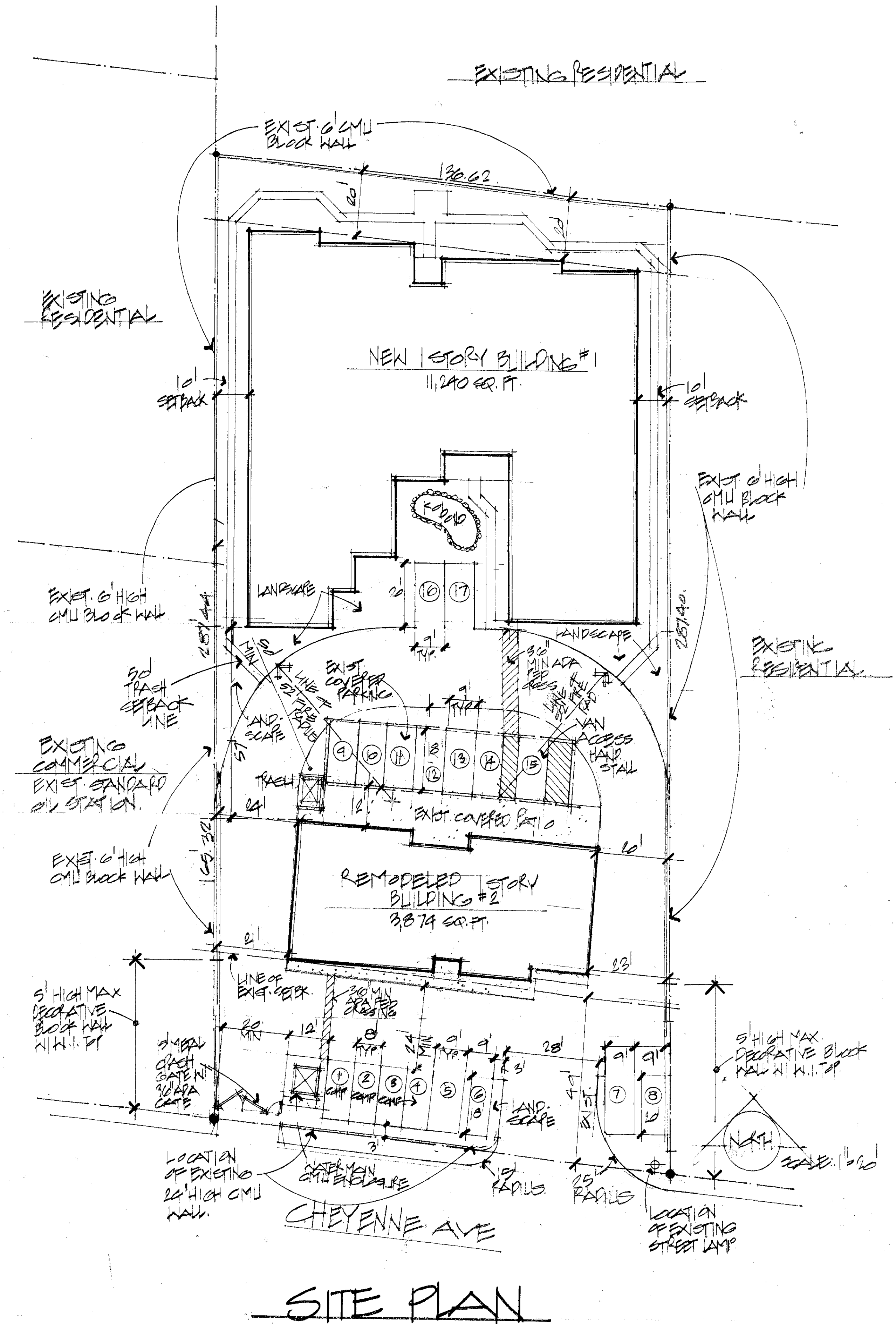
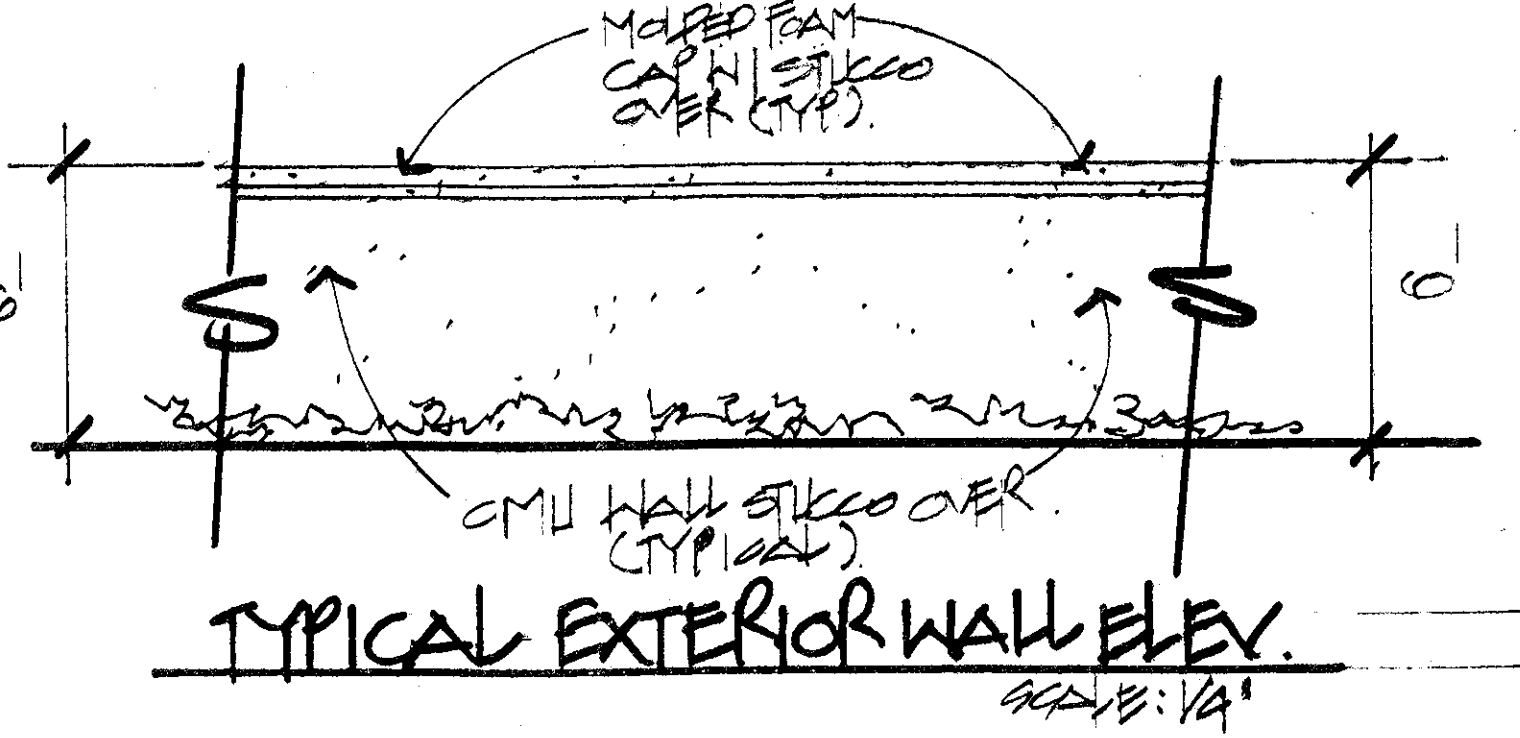
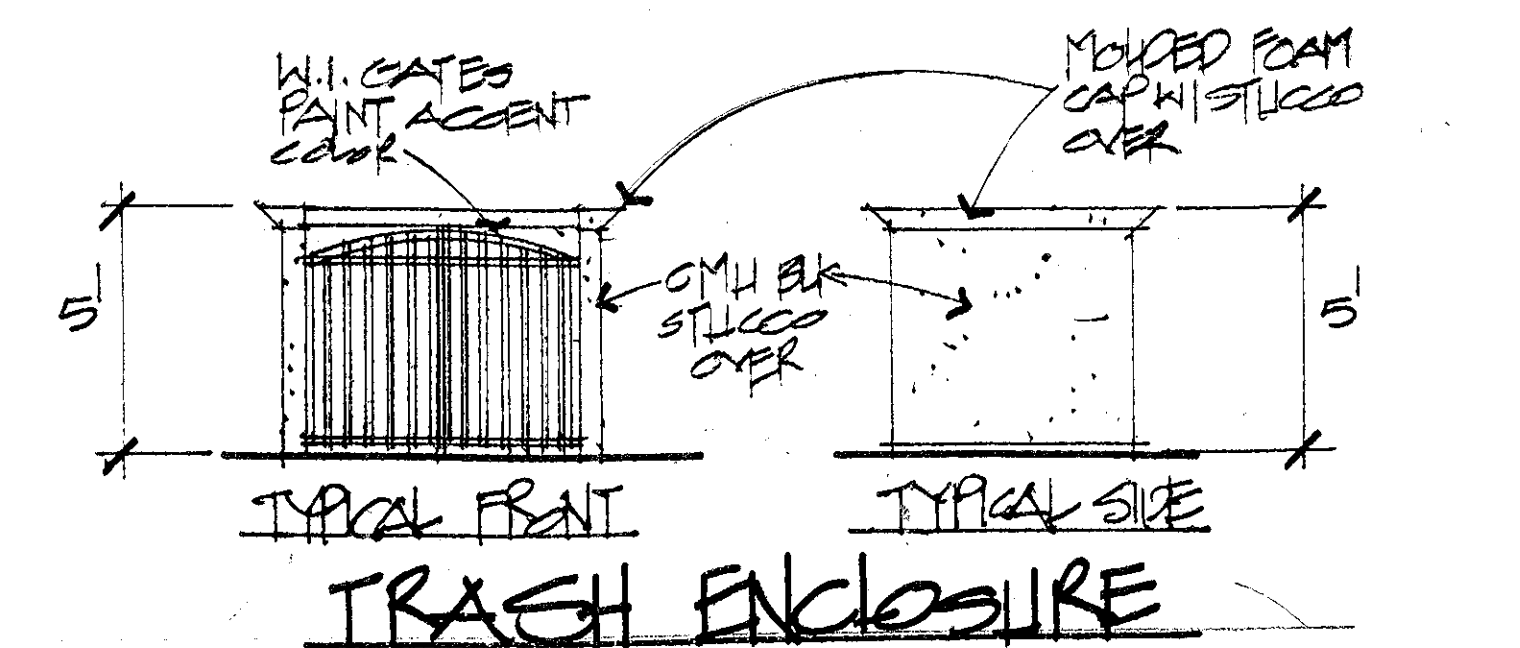
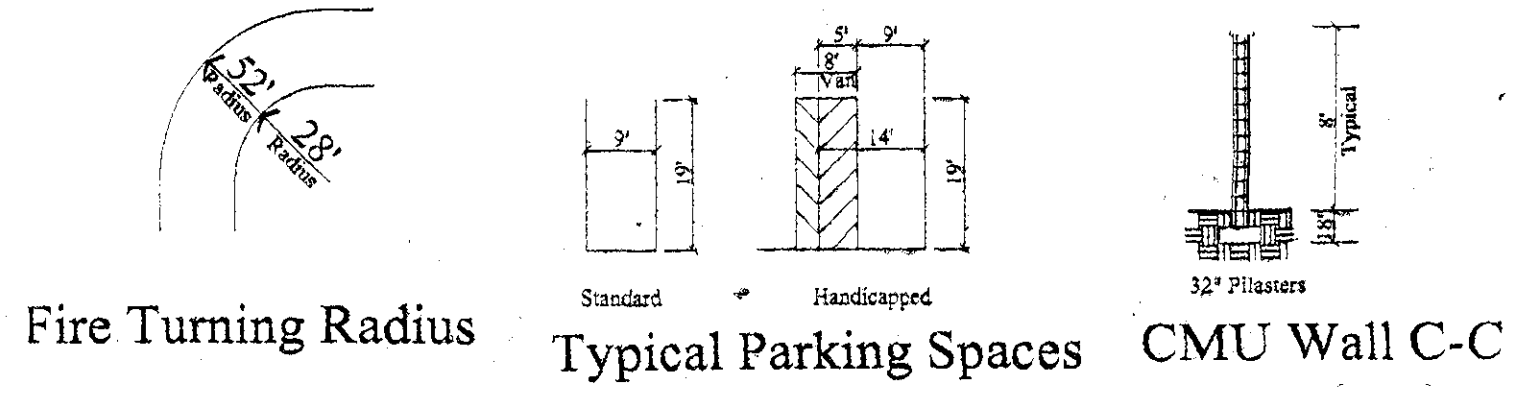
SETBACKS  
 Front: 20'  
 Rear: 20'  
 Side: 10'  
 Corner Street Side:

BUILDING HEIGHT  
 Allowed: 13'  
 Provided: 13'

BUILDING COVERAGE  
 Allowed: 50%  
 Provided: 39%

BUILDING AREAS

BUILDING #1	11,240 SQ. FT.
BUILDING #2	3,874 SQ. FT.
TOTAL	15,114 SQ. FT.
15,114 S.F. / 39,264 S.F. =	39%



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

Residential & Commercial Design & Rendering  
**JW DESIGN**  
 Jeffrey Weinberg  
 16 W. Pacific Ave., Suite 1  
 Henderson, NV 89015  
 (702) 558-9726

10.9.10  
 1 OF 5

**SITE INFORMATION**

ZONING: **AMU NR. 198-11-400-012**  
 CURRENT ZONING: **R-1B**  
 REZONE TO: **01**

AREA (Approximate, to be verified)  
 Net Area: **39,864 SF**  
 39,864 SF - 43,000 SF TO ACROSS

**PARKING REQUIREMENTS**

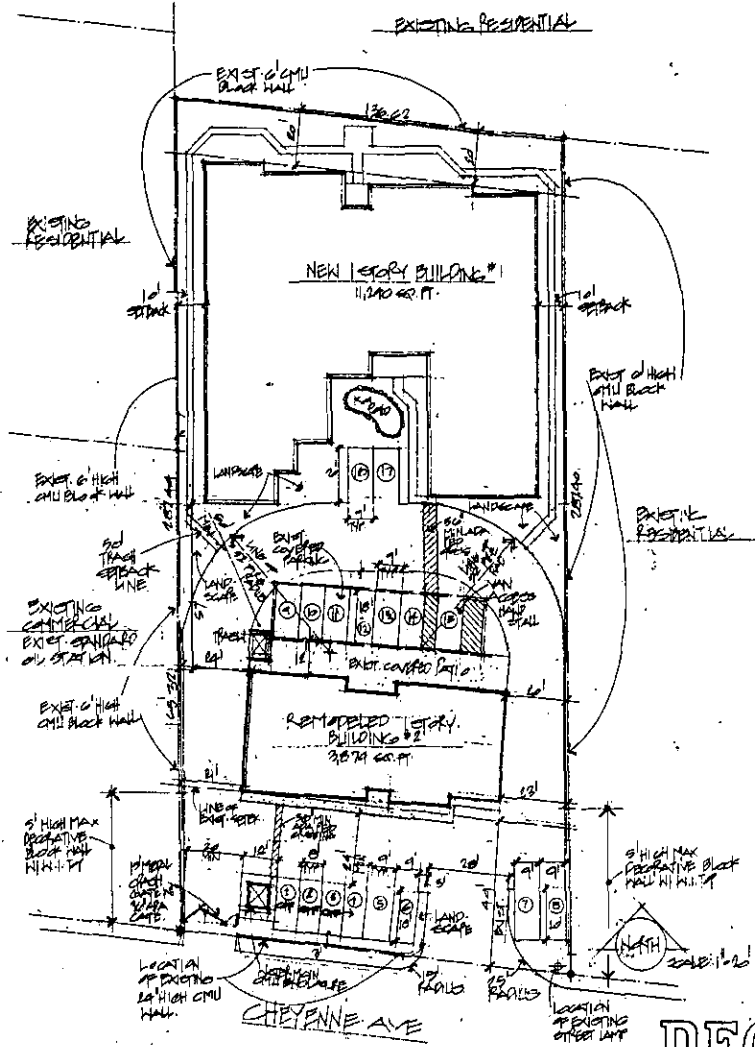
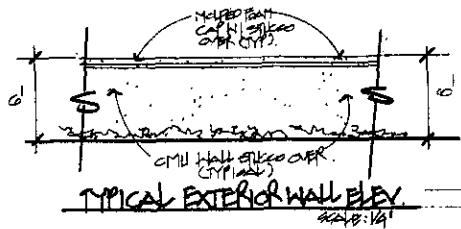
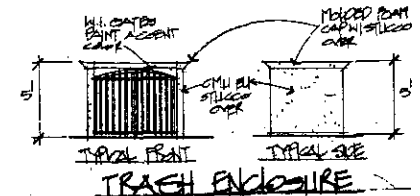
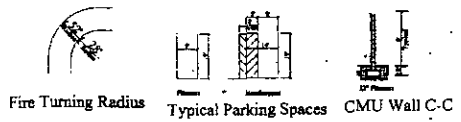
Parking Calculations (per Code)	Required	Provided
Parking Ratio:	16	17
1 SPACE PER SIX BEDS = 4' x 6' = 6		
EMPLOYEES ON LAYOUT SHIFT = 7		
MEDICAL PROFESSIONALS = 3		
	PER 16	PROVIDED 17

**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: 11,340 SQ FT  
 BUILDING #2: 9,874 SQ FT  
 TOTAL: 21,214 SQ FT  
 21,214 SQ FT = 53.2% OF 39,864 SF = 91%



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

**SITE PLAN**

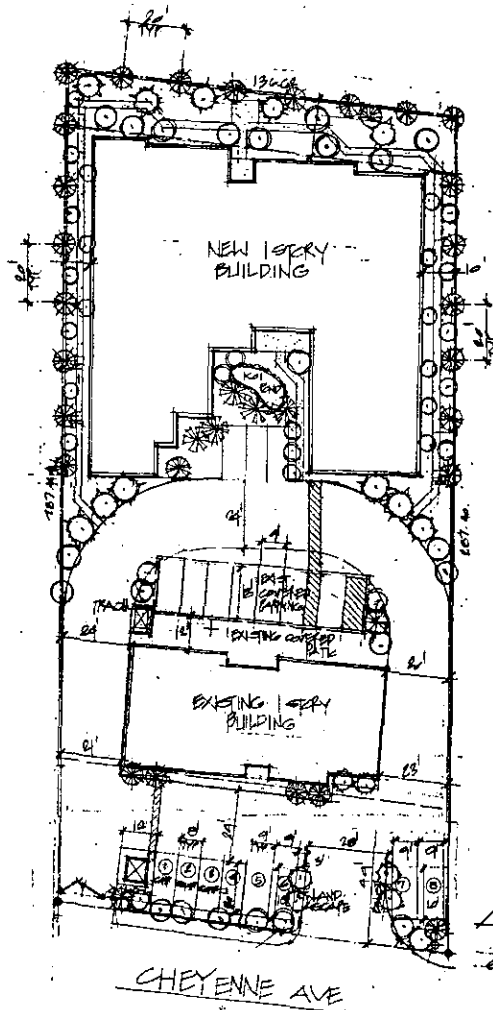
**RECORDED**  
 OCT 28 2010

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

JW DESIGN  
 10410  
 10410

TREE / PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	12	12" DBH	30' x 30'	WOODSTOCK ASH	Fraxinus velutina
	12	12" DBH	30' x 30'	TRIFOLIUM PRIVET	Ligustrum japonicum
	4	12" DBH	30' x 30'	MONDEL PINE	Pinus nigra
	24	Single Plant	10' x 10'	MEXICAN PALM PALM	Washingtonia robusta
	12	12" DBH	30' x 30'	FLORIBUND PLUM	Prunus melanocarpa
	47	1-1 Gallon	N/A	Cherry Blossom	Prunus serrulata
		N/A	N/A	Xerxes / Turf	



LANDSCAPE PLAN



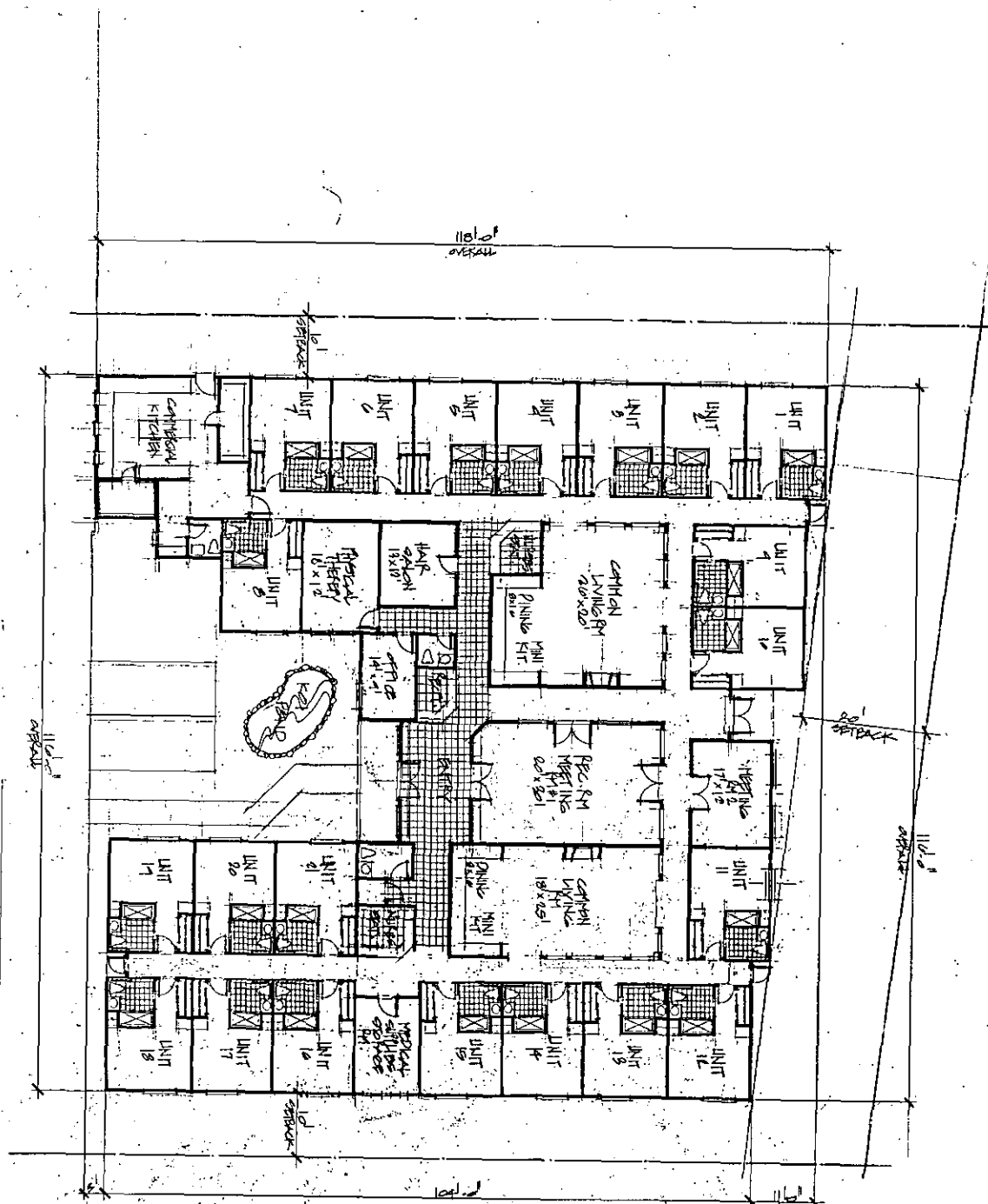
RECEIVED  
OCT 28 2010

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

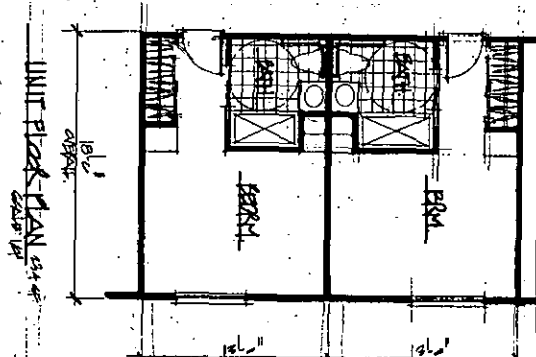
J W DESIGN  
10-4-10

2  
9  
5

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



FLOOR PLAN BUILDING 1  
 TOTAL GAR. FT. 11,040 SQ. FT.  
 SCALE: 1/8" = 1'-0"

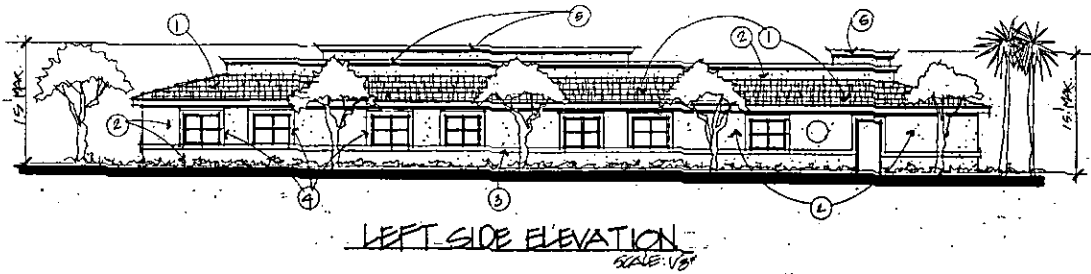


RECEIVED  
 OCT 18 2010

SS  
 1046

Residential & Commercial Design & Rendering  
**J W DESIGN**  
 Jeffrey Walshberg  
 14 St. Pauline Ave., Suite 3  
 Henderson, NV 89008  
 (702) 988-4794

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



- EXTERIOR FINISHES**
- ① WHITE HEIGHT CONCRETE, FLAT TILE ROOF
  - ② EXTERIOR STUCCO
  - ③ 8\"/>

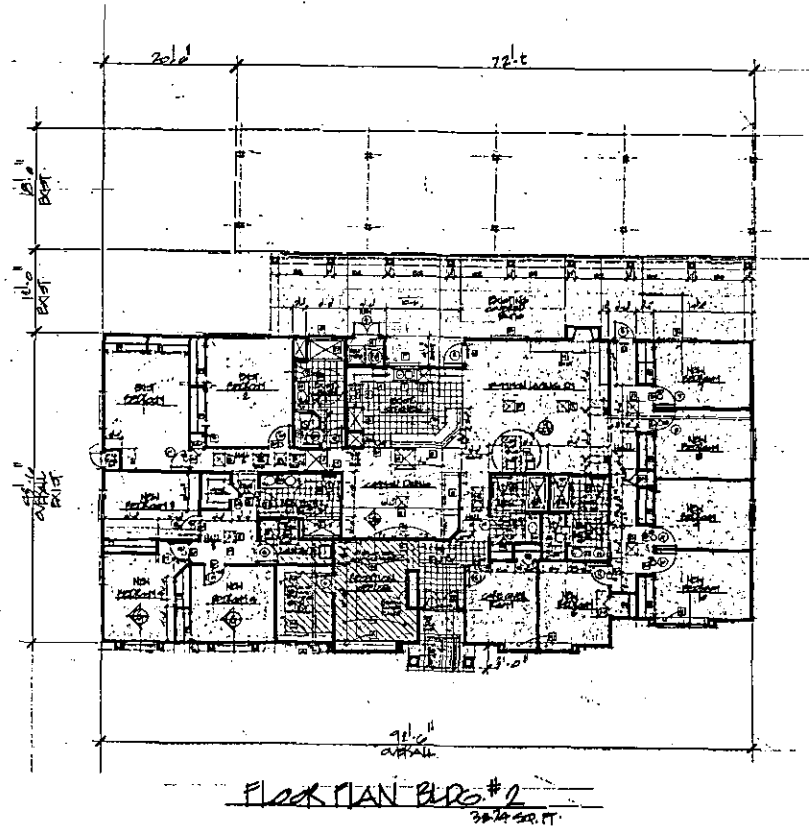
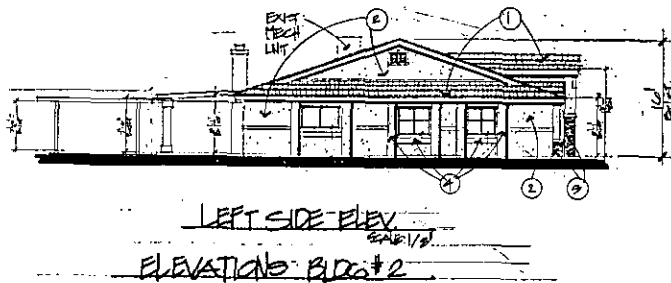
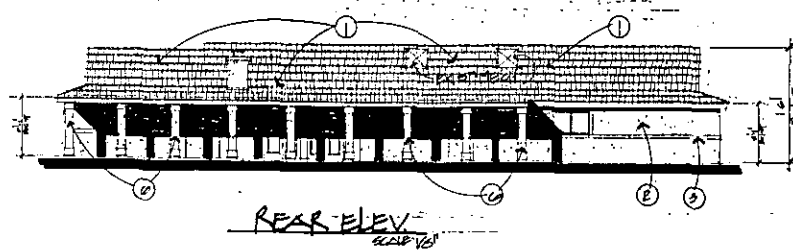
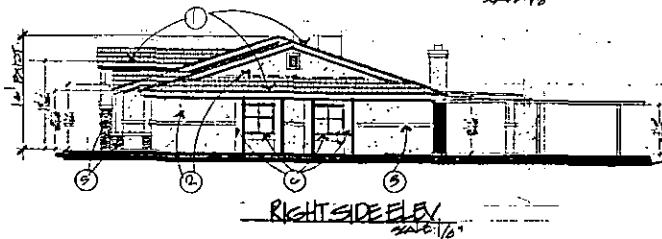
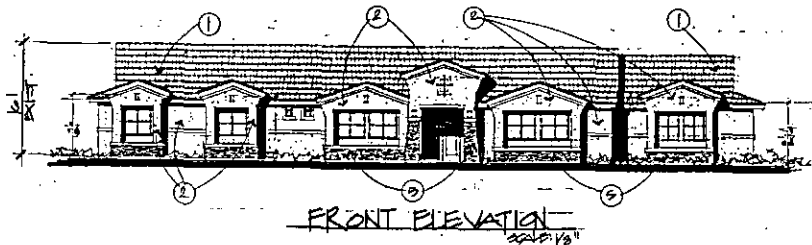
CHANA  
 ADULT CUP CAFE HOME  
 6040 CHEYANNE AVE.  
 LAS VEGAS, NV.

Architect & Designer: James G. Mackenzie  
**JW DESIGN**  
 Architecture & Interiors  
 4000 South Main, Suite 100  
 Las Vegas, NV 89119  
 (702) 735-9977

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 OCT 18 2010



- EXTERIOR FINISHES:**
- ① 1 1/2" HIGH CONCRETE FLAT TILE ROOF
  - ② EXTERIOR STUCCO
  - ③ 2" BOHM TRIM STUCCO OVER
  - ④ 1/2" STUCCO WINDSH. SUFFOLDS
  - ⑤ MASONRY VENEER
  - ⑥ 1 1/2" SQ. BUILT-UP STUCCO ADMS.

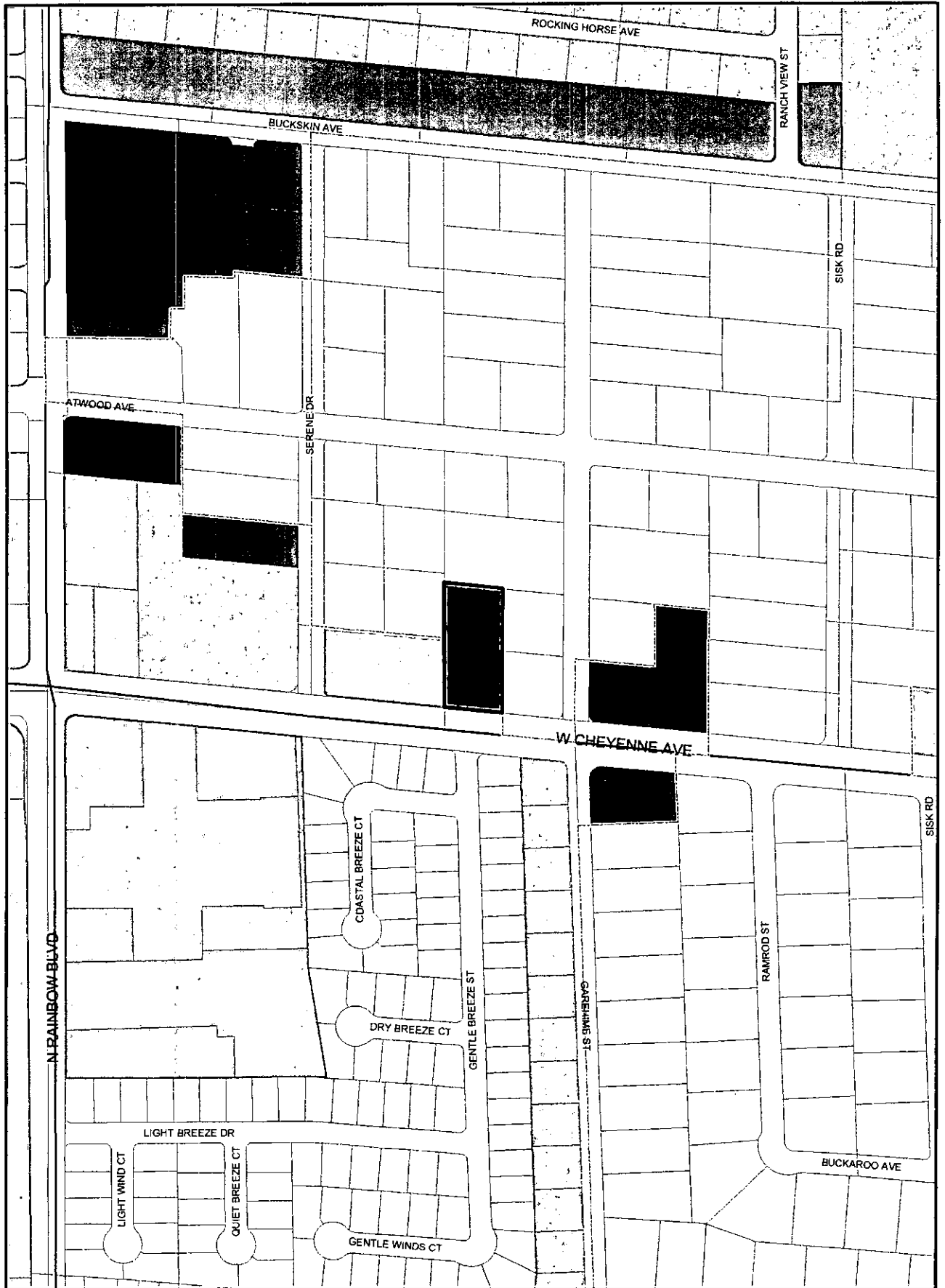
CHANA  
 ADULT OF OUR CASE HOME  
 6640 CHEYENNE AVE.  
 LAS VEGAS, NV.

1 W DESIGN  
 ARCHITECTURE  
 1000 S. LAS VEGAS BLVD.  
 SUITE 100  
 LAS VEGAS, NV 89102

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 OCT 18 2010

REZONING Parcel: 138-11-406-012



<b>ZONING</b>	U	R-MH	R-MHP	PD	Not in City
	R-A	R-CL	P-R	T-D	Subject Parcel
	R-E	R-2	N-S	TC	City Limits
	C-V	R-D	O	C-2	
C-PB	R-PD	R-4	C-M		
P-C	R-1	R-5	M		
		C-1			

**RECEIVED**  
 From R-E TO C-1  
 JUN 15 2010  
 Data Current as of: June 10, 2010  
**ZON-38580**  
 PLANNING & DEVELOPMENT

Pre-Application Conference	<b>CITY OF LAS VEGAS</b> Planning & Development Department <b>SUBMITTAL CHECKLIST</b>	
Item Required		
YES	NO	


**APPLICATION PACKET**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <b>all</b> property owners or authorized agent(s)	<b>NOTES:</b> Visit the <b>CLV website</b> for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To..." -> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Detailed</b> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = <b>\$ 1200.00 Total</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input checked="" type="checkbox"/> )	

**LOCATION MAP**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	878
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label <b>existing and proposed zoning</b> designations for subject site and surrounding areas	<b>***NOT A SITE PLAN***</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show <b>all</b> 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.**

<b>Owner / Applicant:</b>	Paitaka & Tasey Miyahira	<b>Application Type:</b>	Rezoning
<b>Representative:</b>	Geoff Robins	<b>Application Purpose:</b>	Rezone from R-E (Residence Estates) to C-1 (Limited Commercial)
<b>APN:</b>	138-11-406-012	<b>Site Location:</b>	6640 West Cheyenne Avenue
<b>Planner's Signature:</b>	 John Grider, Planner I 229-6711	<b>Pre-App. Meeting Date:</b>	06/02/2010 & 06/09/10
<b>Planner:</b>	Steve Swanton, Senior Planner - 229-4714	<b>Earliest Submittal Deadline:</b>	06/15/2010 <i>no later than 2:00 pm</i>
		<b>Earliest PC / CC Meeting Dates:</b>	07/29/10 PC      09/01/10 CC

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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: ZON-38580 – REZONING  
CITY COUNCIL MEETING OF DECEMBER 15, 2010  
Related to GPA-38579, 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 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). 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".

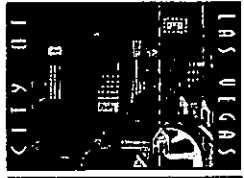
Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

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](http://www.lasvegasnevada.gov)

# 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](http://www.lasvegasnevada.gov)

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

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

Dear Mr. Miyahira:

Your 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), 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



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](http://www.lasvegasnevada.gov)

November 4, 2010

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

**RE: TABLED - RENOTIFICATION - ZON-38580 - REZONING RELATED  
TO GPA-38579, 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 be available on-line on **Wednesday, November 10, 2010** at [www.lasvegasnevada.gov](http://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. Rass  
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>.

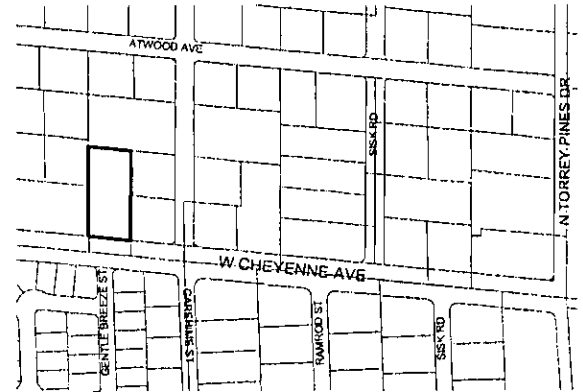
## Application Information

**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

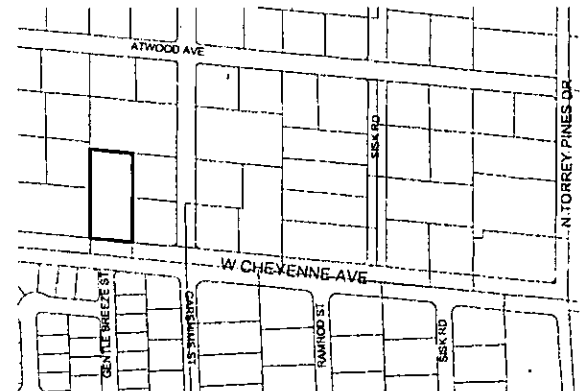


The proposed project may not pertain to the entire highlighted project site.

## 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



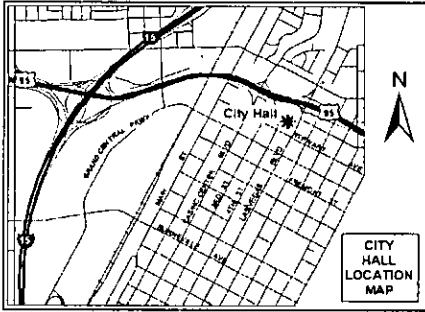
The proposed project may not pertain to the entire highlighted project site.

## 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**



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

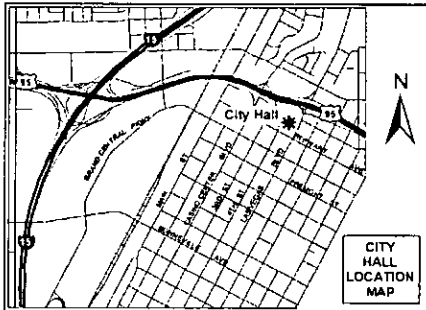
Please use available blank space on card for your comments.

**GPA-38579 & ZON-38580**

Planning Commission Meeting of 11/18/2010

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 11/18/2010

# 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](http://www.lasvegasnevada.gov)

August 27, 2010

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

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

Dear Mr. Miyahira:

Your 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), was considered by the Planning Commission on August 26, 2010.

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

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

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

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

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

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



# PLANNING & DEVELOPMENT



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August 13, 2010

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

**RE: ABEYANCE - ZON-38580 - REZONING RELATED TO GPA-38579,  
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](http://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  
Gory Reese  
Mayor Pro Tem  
Steve Wolfson  
Lois Tarkenton  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



## **Development Notification**

**PC Meeting: 08-26-2010**

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**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:**

---

**ZON-38580**

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

## 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

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 2<sup>nd</sup>, 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



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July 30, 2010

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

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

Dear Mr. Miyahira:

Your 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), 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 Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell



7/1/10

**TO: Steve Swanton AICP  
City of Las Vegas Planning Department**

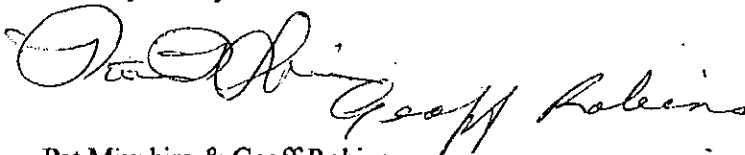
**FAX: 385-7268**

**FROM: Pat Miyahira**

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

I appreciate your cooperation.

Thank you very much

A handwritten signature in cursive script, appearing to read "Pat Miyahira & Geoff Robins".

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](http://www.lasvegasnevada.gov)

July 16, 2010

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

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

Dear Mr. 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](http://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

Lais Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





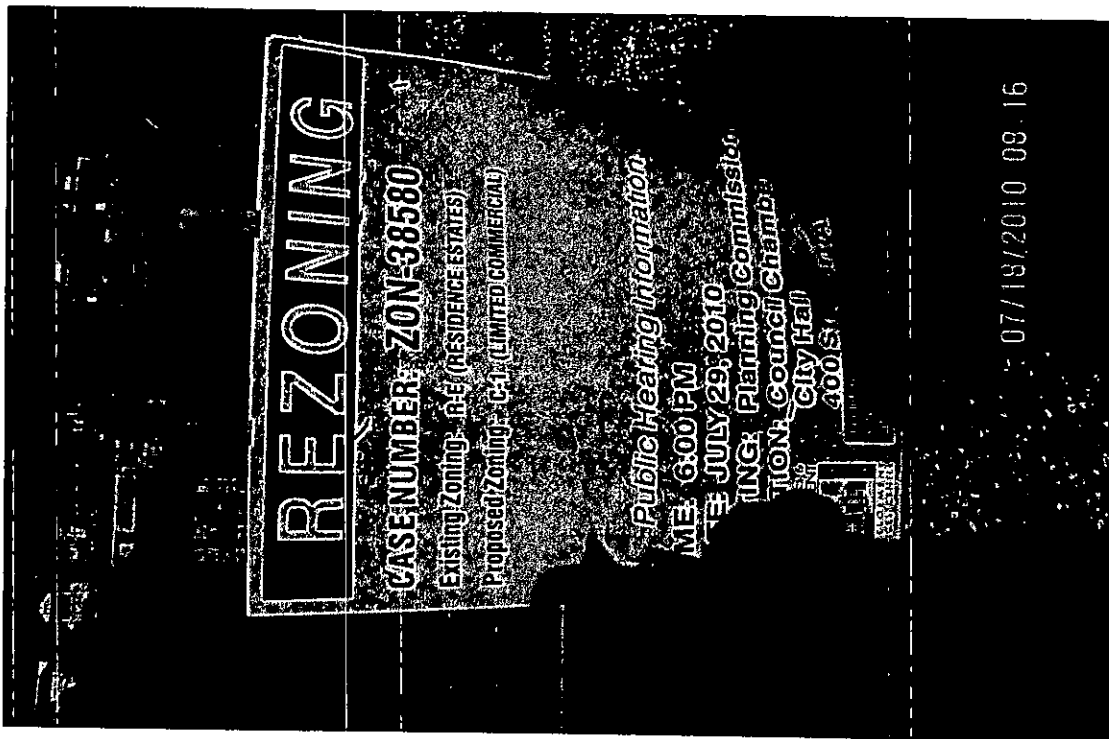
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

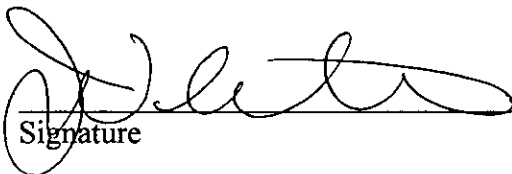


CASE NUMBER: ZON-38580

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

7-18-10  
Date

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



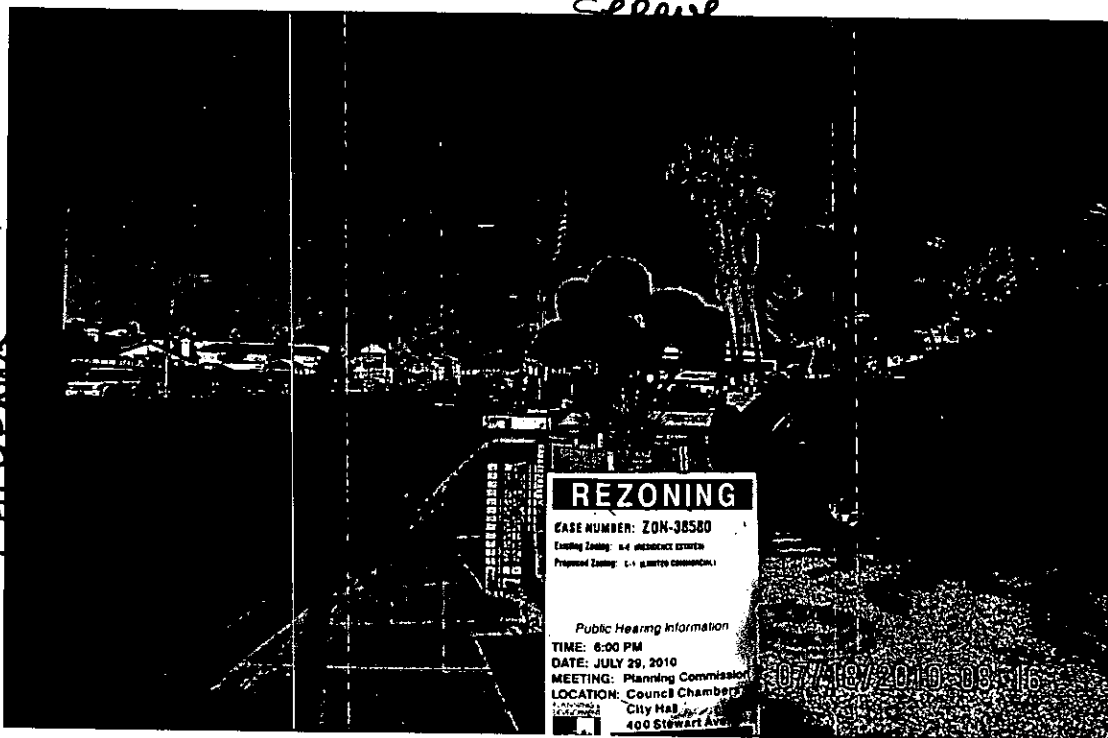
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LAS VEGAS  
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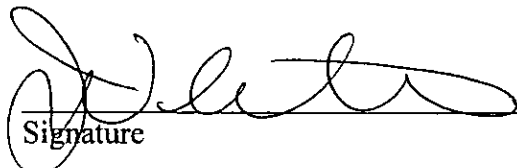


g  
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SRP/SP

CHEVON



  
Signature

7-18-10  
Date

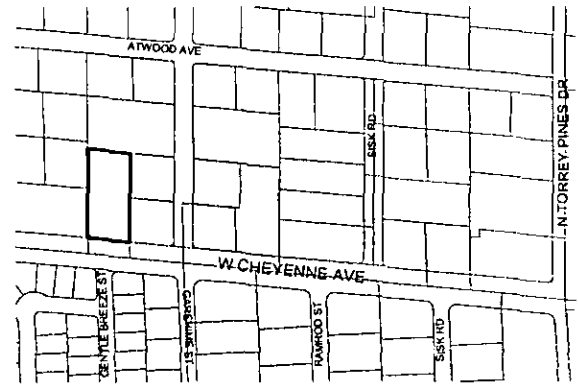
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

## Application Information

**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

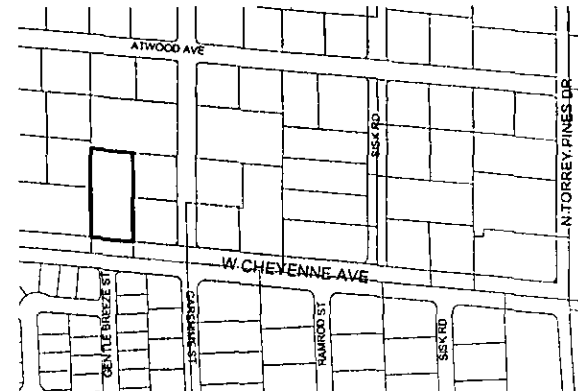
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

**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

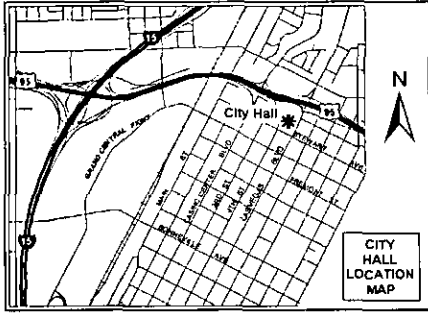
**Meeting:** Planning Commission  
**Date:** July 29, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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 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>.

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

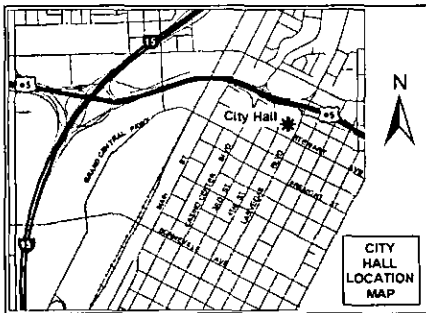
Please use available blank space on card for your comments.

**GPA-38579 & ZON-38580**

Planning Commission Meeting of 7/29/2010

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 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 *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)  
**Date:** June 29, 2010  
**Re:** **ZON-38580** Paitaka P. and Tasey R. Miyahira 6640 W. Cheyenne Ave.  
Request for a Zoning Reclassification from R-E to C-1 on 0.90 acres

---

## COMMENTS:

We have no comment on the Request for a Rezoning Reclassification From: R-E (Residential Estates) To: C-1 (Limited Commercial) on .90 acres 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

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**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:**

---

**ZON-38580**

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**

**ZON-38580**

**HAND DELIVERED**

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

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

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

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

**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**

**ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER:**  
**PAITAKA P. MIYAHIRA 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).

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 05:18 PM

Submitted By

Page 1

A/P # 38580 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 11:50	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

ZON-38580 - REZONING RELATED TO GPA-38579 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. MIYAHIRA 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).

Parent A/P # 38579  
 Project # 38580 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  Foreign  
 ZIP/PC 89105 Evening Phone  
 Day Phone Mobile #  
 Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6640 W CHEYENNE AVE  
 LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13811406012

Report Date 06/15/2010 05:18 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 Other REP Contact ID AC1786429  Foreign  
 Effective Expire  
 Name GEOFF ROBINS  
 Day Phone Eve Phone Organization  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 2261 ROSANNA STREET  
 LAS VEGAS, NV 89117  
 Seasonal Addr  
 Valid From To  
 Comments Geoff Robins 376-2518

**Contractors**

No Contractors

**Item Description Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
396352 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

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Submitted By

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Item Description	Item Status
396350 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
396361 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
396353 FLOOD #1 (FLOOD CONTROL)	Incomplete
396354 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
396351 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
396355 ROW #1 (RIGHT-OF-WAY)	Incomplete
396356 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
396359 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
396360 SURVEY #1 (SURVEY)	Incomplete
396358 TEFD #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
396357 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(PT-ENTER THE # OF LABELS)	
(PT-SIZE OF NOTIFICATION AREA)	
(PT-NOTIFICATION MAP DATE)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

**Activity Review Details**

Detail SUBMITTAL CHECKLIST (ZON) Modified By GKAPOVICH Modified Date/Time 06/15/2010 11:50

Comments  
No Comments

**SUBMITTAL CHECKLIST**

- Indicate if item is being submitted
- Y Pre-Application Conference Checklist
  - Y Application/Petition Form
  - Y Deed and Legal Description
  - Y Justification Letter
  - Y Assessor's Parcel Map
  - Y Location Map (19 Folded Blue Lines, 1 Rolled Colored)
  - Y Laser Print of Site Plan
  - Y Statement of Financial Interest
  - N DINA "Project of Regional Significance" (If Applicable)
- 
- Y Business Licensing Requirements Met
  - N Business License Exempt

**Planning Condition Description Effective Expire Comments**

There is no planning condition for this project.

Report Date 06/15/2010 05:18 PM

Submitted By

Page 4

REZONING

N DINA Required? N PRS Y Parent required? Zoning information

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

RDI Expired

Staff Recommendation

Meeting information

Zoning information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				

0.90	R-E	GKAPOVICH	SSWANTON	C-1				
------	-----	-----------	----------	-----	--	--	--	--

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

07/29/2010	PC		SCHEDULED			
GKAPOVICH	06/15/2010			0	0	0

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

No children exist for this project

Employee	Employee ID	Last	First	MI	Comments
----------	-------------	------	-------	----	----------

No Employee Entries

Log	Action	Description	Entered By	Start	Stop	Hours
-----	--------	-------------	------------	-------	------	-------

PAYMNT		CO NAME WHO PICKED UP CONTACT#	890381	06/15/2010 12:08		0.00
		GEOFF ROBINS: (AGENT); CK#6611; 702-376-2518 OR 702-638-5996;				

**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: REZONING  
 Project Address (Location) 6640 W  
 Project Name OHAHA (FAMILY) CARE MANOR Proposed Use GROUP CARE  
 Assessor's Parcel #(s) 138-11-406-012 Ward # 4  
 General Plan: existing DR proposed CI Zoning: existing    proposed     
 Commercial Square Footage 22,314 Floor Area Ratio 48%  
 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 89105  
 E-mail Address SUZY @ MAUI ONE INC . COM

APPLICANT PAITKA MIYAHIRA Contact PAT MIYAHIRA  
 Address 6640 W CHEYENNE Phone: 289 1743 Fax: 645 7093  
 City LAS VEGAS State NEVADA Zip 89105  
 E-mail Address SUZY @ MAUI ONE 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 Fifield

**FOR DEPARTMENT USE ONLY**

Case #	<u>ZON - 38580</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>\$1,200</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State



**RECEIVED**  
 JUN 15 2010  
 \*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.  
 File: depot\Application Packet\Application Form.pdf



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-38580** 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: \_\_\_\_\_

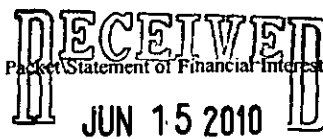
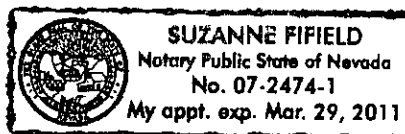
Signature of Property Owner: *[Handwritten Signature]*

Print Name: PAITAKA P. MIYAHIRA

Subscribed and sworn before me

This 15<sup>th</sup> day of June, 2010

*[Handwritten Signature]*  
Notary Public in and for said County and State



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.

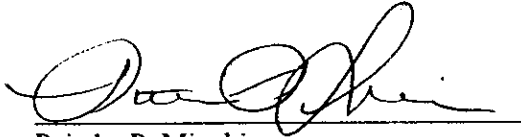
According to the April 2<sup>nd</sup>, 2010 issue of the Las Vegas Sun, it states that Nevada is due for an influx of seniors. Experts say the state is unprepared because of limited resources. The U.S. Census Bureau projects that the fastest growing segment of Nevada's population over the next 10 years 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. JOBSS

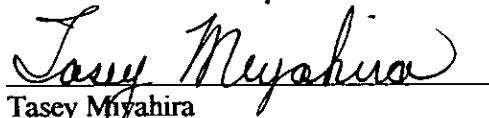
The surrounding properties consist of a Chevron Gas Station, the property to the North is vacant and Bank Owned. The 2 properties to the East are owned by one family and we have enclosed a letter that concurs with our proposal. See attached letter.

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

**ZON-38580**

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.~~

**ZON-38580**

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 ~~re~~ of growth before the recession, the ~~ce~~ 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 were.

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  
had to see this project coming


Tuesday, April 06, 2010

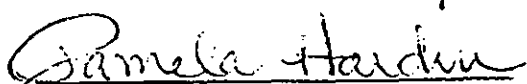
To Whom It May Concern:

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

201

APN# 138-11-406-012

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

Quit Claim Deed

**Type of Document**

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

Correct Document # 20100414000  
Legal Description 1818

Recording Requested By:

Tasey Miyahira

Return Documents To:

Name Tasey Miyahira

Address P.O. Box 33054

City/State/Zip L.V. NV 89133

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

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

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

**RE-RECORDED**

**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.**

TH  
Initials TH

**LEGAL DESCRIPTION:**

Parcel Map File <sup>2</sup> *JH* 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

*Lois Hardin*  
Signature of Grantor

Tass Hardin  
Print or Type Name Here

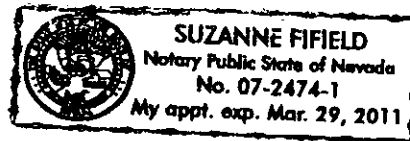
Lois Hardin  
Print or Type Name Here

STATE OF NEVADA )  
COUNTY OF Clark )

On this 13<sup>th</sup> 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.      FOR RECORDER'S OPTIONAL USE ONLY  
 c.  Condo/Twnhse      d.  2-4 Plex      Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 e.  Apt. Bldg      f.  Comm'l/Ind'l      Date of Recording: \_\_\_\_\_  
 g.  Agricultural      h.  Mobile Home      Notes: \_\_\_\_\_  
 Other \_\_\_\_\_

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 03      20100414  
 b. Explain Reason for Exemption: ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ Correction on original      0001818  
 \_\_\_\_\_      Legal Description

5. Partial Interest: Percentage being transferred: 100 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Tasey Miyahira      Capacity Grantee  
 Signature \_\_\_\_\_      Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Tassor Lois Hardin  
 Address: 4095 N. Chieftain  
 City: Las Vegas  
 State: NV      Zip: 89129

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Paitaka + Tasey Miyahira  
 Address: 8455 Stage 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 Stage Ave  
 City: Las Vegas      State: NV      Zip: 89129