



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

November 18, 2010

Mr. Jimmy Lee  
4350 South Arville Street, Suites 23 & 30  
Las Vegas, Nevada 89103

RE: GPA-37599 – GENERAL PLAN AMENDMENT  
RELATED TO ZON-37600, SUP-37601 AND SDR-37602  
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Lee:

The City Council at a regular meeting held November 17, 2010, APPROVED the request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010.

Sincerely,

Vicky Skilbred  
Chief Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Janet Goyer  
Ovation Development  
6021 South Fort Apache Road, Suite #100  
Las Vegas, Nevada 89148

KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

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)

FM:0044-08-09

# NEIGHBORHOOD MEETING NOTICE

Please join us for a neighborhood meeting to discuss the proposed 37-foot tall, three story, 152-unit senior citizen apartment project generally located on the southeast corner of  
Lone Mountain Road and Rainbow Boulevard  
(APN: 138-02-101-002 & 015).

The applicant is requesting the following land use entitlements:

- General Plan Amendment [GPA-37599] from General Commercial to Service Commercial (APN: 138-02-101-002 only)
- Zone Change - ZON-37600 from C-2 to C-1 (both parcels)
- Special Use Permit [SUP-37601] for a Senior Citizen Apartment project (both parcels). This request will also include waivers from the requirement to provide non-residential development on the ground level and to allow the residential units to be on the ground level.
- Site Plan Review (both parcels) [SDR-37602].

Monday, March 22, 2010 at 6:00 p.m.

Tivoli Apartments Clubhouse  
4650 North Rainbow  
Enter Tivoli Apartments off of Rainbow  
(gates will be open)

Please contact Denise at 792-7000 if you have any questions  
or Jennifer at 822-0903 after 5:00 p.m. on March 22, 2010.

*Approved*  
*(Applicant to*  
*notification)*



**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
[jlazovich@kcwvlaw.com](mailto:jlazovich@kcwvlaw.com)  
702.792.7050

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.798.7161

RENO OFFICE  
5588 Kleizke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.882.0257

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

September 2, 2010

**VIA FACSIMILE**  
382-4803

Ms. Beverly K. Bridges  
City Clerk  
City of Las Vegas  
400 E. Stewart, 1st Flr.  
Las Vegas, NV 89101

**Re: GPA-37599, ZON-37600, SUP-37601 & SDR-37602  
Ovation Development, Lone Mountain/Rainbow  
9/15/10 City Council Hearing Items**

Dear Ms. Bridges:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be held from the presently scheduled City Council hearing on September 15, 2010 until the City Council hearing scheduled for **November 17, 2010**.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO


  
Jennifer Lazovich

JJL/sf,

cc: Sheila Lambert (via e-mail)  
Jan Goyer (via e-mail)

**RECEIVED**


**SEP - 3 2010**

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

APPLICATION PACKET			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <i>all</i> property owners or authorized agent(s)	<b>NOTES:</b> Visit the CLV website 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")  Add neighborhood meeting fee, if applicable (see instructions): • Applicant only to notify, add \$0 • Mailing labels only, add: \$50 • Full notification, add: \$500
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 1000.00 (Application) + \$ 500.00 (Public Meeting Notification) + \$ [ ] (Neighborhood Meeting Notification) = \$ [ ] Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> 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 checked="" type="checkbox"/> Applicant: <input checked="" 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	<b>Folded Plans:</b>	<b>19</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	<b>Colored, Rolled Plans:</b>	<b>1</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	<b>Reduced Copy (8-1/2x11):</b>	<b>1</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label <b>existing and proposed general plan designations</b> for subject site and surrounding areas	<b>NOTES: ***NOT A SITE PLAN***</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show <i>all</i> 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>	Lone Mountain Apartments LLC, Ben Chau & QR REV TR ETAL	<b>Application Type:</b>	General Plan Amendment
<b>Representative:</b>	Janet Goyer	<b>Application Purpose:</b>	Amend the General Plan from GC to SC
<b>APN:</b>	138-02-101-002	<b>Site Location:</b>	Southeast corner of Rainbow Boulevard and Lone Mountain Road
<b>Planner's Signature:</b>		<b>Pre-App. Meeting Date:</b>	03/01/10
<b>Planner:</b>	Greg Kapovich, Planner I 229-6137 Steve Gebeke, Planning Supervisor - 229-5410	<b>Earliest Submittal Deadline:</b>	03/09/2010 <i>no later than 2:00 pm</i>
		<b>Earliest PC / CC Meeting Dates:</b>	04/22/10 PC                      05/19/10 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
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 NOTIFY AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE \*\*\***

MAR 08 2010



July 22, 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

Mr. Jimmy Lee  
4350 South Arville Street, Suites 23 & 30  
Las Vegas, Nevada 89103

RE: GPA-37599 – GENERAL PLAN AMENDMENT RELATED TO ZON-37600,  
SUP-37601 AND SDR-37602  
CITY COUNCIL MEETING OF JULY 21, 2010

Dear Mr. Lee:

The City Council at a regular meeting held July 21, 2010, HELD IN ABEYANCE the request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the September 15, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Janet Goyer  
Ovation Development  
6021 South Fort Apache Road, Suite #100  
Las Vegas, Nevada 89148

KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

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

4/22/10

PH

RG

Report Date 03/09/2010 12:32 PM

Submitted By

Page 1

A/P # 37599 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/08/2010 14:52	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

GPA-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONG BEN & QUAY RENA CHAU, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres at approximately 158 feet east of Rainbow Boulevard along the south side of Lone Mountain Road (APN 138-02-101-002), Ward 6 (Ross)

Parent A/P #

Project # 37599 Project/Phase Name SENIOR HOUSING Phase #  
Size/Area 1.25 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13802101002

Location

Owner/Tenant

Contact ID AC1180833 Name CHAU LONG BEN & Q R REV TR ETAL  
Mailing Address 7839 WINDWARD RD Organization CHAU LONG BEN & QUAY RENA TRS  
City LAS VEGAS State/Province NV  
ZIP/PC 89147-5673 Country  Foreign  
Day Phone Evening Phone  
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13802101002



May 19, 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

Mr. Jimmy Lee  
4350 South Arville Street, Suites 23 & 30  
Las Vegas, Nevada 89103

RE: GPA-37599 – GENERAL PLAN AMENDMENT RELATED TO ZON-37600,  
SUP-37601 AND SDR-37602  
CITY COUNCIL MEETING OF MAY 19, 2010

Dear Mr. Lee:

The City Council at a regular meeting held May 19, 2010, HELD IN ABEYANCE the request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the July 21, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Janet Goyer  
Ovation Development  
6021 South Fort Apache Road, Suite #100  
Las Vegas, Nevada 89148

KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

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

Report Date 03/09/2010 12:32 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1180833  Foreign  
Effective Expire  
Name CHAU LONG BEN & Q R REV TR ETAL  
Day Phone Eve Phone Organization CHAU LONG BEN & QUAY RENA TRS  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 7839 WINDWARD RD  
LAS VEGAS, NV 89147-5673  
Seasonal Addr

Valid From To  
Comments Property owner per quick dead is Jimmy Lee  
702-591-4590  
702-871-9876  
  
interautopaint@yahoo.com

Primary N Capacity OTHER Other REP Contact ID AC1711724  Foreign  
Effective Expire  
Name KAEMPFER CROWELL RANSHAW GRONAUER FIORENTINO  
Day Phone (702)792-7000 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)796-7181 Mobile Profession  
E-Mail  
Address 8345 WEST SUNSET ROAD  
SUITE 250  
LAS VEGAS, NV 89113-2092  
Seasonal Addr

Valid From To  
Comments Jennifer Lazovich  
702-792-7000  
702-796-7181  
  
jlazovich@kcnvlaw.com

Primary Y Capacity APPL Contact ID AC1184430  Foreign  
Effective Expire  
Name OVATION-A G T J V L L C  
Day Phone Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 6021 S FORT APACHE #100  
LAS VEGAS, NV 89148  
Seasonal Addr

Valid From To  
Comments Applicant Janet Goyer  
702-990-2325  
  
jang@ovationdev.com

**KAEMPFER**  
**CROWELL**

**KAEMPFER CROWELL RENSHAW**  
**GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
jlazovich@kcrlaw.com  
702.792.7050

RECEIVED  
CITY CLERK

2010 MAY 11 P 2:39

LAS VEGAS OFFICE  
8340 West Sunset Road  
Suite 280  
Las Vegas, NV 89119  
Tel: 702.792.7000  
Fax: 702.792.7191

RENO OFFICE  
9595 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3800  
Fax: 775.852.0257

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

May 11, 2010

VIA FACSIMILE  
382-4803

Ms. Beverly K. Bridges  
City Clerk  
City of Las Vegas  
400 E. Stewart, 1st Flr.  
Las Vegas, NV 89101

*Re: GPA-37599, ZON-37600, SUP-37601 & SDR-37602  
Ovation Development, Lone Mountain/Rainbow  
05/19/10 City Council Hearing Items*

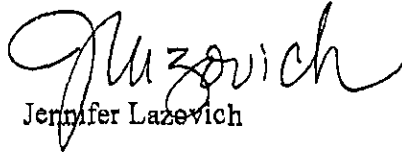
Dear Ms. Bridges:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be held from the presently scheduled City Council hearing on May 19, 2010 until the City Council hearing scheduled for July 21, 2010.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/dmf

cc: Sheila Lambert

RECEIVED

MAY 12 2010

Report Date 03/09/2010 12:32 PM

Submitted By

Page 3

**Contractors**

No Contractors

Fees	Status	Paid Date	Amount
MAILING LABEL FEE	P	03/09/2010 10:28	50.00
PROCESSING FEE	P	03/09/2010 10:28	1000.00
NOTIFICATION & ADVERTISING FEE	P	03/09/2010 10:28	500.00
<b>Total Unpaid</b>		0.00	<b>Total Paid</b> 1550.00

**Inspections**

There are no inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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**Activity Review Details**

Detail SUBMITTAL CHECKLIST (GPA) Modified By MREX Modified Date/Time 03/08/2010 14:51

**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 Rolled Colored)
- Y Deed and Legal Description Y Laser Print of Site Plan/Exhibit
- Y Justification Letter Y Statement of Financial Interest
  
- Y Does applicant want mailing labels for neighborhood meeting?
- N Does the applicant want the Planning Department to mail their neighborhood meeting notification?
  
- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------------------	---------------	------------	--------------	----------

Z-GPAPTLAB 984387 03/08/2010 14:52  
 N

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

# 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)

April 23, 2010

Mr. Jimmy Lee  
4350 South Arville Street, Suites 23 & 30  
Las Vegas, Nevada 89103

**RE: GPA-37599 - GENERAL PLAN AMENDMENT RELATED TO ZON-37600,  
SUP-37601 AND SDR-37602  
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Lee:

Your request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross), was considered by the Planning Commission on April 22, 2010.

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

This item will be considered by the City Council on May 19, 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  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Janet Goyer  
Ovation Development  
6021 South Fort Apache Road, Suite #100  
Las Vegas, Nevada 89148

KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

Mayor  
Oscar B. Goodman

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



Report Date 03/09/2010 12:32 PM

Submitted By

Page 4

**GENERAL PLAN AMEND**

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

**General Plan Information**

Final City Council letter received

General Plan Sector  
 CENTENNIAL HILLS

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments Added By	Add Date	Modified by			
04/22/2010		PC	SCHEDULED	0	0	0
MREX		03/08/2010				

General Plan Amend Grid	Proposed GPD	Approved GPD	Approval Date
Acres Existing GPD			
Comments Added By	Modified By		
1.25 GC	SC		
MREX			

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	03/09/2010 10:28		0.00
	Ovation Development Corporation ck 5130 / Tom Combs / 990-2390				

No Model Home Details

# 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)

April 9, 2010

Mr. Jimmy Lee  
4350 South Arville Street, Suites 23 & 30  
Las Vegas, Nevada 89103

**RE: GPA-37599 - GENERAL PLAN AMENDMENT RELATED TO ZON-37600,  
SUP-37601 AND SDR-37602  
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Lee:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 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, April 16, 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: Ms. Janet Goyer  
Ovation Development  
6021 South Fort Apache Road, Suite #100  
Las Vegas, Nevada 89148

KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

Mayor  
Oscar B. Goodman

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Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Luis Torkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment for Senior Apartments
Project Address (Location) SE corner of Rainbow Blvd and Lone Mountain Road
Project Name Lone Mountain Senior Apartments Proposed Use Apartment Rentals
Assessor's Parcel #(s) 138-02-101-002 Ward # 6
General Plan: existing GC proposed SC Zoning: existing C-2 proposed C-1
Commercial Square Footage Floor Area Ratio
Gross Acres 1.25 Lots/Units Density
Additional Information

PROPERTY OWNER Jimmy Lee Contact Jimmy Lee
Address 4350 S Arville #23 & #30 Phone: (702) 591-4590 Fax: (702) 871-9876
City Las Vegas State NV Zip 89103
E-mail Address interautopaint@yahoo.com

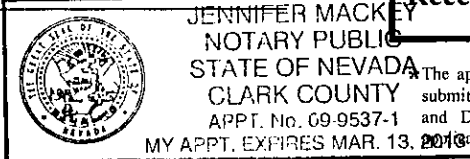
APPLICANT Ovation Development Contact Janet Goyer
Address 6021 S Fort Apache Road #100 Phone: (702) 990-2325 Fax: (702) 990-2391
City Las Vegas State NV Zip 89148
E-mail Address jang@ovationdev.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich
Address 8345 West Sunset Road #250 Phone: (702) 792-7000 Fax: (702) 796-7181
City Las Vegas State NV Zip 89113
E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature\* [Signature]
Print Name Jimmy Lee

Subscribed and sworn before me
This 3rd day of March, 2010

Jennifer Mackey
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY
Case # GPA-37599
Meeting Date: 4/22/10
Total Fee: \$1550
Date Received: 3/8/10
Received By: MREY

\*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.

# 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; Wayne Dowdey, Land Development; O. G. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)  
Date: March 23, 2010  
Re: **GPA-37599** Ovation Development SEC Lone Mountain Rd. & Rainbow Blvd.  
Request for a General Plan Amendment from GC to SC on 1.77 acres

---

## COMMENTS:

We have no comment on the request to amend a portion of the Centennial Hills Sector Plan of the General Plan From: GC (General Commercial) To: SC (Service Commercial) on 1.77 acres of property located at the southeast corner of Lone Mountain Road and Rainbow Boulevard.

We note that this site is the subject of a Site Development Plan Review SDR-37602; all site-related conditions of approval are addressed with that action.

**KAEMPFER****CROWELL****KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**ATTORNEYS AT LAW  
LAS VEGAS OFFICEJENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.796.7161RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 88511  
Tel: 775.852.3900  
Fax: 775.852.3982CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

February 23, 2010

**VIA HAND DELIVERY**CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT  
731 S. Fourth St.  
Las Vegas, NV 89101***Re: Justification Letter – General Plan Amendment, Zone Change, Site Development Plan Review, Special Use Permit to Allow for Senior Housing and Waivers.***

To Whom It May Concern:

Please be advised this office represents Ovation (the "Applicant"). The Applicant is seeking a site development plan review for a proposed senior housing project generally located on the southeast corner of Lone Mountain Road and Rainbow Boulevard, particularly known as APN: 138-02-101-002 & 015 (collectively the "Site"). The Site is approximately 3.0 acres. In conjunction with the site development plan review, the Applicant is seeking a general plan amendment, zone change, special use permit and waivers.

**General Plan Amendment for APN: 138-02-101-002**

A portion of the Site's (APN: 138-02-101-002) current general plan is General Commercial ("CG"). The Applicant is seeking to amend the general plan and reduce the intensity from GC to Service Commercial ("SC") for said portion. The Applicant is requesting this amendment in order to reduce the zoning for the Site from C-2 to C-1. In conjunction with the reduced zoning, the Applicant is proposing a senior housing project which is an appropriate use within the C-1 zoning category. Therefore, the Applicant is seeking to have the general plan amended to match the proposed zone change and proposed senior housing use. The remaining parcel, APN: 138-02-101-015, is already planned SC.

**Zone Change for APN: 138-02-101-002 & 015**

The Site is currently zoned C-2. The Applicant is requesting to reduce the zoning to C-1. Since the Applicant is requesting a less intense zoning district, the zone change is appropriate in the area. The intersection of Lone Mountain Road and Rainbow Boulevard is zoned C-2 and the nearby intersection of Lone Mountain Road and Rancho is zoned C-2. Additionally, south of the Site is zoned R-3, higher residential density. Therefore, a change to C-1, for parcels currently zoned C-2, is compatible to the surrounding area.

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865302\_1.DOC

**GPA-37599****04/22/10 PC**

6173.

**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-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONG BEN & QUAY RENA CHAU, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross)**

**PLANNING COMMISSION: *APRIL 22, 2010***  
**CITY COUNCIL: *MAY 19, 2010***

**PLANNING SUPERVISOR: *STEVE GEBEKE***       **PUBLIC HEARING**

**Comments Due: *MARCH 23, 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: *LUMPED INTERGOVERNMENTAL SERVICES***

*REFER TO SDR-37602 COMMENTS*

**Special Use Permit to Allow Senior Housing**

The Applicant is proposing a senior housing project. Senior housing is an appropriate use within a C-1 zoned district with a use permit. There is a multi-family, R-3 development located just south of the Site. A senior housing development located near commercial uses and other multi-family uses are compatible. The Applicant is seeking a waiver from the following special use permit requirements. Since there is a shortage of senior housing in the Las Vegas Valley, these waivers are appropriate because the project will be primarily residential with no commercial uses open to the public.

- “The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor.”
- “The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.”
- “The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.”

**Site Development Plan Review**

The Applicant is proposing a 152 unit gated senior housing project. Approximately 48 units will be located on the first floor and approximately 52 units will be located on the second and third floors, respectively. The proposed development provides easy access off of Lone Mountain Road. The Applicant is proposing a dedicated right turn lane, which will also serve as a future bus stop, off of Lone Mountain Road and into the development.

The multi-family buildings will be three (3) stories and approximately 37’ in height. All buildings will have elevator access to living units. The site design and architecture are consistent with the existing multi-family units to the south. Additionally, the Site will provide amenities such as a pool and spa, facilities for meetings and social gatherings, a game room, a salon, exercise room and a library/computer room. There will also be a common area kitchen available for residents’ use during social events.

The Site meets all parking requirements. The Applicant is seeking an exception for parking lot landscaping. In order to meet parking requirements, the Applicant cannot provide landscape diamonds within the parking lot. The Applicant is also seeking a waiver from the Multi-Use Trail Landscaping requirement on Lone Mountain Road. Due to the bus turn out and existing Site conditions, there are areas where the Multi-Use Trail will not provide the five foot

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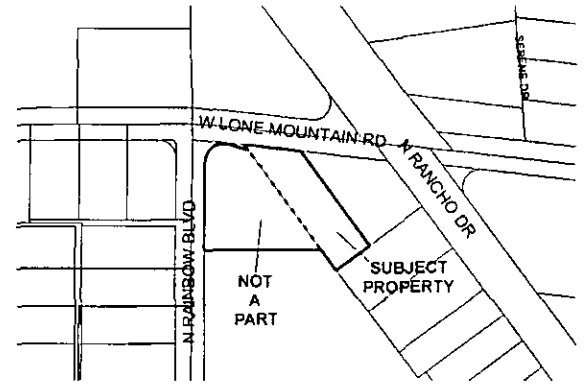
GPA-37599

04/22/10 PC

## Application Information

**GPA-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: JIMMY LEE** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross)

## Application Location



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

## Public Hearing Information

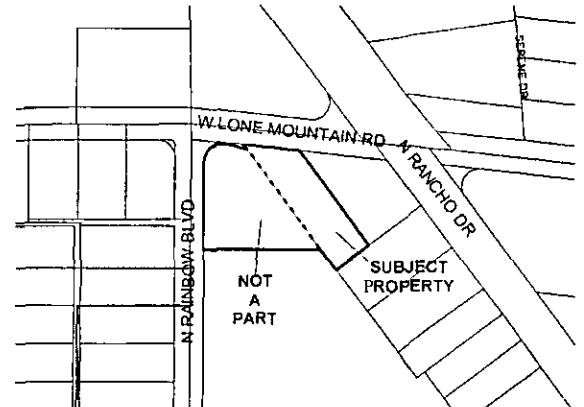
**Meeting:** Planning Commission  
**Date:** April 22, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TOO 386-9108) <http://www.lasvegasnevada.gov>.

## Application Information

**GPA-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: JIMMY LEE** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross)

## Application Location

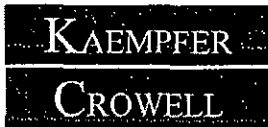


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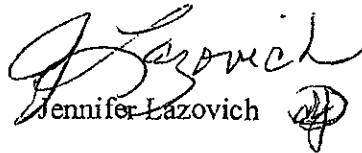


(5') transition strip. However, the ten foot (10') public transportation trail path and the five foot (5') private landscape strip are provided on Lone Mountain Road between Rainbow Boulevard and the entrance into the project. The Multi-Use Trail will not be provided east of the entrance because there is no area to transition back to the existing conditions.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/dmf

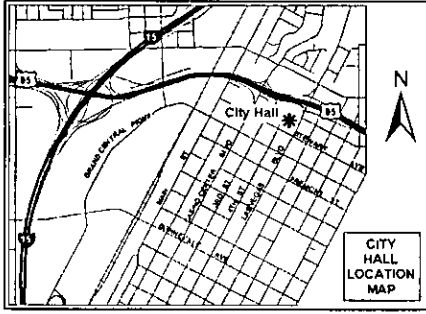
cc: Jan Goyer

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MAR 08 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

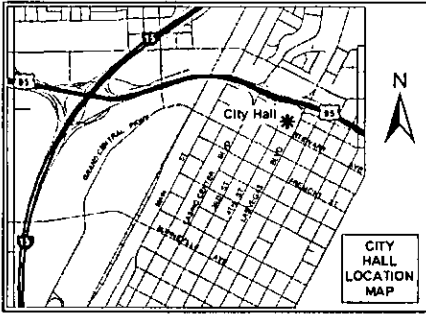
Please use available blank space on card for your comments.

**GPA-37599**

Planning Commission Meeting of 4/22/2010

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-37599**

Planning Commission Meeting of 4/22/2010



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: GPA-37599, APN: 138-02-101-002

Name of Property Owner: Jimmy Lee

Name of Applicant: Ovation Development

Name of Representative: Janet Goyer

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

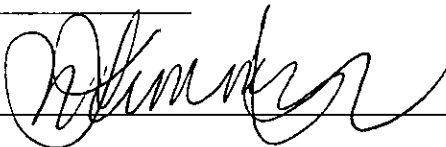
No

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: \_\_\_\_\_

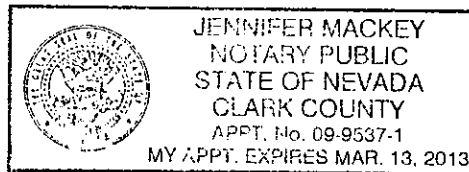
Signature of Property Owner: 

Print Name: Jimmy Lee

Subscribed and sworn before me

This 3rd day of March, 2010

Jennifer Mackey  
Notary Public and for said County and State



MAR 08 2010

City of Las Vegas - Planning and Development Department.

## **Development Notification**

PC Meeting: April 22, 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-37599**

Copper Crest HOA

Deerbrooke HOA

Desert Greens HOA

Lone Mountain Village HOA

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Rancho Santa Fe HOA

Rosewood Estates

Sandpiper Golf Villas HOA

The Rancho Alta Mira HOA

Timber Creek HOA

Turning Point Community Association

Woodcrest HOA

# BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-08243-K-085243

DATE ISSUED: 12/03/08

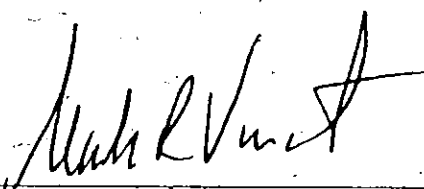
TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 6021 S FORT APACHE RD 100

ISSUE TO: OVATION DEVELOPMENT CORP

DBA:  
OVATION DEVELOPMENT CORP  
6021 S FORT APACHE RD 100  
LAS VEGAS NV 89148

PRINCIPAL(S)  
MOLASKY, ALAN L, PRES/SEC

  
Director, Department of Finance and Business Services

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*Failure to maintain any required state license renders this Business License invalid.*

*Post in a conspicuous place.*



**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**GPA-37599**

**HAND DELIVERED**

PLANNING (GPA & MAJOR MOD ONLY)	DARLINE REEDER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	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	4212 EUCALYPTUS ANNEX
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
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

Epoch Land Surveying, LLC

W.O.# 07-005  
File: 005\_ex02.doc  
February 16, 2010  
By: TLH  
Checked By: TH

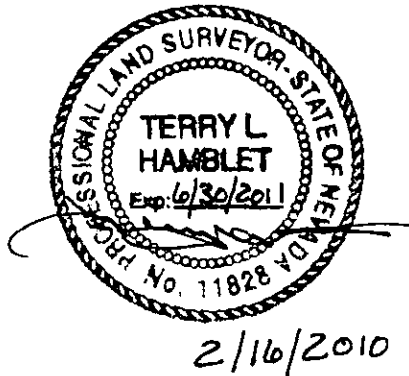
EXHIBIT "A"

**EXPLANATION:** Property description for APN: 138-02-101-002 at the "Tivoli Senior Apartments".

Being Lot 4 in the City of Las Vegas, County of Clark, State of Nevada as per map recorded in File 35, Page 37 of Parcel Maps in the Office of the County Recorded of said County, situated in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.M.

Said parcel contains 54,450 sq. ft., 1.25 acres more or less

END OF DESCRIPTION



8413 Wild Diamond Ave. - Las Vegas, NV 89143 - Phone: (702) 308-7122 - email: tlh\_epochls@cox.net

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**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-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONG BEN & QUAY RENA CHAU, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross)**

**PLANNING COMMISSION: *APRIL 22, 2010***

**CITY COUNCIL: *MAY 19, 2010***

**PLANNING SUPERVISOR: *STEVE GEBEKE***



***PUBLIC HEARING***

**Comments Due: *MARCH 23, 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](mailto: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.*

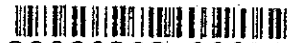
**LIST COMMENTS BELOW:**

VESTING DEED

A.P.N.: 138-02-101-002

R.P.T.T.: S 14025, *ES*

Mail tax bill to and  
When recorded mail to:  
Long Chau and Quay Chau  
7839 Windward Road  
Las Vegas, NV 89147



20090303-0001186

Fee: \$16.00 RPTT: \$140.25

N/C Fee: \$0.00

03/03/2009 09:26:53

T20090071308

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway ADF

Clark County Recorder Pgs: 4

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH, That Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 40% interest and Long Ben Chau and Quay Rena Chau, as Trustees of the "Long Ben Chau and Quay Rena Chau, Revocable Trust" of March 30, 2006, as to an undivided 10% interest, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby quit claim to Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 30% interest and Long Ben Chau and Quay Rena Chau, as Trustees of the "Long Ben Chau and Quay Rena Chau, Revocable Trust" of March 30, 2006, as to an undivided 20% interest, all that real property situated in the County of , State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

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MAR 08 2010

## Carman Burney

---

**From:** Darline Reeder  
**Sent:** Tuesday, March 23, 2010 11:07 AM  
**To:** Sheila Lambert; Tuesday James; Margo Wheeler; Flinn Fagg; Doug Rankin  
**Cc:** Steve Gebeke; Carman Burney; Steve Swanton; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang  
**Subject:** RESULTS: Neighborhood Meeting: GPA-37599, ZON-37600, SUP-37601 and SDR-37602 - PC 04/22/10

Following are the results of the Neighborhood Meeting held Monday, March 22, 2010 in the Tivoli Apartments Clubhouse at 4650 North Rainbow Boulevard:

Start: 6:12pm  
End: 6:33pm

Public: 3  
Applicant: 2  
Staff: 2 (P&D, Ward 6 Liaison)

The applicant described the project, and noted that they were requesting the following two waivers: No commercial on the ground floor of the building, and a reduction in parking lot landscaping.

The following questions were raised by the public:

- A question was raised as to whether the units would be handicapped accessible; the applicant responded that the building would meet ADA requirements, but only the required number of units would be fully accessible.
- A question was raised about construction staging; the applicant responded that most of the staging would be done on site, but may need to look for an adjacent vacant parcel for any additional staging area.

Those who attended expressed general support for the project as proposed.

---

**From:** Darline Reeder  
**Sent:** Tuesday, March 16, 2010 9:07 AM  
**To:** Sheila Lambert; Tuesday James; Margo Wheeler; Flinn Fagg; Doug Rankin  
**Cc:** Steve Gebeke; Carman Burney; Steve Swanton; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang  
**Subject:** Neighborhood Meeting: GPA-37599, ZON-37600, SUP-37601 and SDR-37602 - PC 04/22/10

**A Neighborhood Meeting is being held on Monday, March 22, 2010 at 6:00 pm in the Tivoli Apartments Clubhouse, located at 4650 North Rainbow Boulevard, Las Vegas, Nevada, 89108**

GPA-37599 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: JIMMY LEE - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 1.77 acres located along the south side of Lone Mountain Road, approximately 158 feet east of Rainbow Boulevard (APN 138-02-101-002), Ward 6 (Ross)

ZON-37600 - REZONING RELATED TO GPA-37599 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL AND JIMMY LEE - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 3.02 acres at the southeast corner of Lone Mountain Road and Rainbow Boulevard, (APNs 138-02-101-002 and 015), Ward 6 (Ross)

IN WITNESS WHEREOF, this instrument has been executed this 16th day of February, 2009.

Man Cham Lee  
Man Cham Lee, a.k.a Jimmy Lee  
Man Cham Lee

May Lee  
May Lee

Long Ben Chau and Quay Rena Chau  
Revocable Trust, dated March 30, 2006

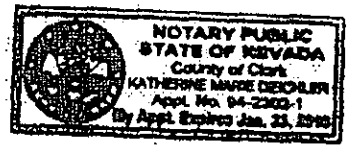
Long Ben Chau Trustee  
Long Ben Chau, Trustee

Quay Rena Chau, Trustee  
Quay Rena Chau, Trustee

State of Nevada }  
County of Clark } ss:

This instrument was acknowledged before me on Feb 16, 2009  
by Man Cham Lee, May Lee, Long Ben Chau, Trustee and  
Quay Rena Chau, Trustee

Katherine Marie Deichler  
NOTARY PUBLIC  
My Commission Expires: 1/23/10



Katherine Marie  
Deichler  
Exp Jan 23, 2010

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MAR 08 2010

SUP-37601 - SPECIAL USE PERMIT RELATED TO GPA-37599 AND ZON-37600 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL AND LONG BEN AND JIMMY LEE - Request for a Special Use Permit FOR A SENIOR CITIZEN APARTMENT USE WITH WAIVERS TO ALLOW APARTMENTS ON THE GROUND FLOOR WHERE NONE ARE PERMITTED, A PRIMARY RESIDENT OR GUEST ENTRYWAY IN CONJUNCTION WITH CDMMERICAL USES AND A FRONT ELEVATION THAT DOES NOT HIGHLIGHT THE DIFFERENCE IN USES at the southeast corner of Lone Mountain Road and Rainbow Boulevard (APNs 138-02-101-002 and 015), Ward 6 (Ross)

SDR-37602 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37599, ZON-37600 AND SUP-37601 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL AND JIMMY LEE - Request for a Site Development Plan Review FOR A 152-UNIT SENIOR CITIZEN APARTMENT COMPLEX on 3.02 acres at the southeast corner of Lone Mountain Road and Rainbow Boulevard, (APNs 138-02-101-002 and 015), Ward 6 (Ross)

Darline Reeder, OSII  
City of Las Vegas  
Planning & Development  
702.229.4605  
[dreeder@lasvegasnevada.gov](mailto:dreeder@lasvegasnevada.gov)

**Exhibit A**

Real Property Legal Description

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 35 OF PARCEL MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

RECEIVED

MAR 08 2010

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 138-02-101-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) Vacant Land       b) Sgl. Fam. Residence  
 c) Condo/Twnhse     d) 2-4 Plex  
 e) Apt. Bldg.         f) Comm' Vind'l  
 g) Agricultural      h) Mobile Home  
 i) Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 544,500.00 *JP*  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 27,225.00 *JP*  
 Real Property Transfer Tax Due \$ 140.25 *JP*

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 5%  
 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: Man Cham Lee Capacity: GRANTOR

Signature: Quay Rena Chau Capacity: GRANTEE

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>Man Cham Lee a.k.a. Jimmy Lee and May Lee</u>	Print Name: <u>Long Ben Chau and Quay Rena Chau, Trustees of the Long Ben Chau and Quay Rena Chau Revocable Trust</u>

Address: <u>9337 Canyon Shadow Lane</u>	Address: <u>7839 Windward Road</u>
City/State/Zip: <u>Las Vegas, NV 89117</u>	City/State/Zip: <u>Las Vegas, NV 89147</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Jimmy Lee Esc. #: \_\_\_\_\_  
 Address: 9337 Canyon Shadow Lane  
 City: Las Vegas State: NV Zip: 89117

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**RECEIVED**  
**MAR 08 2010**

VESTING DEED



20090303-0001185

Fee: \$17.00 RPTT: EX#003

N/C Fee: 50.00

03/03/2009 09:26:53

T20090071308

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway ADF

Clark County Recorder Pgs: 6

RE-RECORDED

APN 138-02-101-002

*Recording Requested by and Return To:*

Name: Long and Quay Chau  
Address: 7839 Windward Road  
Las Vegas, NV 89147

Rerecord Quitclaim Deed to show correct  
percentage of ownership without consideration  
in Book 20060420 - 5130, recorded on April 20, 2006

(Title on Document)

This page is added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies).

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

RECEIVED

MAR 08 2010

APN: 138-02-101-002

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Mr. Jimmy Lee  
4350 S. Arville #23 & #30  
Las Vegas, NV 89103

---

**LIMITED POWER OF ATTORNEY**

Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants with respect to an undivided 30% interest, Long Ben Chau and Quay Rena Chau, as trustees of the Long Ben Chau and Quay Rena Chau Revocable Trust of March 30, 2006, as to an undivided 20% interest, Kim Hoa Huynh, trustee of the Kim Hong Family Trust dated July 12, 2004, as to an undivided 20% interest, Jessica Livingston, a married woman as to her sole and separate property, as to an undivided 20% interest, and David D. Livingston and Jessica Livingston, husband and wife as joint tenants with respect to an undivided 10% interest (collectively, "**Principal**"), hereby appoint Jimmy Lee, an individual ("**Attorney in Fact**"), as attorney in fact with full power and authority to execute on Principal's behalf all amendments, plans, instruments, applications, permits, waivers, variances, and other documents necessary or appropriate in connection with the zoning and/or other land use designations of the real property described on Exhibit A attached hereto and incorporated herein by this reference and the improvements situated thereon to a C-1 zoning classification with a special use permit for senior housing or comparable designations as if Principal was personally present, hereby ratifying and confirming all that Attorney in Fact shall lawfully do or cause to be done by authority hereof.

Attorney in Fact and all persons relying on Attorney in Fact's appointment herein as attorney in fact for Principal may assume that this Limited Power of Attorney has not been revoked until a revocation of this Limited Power is recorded in the official public records of the county wherein this instrument has been recorded. This Limited Power of Attorney shall be governed by Nevada law without giving effect to such State's conflict of laws principles.

**[Signatures and Acknowledgments Follow]**

**RECEIVED**

**MAR 08 2010**

IN WITNESS WHEREOF, Principal has executed this instrument as of February 22, 2010.

**Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 30% interest**

By: \_\_\_\_\_  
Man Cham Lee, a.k.a. Jimmy Lee

By: \_\_\_\_\_  
May Lee

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010, by Man Cham Lee, a.k.a. Jimmy Lee, an individual.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010, by May Lee, an individual.

\_\_\_\_\_  
Notary Public

**RECEIVED**

**MAR 08 2010**

**[SIGNATURE PAGES CONTINUE]**

**The Long Ben Chau and Quay Rena Chau Revocable Trust of March 30, 2006, as to an undivided 20% interest**

By: \_\_\_\_\_

Long Ben Chau, Trustee

By: \_\_\_\_\_

Quay Rena Chau, Trustee

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010, by Long Ben Chau, as Trustee of The Long Ben Chau and Quay Rena Chau Revocable Trust of March 30, 2006.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010, by Quay Rena Chau, as Trustee of The Long Ben Chau and Quay Rena Chau Revocable Trust of March 30, 2006.

\_\_\_\_\_  
Notary Public

**RECEIVED**

**MAR 08 2010**

**[SIGNATURE PAGES CONTINUE]**

**The Kim Hong Family Trust dated July 12, 2004, as to an undivided 20% interest**

By: \_\_\_\_\_

Kim Hoa Huynh, Trustee

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010,  
by Kim Hoa Huynh, as Trustee of The Kim Hong Family Trust dated July 12, 2004.

\_\_\_\_\_  
Notary Public

**[SIGNATURE PAGES CONTINUE]**

**RECEIVED**

**MAR 08 2010**

By: \_\_\_\_\_

**Jessica Livingston, a married woman as her sole and separate property, as to an undivided 20% interest**

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010,  
by Jessica Livingston, an individual.

\_\_\_\_\_  
Notary Public

**[SIGNATURE PAGES CONTINUE]**

**RECEIVED**

**MAR 08 2010**

**David D. Livingston and Jessica Livingston, husband and wife as joint tenants, as to an undivided 10% interest**

By: \_\_\_\_\_  
David D. Livingston

By: \_\_\_\_\_  
Jessica Livingston

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010,  
by David Livingston, an individual.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2010,  
by Jessica Livingston, an individual.

**RECEIVED** \_\_\_\_\_  
Notary Public

**MAR 08 2010**

20060420-0005130

APN: 138-02-101-002

Fee: \$15.00 RPTT: EX007  
N/C Fee: \$0.00

04/20/2006 15:41:51  
T20060076908

Requestor:  
LEGAL EXPRESS

Frances Deane  
Clark County Recorder

RMS  
Pgs: 3

WHEN RECORDED MAIL TO GRANTEE:  
MAIL TAX STATEMENTS TO:  
LONG BEN CHAU  
QUAY RENA CHAU  
7839 WINDWARD ROAD  
LAS VEGAS, NV 89147

(3)

QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

LONG BEN CHAU and QUAY RENA CHAU, husband and wife as joint tenants, do hereby quitclaim all their right, title and interest, which is an undivided ten percent (10%) interest to

LONG BEN CHAU and QUAY RENA CHAU, as Trustees of the "LONG BEN CHAU AND QUAY RENA CHAU REVOCABLE TRUST" of MARCH 30, 2006, all that real property in the County of Clark, State of Nevada, bounded and described as follows: AS to an undivided 10% interest,

See Exhibit A attached hereto and made a part hereof.

DATED this 13 day of APRIL, 2006.

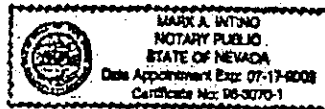
Long Ben Chau  
LONG BEN CHAU Long Ben Chau  
STATE OF NEVADA )

Quay Rena Chau  
QUAY RENA CHAU  
Quay Rena Chau

) ss.  
COUNTY OF CLARK: }  
On this 13 day of APRIL, 2006, before me, a notary public, personally appeared LONG BEN CHAU and QUAY RENA CHAU, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the persons or entity upon behalf of which persons acted, executed the instrument.

Mark A. Intino

Mark A. Intino  
NOTARY PUBLIC



Exp 7-17-2008.

RECEIVED

MAR 08 2010

EXHIBIT A

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 2, Township 20 South, Range 80 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Parcel Four (4) as shown by map thereof in file in File 35 of Parcel Maps, Page 37, in the Office of the County Recorder of said Clark County, Nevada.

RECEIVED

MAR 08 2010

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 138-02-101-002  
 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' Windl  
 g)  Agricultural    g)  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY:	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	_____
Notes: _____	_____

3. Total Value/Sales Price of Property: \$ N/A  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: This is a transfer of title without consideration into their Inter vivos trust.

5. Partial Interest: Percentage being transferred: 10 %  
 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 [Signature] Capacity OWNER  
 Signature [Signature] Capacity TRUSTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: LONG BEN CHAU  
 Address: 7839 WINDWARD RD.  
 City: LAS VEGAS  
 State: NEVADA Zip 89147

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: LONG BEN CHAU  
 Address: 7839 WINDWARD RD.  
 City: LAS VEGAS  
 State: NEVADA Zip 89147

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Print Name: LONG BEN & QUAY RENA CHAU - WINDWARD Esc. #: \_\_\_\_\_  
 Address: 7839 WINDWARD ROAD  
 City: LAS VEGAS State: NV Zip: 89147

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



RE-RECORD

RECEIVED  
 MAR 08 2010

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 138-02-101-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) Vacant Land       b) Sgl. Fam. Residence  
 c) Condo/Twnhse     d) 2-4 Plex  
 e) Apt. Bldg.         f) Comm' Wind'l  
 g) Agricultural       h) Mobile Home  
 i) Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
 b. Explain Reason for Exemption: Re-record deed to show correct percentage of ownership without consideration in Book 20060420 - 5120, recorded APRIL 20, 2006.

5. Partial Interest: Percentage being transferred: 10%  
 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: [Signature] Capacity: GRANTOR

Signature: [Signature] Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Long Ben Chau and Quay Rena Chau

Print Name: Long Ben Chau and Quay Rena Chau, Trustees of the Long Ben Chau and Quay Rena Chau Revocable Trust

Address: 7839 Windward Road

Address: 7839 Windward Road

City/State/Zip: Las Vegas, NV 89147

City/State/Zip: Las Vegas, NV 89147

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

Print Name: Long and Quay Chau

Esc. #: N/A

Address: 7839 Windward Road

City: Las Vegas

State: NV

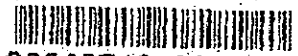
Zip: 89147

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**RECEIVED**

**MAR 08 2010**

VESTING DEED



20040713-0003030

Fee: \$10.00 RPT: EX4005  
07/13/2004 12:29:45 T20040056306  
Rec: CLARK GREENE & ASSOCIATES, LTD  
Frances Deane  
Clark County Recorder, Pos 5

RECORDING REQUESTED BY:  
Clark Greene & Associates

WHEN RECORDED MAIL TO:  
Clark Greene & Associates, Ltd.  
3770 Howard Hughes Pkwy., Ste. 195  
Las Vegas, NV 89109  
Attn: TIA MARTIN

MAIL TAX STATEMENTS TO:  
KIM HOA HUYNH & NGUYET LANH HONG  
9754 GALLO DRIVE  
LAS VEGAS, NEVADA 89147

(6)

ASSESSOR PARCEL NO.: 138-02-101-002

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That: KIM HOA HUYNH, a.k.a. HOA KIM HUYNH and LANH NGUYET HONG, husband and wife as joint tenants, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to KIM HOA HUYNH, Trustee of THE KIM HONG FAMILY TRUST, dated 12 July, 2004, as to an undivided Twenty percent (20%) interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

"FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE."

- Subject to:
1. Rights of way, reservations, restrictions, easements and conditions of record.
  2. Pursuant to the Powers of Trustee as described in Exhibit A attached hereto and incorporated herein by reference.

GRANTEE'S ADDRESS: 9754 Gallo Drive, Las Vegas, Nevada 89147

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

Witness our hands this 12 day of July, 2004.

[Signature]  
KIM HOA HUYNH

[Signature]  
LANH NGUYET HONG

RECEIVED  
MAR 08 2010

STATE OF NEVADA )  
 )ss:  
COUNTY OF CLARK )

This instrument was acknowledged before me on July 12, 2004, by  
KIM HOA HUYNH and LANH NGUYET HONG.



*Tia Martin*  
Notary Public  
My commission expires: 5/11/2008

RECEIVED

MAR 08 2010

**EXHIBIT A**

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 2, Township 20 South, Range 60 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Parcel Four (4) as shown by map thereof on file in File 35 of Parcel Maps, Page 37, in the Office of the County Recorder of said Clark County, Nevada.

**RECEIVED**

**MAR 08 2010**

EXHIBIT B

KIM HOA HUYNH, as Trustee, is hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber mortgage and convey as a whole or in parcels and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument of power in the Trustee to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Trustee.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this instrument.

This conveyance is made in trust to and in accordance with THE KIM HONG FAMILY TRUST dated 12 July, 2004.

RECEIVED

MAR 08 2010

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 (a) 138-02-101-002  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

FOR RECORDERS USE ONLY

Documentation/ Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

2. Type of Property:  
 (a)  Vacant Lot (b)  Single Fam. Res.  
 (c)  Condn/Twnhse (d)  2-4 Plex  
 (e)  Apt. Bldg (f)  Comm'l/Ind'l  
 (g)  Agricultural (h)  Mobile Home  
 Other \_\_\_\_\_

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosures Only (value of property) \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: **TRANSFER WITHOUT CONSIDERATION TO A TRUST**

5. Partial Interest: Percentage being transferred: 20%

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: \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: TRUSTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: HOA KIM HUYNH  
 Address: 9754 Gallo Drive  
 City: Las Vegas  
 State: Nevada Zip: 89147

Print Name: KIM HOA HUYNH  
 Address: 9754 Gallo Drive  
 City: Las Vegas  
 State: Nevada Zip: 89147

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

Print Name: CLARK, GREENE & ASSOCIATES, LTD. Escrow # \_\_\_\_\_  
 Address: 3770 HOWARD HUGHES PK.WY., #195  
 City: LAS VEGAS State: NEVADA Zip: 89109 **3030**

RECEIVED

MAR 08 2010

VESTING DEED

RECORDING REQUESTED BY:  
EQUITY TITLE OF NEVADA  
AND WHEN RECORDED MAIL TO:  
LONG AND QUAY CHAU  
7839 WINDWARD RD.  
LAS VEGAS, NV 89147  
AND WHEN RECORDED MAIL  
TAX STATEMENTS TO:  
JIMMY LEE  
9337 CANYON SHADOW LN.  
LAS VEGAS, NV 89117

(4)

APN NO. 138-02-101-002  
ASSETS RPTT: \$190.00

This Space Reserved for R

20040503-0003674  
Fee: \$16.00 RPTT: \$190.00  
05/03/2004 13:27:43 720040013235  
Req: EQUITY TITLE OF NEVADA  
Frances Deane  
Clark County Recorder Pgs: 4

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 50% interest, in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, hereby quitclaim to:

Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 40% interest; Long Ben Chau and Quay-Rene Chau, husband and wife as joint tenants, as to an undivided 10% interest;

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

See Exhibit A attached hereto and made a part hereof.

Witness their hand on this 4-26 - 2004

Man Cham Lee a.k.a. Jimmy Lee  
May Lee

This is being recorded  
at the request of  
Equity Title of Nevada  
as an accommodation only  
with no liability.

RECEIVED

MAR 08 2010

STATE OF NEVADA  
COUNTY OF CLARK

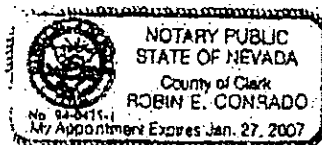
} SS:

This instrument was acknowledged before me on APRIL 26, 2004 by MAN CHAM LEE  
AKA JIMMY LEE & MAY LEE

*Rob E. Conrado*

Notary Public

My commission expires: JANUARY 27, 2007



This is being recorded  
at the request of  
Equity Title of Nevada,  
as an accommodation only  
with no liability.

RECEIVED

MAR 08 2010

EXHIBIT A

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 2, Township 20 South, Range 60 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Parcel Four (4) as shown by map thereof in file in File 35 of Parcel Maps, Page 37, in the Office of the County Recorder of said Clark County, Nevada.

This is being recorded  
at the request of  
Equity Title of Nevada  
as an accommodation only  
with no liability.

Page 3 of 3

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MAR 08 2010

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
138-02-101.002

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

2. Type of Property:
- a)  Vacant Land
  - b)  Single Fam Res
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg
  - f)  Comm'/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 380,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$0.00  
 Real Property Transfer Tax Due: \$190.00 (10% was withheld)

4. If Exemption Claimed  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: 173.50

5. Partial Interest: Percentage being transferred: 10 %

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 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: Jimmy Lee + May Lee Capacity: \_\_\_\_\_  
 Signature: Long B Chau + Jung R Chau Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (Required)  
 Print Name: Jimmy Lee + May Lee  
 Address: 9337 Canyon Shadows Lane  
 City/State/Zip: Las Vegas NV 89117

**BUYER (GRANTEE) INFORMATION**  
 (Required)  
 Print Name: Long B Chau + Jung R Chau  
 Address: 7839 Windward Rd  
 City/State/Zip: LAS VEGAS NV 89147

**COMPANY REQUESTING RECORDING**

Co. Name: Equity Title of Nevada  
 777 N. Rainbow Blvd., Ste 145, Las Vegas, NV 89107

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*3870*

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 MAR 08 2010

VESTING DEED

20040402  
01875

CLARK COUNTY, NEVADA  
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

UNITED TITLE OF NEVADA

04-02-2004 14:00 DMU

OFFICIAL RECORDS

BOOK/INSTR: 20040402-01875

PAGE COUNT: 4

FEE: 17.00  
RPTT: 1,938.00

APN: 138-02-101-002  
Affix R.P.T.T. \$1,938.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
JIMMY LEE  
9337 CANYON SHADOW LANE  
LAS VEGAS, NV 89117

1004

ESCROW NO: 04131135-086-JR

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

DeJoria Family Limited Partnership, a Nevada limited partnership  
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to  
\*\*\*SEE EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR THE  
COMPLETE LIST OF GRANTEES.\*\*\*

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) on March 9, 2004.

SELLERS:  
DeJoria Family Limited Partnership, a Nevada limited  
partnership

By: John Paul DeJoria, General Partner

~~By: Frances Deane, Recorder~~

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MAR 08 2010



20040402  
.01875

ESCROW NO: 04131135-086-JR

**EXHIBIT A**

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 2, Township 20 South, Range 60 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Parcel Four (4) as shown by map thereof in file in File 35 of Parcel Maps, Page 37, in the Office of the County Recorder of said Clark County, Nevada.

**RECEIVED**

**MAP 08 2010**

20040402  
01875

EXHIBIT "B"

Man Cham Lee, a.k.a. Jimmy Lee and May Lee, husband and wife as joint tenants, as to an undivided 50% interest;

Kim Hoa Huynh, a.k.a. Hoa Kim Huynh and Lanh Nguyet Hong, husband and wife as joint tenants, as to an undivided 20% interest;

David D. Livingston and Jessica Livingston, husband and wife as joint tenants, as to an undivided 10% interest;

Jessica Livingston, a married woman as her sole and separate property, as to an undivided 20% interest

RECEIVED

MAR 08 2011

State of Nevada  
Declaration of Value.

20040402  
01875

1. Assessor's Parcel Number(s)

a) 138-02-101-002

- b)
- c)
- d)

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Resi
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$380,000.00  
Deed in Lieu of Foreclosure Only (value of property): ( )  
Transfer Tax Value: \$380,000.00  
Real Property Transfer Tax Due: \$1,938.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred:     %

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 375.830, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Grantor  
Signature \_\_\_\_\_ Capacity Grantee

Print Name: <u>DeJoria Family Limited Partnership</u>	Print Name: <u>Jimmy Lee David Livingston</u>
Address: <u>CI0</u>	Address: <u>6743 CASA LINDA DE</u>
City, State, Zip: <u>United Title of Nevada</u>	City, State, Zip: <u>LAS VEGAS, NV 89137</u>
<u>3980 Howard Hughes Pkwy., #100</u>	
<u>Las Vegas, NV 89109</u>	

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

Company Name: United Title of Nevada Esc #: 04131135-086-JR  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

United Title of Nevada  
3980 Howard Hughes Pkwy., #100  
Las Vegas, NV 89109

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MAR 08 2004

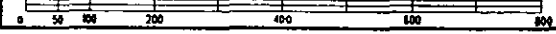
1875

NOTES

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein.  
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11217 ORIGINAL



AVERAGE QA VALUE  
35

MAP LEGEND

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

- PARCEL BOUNDARY 001 1.00
- - - SUBD BOUNDARY 2.02
- - - ROAD EASEMENT PM 25-10
- - - PW/LD BOUNDARY 5
- - - NON-PARCEL LDT LINE 5
- - - MATCH LINE / LEADER LINE 5
- ROAD ID NUMBER GL5
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 2.02 PARCEL SUB/SEO NUMBER
- PM 25-10 PLAT RECORDING NUMBER
- 5 BLDCK NUMBER
- 5 LDT NUMBER
- GL5 GOV. LDT NUMBER

T20S R60E

	R59E	R60E	R61E
125	125	12A	
137	138	139	
164	163	162	

02

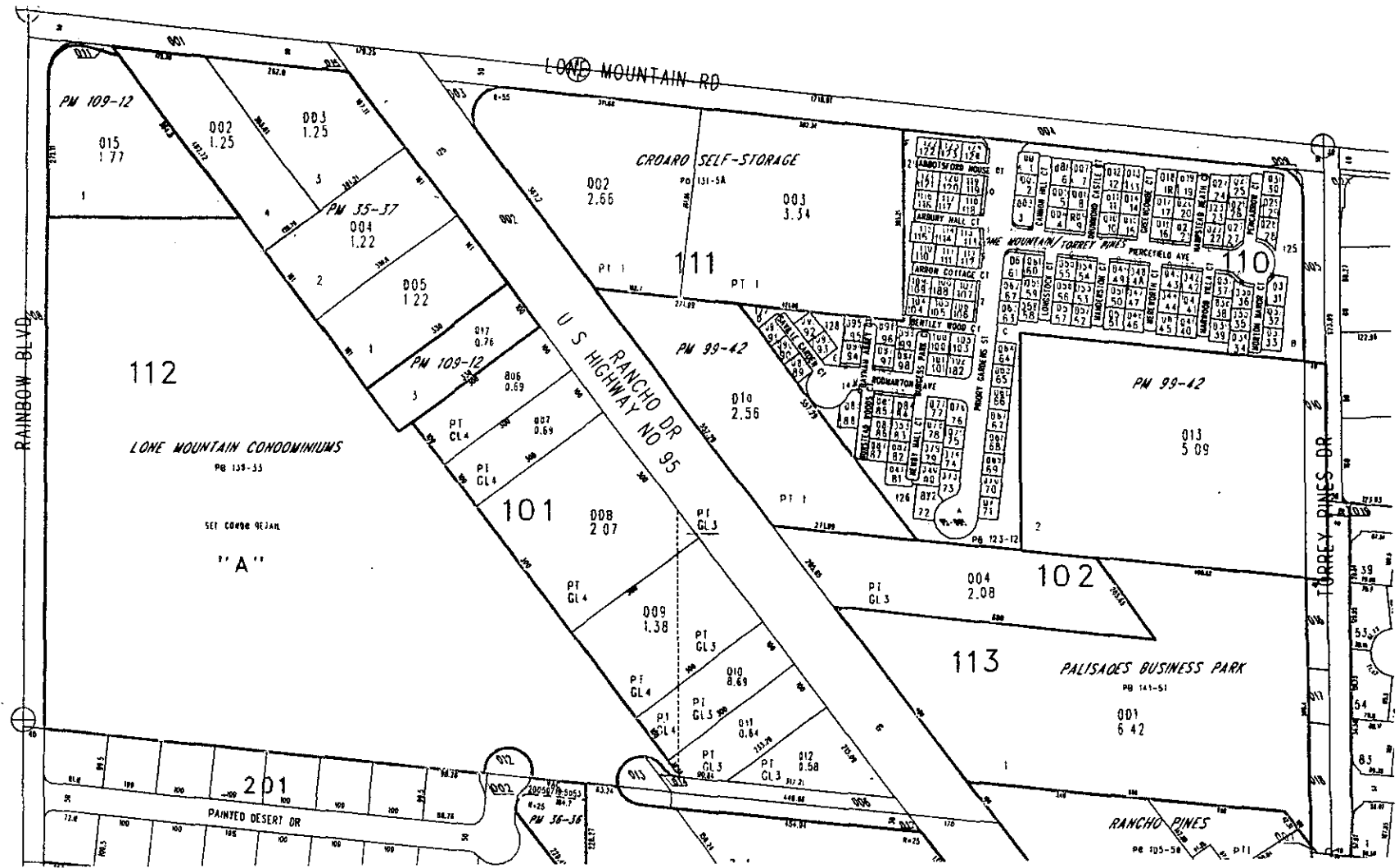
4	5	4	3	2	1
7	8	10	11	12	
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	38

N 2 NW 4

8	4	0	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

138-02-1

Scale: 1"=200' Rev: 03/09/09



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 MAR 08 2010

TAX DIST 200

PARCELS 95  
LABELS 78

**Report of All Selected Parcels**

Case Number: GPA-37599

Printed On: Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
	Z6N-37600	12535497018
	SUP-37601	12535497017
	SDR-37602	12535497016
		12535497015
		12535497006
		13802112000
ALEXOVICH ANDREW H	6537 ANGEL MOUNTAIN AVE LAS VEGAS NV	12535415003
ANDERSON CHARLES W TRUST	6521 SIERRA DIABLO AVE LAS VEGAS NV	12535415051
ASHJIAN DEVELOPMENT L L C	4515 BALSAM LAS VEGAS NV	13803501012
ASLESEN MARTHA	6536 SIERRA DIABLO AVE LAS VEGAS NV	12535415042
ATLAS III TRUST ETAL	368 DALEHURST AVE LOS ANGELES CA	13802101008
ATLAS III TRUST ETAL	368 DALEHURST AVE LOS ANGELES CA	13802101007
AURORA LOAN SERVICES L L C	2617 COLLEGE PARK DR SCOTTSBLUFF NE	12535415022
B R N V L L C	4201 JORY TRL LAS VEGAS NV	13802101004
B R N V L L C	4201 JORY TRL LAS VEGAS NV	13802101005
B R N V L L C	4201 JORY TRL LAS VEGAS NV	13802101017
BABBITT MARGE	9913 W NEWPORT DR SUN CITY AZ	12535401012
BATISTE DON M	8900 SW SWEET DR #1337 TUALATIN OR	12535415020
BENSON DAVID & NANCY	6532 HILLSIDE BROOK AVE LAS VEGAS NV	12535415017
BISHOP PHYLLIS L REV LIV TR	6525 SIERRA DIABLO AVE LAS VEGAS NV	12535415050
BLACKMAN ROBERT K & CRISTINE L	6545 SIERRA DIABLO AVE LAS VEGAS NV	12535415045
BOLICK ROBERT L	2110 HOMEVIEW CT LAS VEGAS NV	12535415043
BRILLE FAMILY TRUST	6537 SIERRA DIABLO AVE LAS VEGAS NV	12535415047
CALLAHAN DANIEL P & KAROLE K	6533 SIERRA DIABLO AVE LAS VEGAS NV	12535415048
CENTRAL TELEPHONE CO	%PTY TAX DEPT P O BOX 7909 OVERLAND PARK KS	12534801002
CHAMBERLAIN JESSIE B & VERN E	6544 SIERRA DIABLO AVE LAS VEGAS NV	12535415044
CHAPMAN VIVIAN M	4722 BALSAM ST LAS VEGAS NV	13803510020
CHAU LONG BEN & Q R REV TR ETAL	7839 WINDWARD RD LAS VEGAS NV	13802101002
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION #531-5859 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13803602017
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13803510007
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13803510005
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13803510006

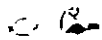


## Report of All Selected Parcels

Case Number: GPA-37599

Printed On: Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COE CAROLYN JEAN	6529 SIERRA DIABLO AVE LAS VEGAS NV	12535415049
COMEAU ELLEN I	4650 BALSAM ST LAS VEGAS NV	13803510017
COMPARONI SHIRLEY & FRANK ADOLPH	4614 BALSAM ST LAS VEGAS NV	13803510015
CONNER JULIE ANNA	6536 HILLSIDE BROOK AVE LAS VEGAS NV	12535415018
CROARO HOLDINGS L L C	%L & A CROARO 9040 W EL CAMPO GRAND LAS VEGAS NV	13802111002
CULLORS CANDICE N	4765 SAVILLE GARDEN CT LAS VEGAS NV	13802110090
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13802101009
DAMIAN DAVID	123 N ROSE ST ANAHEIM CA	12535401011
DODSON TERRI	6545 ANGEL MOUNTAIN AVE LAS VEGAS NV	12535415001
DONNELLY TODD M	6644 PAINTED DESERT DR LAS VEGAS NV	13802201001
EAGLE TRUST	4686 BALSAM ST LAS VEGAS NV	13803510019
ESSEX TERESA M	6541 ANGEL MOUNTAIN AVE LAS VEGAS NV	12535415002
G R B S G G L L C	3496 PUEBLO WY LAS VEGAS NV	12535401003
GALLEGOS BENERITO & C REV LIV TR	4661 BALSAM LAS VEGAS NV	13803510027
GALLEGOS BENERITO & C REV LIV TR	4661 BALSAM LAS VEGAS NV	13803510028
GONZALEZ JAIME	7405 W GILMORE AVE LAS VEGAS NV	13803510016
GREEN MARK S & RENE A	6260 BEACHCOMBER DR LONG BEACH CA	13802110091
GREENWALD MARTIN W	P O BOX 34810 LAS VEGAS NV	12535401004
GREENWALD MARTIN W	P O BOX 34810 LAS VEGAS NV	12535401007
GREENWALD MARTIN W	P O BOX 34810 LAS VEGAS NV	12535401006
HANDEGARD ARVID & PAMELA J	6640 PAINTED DESERT DR LAS VEGAS NV	13802201002
HARRINGTON KAROL JEAN ETAL	2729 BROOKSTONE CT LAS VEGAS NV	13803510014
HILL TERRY & KAREN	4800 EVERGREEN GLEN DR LAS VEGAS NV	13802201004
HOOVER ALLEN D & RHONDA J	2421 STEELE RD KNOXVILLE TN	12535415046
INSPIRADO APARTMENTS L L C	5365 S CAMERON LAS VEGAS NV	13803501011
INSPIRADO APARTMENTS L L C	5365 S CAMERON LAS VEGAS NV	13803501010
ITALY L L C	%C BROOKSBY %LDI LLC P O BOX 50840 PROVO UT	13803510009
ITALY L L C	P O BOX 33130 LAS VEGAS NV	13803510010
J A K PROPERTIES L L C	4747 N RANCHO LAS VEGAS NV	13802101003
JACKSON JAMISON K	6532 SIERRA DIABLO AVE LAS VEGAS NV	12535415041
KEN'S TRUST	4668 BALSAM ST LAS VEGAS NV	13803510018
LANYON RAYMOND	4687 BALSAM ST LAS VEGAS NV	13803510026



## Report of All Selected Parcels

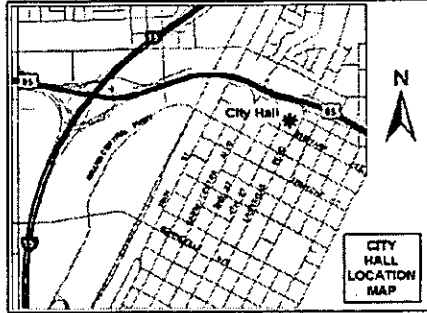
Case Number: GPA-37599

Printed On: Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LEMON MICHAEL R	6544 ANGEL MOUNTAIN AVE LAS VEGAS NV	12535414027
LITTON LOAN SERVICING L P	4828 LOOP CENTRAL DR #600 HOUSTON TX	13802110092
LONE MOUNTAIN APTS I L L C	6021 S FORT APACHE #100 LAS VEGAS NV	13802101015
LONE MTN WATER CO	%A BROWN P O BOX 34810 LAS VEGAS NV	12535401005
LORENC DEBORAH A	6529 HILLSIDE BROOK AVE LAS VEGAS NV	12535415025
MARBURGER KARL W	72 PUTNAM ST PROVIDENCE RI	13803510004
MEADOWBROOK HOMEOWNERS ASSN	%ASSOC COMNTY MGT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	13802110126
MEADOWBROOK HOMEOWNERS ASSN	%ASSOC COMNTY MGT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	13802110128
MEADOWBROOK HOMEOWNERS ASSN	%ASSOC COMNTY MGT 4815 W RUSSELL RD #15-0 LAS VEGAS NV	13802110127
MERCER RICHARD A & CHRISTINE S	6292 CALM BROOK ST LAS VEGAS NV	12535401010
MERCER RICHARD A & CHRISTINE S	6292 CALM BROOK CT LAS VEGAS NV	12535401009
MEYERS DANIEL B	4762 SAVILLE GARDEN CT LAS VEGAS NV	13802110093
PARKER WESLEY K	8345 W ALYSSA LN PEORIA AZ	12535401008
R A J R INVESTMENTS L L C	P O BOX 35611 LAS VEGAS NV	12535415024
RANCHO LONE MTN MINI STORAGE LLC	%L & A CROARO 9040 W EL CAMPO GRAND LAS VEGAS NV	13802111003
RAYNER ELMO JR & JO ANNE R	6600 PAINTED DESERT DR LAS VEGAS NV	13802201006
REED DEAN T & THEAORA P LIV TR	6612 PAINTED OESERT DR LAS VEGAS NV	13802201005
REELEY RALPH E & JACKIE MAY TRS	4722 BALSAM ST LAS VEGAS NV	13803510008
REELEY RALPH E & JACKIE MAY TRS	4722 BALSAM ST LAS VEGAS NV	13803510021
ROBINSON SHERRY	6545 HILLSIOE BROOK AVE LAS VEGAS NV	12535415021
S F INVESTMENTS L L C	4511 W CHEYENNE AVE #105 NO LAS VEGAS NV	13802102014
SADEGHI AMIR	23141 LA CADENA DR #M LAGUNA HILLS CA	13802110089
SANTA FE STATION INC	%S NIELSON %STATION CASINOS INC 2411 W SAHARA AVE LAS VEGAS NV	12534801003
SANTA FE STATION INC	%S NIELSON %STATION CASINOS INC 2411 W SAHARA AVE LAS VEGAS NV	12534801003
SCHAPIRA NEMID	9391 BRIDGEBROOK DR BOCA RATON FL	12535415040
SINGH MANINDER K	1301 E FREMONT ST LAS VEGAS NV	13802101006
THOMAS MICHAEL RAY	6636 PAINTEO DESERT DR LAS VEGAS NV	13802201003
WALKER MICHAEL F	9907 RIDGEMILL ST LAS VEGAS NV	12535415039
WEIDNER SCOTT A & MARY ANN	6537 HILLSIDE BROOK AVE LAS VEGAS NV	12535415023
WILSON VERLA M REVOCABLE LIV TR	4742 BALSAM ST LAS VEGAS NV	13803510022
YEE GEORGE W	5586 DANFORTH AVE LAS VEGAS NV	12535415019

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-37599**

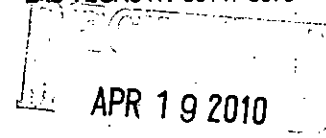
Planning Commission Meeting of 4/22/2010

PRESORTED  
FIRST CLASS



02 1M \$ 00.414  
0004279218 APR 09 2010  
MAILED FROM ZIP CODE 89101

Case: GPA-37599  
13802101002  
CHAU LONG BEN & Q R REV TR ETAL  
7839 WINDWARD RD  
LAS VEGAS NV 89147-5673



89147 0511



Submitted after final agenda

Date

4/22/10 Item 23



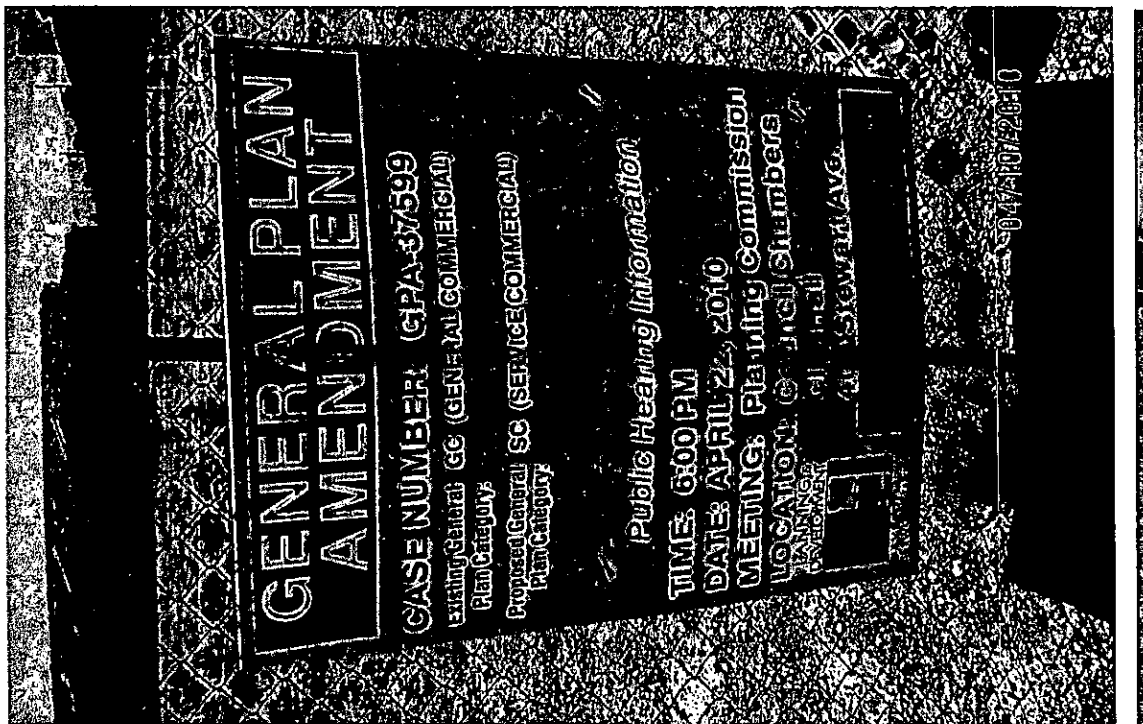
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

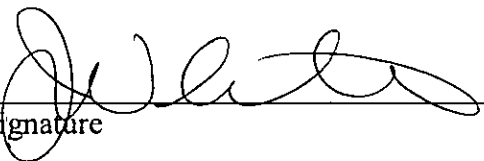


**CASE NUMBER:** GPA-37599

**MEETING DATE:** 04/22/10 PC

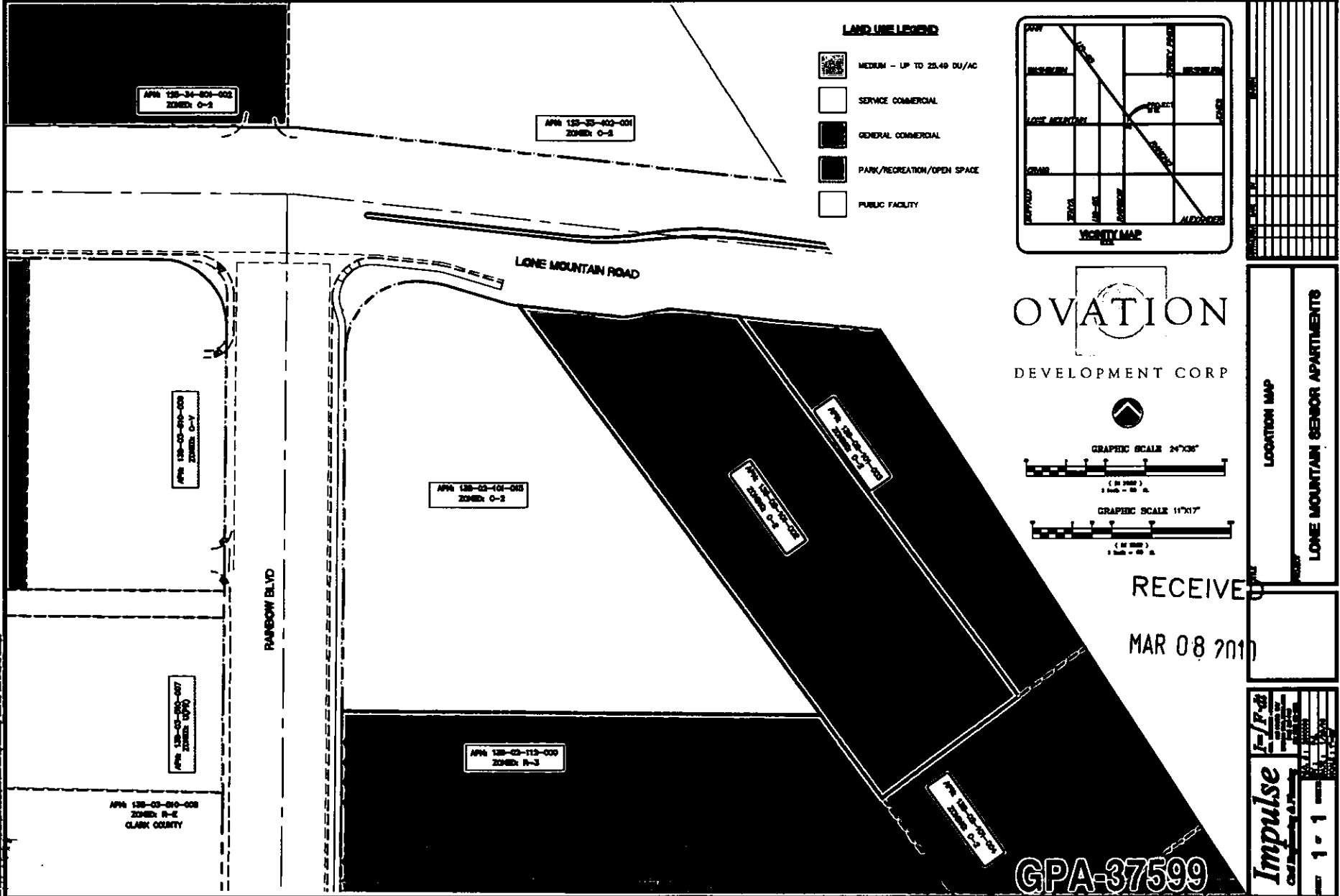
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



  
Signature

4-10-10  
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.



APN 138-34-001-002  
ZONED: O-2

APN 138-35-002-001  
ZONED: O-2

APN 138-03-003-003  
ZONED: O-2

APN 138-03-101-003  
ZONED: O-2

APN 138-03-003-003  
ZONED: O-2

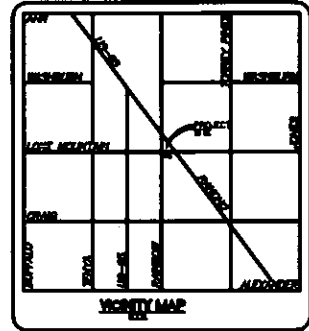
APN 138-03-003-007  
ZONED: O-2

APN 138-03-010-008  
ZONED: R-2  
CLARK COUNTY

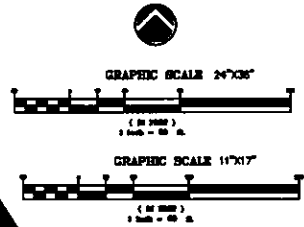
APN 138-03-113-000  
ZONED: R-3

**LAND USE LEGEND**

-  MEDIUM - UP TO 25.49 DU/AC
-  SERVICE COMMERCIAL
-  GENERAL COMMERCIAL
-  PARK/RECREATION/OPEN SPACE
-  PUBLIC FACILITY



**OVATION**  
DEVELOPMENT CORP



RECEIVED  
MAR 08 2010

LOCATION MAP  
LONE MOUNTAIN SENIOR APARTMENTS

**Impulse**  
1-1-1

**GPA-37599**  
**04/22/10 PC**

