



November 18, 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: ZON-37600 – REZONING
RELATED TO GPA-37599, 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 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), The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skilbred".

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

FM-0044-08/09

KAEMPFER

CROWELL

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kletzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.6300
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



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: ZON-37600 – REZONING RELATED TO GPA-37599, 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 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).

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 702.366.9108
www.lasvegasnevada.gov

FM-0044-08-09



LAS VEGAS CITY COUNCIL

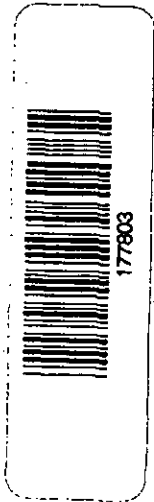
OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



May 19, 2010

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

RE: ZON-37600 – REZONING RELATED TO GPA-37599, 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 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),

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,

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
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www.lasvegasnevada.gov

FM-0044-06-09

LAS VEGAS OFFICE
6340 West Sunset Road
Suite 260
Las Vegas, NV 89118
Tel: 702.782.7000
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RENO OFFICE
5585 Kietzka Lane
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Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89709
Tel: 775.884.8300
Fax: 775.882.0257

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcrlaw.com
702.782.7060

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

RECEIVED
CITY CLERK

2010 MAY 11 P 2:39

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**

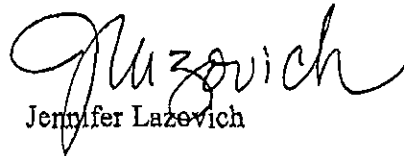
Dear Ms. Bridges:

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

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

April 23, 2010

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

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

Dear Mr. Lee:

Your 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), 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 Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

April 9, 2010

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

**RE: ZON-37600 - REZONING RELATED TO GPA-37599, 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. 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

City Council
Gary Reese
Mayor Pro Tem
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





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. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 23, 2010
Re: **ZON-37600** Ovation Development SEC Lone Mountain Rd. & Rainbow Blvd.
Request for Rezoning from C-2 to C-1 on 3.02 acres

COMMENTS:

We have no comment on the request for a Zoning Reclassification From: C-2 (General Commercial) To: C-1 (Limited Commercial) on 3.02 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.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-37600 - REZONING RELATED TO GPA-37599 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL AND LONG BEN & QUAY RENA CHAU, ET AL - 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)

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: LVMPD INTERMUNICIPAL SERVICES.

REFER TO SPR-37602 COMMENTS.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

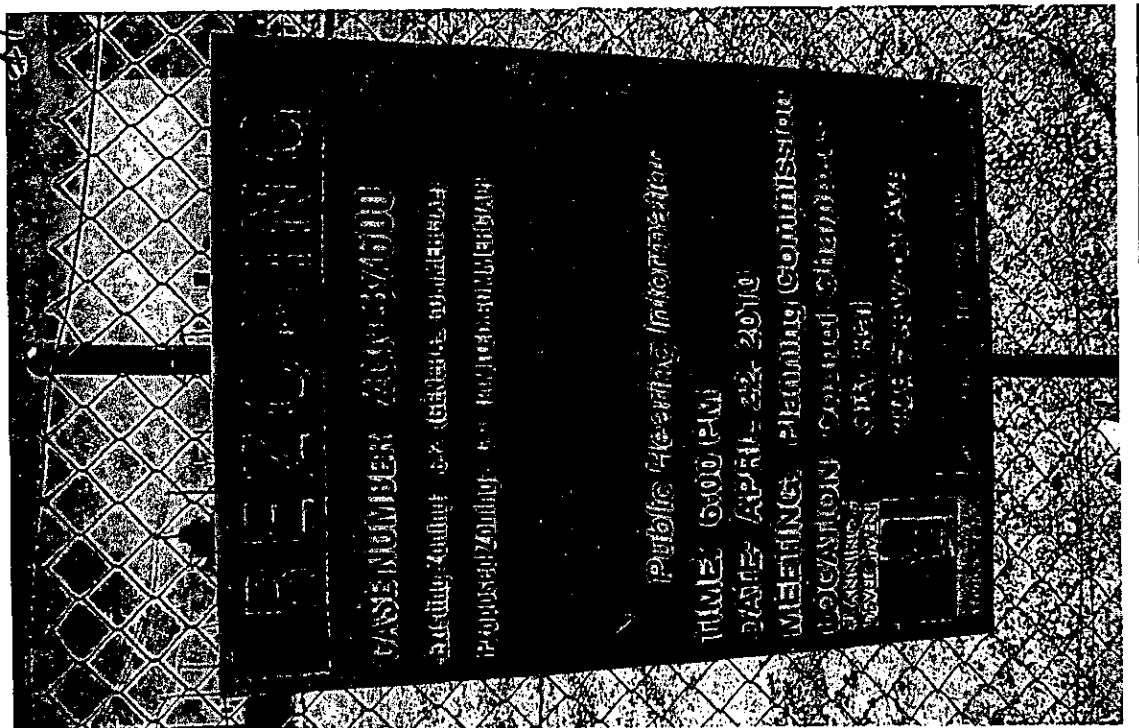


CASE NUMBER: ZON-37600

MEETING DATE: 04/22/10 PC

Sign 1 of 2

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.



[Handwritten Signature]
Signature

4-10-10
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

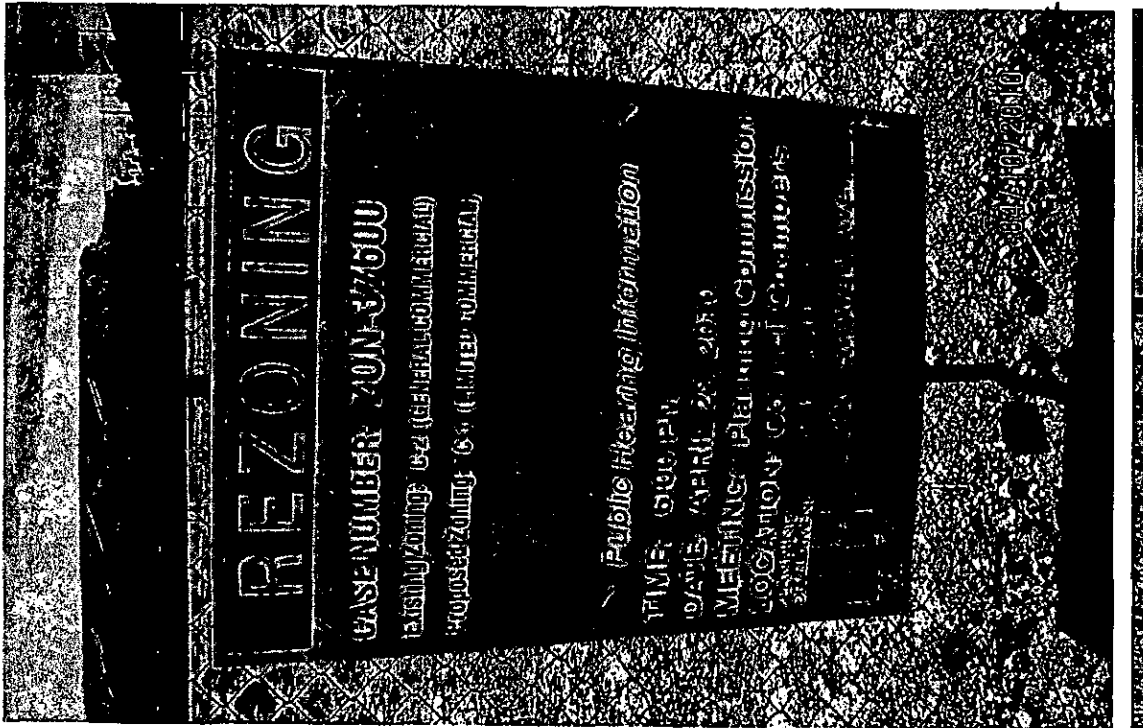


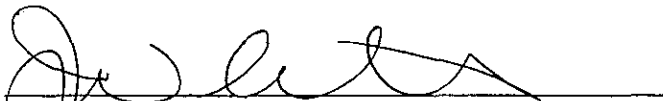
CASE NUMBER: ZON-37600

MEETING DATE: 04/22/10 PC

2 of 2

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 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

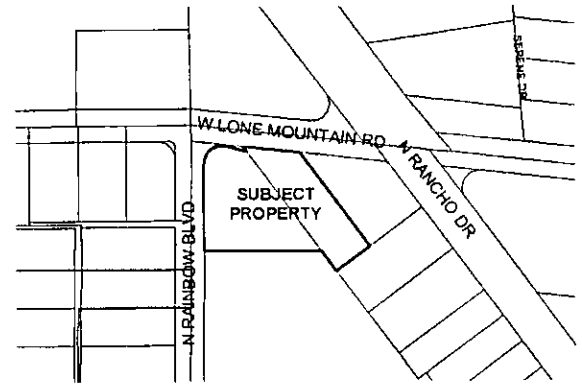
Application Information

ZON-37600 - REZONING RELATED TO GPA-37599 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC 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)

SUP-37601 - SPECIAL USE PERMIT RELATED TO GPA-37599 AND ZON-37600 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC 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 COMMERCIAL 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)

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 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

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

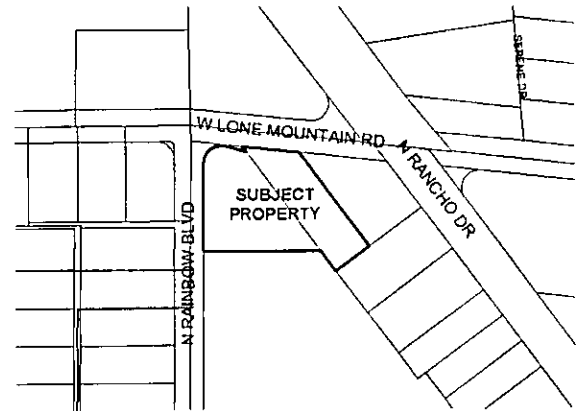
Application Information

ZON-37600 - REZONING RELATED TO GPA-37599 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC 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)

SUP-37601 - SPECIAL USE PERMIT RELATED TO GPA-37599 AND ZON-37600 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC 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 COMMERCIAL 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)

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Application Location



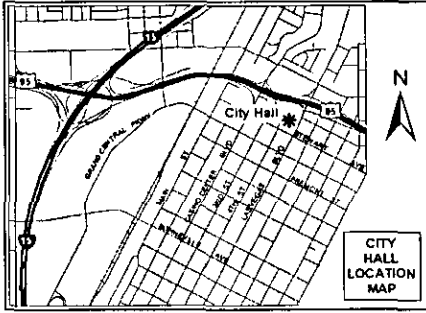
The proposed project may not pertain to the entire highlighted project site.

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

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

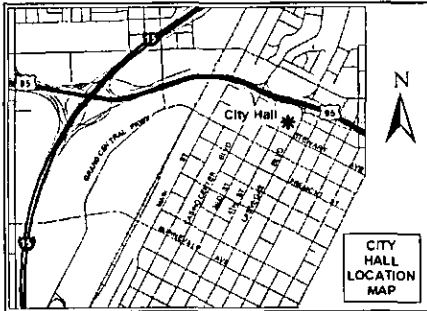
Please use available blank space on card for your comments.

ZON-37600 & SUP-37601

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.

ZON-37600 & SUP-37601

Planning Commission Meeting of 4/22/2010

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:

ZON-37600

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

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-37600

HAND DELIVERED

*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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax*

ZON-37600 - REZONING RELATED TO GPA-37599 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL AND LONG BEN & QUAY RENA CHAU, ET AL - 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)

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:

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)

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 COMMERCIAL 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

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)


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

APPLICATION PACKET		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by all property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all 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"/>)

NOTES:
 Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/>
 (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")

LOCATION MAP				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all surrounding sites within a 1,000-foot radius of subject site		

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

Owner / Applicant:	Lone Mountain Apartments LLC, Ben Chau & QR REV TR ETAL	Application Type:	Rezoning
Representative:	Janet Goyer	Application Purpose:	Rezone from C-2 to C-1
APN:	138-02-101-002 and 138-02-101-015	Site Location:	Southeast corner of Rainbow Boulevard and Lone Mountain Road
Planner's Signature:		Pre-App. Meeting Date:	03/01/2010
Planner:	Greg Kapovich, Planner 229-6137 Steve Gebeke, Planning Supervisor - 229-5410	Earliest Submittal Deadline:	03/09/2010 no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	04/22/10 PC 05/19/10 CC

4/22/10 PH RG

Report Date 03/09/2010 03:01 PM

Submitted By

Page 1

A/P # 37600 REZONING

Application information

Stages

	Date / Time	By		Date / Time	By
Processed	03/08/2010 14:59	984387	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Valuation

Description of Work

ZON-37600 - REZONING - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS I, LLC, ET AL - Request for a Rezoning FROM: C-2 (GENERAL RETAIL) TO: C-1 (LIMITEO 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)

Parent A/P #

Project # 37600 Project/Phase Name LONE MOUNTAIN SENIOR APARTMENT Phase #
Size/Area 3.02 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
13802101015

Report Date 03/09/2010 03:01 PM

Submitted By

Page 3

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
381439 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
381437 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
381448 FIRE ENG #1 (FIRE PRDTECTIDN ENGINEERING)	Incomplete
381440 FLOOD #1 (FLOOD CONTROL)	Incomplete
381441 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
381438 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
381442 ROW #1 (RIGHT-DF-WAY)	Incomplete
381443 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
381446 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
381447 SURVEY #1 (SURVEY)	Incomplete
381445 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
381444 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(PT-ENTER THE # OF LABELS)	
(PT-SIZE OF NOTIFICATION AREA)	
(PT-NOTIFICATION MAP DATE)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/09/2010 10:28	700.00
NOTIFICATION & ADVERTISING FEE	P	03/09/2010 10:28	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

Review/Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381437	DEVCO	1	Incomplete	<input type="checkbox"/>		03/09/2010 14:59		

Report Date 03/09/2010 03:01 PM

Submitted By

Page 4

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381438	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381439	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381440	FLOOD	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381441	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381442	ROW	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381443	SEWER	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381444	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381445	TEFO	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381446	SID	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381447	SURVEY	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			
381448	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/09/2010 14:59			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By MREX

Modified Date/Time 03/08/2010 14:59

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Location Map (19 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (if Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
No Conditions						

Project #	AP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expte	Comments
There is no planning condition for this project.				

Report Date 03/09/2010 03:01 PM

Submitted By

Page 5

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

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

3.02	C-2			C-1				
		RGUMARANG						

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

04/22/2010	PC	SCHEDULED		0	0	0
MREX	03/08/2010					

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	03/09/2010 10:29		0.00
	Ovation Development Corporation ck 5130 / Tom Combs / 990-2390				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning 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) 138-02-101-015 Ward # 6

General Plan: existing SC proposed SC Zoning: existing C-2 proposed C-1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.77 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Lone Mountain Apts I LLC 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

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* Alan L. Molasky

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

Print Name Alan L. Molasky

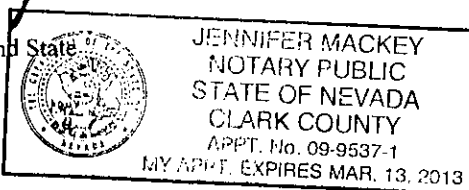
Subscribed and sworn before me

This 2nd day of March, 20 10

Jennifer Mackey

Notary Public in and for said County and State

Case #	<u>ZON-37600</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1200</u>
Date Received:*	<u>3/8/10</u>
Received By:	<u>MRFB</u>



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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning 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

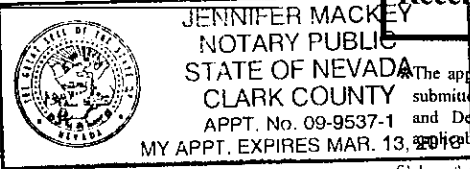
APPLICANT Ovation Development Contact Janet Goyer
 Address 6021 S Fort Apache Road #100 Phone: (702) 990-2325 Fax: (702) 990-2391
 City Las Vegas State NV Zip 89148
 E-mail Address jang@ovationdev.com

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@kcnvllaw.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Jimmy Lee
 Subscribed and sworn before me
 This 3rd day of March, 20 10
Jennifer Mackey
 Notary Public in and for said County and State

Case #	<u>ZON 37600</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1200</u>
Date Received:*	<u>3/8/10</u>
Received By:	<u>[Signature]</u>



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

KAEMPFER**CROWELL****KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**ATTORNEYS AT LAW
LAS VEGAS OFFICEJENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.799.7181RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.892.0257

February 23, 2010

VIA HAND DELIVERYCITY 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.

RECEIVED

**ZON-37600
04/22/10 PC**

MAR 08 2010

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

ZON-37600
04/22/10 PC

RECEIVED

MAR 08 2010

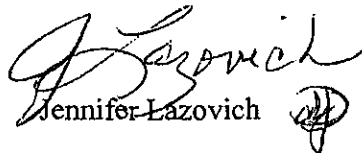


(5') transition strip. However, the ten foot (10') public transportation trail path and the five foot (5') private landscape strip are provided on Lone Mountain Road between Rainbow Boulevard and the entrance into the project. The Multi-Use Trail will not be provided east of the entrance because there 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

RECEIVED

ZON-37600 R 08 2010
04/22/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-37600 APN: 138-02-101-015

Name of Property Owner: Lone Mountain Apts I LLC

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: _____

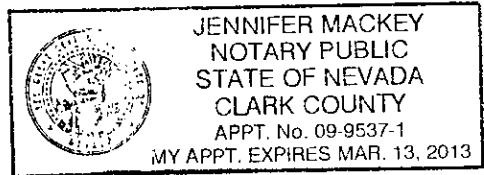
Signature of Property Owner: *Alan L. Molasky*

Print Name: Alan L. Molasky

Subscribed and sworn before me

This 3rd day of March, 2010

Jennifer Mackey
Notary Public in and for said County and State



RECEIVED



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37600** 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

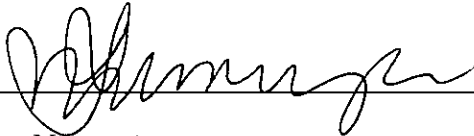
No

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: _____

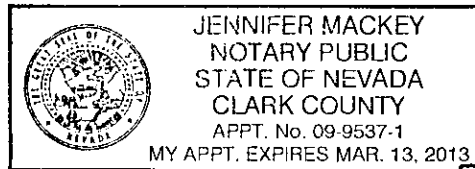
Signature of Property Owner: 

Print Name: Jimmy Lee

Subscribed and sworn before me

This 3rd day of March, 2010

Jennifer Mackey
Notary Public in and for said County and State



RECEIVED

MAR 08 2010

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

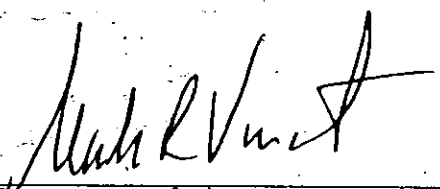
TYPE OF LICENSE: CONTRACTOR

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.



Epoch Land Surveying, LLC

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

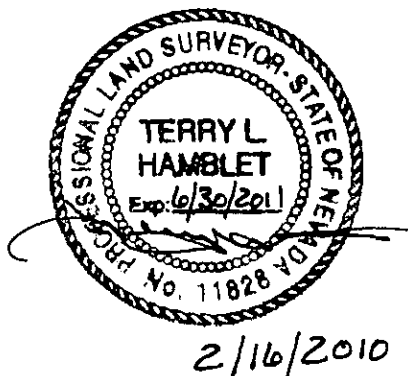
EXHIBIT "A"

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 Recorder 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



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MAR 08 2010

Epoch Land Surveying, LLC

W.O.# 07-005
File: 005_ex01.doc
February 16, 2010
By: TLH
Checked By: TH

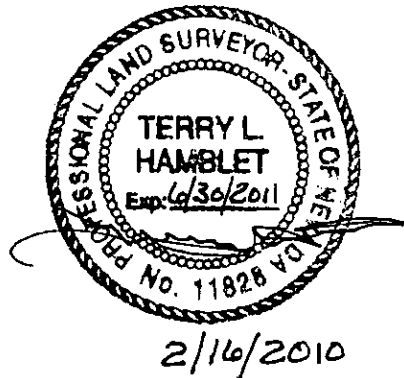
EXHIBIT "A"

EXPLANATION: Property description for APN: 138-02-101-015 at the "Tivoli Senior Apartments".

Being Lot 1 in the City of Las Vegas, County of Clark, State of Nevada as per map recorded in File 109, Page 12 of Parcel Maps in the Office of the County Recorder 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 77,047 sq. ft., 1.769 acres more or less

END OF DESCRIPTION



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EXHIBIT "A"

BEING A PORTION OF GOVERNMENT LOT 4, SITUATED IN THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN ON THAT PARCEL MAP ON FILE IN FILE 109 OF PARCEL MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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MAR 08 2010

VESTING DEED

A.P.N.: 138-02-101-002
R.P.T.T.: \$ 140²⁵, 88

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: 50.00

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

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

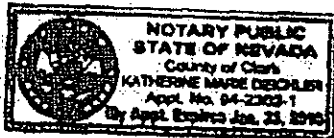
Long Ben Chau, Trustee
Long Ben Chau, Trustee
Long Ben Chau, Trustee

Quay Rena 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

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) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm' Wind'l
 g) Agricultural h) Mobile Home

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

i) Other _____

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

SELLER (GRANTOR) INFORMATION (REQUIRED) **BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Man Cham Lee a.k.a. Jimmy Lee and May Lee Print Name: Long Ben Chau and Quay Rena Chau, Trustees of the Long Ben Chau and Quay Rena Chau Revocable Trust

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

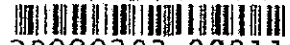
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

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

20060420-0005130

APN: 138-02-101-002

Fee: \$15.00 RPTT: EX907
N/C Fee: \$0.00

04/20/2006 15:41:51
T20060070908

Requestor:
LEGAL EXPRESS

Frances Deane RNS
Clark County Recorder 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

Quay Rena Chau
QUAY RENA CHAU
Quay Rena Chau

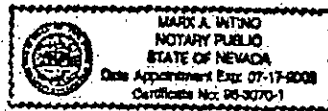
STATE OF NEVADA)

), 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



EYP 7-17-2008

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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.

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'l/Ind'l
 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 - whole Esc. #: _____
 Address: 7839 WINDWARD ROAD
 City: LAS VEGAS State: NV Zip: 89147

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

138-02-101-002
 xxxxxx

RE-RECORDED 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'/Ind'l
 g) Agricultural h) Mobile Home

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

i) Other _____

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 BUYER (GRANTEE) INFORMATION
 (REQUIRED) (REQUIRED)

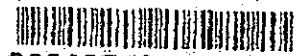
Print Name: Long Ben Chau and Quay Rena Chau Print Name: Long Ben Chau and Quay Rena Chau, Trustees of the Long Ben Chau and Quay Rena Chau Revocable Trust
 Address: 7839 Windward Road Address: 7839 Windward Road
 City/State/Zip: Las Vegas, NV 89147 City/State/Zip: Las Vegas, NV 89147

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.
1770 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

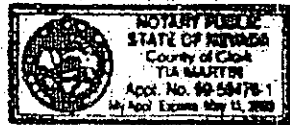
[Signature]
LANH NGUYET HONG

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 Maurer
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.

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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) Condo/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 Foreclosure 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

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

BUYER (GRANTEE) INFORMATION

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 PKWY., #195
 City: LAS VEGAS State: NEVADA Zip: 89109 **3030**

RECEIVED

MAR 08 2010

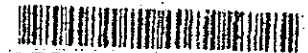
VESTING DEED

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
AUG RPTT: \$190.00

This Space Reserved for R



20040503-0003674
Fee: \$16.00 RPTT \$190.00
06/03/2004 13:27:43 720040013235
Req: EQUITY-TITLE OF NEVADA
Frances Deane
Clark County Recorder Pg. 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 Rena 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 May Lee
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 2004

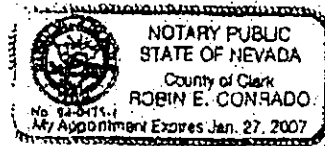
STATE OF NEVADA
COUNTY OF CLARK

} 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.

RECEIVED

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 returned)

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 + Quany 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 + Quany R Chau
 Address: 7839 Windward Blvd
 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)

[Handwritten Signature]

RECEIVED
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: Robert DeJoria, General Partner~~

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01875

ESCROW NO: 04131135-086-JR

STATE OF NEVADA *California*

COUNTY OF Clark *Los Angeles* ss.

On this *March 25, 2004*

appeared before me, a Notary Public,

John Paul DeJoria

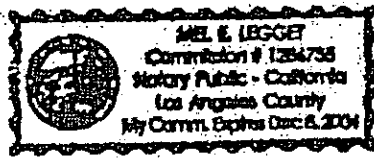
as *General Partner* of

DeJoria Family Limited Partnership, a Nevada limited partnership

personally known ~~or proven to me to be~~ the person whose name is subscribed to the above instrument, who acknowledged that ~~he~~she/they executed the instrument for the purposes therein contained.

Mel E. Legget
Notary Public

My commission expires: *Dec 31, 2004*



~~STATE OF NEVADA)~~

~~COUNTY OF Clark) ss.~~

~~On this _____~~

~~appeared before me, a Notary Public,~~

~~as _____ of~~

~~DeJoria Family Limited Partnership, a Nevada limited partnership~~

~~personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.~~

~~Notary Public~~

~~My commission expires: _____~~

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ESCROW NO: 04131135-036-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.

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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

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MAR 08 2010

**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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____
 Signature _____

Capacity Grantor
 Capacity Grantee

Print Name: <u>DeJoria Family Limited Partnership</u>	Print Name: <u>Jimmy Lee David Livingston</u>
Address: <u>210 United Title of Nevada</u>	Address: <u>6743 CASA LINDA DR</u>
City, State, Zip: <u>Las Vegas, NV 89109</u>	City, State, Zip: <u>Las Vegas, NV 89107</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

1875

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

NOTES

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE
 OA VALUE
 35

MAP LEGEND

- PARCEL BOUNDARY 001
- SUBD BOUNDARY 1.00
- - - ROAD EASEMENT 202
- PM/LD BOUNDARY PM 25-45
- - - NON-PARCEL LDT LINE 5
- MATCH LINE / LEADER LINE 5
- 0001 ROAD ID NUMBER GL5

- PARCEL NUMBER ACREAGE
- PARCEL SUB/SED NUMBER
- PLAT RECORDING NUMBER
- BLOCK NUMBER
- LDT NUMBER
- GOV. LDT NUMBER

T20S R60E

02

N 2 NW 4

138-02-1

	R59E	R60E	R61E
119S	126	125	124
120S	137	138	139
121S	194	193	192

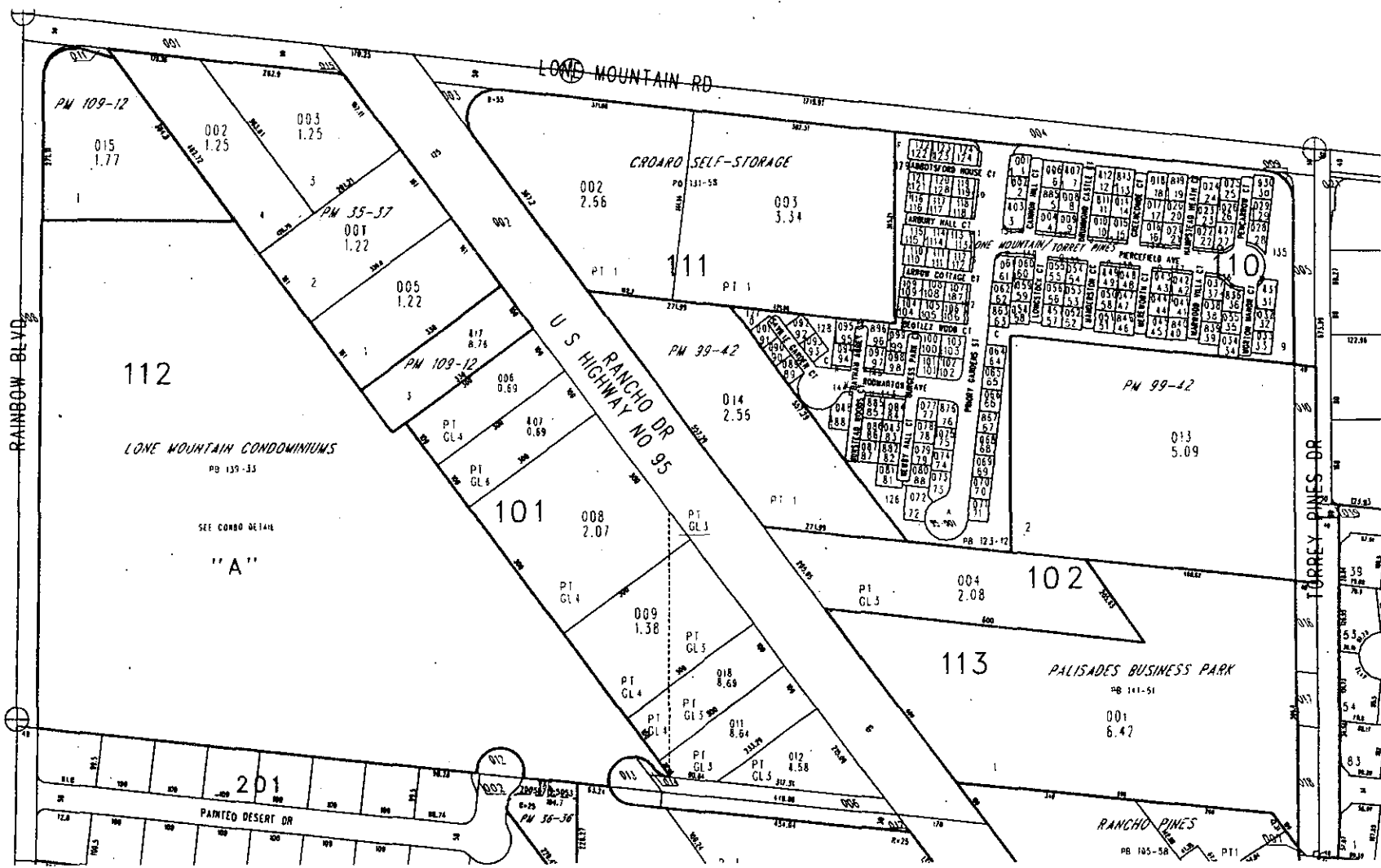
	6	5	4	3	2	1
7	6	5	4	3	2	1
8	7	6	5	4	3	2
9	8	7	6	5	4	3
10	9	8	7	6	5	4

	4	B	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
9	5	9	5



Scale: 1"=200'

Rev: 03/09/09

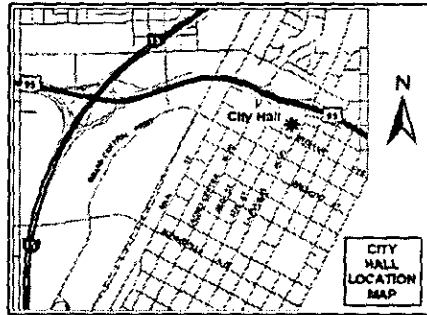


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 MAR 08 2011

TAX DIST 200

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.

ZON-37600 & SUP-37601

Planning Commission Meeting of 4/22/2010

PRESORTED
 FIRST CLASS



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

Case: ZON-37600
 13802101002
 CHAU LONG BEN & Q R REV TR ETAL
 7839 WINDWARD RD
 LAS VEGAS NV 89147-5673

APR 19 2010

89147 1551 89147



Submitted after final agenda
 Date 4/22/10 Item 1035
 K

