



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37602** 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: \_\_\_\_\_

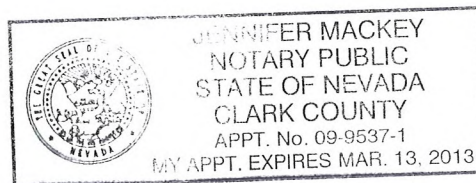
Signature of Property Owner: Alan L. Molasky

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



RECEIVED

MAR 08 2010



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37602** 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

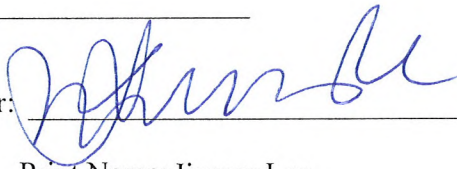
☒ No

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: \_\_\_\_\_

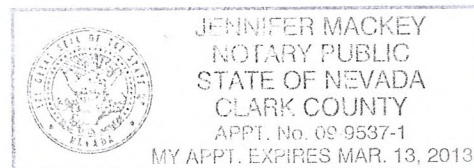
Signature of Property Owner: 

Print Name: Jimmy Lee

Subscribed and sworn before me

This 3rd day of March, 2016

Jennifer Mackey  
Notary Public in and for said County and State



RECEIVED

MAR 08 2016

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review 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.

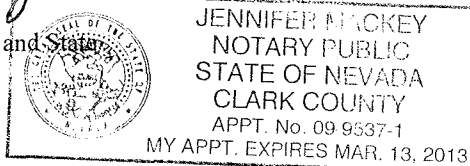
Print Name Alan L. Molasky

Subscribed and sworn before me

This 20th day of March, 20 10.

Jennifer Mackey

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>5DR-37602</u> |
| Meeting Date:  | <u>4/22/10</u>   |
| Total Fee:     | <u>\$1030.00</u> |
| Date Received: | <u>3/8/10</u>    |
| Received By:   | <u>M Rex</u>     |

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

f:\depot\Application Packet\Application Form.pdf



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature\* [Signature]

\* 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



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 #         | <u>SDR-37602</u> |
| Meeting Date:  | <u>4/22/06</u>   |
| Total Fee:     | <u>\$1030.00</u> |
| Date Received: | <u>3/8/06</u>    |
| Received By:   | <u>M. REX</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.



[illegible]



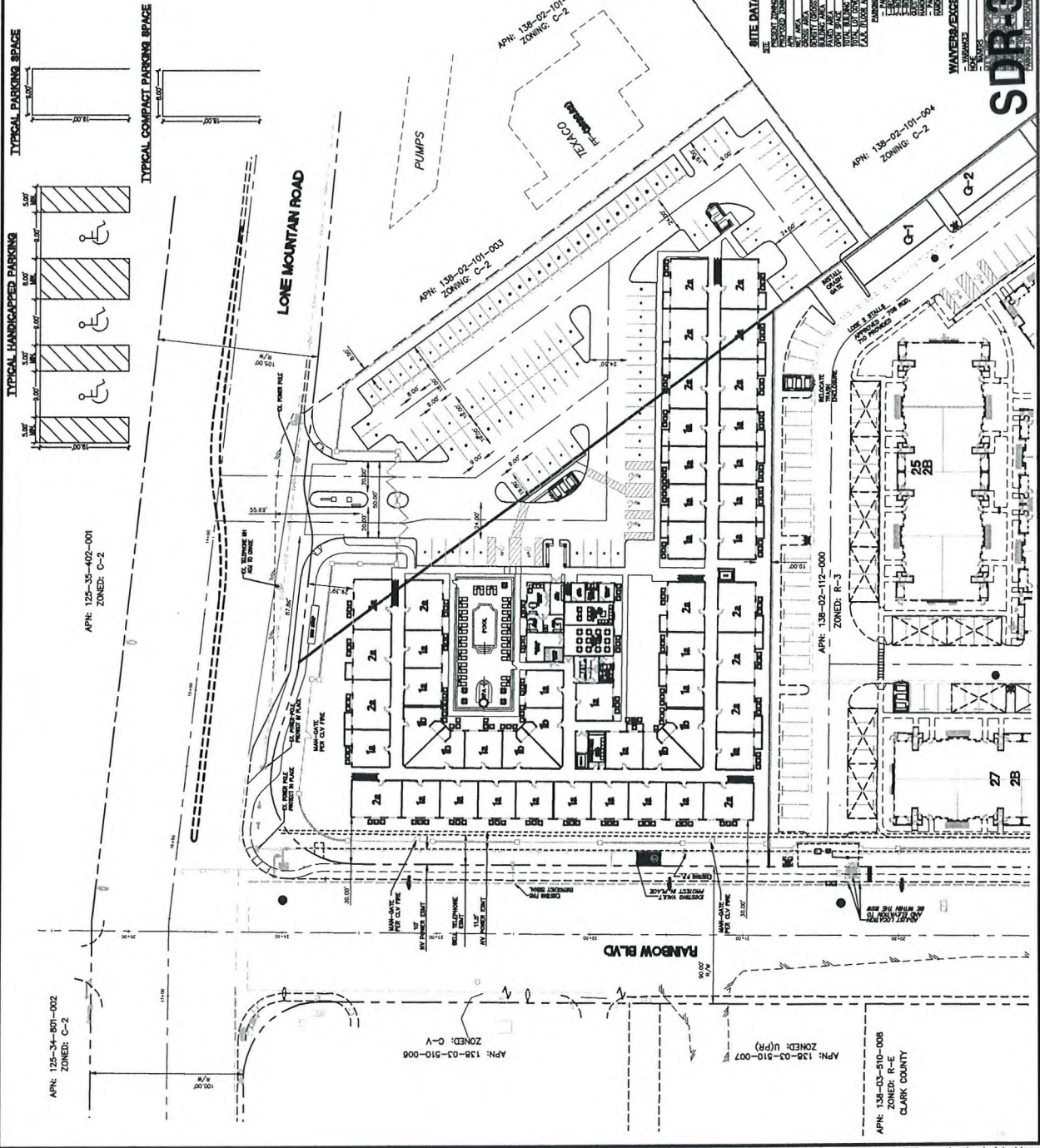
UPDATED 9/23/20



|              |            |            |
|--------------|------------|------------|
| LIVABLE:     |            |            |
| FIRST FLOOR  | 32,937 SF  | 45,797 SF  |
| SECOND FLOOR | 33,968 SF  | 45,797 SF  |
| THIRD FLOOR  | 35,008 SF  | 45,797 SF  |
| TOTAL:       | 104,069 SF | 137,391 SF |

|     |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  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| NET | NET PLANT | 1980-81 | 1981-82 | 1982-83 | 1983-84 | 1984-85 | 1985-86 | 1986-87 | 1987-88 | 1988-89 | 1989-90 | 1990-91 | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 | 1996-97 | 1997-98 | 1998-99 | 1999-00 | 2000-01 | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 | 2039-40 | 2040-41 | 2041-42 | 2042-43 | 2043-44 | 2044-45 | 2045-46 | 2046-47 | 2047-48 | 2048-49 | 2049-50 | 2050-51 | 2051-52 | 2052-53 | 2053-54 | 2054-55 | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 | 2066-67 | 2067-68 | 2068-69 | 2069-70 | 2070-71 | 2071-72 | 2072-73 | 2073-74 | 2074-75 | 2075-76 | 2076-77 | 2077-78 | 2078-79 | 2079-80 | 2080-81 | 2081-82 | 2082-83 | 2083-84 | 2084-85 | 2085-86 | 2086-87 | 2087-88 | 2088-89 | 2089-90 | 2090-91 | 2091-92 | 2092-93 | 2093-94 | 2094-95 | 2095-96 | 2096-97 | 2097-98 | 2098-99 | 2099-00 | 2100-01 | 2101-02 | 2102-03 | 2103-04 | 2104-05 | 2105-06 | 2106-07 | 2107-08 | 2108-09 | 2109-10 | 2110-11 | 2111-12 | 2112-13 | 2113-14 | 2114-15 | 2115-16 | 2116-17 | 2117-18 | 2118-19 | 2119-20 | 2120-21 | 2121-22 | 2122-23 | 2123-24 | 2124-25 | 2125-26 | 2126-27 | 2127-28 | 2128-29 | 2129-30 | 2130-31 | 2131-32 | 2132-33 | 2133-34 | 2134-35 | 2135-36 | 2136-37 | 2137-38 | 2138-39 | 2139-40 | 2140-41 | 2141-42 | 2142-43 | 2143-44 | 2144-45 | 2145-46 | 2146-47 | 2147-48 | 2148-49 | 2149-50 | 2150-51 | 2151-52 | 2152-53 | 2153-54 | 2154-55 | 2155-56 | 2156-57 | 2157-58 | 2158-59 | 2159-60 | 2160-61 | 2161-62 | 2162-63 | 2163-64 | 2164-65 | 2165-66 | 2166-67 | 2167-68 | 2168-69 | 2169-70 | 2170-71 | 2171-72 | 2172-73 | 2173-74 | 2174-75 | 2175-76 | 2176-77 | 2177-78 | 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2578-79 | 2579-80 | 2580-81 | 2581-82 | 2582-83 | 2583-84 | 2584-85 | 2585-86 | 2586-87 | 2587-88 | 2588-89 | 2589-90 | 2590-91 | 2591-92 | 2592-93 | 2593-94 | 2594-95 | 2595-96 | 2596-97 | 2597-98 | 2598-99 | 2599-00 | 2600-01 | 2601-02 | 2602-03 | 2603-04 | 2604-05 | 2605-06 | 2606-07 | 2607-08 | 2608-09 | 2609-10 | 2610-11 | 2611-12 | 2612-13 | 2613-14 | 2614-15 | 2615-16 | 2616-17 | 2617-18 | 2618-19 | 2619-20 | 2620-21 | 2621-22 | 2622-23 | 2623-24 | 2624-25 | 2625-26 | 2626-27 | 2627-28 | 2628-29 | 2629-30 | 2630-31 | 2631-32 | 2632-33 | 2633-34 | 2634-35 | 2635-36 | 2636-37 | 2637-38 | 2638-39 | 2639-40 | 2640-41 | 2641-42 | 2642-43 | 2643-44 | 2644-45 | 2645-46 | 2646-47 | 2647-48 | 2648-49 | 2649-50 | 2650-51 | 2651-52 | 2652-53 | 2653-54 | 2654-55 | 2655-56 | 2656-57 | 2657-58 | 2658-59 | 2659-60 | 2660-61 | 2661-62 | 2662-63 | 2663-64 | 2664-65 | 2665-66 | 2666-67 | 2667-68 | 2668-69 | 2669-70 | 2670-71 | 2671-72 | 2672-73 | 2673-74 | 2674-75 | 2675-76 | 2676-77 | 2677-78 | 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|                    |                               |
|--------------------|-------------------------------|
| PARKING            | 114 SPACES                    |
| - PARKING REQUIRED |                               |
| 1 - BEDROOM        | $0.75 \times 101 = 76$ SPACES |
| 2 - BATHROOM       | $0.75 \times 101 = 76$ SPACES |

- VARIANCES  
ECONOMY -  
NOE  
NOE  
NOE



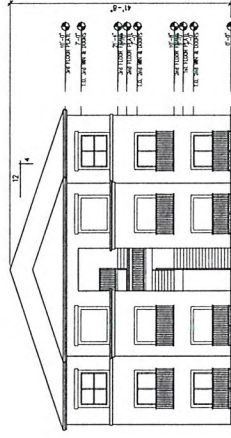
**SOUTH ELEVATION – CONTINUED**

SCALE: 3/32" = 1'-0"



**NORTH ELEVATION – CONTINUED**

SCALE: 3/32" = 1'-0"



**EAST ELEVATION – CONTINUED**

SCALE: 3/32" = 1'-0"

**SDR-37602**

**04/22/10 RECEIVED**

**MAR 08 2010**

Sheet: A2.2

Date: February 10, 2010 Project: Lone Mountain Senior Apartments

Sheet Description:

**Lone Mountain Senior Apartments**  
Exterior Elevations

Date: February 10, 2010

Scale: 3/32" = 1'-0"  
Sheet Number

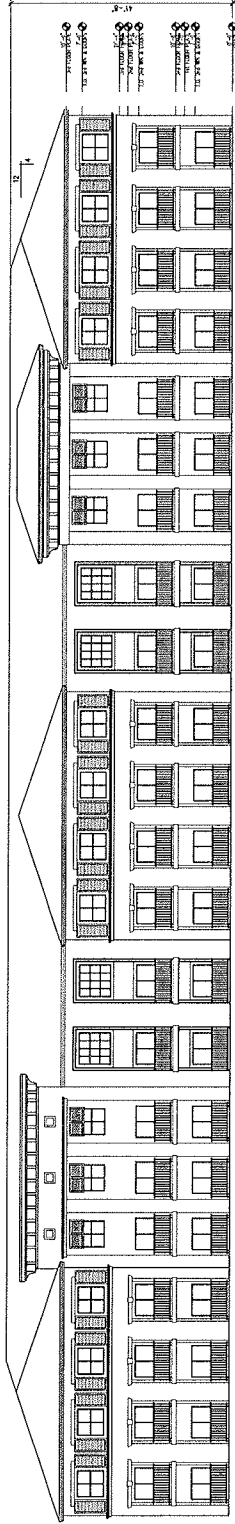
**A2.2**

**OVATION**

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

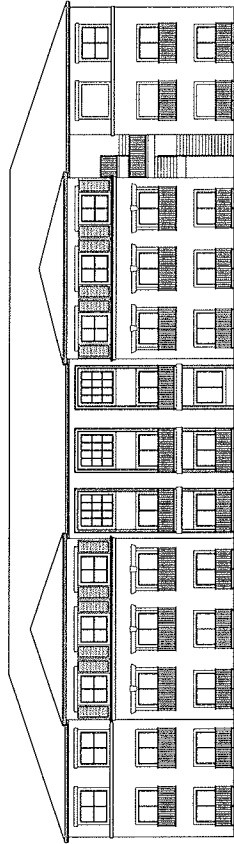
**PRELIMINARY**  
NOT FOR CONSTRUCTION





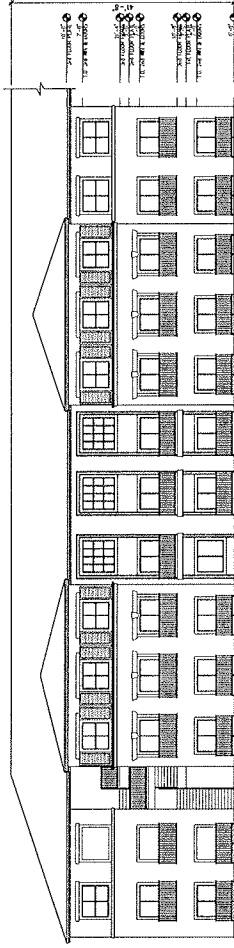
WEST ELEVATION

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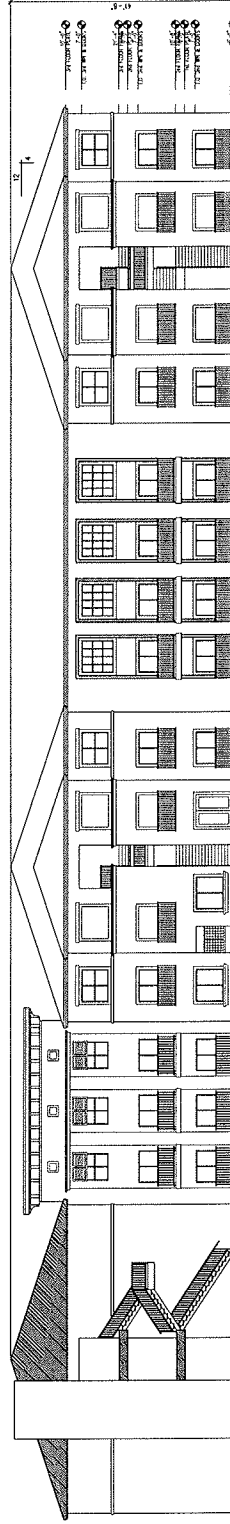
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

SDR-37602

04/22/10 PC RECEIVED

Sheet Description:

# Lone Mountain Senior Apartments

Exterior Elevations

Date: February 10, 2010

Scale: 3/32" = 1'-0"

Sheet Number  
**A2.1**

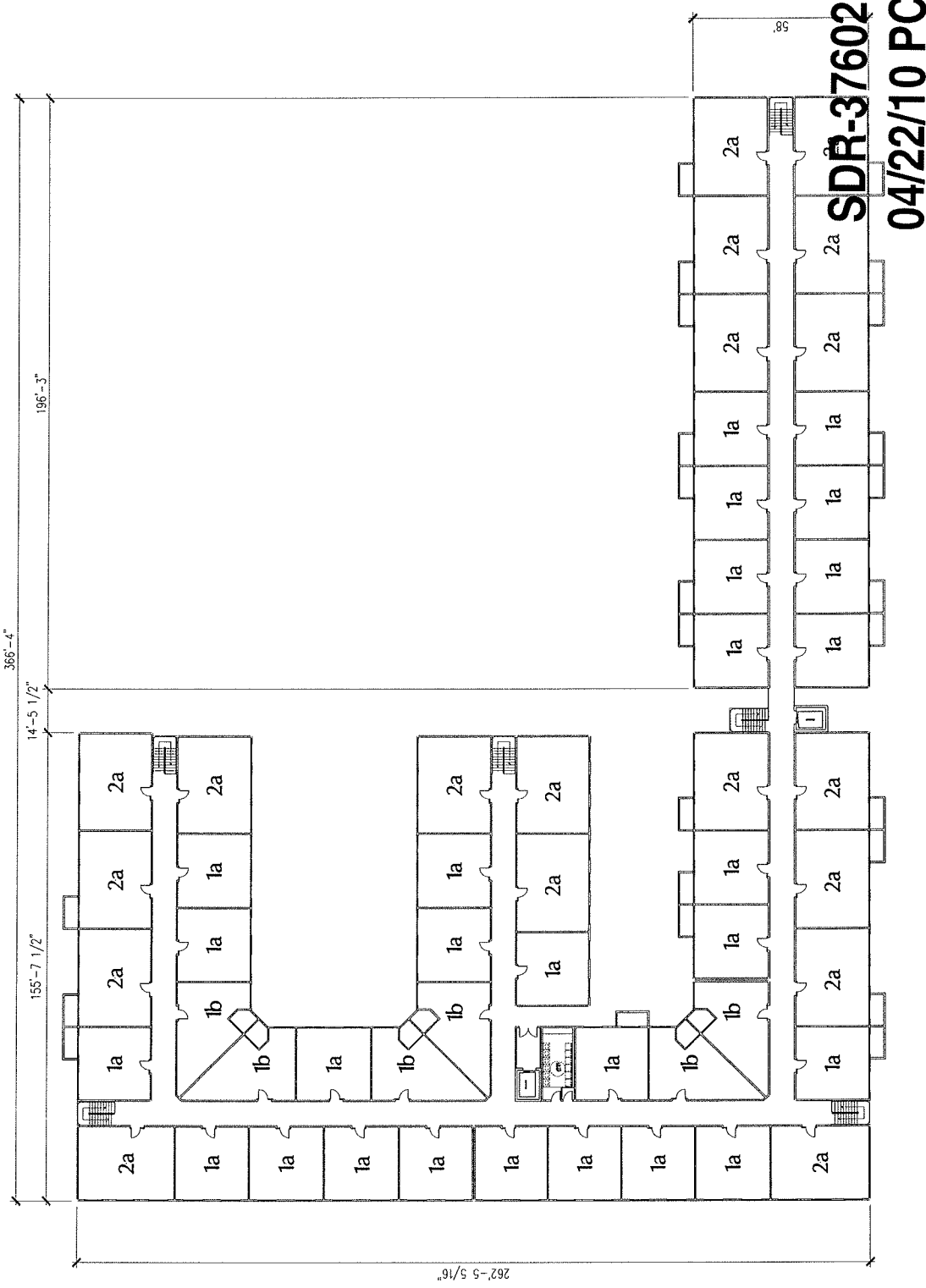
**OVATION**

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

MAR 08 2010





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

PRELIMINARY  
NOT FOR CONSTRUCTION

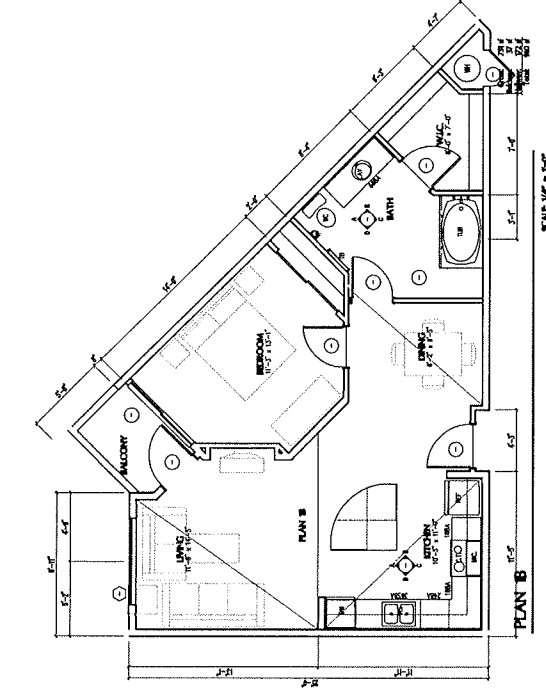
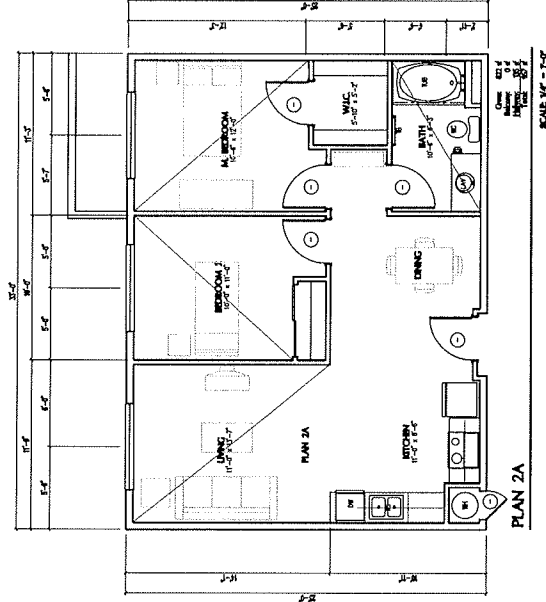
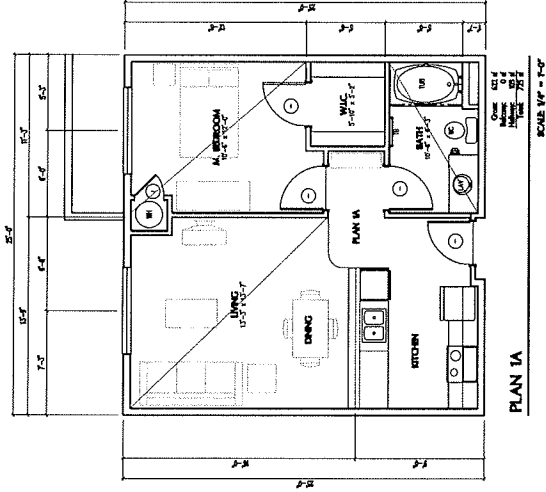
**Ovation**  
Lone Mountain Senior Apartments  
Boulevard and Lone Mountain Road  
Rancho City of Las Vegas, Nevada

Date: February 10, 2010  
Scale: 1/8" = 1'-0"  
Sheet Number: **A1.2**

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

Sheet Description:

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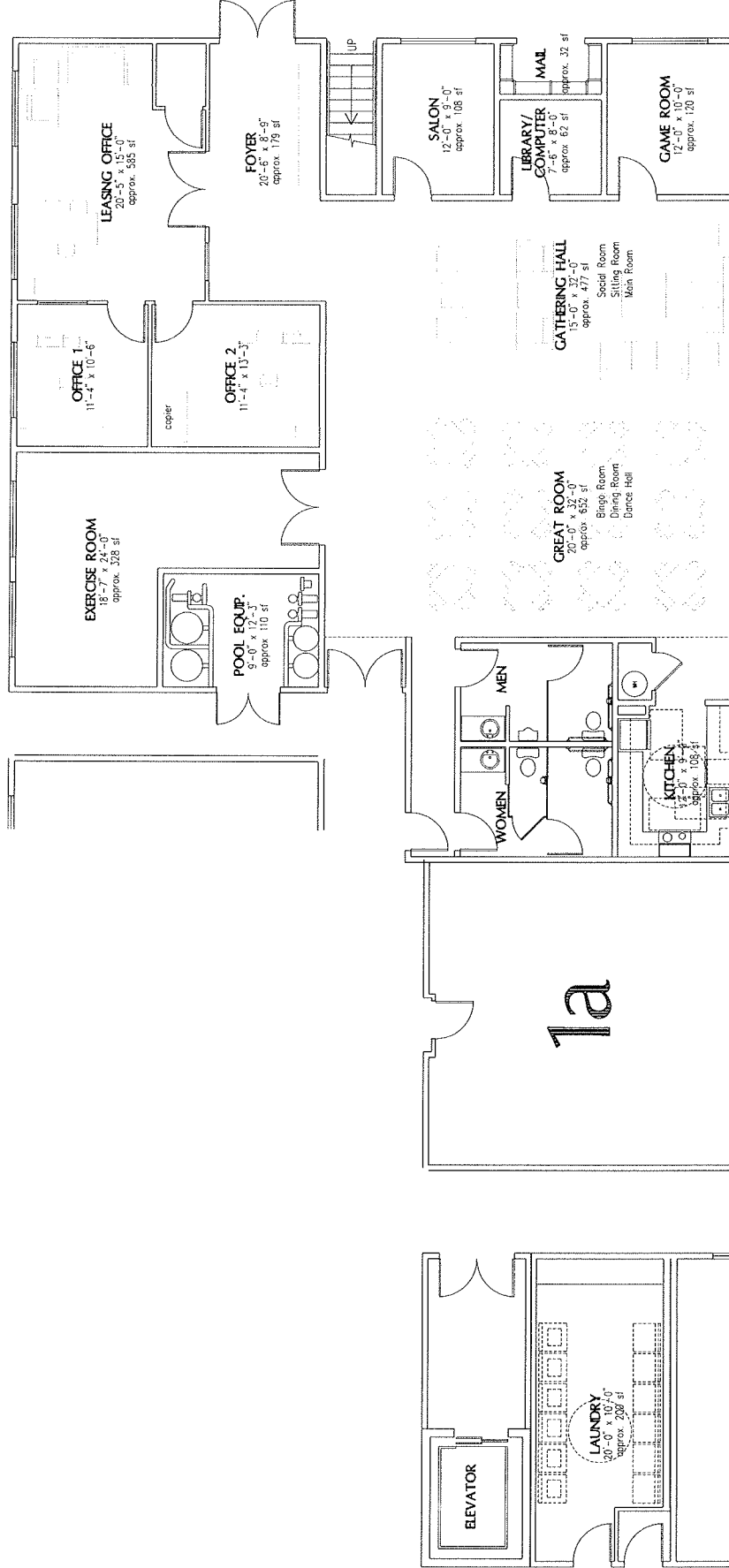
**Ovation**  
Lone Mountain Senior Apartments  
Rainbow Boulevard and Lone Mountain Road  
City of Las Vegas, Nevada

Date: February 10, 2010  
Scale: 1/8" = 1'-0"  
Sheet Number: **A0.0**

**Lone Mountain Senior Apartments**  
Floor Plans

Sheet Description:

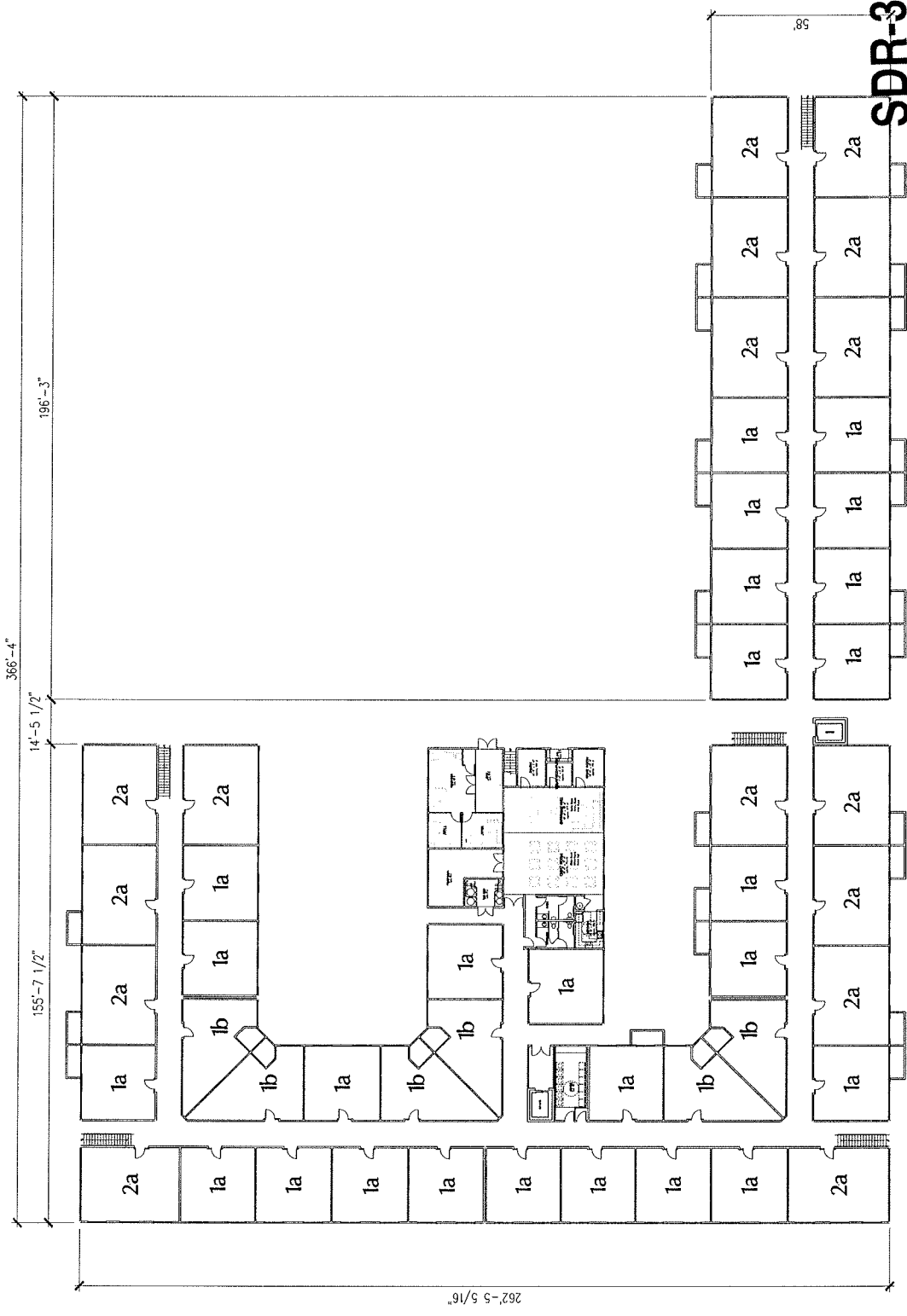




**SDR-37602**  
**04/22/10 PC**

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

|                                                                                  |                                                                             |                                                                                                                            |                                                   |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Sheet Description:<br><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><b>NOT FOR CONSTRUCTION</b> |
|                                                                                  | MAR 08 2010                                                                 |                                                                                                                            |                                                   |



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**04/22/10 PC**

|                                                                                                               |                                                                                                                                                                 |                                                                                                  |                                                                                        |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p>Sheet: A1.1<br/>         Date: February 10, 2010<br/>         Project: Lone Mountain Senior Apartments</p> | <p><b>Ovation</b><br/>         Lone Mountain Senior Apartments<br/>         Rainbow Boulevard and Lone Mountain Road<br/>         City of Las Vegas, Nevada</p> | <p>Date: February 10, 2010<br/>         Scale: 1/16" = 1'-0"<br/>         Sheet Number: A1.1</p> | <p><b>Lone Mountain Senior Apartments</b><br/>         Building Plan - First Floor</p> |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

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**NOT FOR CONSTRUCTION**

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# *Lone Mountain Seniors Apartments*

By  
Ovation Development Corp.

## *Roof Tile Color*



*"Cliffside"*

## *Fascia & Trim Color*

*"Stucco Tan"*

## *Accent Shutters & Doors*



*"Midnight Spruce"*

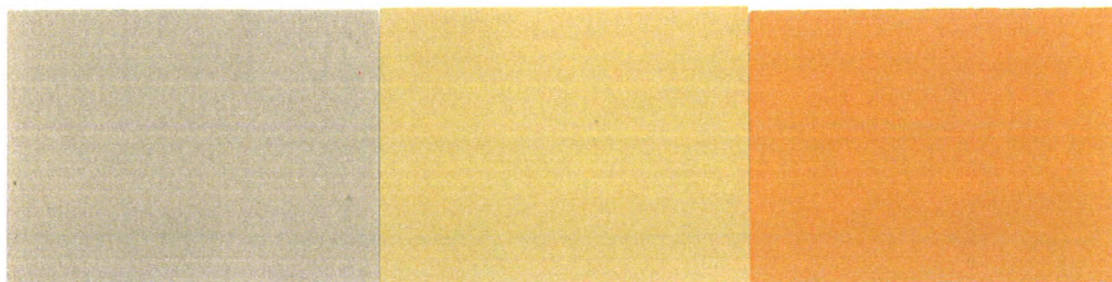
*"Taliesin Blue"*

*"Black Walnut"*

*"Black"*

## *Railings*

## *Lighter Field Colors for Upper Areas*

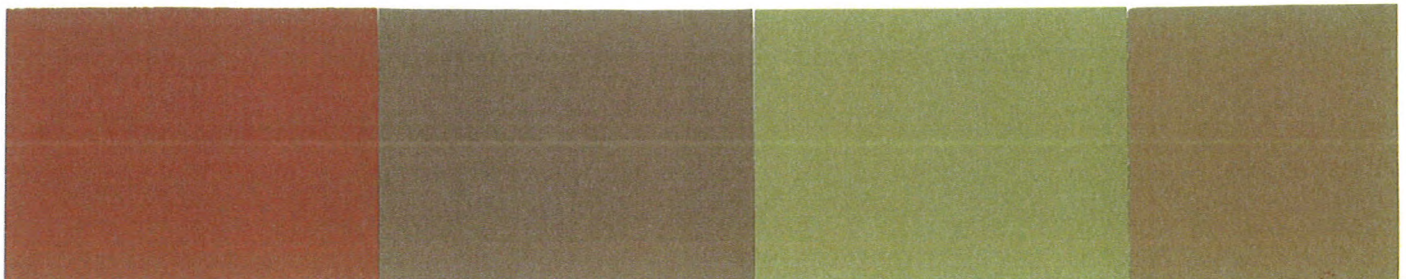


*"Rustic Taupe"*

*"Toasted Marshmallow"*

*"Butterscotch Syrup"*

## *Darker Field Colors for Lower Areas*



*"Autumn Umber"*

*"Carved Wood"*

*"Veranda Gold"*

*"Dark Sepia"*

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Colors By



Teilmann Design