



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37601** 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

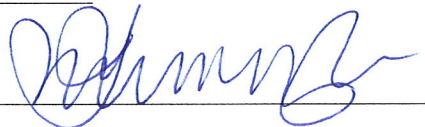
☒ No

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: 

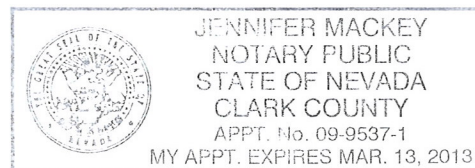
Print Name: Jimmy Lee

Subscribed and sworn before me

This 3rd day of March, 2010

Jennifer Mackey  
Notary Public in and for said County and State

**RECEIVED**





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37601** 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: \_\_\_\_\_

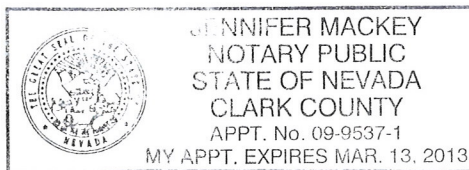
Signature of Property Owner: *Alan L. Molasky*

Print Name: Alan L. Molasky

Subscribed and sworn before me

This 3<sup>rd</sup> day of March, 2010

Jennifer Mackey  
Notary Public in and for said County and State



MAR 08 2010

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit 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

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



JENNIFER MACKEY  
NOTARY PUBLIC  
STATE OF NEVADA  
CLARK COUNTY  
APPT. No. 09-9537-1  
MY APPT. EXPIRES MAR. 13, 2013

### FOR DEPARTMENT USE ONLY

Case #

SUP-37601

Meeting Date: 4/22/10

Total Fee: \$1030

Date Received: 3/8/10

Received By: MR 50

\*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: Special Use Permit 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  
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 City Las Vegas State NV Zip 89113  
 E-mail Address jlaovovich@kcnvlaw.com

Property Owner 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

RECEIVED

MAR 08 2010



JENNIFER MACKEY  
NOTARY PUBLIC  
STATE OF NEVADA  
CLARK COUNTY

APPT. No. 09-9537-1  
MY APPT. EXPIRES MAR. 13, 2013

### FOR DEPARTMENT USE ONLY

Case #

SUP-37601

Meeting Date: 4/22/10

Total Fee: \$1030

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Received By: MREb

\*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.

04/22/10 PC

Sup 3702

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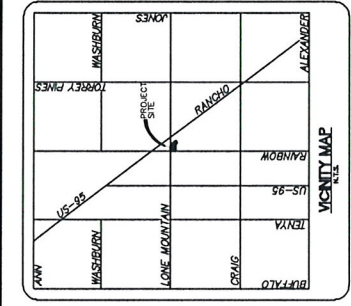
**Impulse**

|                           |  |                            |  |
|---------------------------|--|----------------------------|--|
| I = $f \cdot R \cdot dt$  |  | Two channels • 16 channels |  |
| NEW LOW PRICE<br>\$299.95 |  | NEW LOW PRICE<br>\$299.95  |  |
| PAX (904) 437-8538        |  | PAX (904) 437-8538         |  |
| W.O. # : 20100008         |  | W.O. # : 20100008          |  |
| BT                        |  | BT                         |  |
| DATE : 2/23/10            |  | DATE : 2/23/10             |  |
| SCALE : 1" = .50'         |  | SCALE : 1" = .50'          |  |

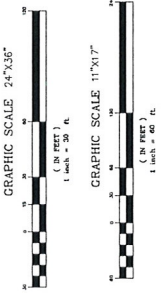
**UPDATED 2/23/19**

**PROJECT** LONE MOUNTAIN SENIOR APARTMENTS

**TITLE** SITE PLAN

[illegible]

OVATION  
DEVELOPMENT CORP

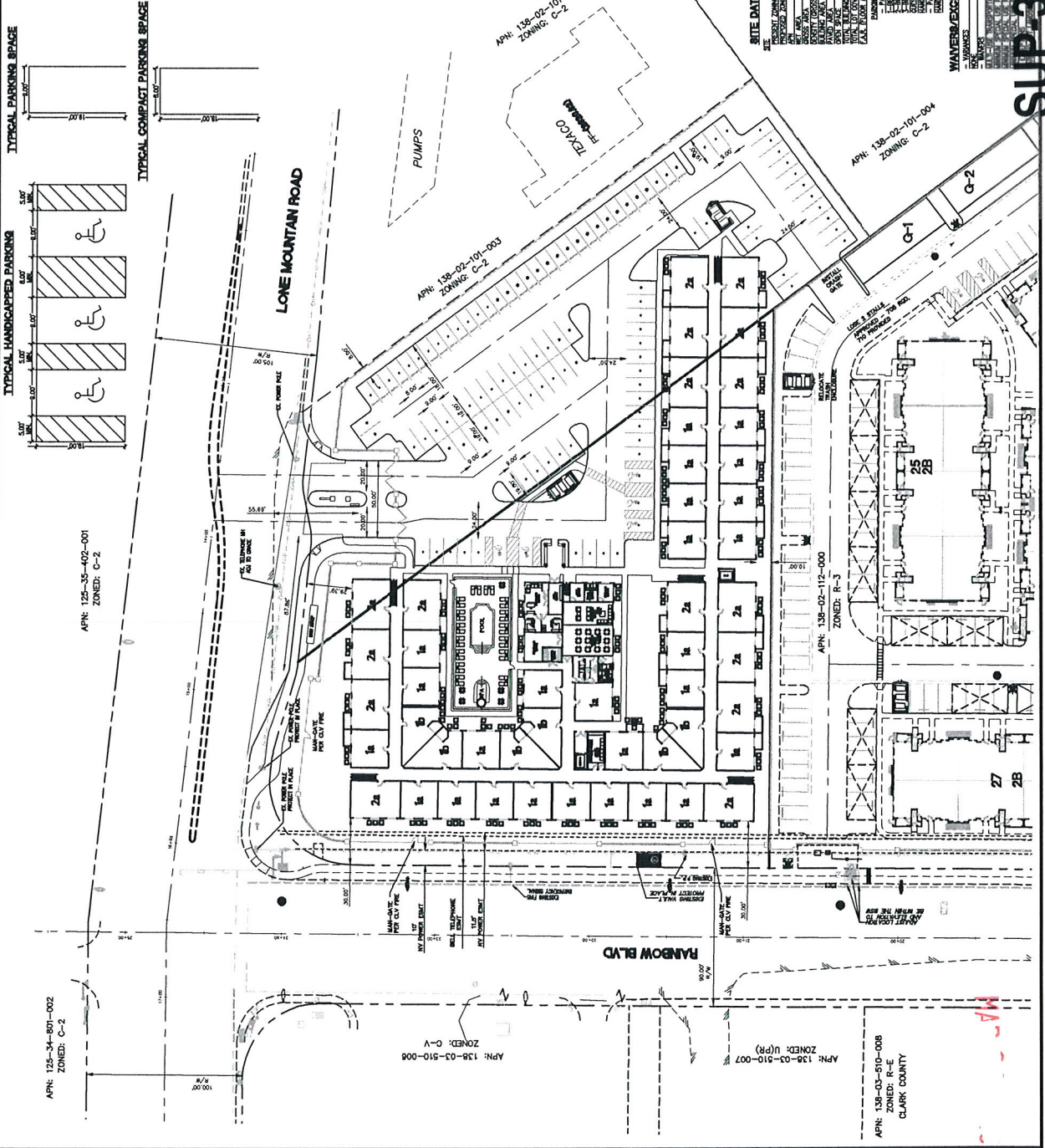


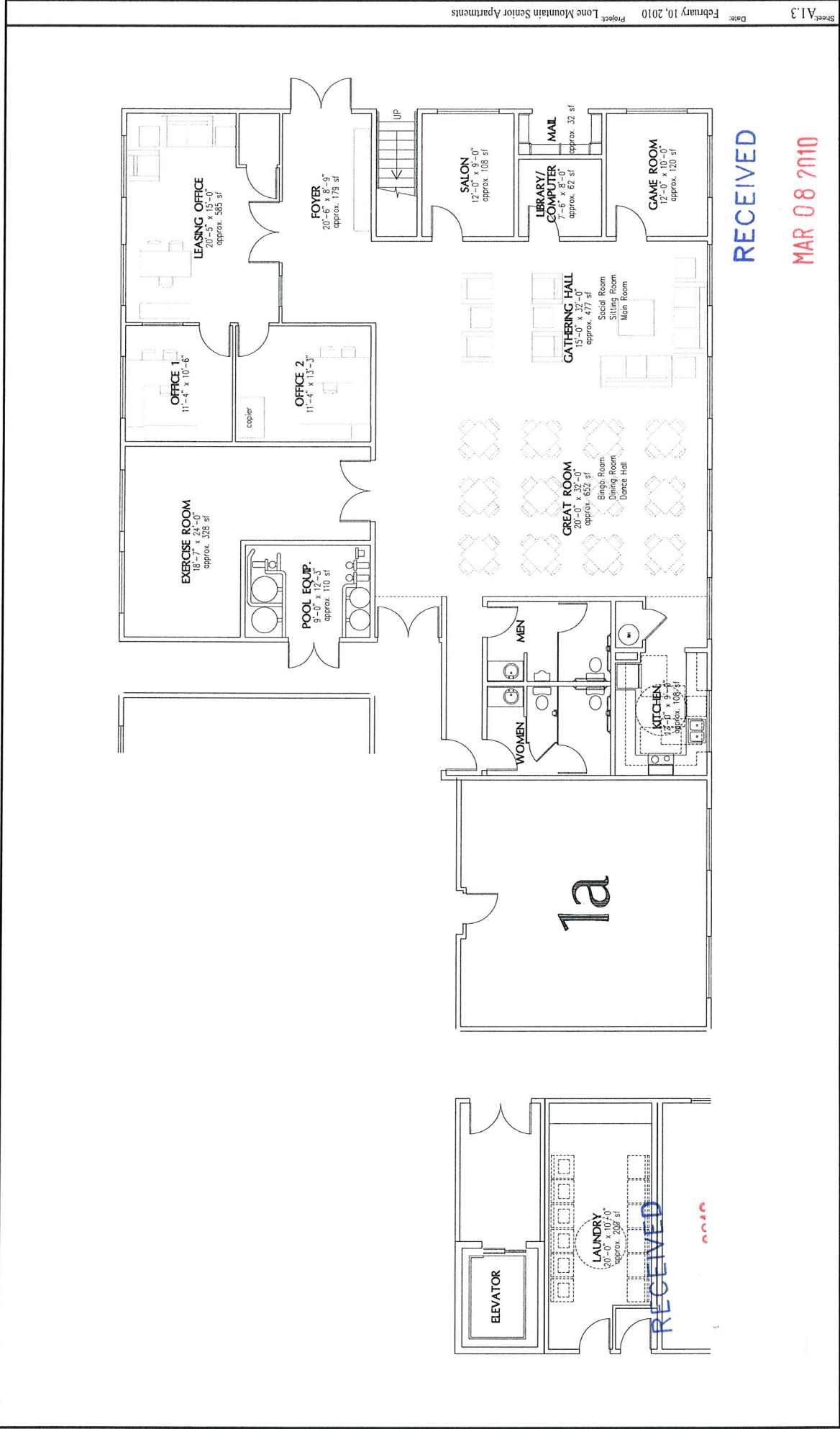
| BUILDING DATA |            |
|---------------|------------|
| LIVABLE:      |            |
| FIRST FLOOR   | 32,937 SF  |
| SECOND FLOOR  | 35,966 SF  |
| THIRD FLOOR   | 33,988 SF  |
| TOTAL         | 104,899 SF |
| GROSS:        |            |
| FIRST FLOOR   | 45,797 SF  |
| SECOND FLOOR  | 45,797 SF  |
| THIRD FLOOR   | 45,797 SF  |
| TOTAL         | 137,391 SF |

| DATE     | SITE DATA | WIND FLOOR TOTAL | 45 MPH 50 | 157 MPH 50 |
|----------|-----------|------------------|-----------|------------|
| 12/1/78  | 12/1/78   | 12/1/78          | 12/1/78   | 12/1/78    |
| 12/2/78  | 12/2/78   | 12/2/78          | 12/2/78   | 12/2/78    |
| 12/3/78  | 12/3/78   | 12/3/78          | 12/3/78   | 12/3/78    |
| 12/4/78  | 12/4/78   | 12/4/78          | 12/4/78   | 12/4/78    |
| 12/5/78  | 12/5/78   | 12/5/78          | 12/5/78   | 12/5/78    |
| 12/6/78  | 12/6/78   | 12/6/78          | 12/6/78   | 12/6/78    |
| 12/7/78  | 12/7/78   | 12/7/78          | 12/7/78   | 12/7/78    |
| 12/8/78  | 12/8/78   | 12/8/78          | 12/8/78   | 12/8/78    |
| 12/9/78  | 12/9/78   | 12/9/78          | 12/9/78   | 12/9/78    |
| 12/10/78 | 12/10/78  | 12/10/78         | 12/10/78  | 12/10/78   |
| 12/11/78 | 12/11/78  | 12/11/78         | 12/11/78  | 12/11/78   |
| 12/12/78 | 12/12/78  | 12/12/78         | 12/12/78  | 12/12/78   |
| 12/13/78 | 12/13/78  | 12/13/78         | 12/13/78  | 12/13/78   |
| 12/14/78 | 12/14/78  | 12/14/78         | 12/14/78  | 12/14/78   |
| 12/15/78 | 12/15/78  | 12/15/78         | 12/15/78  | 12/15/78   |
| 12/16/78 | 12/16/78  | 12/16/78         | 12/16/78  | 12/16/78   |
| 12/17/78 | 12/17/78  | 12/17/78         | 12/17/78  | 12/17/78   |
| 12/18/78 | 12/18/78  | 12/18/78         | 12/18/78  | 12/18/78   |
| 12/19/78 | 12/19/78  | 12/19/78         | 12/19/78  | 12/19/78   |
| 12/20/78 | 12/20/78  | 12/20/78         | 12/20/78  | 12/20/78   |
| 12/21/78 | 12/21/78  | 12/21/78         | 12/21/78  | 12/21/78   |
| 12/22/78 | 12/22/78  | 12/22/78         | 12/22/78  | 12/22/78   |
| 12/23/78 | 12/23/78  | 12/23/78         | 12/23/78  | 12/23/78   |
| 12/24/78 | 12/24/78  | 12/24/78         | 12/24/78  | 12/24/78   |
| 12/25/78 | 12/25/78  | 12/25/78         | 12/25/78  | 12/25/78   |
| 12/26/78 | 12/26/78  | 12/26/78         | 12/26/78  | 12/26/78   |
| 12/27/78 | 12/27/78  | 12/27/78         | 12/27/78  | 12/27/78   |
| 12/28/78 | 12/28/78  | 12/28/78         | 12/28/78  | 12/28/78   |
| 12/29/78 | 12/29/78  | 12/29/78         | 12/29/78  | 12/29/78   |
| 12/30/78 | 12/30/78  | 12/30/78         | 12/30/78  | 12/30/78   |
| 12/31/78 | 12/31/78  | 12/31/78         | 12/31/78  | 12/31/78   |

[illegible]

**WARRANTS/EXCEPTIONS**  
- SCHWING -

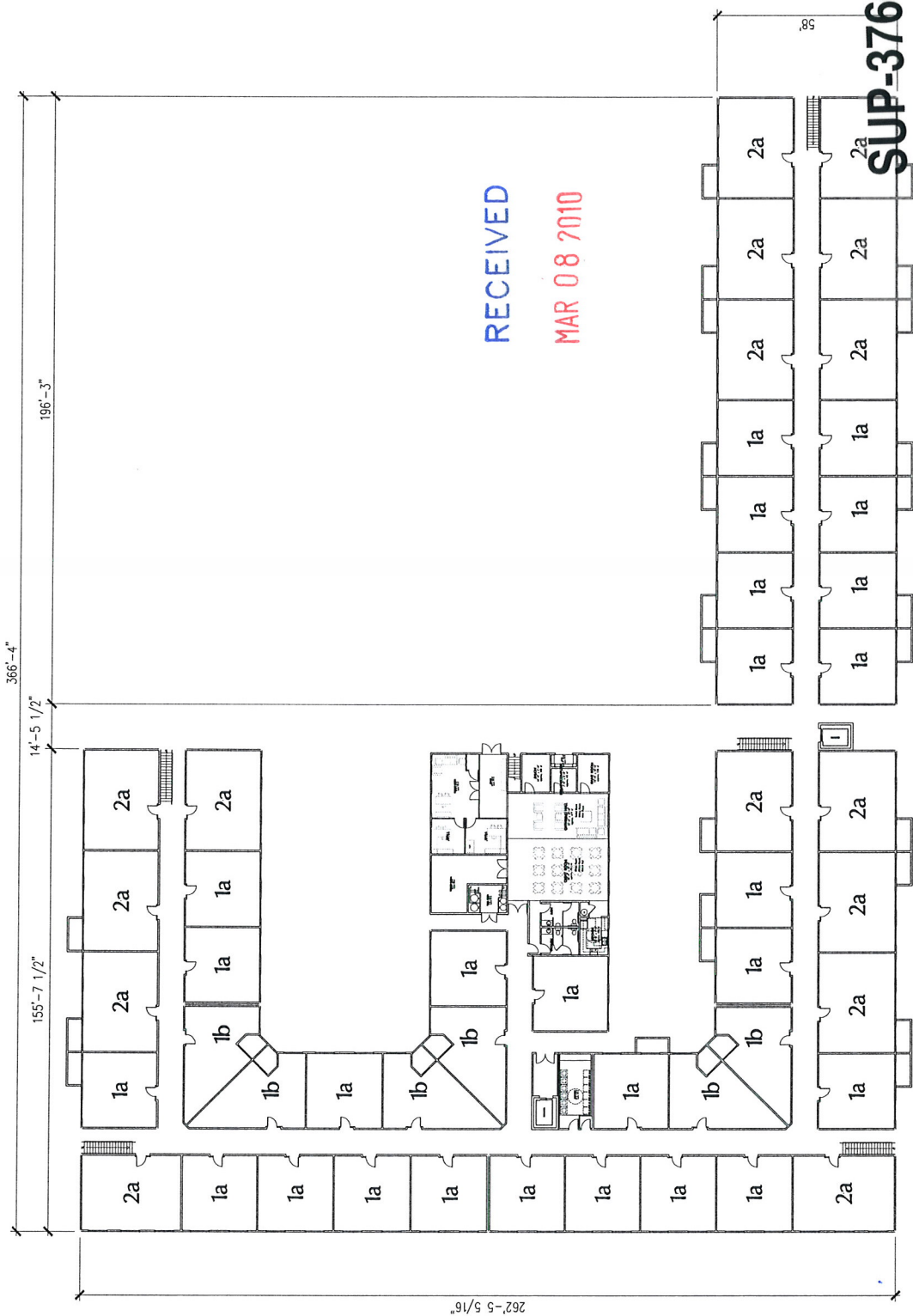




Sheet: A1.3  
 Date: February 10, 2010  
 Project: Lone Mountain Senior Apartments

|                                                                              |                                                                             |                                                                                                                            |                                                            |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Sheet Description:<br><b>Lone Mountain Senior Apartments</b><br>Common Areas | Date: February 10, 2010<br>Scale: 1/4" = 1'-0"<br>Sheet Number: <b>A1.3</b> | <b>Ovation</b><br>Lone Mountain Senior Apartments<br>Rainbow Boulevard and Lone Mountain Road<br>City of Las Vegas, Nevada | <b>PRELIMINARY</b><br>FOR CONSTRUCTION<br><b>SUP-37601</b> |
|                                                                              | <b>RECEIVED</b><br><b>MAR 08 2010</b>                                       |                                                                                                                            |                                                            |

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**04/22/10 PC**

Sheet Description:

# Lone Mountain Senior Apartments

Building Plan - First Floor

Date: February 10, 2010

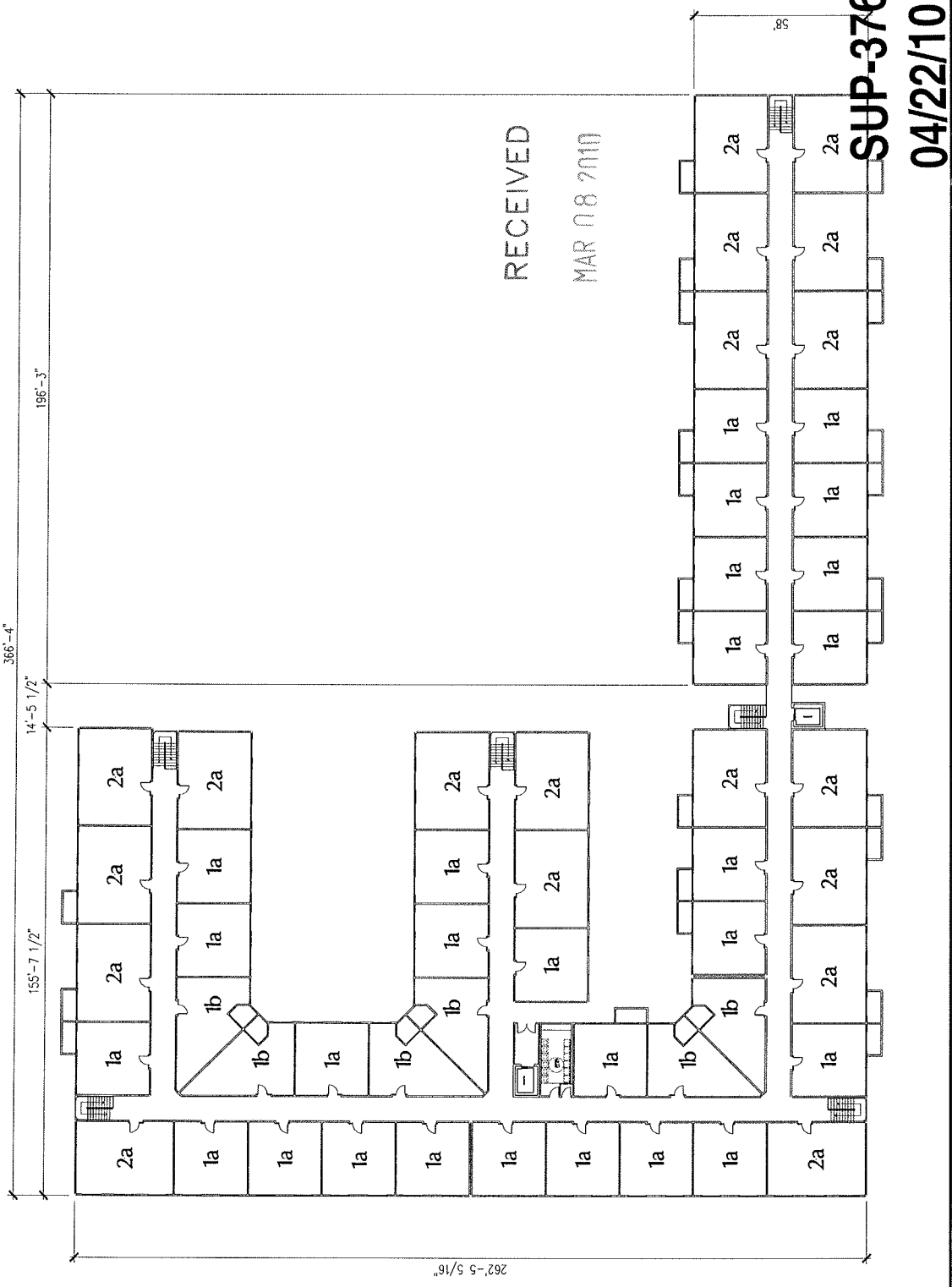
Scale: 1/16" = 1'-0"  
Sheet Number

**A1.1**

**Ovation**

Lone Mountain Senior Apartments  
Rainbow Boulevard and Lone Mountain Road  
City of Las Vegas, Nevada

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



Project: Lone Mountain Senior Apartments  
 Date: February 10, 2010  
 Sheet: A1.2

**SUP-37601**  
**04/22/10 PC**

PRELIMINARY  
 NOT FOR CONSTRUCTION

**Ovation**  
 Lone Mountain Senior Apartments  
 Rainbow Boulevard and Lone Mountain Road  
 City of Las Vegas, Nevada

Date: February 10, 2010  
 Scale: 1/16" = 1'-0"  
 Sheet Number: **A1.2**

**Lone Mountain Senior Apartments**  
 Building Plan - Second & Third Floor

Sheet Description:



**Ovation**  
DEVELOPMENT CORP

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**SUP-37601**  
**04/22/10 PC**

# *Lone Mountain Seniors Apartments*

By  
Ovation Development Corp.

## *Roof Tile Color*



*"Cliffside"*

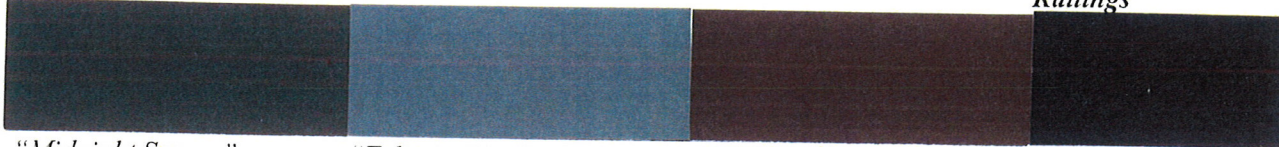
## *Fascia & Trim Color*

*"Stucco Tan"*

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## *Accent Shutters & Doors*



*"Midnight Spruce"*

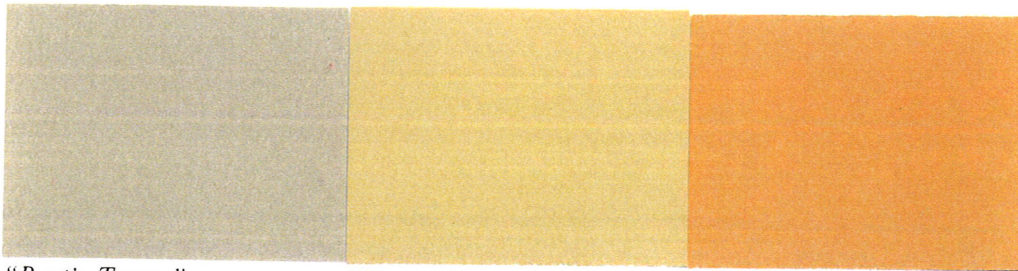
*"Taliesin Blue"*

*"Black Walnut"*

*"Black"*

## *Railings*

## *Lighter Field Colors for Upper Areas*

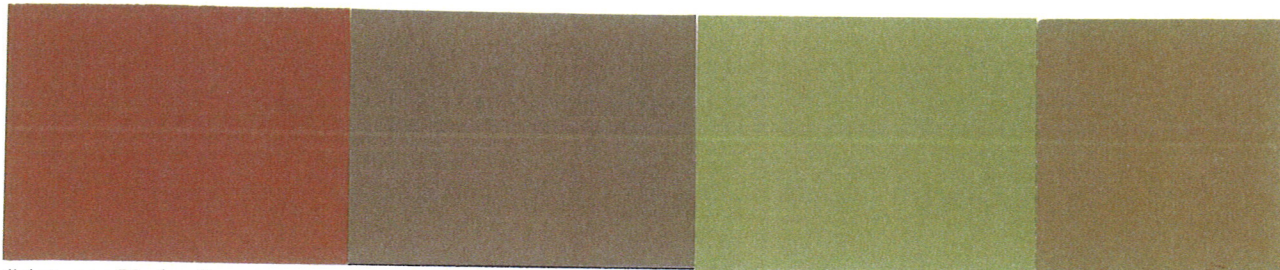


*"Rustic Taupe"*

*"Toasted Marshmallow"*

*"Butterscotch Syrup"*

## *Darker Field Colors for Lower Areas*



*"Autumn Umber"*

*"Carved Wood"*

*"Veranda Gold"*

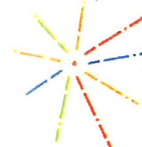
*"Dark Sepia"*

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SUP-37601  
04/22/10 PC

Colors By



Teilmann Design