Carolyn G. Goodman, Mayor (At-Large)
Lois Tarkanian, Mayor Pro Tem (Ward 1)
Vacant (Ward 2)
Bob Coffin (Ward 3)
Stavros S. Anthony (Ward 4)
Cedric Crear (Ward 5)
Michele Fiore (Ward 6)

City Manager Scott Adams
City Attorney Bradford R. Jerbic
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

July 3, 2019
9:30 AM
A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2, and are Closed Captioned for our hearing impaired viewers. Please note customers of Centurylink and Cox Communications can view this program in High Definition on Channel 1002. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Council Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV Channel 2 and the web the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the Council Meeting.

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Khosrow “Koz” Alighchi, Persian Church of Las Vegas
4. Pledge of Allegiance

5. Oath of Office Administered to Elected Officials - Councilman Ward 1 Brian Knudsen, Councilwoman Ward 2 Victoria Seaman and Councilwoman Ward 3 Olivia Diaz

6. Recognition of the Values Team

BUSINESS ITEMS - 9 A.M. SESSION

PUBLIC COMMENT

7. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

BUSINESS ITEMS - 9 A.M. Session

8. For Possible Action - Any items from the 9 A.M. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

9. For possible action to approve the Final Minutes by reference of the May 1 and 15, 2019 Regular City Council Meetings and the May 20, 2019 Special City Council Meeting

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

CITY ATTORNEY - CONSENT

10. For possible action to approve a business impact statement regarding a proposed resolution establishing an augmented quarterly franchise fee and an environmental surcharge pertaining to the collection of solid waste and residential recyclables. NOTE: The resolution to be put forward will not include the augmented franchise fee. (This item is related to a resolution on this subject that will appear on a future agenda under Resolutions-Discussion)

COMMUNICATIONS - CONSENT

11. For possible action to approve an Interlocal Agreement between the City of Las Vegas and Regional Flood Control District for television production services - All Wards

FINANCE - PURCHASING AND CONTRACTS - CONSENT

12. For possible action to approve award of Bid No. 19.25814-DC, Federal Project No. S1-0159(011), Traffic Package 6B Charleston at Durango, located at Charleston Boulevard and Durango Drive to the lowest responsive and responsible bidder and the construction conflicts and contingency reserve - Department of Public Works - Award recommended to: CMMCM LLC dba MULLER CONSTRUCTION ($1,127,369.09 - Traffic Improvements Capital Projects Fund) - Wards 1 and 2 (Tarkanian and Vacant)

13. For possible action to approve award of Purchase Order No. 408589 for Replacement Chiller at Development Services Center located at 333 North Rancho Drive - Department of Operations and Maintenance - Award recommended to: JOHNSON CONTROLS, INC ($675,000 - City Facilities Capital Projects Fund) - Ward 5 (Crear)

14. For possible action to approve award of Modification No. 4 to Contract No. 110128-CW, Contract for Annual Heart and Lung Physicals for Fire and Rescue - Department of Fire and Rescue - Award recommended to: GILBERT, GAETKE AND ASSOCIATED OF NEVADA MD LTD dba ARC HEALTH AND WELLNESS CENTERS, LLC (Extension of contract terms)

15. For possible action to approve award of Modification No. 1 to Contract No. 150217-CB, Mutual Use Contract Occupational Health Services - Department of Human Resources - Award recommended to: GILBERT, GAETKE AND ASSOCIATED OF NEVADA MD LTD dba ARC HEALTH AND WELLNESS CENTERS, LLC (Extension of contract terms)

OPERATIONS AND MAINTENANCE - CONSENT

16. For possible action to approve Las Vegas Valley Water District (LVVWD) Exclusive Easements from the City of Las Vegas to service the new Municipal Courthouse located at 100 East Clark Avenue, APN 139-34-302-011 - Ward 3 (Coffin)

17. For possible action to approve a Sixth Amendment to Lease Agreement between the City of Las Vegas and James Ream to lease approximately 488 square feet of additional office space located at 333 North Rancho Drive, commonly known as the City of Las Vegas Development Services Center - Ward 5 (Crear)

PUBLIC WORKS - CONSENT

18. For possible action to approve First Supplemental Interlocal Contract LAS30A13 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Gowan - Alexander Road, Rancho Drive to Decatur Boulevard Project - Ward 5 (Crear)

19. For possible action to approve Second Supplemental Interlocal Contract LAS24J15 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Gowan North - El Capitan Branch, Lone Mountain to Ann Road project - Ward 4 (Anthony)

20. For possible action to approve Third Supplemental Interlocal Contract LAS28C12 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Las Vegas Wash, Sloan Channel to Cedar Avenue project - Ward 3 (Coffin)

21. For possible action to approve Second Supplemental Interlocal Contract LAS29C16 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Flamingo - Boulder Highway North, Charleston - Boulder Highway to Maryland Parkway and Maryland Parkway System project - Ward 3 (Coffin)

22. For possible action to approve Second Supplemental Interlocal Contract LAS24I15 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Gowan Box Canyon - Lone Mountain Road Project - Ward 4 (Anthony)

23. For possible action to approve For possible action to approve Second Supplemental Interlocal Contract LAS25B13 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Cedar Avenue Channel Improvements project - Ward 6 (Fiore)

24. For possible action to approve Supplemental Interlocal Contract No. 3 - 843c between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to reallocate project funds within the contract for engineering, right-of-way and construction, and extend the contract expiration date from June 30, 2019 to June 30, 2022 for the Martin L. King Boulevard/Industrial Road Connector, Oakey Boulevard to Alta Drive project - Wards 1, 3 and 5 (Tarkanian, Coffin and Crear)

25. For possible action to approve Supplemental Interlocal Contract No. 1 - 1075a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for engineering design for the Ogden Avenue, Main Street to Las Vegas Boulevard project ($150,000 - Road and Flood Capital Project Fund [CPF]) - Ward 5 (Crear)

26. For possible action to approve Supplemental Interlocal Contract No. 2 - 979b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for construction of the Arterial Reconstruction Program - Package 6 project located at various locations more specifically shown in the contract exhibit ($4,000,000 - Road and Flood Capital Project Fund [CPF]) - Wards 1, 4 and 5 (Tarkanian, Anthony and Crear)

27. For possible action to approve Interlocal Contract 1081 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for engineering for the Lake Mead Boulevard, Simmons Street to Losee Road project ($1,175,000 - Road and Flood Capital Project Fund [CPF]) - Ward 5 (Crear) and North Las Vegas

28. For possible action to approve Cooperative (Local Public Agency) Agreement P481-16-063 - Amendment No. 2 between the City of Las Vegas and the State of Nevada Department of Transportation (NDOT) to increase project funding for engineering, right-of-way and construction of the CC 215 Trail project along CC 215 Beltway from Alexander Road to Decatur Boulevard ($4,193,182 - Parks and Leisure Activity Capital Project Fund [CPF]) - Wards 4 and 6 (Anthony and Fiore)

RESOLUTIONS - CONSENT

29. R-26-2019 - For possible action to approve a Resolution and Notice regarding the granting of a telecommunications service franchise to Zayo Group, LLC, setting the purpose, character, term and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

30. R-27-2019 - For possible action to approve a Resolution concerning a proposed Special Improvement District (814) within the Summerlin area and approving the form of the authorizing the execution and delivery of a deposit agreement and improvements reimbursement agreement with The Howard Hughes Company, LLC, a Delaware limited liability company, in the amount of $350,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with The Howard Hughes Company, LLC ($350,000 - SID) - Ward 2 (Vacant)

31. R-28-2019 - For possible action to approve a Resolution approving the apportionment of surplus amounts remaining in the special fund created for the City of Las Vegas, Nevada, Special Improvement District (SID) No. 707 (Summerlin Area) in the amount of $2,322,487.55 (Summerlin 707 SID Agency) - Ward 2 (Vacant)

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

32. Report from Scott D. Adams, City Manager, on Emerging Issues - All Wards

33. Report by Bill Arent, Director, Economic and Urban Development (EUD), on economic development projects and initiatives being undertaken in the City of Las Vegas - All Wards

34. Discussion for possible action regarding the ratification of Greg Weitzel as the Director of Parks and Recreation ($155,968.75 + $5,000 Signing Bonus + Benefits - General Fund)

35. Discussion for possible action regarding the ratification of Lisa Morris Hibbler as Chief Community Services Officer ($195,000 + Benefits - General Fund)

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BOARDS AND COMMISSIONS - DISCUSSION

36. Discussion for possible action to elect Councilwoman Michele Fiore to serve as the Mayor Pro-Tem

37. Discussion for possible action regarding the appointment of nominee Jeff Rogan to the Ward 1 seat of the Planning Commission

38. Discussion for possible action regarding the appointment of nominee Kathleen Bienenstein to the Ward 1 seat of the Senior Citizens Advisory Board

39. Discussion for possible action regarding the reappointment of James Wright to the Southern Nevada Health District Public Health Advisory Board

40. Discussion for possible action regarding the reappointments of Yvette Weinstein-Hall and Elizabeth Pattarettu to the Senior Citizens Advisory Board as the Mayor's appointments

41. Discussion for possible action regarding the reappointment of Sam Cherry to the Planning Commission as the Mayor's appointment

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

42. Bill No. 2019-20 - For possible action - Amends the Unified Development Code to repeal and replace Chapter 19.09 thereof, pertaining to Form-Based Code and Transect Zones. Sponsored by: Councilman Bob Coffin

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

43. Bill No. 2019-19 - Repeals LVMC 19.10.105, pertaining to the repurposing of certain golf courses and open spaces. Sponsored by: Councilwoman Michele Fiore

44. Bill No. 2019-21 - Amends LVMC Chapter 9.38 to establish an additional City procedure for retrieving shopping carts and laundry carts that have been abandoned or used without authorization. Sponsored by: Councilman Cedric Crear

45. Bill No. 2019-22 - Amends LVMC Chapter 10.48 to establish prohibitions regarding the attaching of certain items to trees, poles, structures, amenities, walls and fences within or near public rights-of-way, along with associated authority to remove such items. Sponsored by: Councilman Cedric Crear

46. Bill No. 2019-23 - Amends LVMC Title 13 to add a new Chapter 60 to authorize the removal and disposition of signs and attention gaining devices that have placed on City property or in public rights-of-way illegally. Sponsored by: Councilman Cedric Crear

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

47. Bill No. 2019-24 - Adopts that certain document entitled "Fifth Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community," regarding property generally located at the northwest corner of Grand Teton Drive and Grand Canyon Drive. Proposed by: Robert Summerfield, Director of Planning

48. Bill No. 2019-25 - Adopts that certain document entitled "Amended and Restated Development Agreement for Sunstone Master Planned Community," regarding property generally located at the southwest corner of North Skye Canyon Park Drive and Moccasin Road. Proposed by: Robert Summerfield, Director of Planning

49. Bill No. 2019-26 - Amends LVMC Chapter 6.39 to exempt from licensing and regulation as a nightclub any establishment with a tavern-limited license within the Downtown Entertainment Overlay District, and amends LVMC 6.50.250 to authorize conditions to be imposed on such establishments regarding outdoor patron lines and outdoor speakers. Proposed by: Bradford R. Jerbic, City Attorney

NOT TO BE HEARD BEFORE 11 A.M. - 50 THROUGH 89

BUSINESS ITEMS - 11 A.M. Session

50. Any items from the 11 A.M. session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

PLANNING

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

PLANNING - ONE MOTION/ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered to routine non-public and public hearing items. All public hearing and non-public hearing items will be opened at one time. Any person representing an application or a member of the public or a member of the City Council not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

51. EOT-76537 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC - For possible action on a request for a third Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 808 West Lake Mead Boulevard (APNs 139-21-612-065 through 069), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

52. ZON-76227 - REZONING - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), Ward 3 (Coffin) [PRJ-76199]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

53. SDR-76228 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76227 - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 5,732 SQUARE-FOOT DENTAL LABORATORY WITH WAIVERS TO ALLOW FIVE PARKING SPACES WHERE 32 SPACES ARE REQUIRED; LOT WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED; LOT COVERAGE OF 66 PERCENT WHERE 50 PERCENT IS ALLOWED; A ZERO-FOOT SIDE YARD SETBACK ON THE NORTH AND A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH WHERE 10 FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), R-4 (High Density Residential) Zone [PROPOSED: C-1

(Limited Commercial)], Ward 3 (Coffin) [PRJ-76199]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

54. VAR-76222 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RRA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWO PROPOSED NINE SQUARE-FOOT WALL SIGNS WHERE ONE, TWO SQUARE-FOOT WALL SIGN IS ALLOWED on 2.03 acres at 1876 South Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76168]. The Planning Commission (5-0) vote and Staff recommend APPROVAL.

55. SUP-76234 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

56. SDR-76235 - SITE DEVELOPMENT PLAN REVIEW RELATED SUP-76234 - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

57. SUP-76233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN PULIDO - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

58. VAC-76149 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, east of Brush Street (APNs 138-36-804-002 and 003), Ward 1 (Tarkanian) [PRJ-76126]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PLANNING - DISCUSSION

59. VAR-75869 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE 12 ARE REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. The Planning Commission (6-0 vote) and Staff recommend DENIAL.

60. SDR-75870 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75869 - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. The Planning Commission (6-0 vote) and Staff recommend DENIAL.

61. GPA-75219 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL. NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: R (RURAL)

62. ZON-75220 - ABEYANCE ITEM - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the

southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

63. VAR-75221 - ABEYANCE ITEM - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

64. VAC-75222 - ABEYANCE ITEM - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

65. TMP-75223 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

66. VAR-76120 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

67. VAR-76267 - ABEYANCE ITEM - VARIANCE RELATED TO VAR-76120 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Variance TO ALLOW 15 PARKING SPACES WHERE 27 SPACES ARE REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

68. SDR-76121 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76120 AND VAR-76267 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

69. GPA-75931 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: R (RURAL DENSITY RESIDENTIAL) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

70. ZON-75932 - REZONING - RELATED TO GPA-75931 - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL. The Planning

Commission (5-0 vote) recommends APPROVAL. NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FROM: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) TO: R-E (RESIDENCE ESTATES)

71. GPA-75969 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

72. ZON-75972 - REZONING RELATED TO GPA-75969 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

73. VAR-75973 - VARIANCE RELATED TO GPA-75969 AND ZON-75972 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS WITHOUT A GATE TO NOT BE CONSTRUCTED TO PUBLIC STREET STANDARDS; AND A NON-GATED MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

74. VAC-75974 - VACATION RELATED TO GPA-75969, ZON-75972 AND VAR-75973 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements and portions of a public sewer easement generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

75. TMP-75975 - TENTATIVE MAP RELATED TO GPA-75969, ZON-75972, VAR-75973 AND VAC-75974 - ALEXANDER JULIANO EAST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

76. GPA-75971 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

77. ZON-75976 - REZONING RELATED TO GPA-75971 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

78. VAR-75977 - VARIANCE RELATED TO GPA-75971 AND ZON-75976 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS NOT CONSTRUCTED TO PUBLIC STREET STANDARDS AND WITHOUT AN ACCESS GATE WHERE SUCH IS REQUIRED; AND A MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

79. VAC-75978 - VACATION RELATED TO GPA-75971, ZON-75976, AND VAR-75977 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Petition to

Vacate U.S. Government Patent Easements generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

80. TMP-75979 - TENTATIVE MAP RELATED TO GPA-75971, ZON-75976, VAR-75977 AND VAC-75978 - ALEXANDER JULIANO WEST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

81. VAR-76198 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE PANG - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.19 acres at 2109 Linda Vista Street (APN 162-06-810-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76197]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

82. SUP-76219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

83. SDR-76220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76219 - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [EVENT CENTER] WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 5.99 acres at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

84. SUP-76224 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,741 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,245 SQUARE-FOOT OUTDOOR PATIO at 450 Fremont Street, Suite #295 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75602]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

85. SUP-76163 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT MARIJUANA DISPENSARY USE at 631 South Las Vegas Boulevard (APN 139-34-410-181), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76044]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

86. SUP-76230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,720 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-76081]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

SET DATE

87. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

CITIZENS PARTICIPATION

88. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

COUNCIL MEMBER RECOGNITION

89. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

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This meeting has been properly noticed and posted at the following locations:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
1

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Call to Order

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
2

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Announcement Regarding: Compliance with Open Meeting Law

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
3

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Invocation - Khosrow “Koz” Alighchi, Persian Church of Las Vegas

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
4

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Pledge of Allegiance

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
5

DEPARTMENT: City Clerk **Ceremonial**
DIRECTOR: LuAnn Holmes

SUBJECT:
Oath of Office Administered to Elected Officials - Councilman Ward 1 Brian Knudsen, Councilwoman Ward 2 Victoria Seaman and Councilwoman Ward 3 Olivia Diaz

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
6

DEPARTMENT: Communications **Ceremonial**
DIRECTOR: David Riggleman

SUBJECT:
Recognition of the Values Team

BACKUP DOCUMENTATION:
Submitted at Meeting - Slide for July 2019 Values Team - Shop with a Marshal Team


CITY OF LAS VEGAS
NEVADA
Values Team | July 2019
Shop with a Marshal Team

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
7

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
8

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For Possible Action - Any items from the 9 A.M. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
9

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For possible action to approve the Final Minutes by reference of the May 1 and 15, 2019 Regular City Council Meetings and the May 20, 2019 Special City Council Meeting

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
10

DEPARTMENT: City Attorney **CONSENT**
DIRECTOR: Brad Jerbic

SUBJECT:
For possible action to approve a business impact statement regarding a proposed resolution establishing an augmented quarterly franchise fee and an environmental surcharge pertaining to the collection of solid waste and residential recyclables. NOTE: The resolution to be put forward will not include the augmented franchise fee. (This item is related to a resolution on this subject that will appear on a future agenda under Resolutions-Discussion)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This item is for Council approval of a business impact statement regarding a proposed resolution establishing an augmented quarterly franchise fee and environmental surcharge pertaining to the collection of solid waste and residential recyclables. NOTE: The resolution to be put forward will not include an augmented franchise fee.

RECOMMENDATION:
It is recommended that the City Council approve the business impact statement.

BACKUP DOCUMENTATION:
1. Business Impact Statement

BUSINESS IMPACT STATEMENT
(Resolution establishing an augmented quarterly franchise fee and an environmental surcharge pertaining to the collection of solid waste and residential recyclables)

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed resolution that would establish an augmented quarterly franchise fee and an environmental surcharge pertaining to the collection of solid waste and residential recyclables.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Notification of the proposed resolution was provided by mail to 11 business groups and other entities likely to be interested in the business impact of the proposed resolution. In addition, notification was published on May 1, 2019, by means of a legal notice in the Las Vegas Review Journal. The draft language of the proposed resolution was made available on the City's website. Recipients of the notification and those viewing the newspaper publication were invited to respond in writing and to advise the City whether the proposed resolution would impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business. No written responses were received. This summary is available to interested persons as part of this business impact statement.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

The proposed augmented franchise fee and environmental surcharge would impact customers, including business customers, by increasing the amounts they would pay, over time, beginning with a 5% increase and ending with a 15% increase over what they might otherwise have paid.

Beneficial effects:

The proposal will enable the City to pay for services, facilities and activities for which funding would otherwise be unavailable.

Direct effects:

See adverse and beneficial effects above.

Indirect effects:

None identified.

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Subsequent to providing the business impact notification referred to above, the City has proposed to reconfigure the timing of the environmental surcharge and not put forward the augmented franchise fee.

The reconfiguration will lower the financial impact from what was originally proposed and made available for comment, thus reducing the burden on customers, including business customers.

4. The estimate of the annual cost to the local government for enforcement of the proposed rule is:

No additional cost of enforcement is anticipated.

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is described below and reflects the implementation of the environmental surcharge only and not the augmented franchise fee:

FY 2020:	$3,033,138.40
FY 2021 and subsequent years:	$4,044,184.53

Note: Amounts collected in FY 2021 and thereafter will include a CPI increase in an amount to be determined annually pursuant to the City's franchise agreement with Republic Services.

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Provide for environmental programs and activities that benefit the public health, safety and welfare.

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains why such duplicative or more stringent provisions are necessary:

Not applicable

8. The reasons for the conclusions regarding the impact of the proposed rule on businesses:

It is believed that the proposed resolution, in imposing modest fee increases related to solid waste collection, will provide a reasonable means of securing funding for environmental programs and activities that benefit the public health, safety and welfare. It is also believed that the impact will not be overly burdensome for customers, including business customers.

CERTIFICATION

I certify that, to the best of my knowledge or belief, the information contained in this business impact statement was prepared properly and is accurate.



By: City Manager

Date: June 17, 2019

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
11

DEPARTMENT: Communications **CONSENT**
DIRECTOR: David Riggleman

SUBJECT:
For possible action to approve an Interlocal Agreement between the City of Las Vegas and Regional Flood Control District for television production services - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Regional Flood Control District requested that the City of Las Vegas assist the District with television production services. The District will pay $89,900 for 2019 - 2020 term for KCLV to produce television programs for the District to broadcast the programs on KCLV-TV2. There is an option for the District to extend the agreement through 2021 subject to approval of the District's Board of Directors. The Interlocal Agreement includes provisions for providing additional television productions services at the request of the District.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Interlocal Agreement

INTERLOCAL AGREEMENT FOR VIDEO PRODUCTION SERVICES

THIS INTERLOCAL AGREEMENT FOR VIDEO PRODUCTION SERVICES ("Agreement") is entered into this 1st day of July, 2019, by and between the CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (the "District") and CITY OF LAS VEGAS ("KCLV" referring to KCLV – Channel 2).

RECITALS

WHEREAS, the District desires to obtain the services of KCLV to provide required television production services, all as more specifically described below;

WHEREAS, the District's Board of Directors' ("the Board"), intent is to annually produce five (5) new television programs plus one (1) episode combining segments from the past year's shows for a "Best Of" episode; and

WHEREAS, said programs are designed to educate and inform the public of District programs that support the mission statement of the District;

WHEREAS, the District, as producer, will produce, write and direct, the District's information television news show;

WHEREAS, the services provided under this Interlocal Agreement serve as an effective, complimentary campaign to the District's on-going flood safety efforts;

WHEREAS, KCLV has the necessary experience and qualifications to perform the required television production services; and

WHEREAS, the District and KCLV desire to provide a full statement of their respective rights, obligations, and duties in connection with the performance of KCLV's duties hereunder.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, the parties do mutually agree as follows:

SECTION I: BASIC SERVICES

A. The District in its sole discretion shall determine the number of shows KCLV will produce during the term of the contract. For each show the District desires, it will give a separate written notice to proceed for the show to KCLV. KCLV agrees to provide videographer, editor, and/or associated video production services to provide up to 6 (six) half-hour information television news shows described as follows for the District:

1. Five (5) of the shows will contain all new materials and elements; and the remaining show will re-package segments from the past year for a "Best Of" episode.

    a. KCLV will coordinate with the District producer a minimum of 30 (thirty) days in advance regarding dates and times when the videographer will be available.

    b. The District will schedule video time fifteen (15) days in advance.

2. Production of each show will occur over an eight and one half (8 ½) week period and use up to 90 (ninety) hours of videographer and editor time.

3. Each show will air approximately eight and one half (8 ½) weeks, airing a minimum of twenty (20) times a month, as outlined on Attachment 1. Attachment 1 contains the schedule and may be modified as the work progresses with the mutual agreement of the District and KCLV.

4. KCLV will provide a vehicle to transport videographer and equipment to locations in the field throughout Clark County. This may include the District's Producer as a passenger in a KCLV vehicle.

5. KCLV agrees to produce a final product of twenty-eight minutes and thirty seconds (28:30) using the most current industry standards per show in a form and content acceptable to the District.

6. KCLV will keep a current catalogue of the B-roll videotaped for each show on the District owned computer server (Serial Number QP717014Y0T) located at KCLV.

7. KCLV agrees to provide the District six (6) DVD's of each completed show for local broadcast media outlets including, but not limited to CCTV-Channel 4, Boulder City, Laughlin, Mesquite, and Cox Cable.

8. KCLV agrees to provide all materials, and supplies necessary to perform the services outlined in this Agreement.

SECTION II: SUPPLEMENTAL SERVICES

A. The District may, at its sole discretion, desire the services of KCLV to provide additional video production services during the term of the Agreement. Additional services provided by KCLV will be performed upon request from the District in writing and KCLV will not perform such services until written approval by the District's General Manager is received. Any request for additional services above and beyond the agreed upon hours listed in Section I, BASIC SERVICES, will incur additional costs at the agreed upon hourly rate as stated in Section III, COMPENSATION AND TERMS OF PAYMENT. Those supplemental services may include, but are not limited to the following:

1. Additional hour(s) of videographer time;

2. Additional hour(s) of video equipment (EFP, Video Camera, Tri-Pod, Light Kit, and Microphone) time;

3. Additional hour(s) of editor time;

4. Additional hour(s) of editing equipment (Final Cut Pro);

5. Additional hours(s) of graphics and/or miscellaneous time;

6. Additional DVD copies of finalized District shows; and/or

7. Use of equipment to view and catalogue the District's video library.

SECTION III: COMPENSATION AND TERMS OF PAYMENT

A. The maximum cost to the District for Basic and Supplemental Services shall not exceed Eighty- Nine Thousand Nine Hundred Dollars and No Cents ($89,900.00) unless the District receives a written request, with justification, and the District approves a change in SECTION I, BASIC SERVICES and SECTION II, SUPPLEMENTAL SERVICES and an increase in compensation. If approved, a supplement to this AGREEMENT must be executed.

1. For Basic Services, the District agrees to pay KCLV on a per show basis as follows:

   Sixteen Thousand One Hundred and Fifty Dollars and No Cents ($16,150.00) per show for show number 1 and number 2 and Thirteen Thousand One Hundred Fifty Dollars and No Cents ($13,150.00) per show for the remaining shows number 3, 4, 5 and 6 defined in Section I: Basic Services, A.1 for a total amount not to exceed Eighty Four Thousand Nine Hundred Dollars and No Cents ($84,900.00).

2. Supplemental Services in the amount not to exceed Five Thousand Dollars and No Cents ($5,000.00), the District agrees to pay as follows:
   a. Videographer time at a rate of (Sixty Five Dollars and No Cents) $65.00 per hour;
   b. Video equipment time which includes as a minimum a Video Camera, Tri-Pod, Light Kit, and Microphone (EFP) at a rate of Five Hundred Dollars and No Cents ($500.00) per day;
   c. Editor time at a rate of Sixty Five Dollars and No Cents ($65.00) per hour;
   d. Editing equipment (Final Cut Pro) time at a rate of Two Hundred Dollars and No Cents ($200.00) per hour;
   e. Graphic work at a rate of Sixty Fifty Dollars and No Cents ($65.00) per hour;
   f. Additional DVD copies of finalized District shows as follows:
   g. DVD disc at One Dollar and No Cents ($1.00) each; USB drive at Ten dollars ($10.00);
   h. Dubbing costs at a rate of Twenty Five Dollars and No Cents ($25.00) per hour; and/or
   i. Equipment to view and catalogue the District's video library at a rate of Twenty Dollars and No Cents ($20.00) per hour.

B. Compensation for work on Basic and/or Supplemental Services will be paid upon successful completion of the work as solely determined by the District. Payment will be made within fifteen (15) days upon receipt of invoice from KCLV.

SECTION IV: TERMS AND TERMINATION

A. The term of this Agreement is for television production services effective July 1, 2019 through June 30, 2020 (the "Term"). The District shall have the right and option to extend this Agreement one (1) additional time for the term of July 1, 2020 through June 30, 2021, if the option is exercised at any time prior to the expiration of this Agreement, the District Board of Directors approves sufficient funds in its Annual Budget and the District's General

Manager provides written notification to KCLV to extend the Agreement for one (1) additional year.

B. The District or KCLV may, with or without cause, terminate this Agreement at any time prior to completion by KCLV of the services required herein upon thirty (30) days written notice in advance.

C. In the event this Agreement is terminated, KCLV will be compensated for all work satisfactorily performed and completed to the effective date of termination.

SECTION V: MISCELLANEOUS PROVISIONS

A. KCLV agrees to secure any and all necessary approvals and permissions for any copyrighted material secured by KCLV to be used in The Flood Channel shows.

B. The District agrees to secure any and all necessary approvals and permissions for the use of any copyrighted materials supplied by the District to KCLV specifically but not limited to flood footage obtained from local broadcast network affiliates to be used for the services provided herein.

C. KCLV will provide the station's hours of operation and agree to allow the District staff and Producer to be on KCLV's property only when other KCLV staff members are present. This may include weekends or after normal business hours.

D. KCLV will allow the District staff and Producer to park in the City of Las Vegas' employee parking lot.

E. KCLV agrees to store new B-roll footage shot as part of this Interlocal Agreement for future use for The Flood Channel in digital and Beta tape format. KCLV also agrees to store the District's library of approximately three hundred (300) B-roll Beta tapes. Storage of new and old tapes will be for the term of this Agreement.

F. KCLV agrees that it shall not enter collateral, artwork, or other products developed under this Interlocal Agreement in any contest, award program, or the like without the written authorization of the District.

G. KCLV agrees to obtain District approval on all material prior to release. All materials are to be carefully inspected by KCLV for the highest level of technical expertise in television production. KCLV agrees to abide by the determination of the District to remove or revise any objectionable portions of the recording in accordance with the District's direction and approval. KCLV agrees that any broadcast of the recording will only be in the context and form it was presented to the District.

H. The District currently has a logo, which needs to be utilized for the performance of this Interlocal Agreement. No modifications to the logo will be allowed unless approved in writing by the District.

I. KCLV is at all times operating as an independent contractor and at no time is operating as an employee or agent of the District.

J. KCLV agrees that the District's official name may not be used as an endorsement of any product or service. KCLV may not use or refer to the District by any fictitious name or attribute fictitious events to the District.

K. KCLV agrees to comply with all local, state and federal laws, including but not limited to regulations, standards, rules, codes, ethics and regulations regarding and related to industry standards, including but not limited to recording, copying, editing, translating, communication, broadcasting, reporting, production and reproduction.

L. KCLV may retain employees or other professional service providers to perform the services required by this Agreement. Such employees or other professional service providers will be the obligation of KCLV. The District will not be a party to any Interlocal Agreement with outside agent and the total cost of this Interlocal Agreement shall not be increased due to the utilization of an outside agent.

M. Any and all program rights, videotape shot by KCLV, documents, art work, rights to art work and other products prepared and/or submitted by KCLV to the District, and all information acquired by KCLV per the Interlocal Agreement, become property of the District. KCLV may retain copies and reproducible copies of all work products produced as a result of the work. In the event of the completion and/or termination of the Interlocal Agreement, all documents produced shall become the property of the District. KCLV agrees to surrender all such documents to the District in a timely manner, and at no charge, at the request of the District. Videotape provided to KCLV by other broadcast outlets are copyrighted materials owned by those outlets and remain with the District for its sole use.

N. In accordance with the Federal Communications Commission equal time doctrine, and Nevada Revised Statutes ("NRS") the Board reaffirms that once District Board members or anyone files for an elected office, he/she will not appear on any subsequent District television program until after the results of that election are final.

SECTION VI: ASSIGNMENT

This Agreement may not be assigned by either party without the express written consent of the other party.

SECTION VII: NOTICE

Any notice required or permitted by this Agreement shall be in writing and shall be deemed given at the time it is deposited in the United States Mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the party to whom it is to be given as follows:

To District: Clark County Regional Flood Control District
600 South Grand Central Parkway, Suite 300
Las Vegas, NV 89106-4511

To KCLV: KCLV-Channel 2
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

SECTION VIII: NON-EXCLUSIVE AGREEMENT

KCLV agrees that its employees shall devote such time to the performance of its duties under this Agreement as is reasonably necessary. Nothing herein shall be construed as a limitation upon the right of KCLV to engage in any other consulting agreement, service agreement, business venture or other activity.

SECTION IX: APPLICABLE LAW

This Agreement will be interpreted and enforced under Nevada Law. Jurisdiction for judicial review under this Agreement shall rest exclusively with the Eighth Judicial District Court, County of Clark, State of Nevada.

SECTION X: MODIFICATION OF INTERLOCAL AGREEMENT

This Interlocal Agreement may not be changed or modified except by written instrument executed by both parties.

SECTION XI: NO THIRD PARTY RIGHTS

This document shall not create any right in or benefit to parties other than the District and KCLV.

SECTION XII: COMPLETE AGREEMENT

A. This Agreement embodies the whole agreement between the parties.

B. There are no inducements, promises, terms, conditions or obligations made or entered into by the District or KCLV other than those contained in the Agreement.

C. The failure of either party to enforce, at any time or for any period of time, the provisions hereof shall not be construed as a waiver of such provisions or of the rights of such party to enforce each and every provision.

SECTION XIII: EXISTING AGREEMENT

This Agreement supersedes any prior agreement and terminates any and all existing Interlocal Agreements between KCLV and the District.

IN WITNESS THEREOF, the District and KCLV have caused this Interlocal Agreement for Video Production Services to be executed as of the date and year first above written and shall remain in effect from the term of July 1, 2019 through June 30, 2020.

Date of Board Approval:

June 13, 2019

CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT

By: _____
Lawrence L. Brown, III
Chair

ATTEST:

By: _____
Deanna Hughes
Secretary to the Board

APPROVED AS TO FORM:

By: _____
Christopher D. Figgins
Chief Deputy District Attorney

****

Date of Council Approval:

_____

CITY OF LAS VEGAS

By: _____
Carolyn G. Goodman, Mayor

ATTEST:

By: _____
LuAnn D. Holmes, MMC
City Clerk

APPROVED AS TO FORM:

By: _____
Deputy City Attorney

John S. Ridilla
Deputy City Attorney

Date: 6/19/19

060319 KCLV-Contract

Attachment 1
The Flood Channel 2019-2020
Show Schedule

Show #114
July/August/September 2019
Show Approval *Week of September 3rd
Runs = 9 weeks

Show #115
November/December 2019
Show Approval *Week of December 17th
Runs = 8 weeks

Show #116
January/February/March 2020
Show Approval *Week of January 5th
Runs = 8 weeks

Show #117
March/April 2020
Show Approval *Week of March 18th
Runs = 8 weeks

Show #118
April/May/June 2020
Show Approval *Week of May 20th
Runs = 9 weeks

Show #119 (Best Of)
July 2020
Show Approval *Week of June 17th

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
12

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Bid No. 19.25814-DC, Federal Project No. SI-0159(011), Traffic Package 6B Charleston at Durango, located at Charleston Boulevard and Durango Drive to the lowest responsive and responsible bidder and the construction conflicts and contingency reserve - Department of Public Works - Award recommended to: CMMCM LLC dba MULLER CONSTRUCTION ($1,127,369.09 - Traffic Improvements Capital Projects Fund) - Wards 1 and 2 (Tarkanian and Vacant)

FISCAL IMPACT:
Budget Funds Available
Amount: $1,127,369.09
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works

PURPOSE/BACKGROUND:
This project involves widening of existing signalized intersection at Charleston Boulevard and Durango Drive including modifications to traffic signal, street lighting, signs, markings, medians, curbs, sidewalks, pavement, drainage and utilities. Project is funded by the Nevada Department of Transportation (NDOT), CMMCM LLC dba Muller Construction is located in Las Vegas, Nevada.

RECOMMENDATION:
Approve award as recommended and the construction conflicts and contingency reserve of $112,736. Signature authority is granted to the Purchasing Manager per R-20-2017.

BACKUP DOCUMENTATION:
1. Bid Abstract

BID ABSTRACT
19.25814-DC Traffic Package 6B Charleston at Durango
Federal Project No. SI-0159(011)
Bid Date: April 15, 2019

City of Las Vegas - Finance Department
Puchasing & Contracts Division
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

				CMMCM LLC DBA Muller Construction		Las Vegas Paving Corporation		Eagle View Contractors	
Item #	**Description**	**QTY**	**UOM**	**Unit Price**	**Extended Price**	**Unit Price**	**Extended Price**	**Unit Price**	**Extended Price**
200.01	Mobilization and Demobilization	1	LS	$66,135.89	$66,135.89	$185,835.10	$185,835.10	$316,140.00	$316,140.00
202.01	Removal of Asphalt Pavement and Base	89	SY	$123.77	$11,015.53	$36.00	$3,204.00	$161.00	$14,329.00
202.02	Removal of Curb and Gutter	469	LF	$6.25	$2,931.25	$6.50	$3,048.50	$12.00	$5,628.00
202.03	Removal of Cross Gutter	181	SF	$12.50	$2,262.50	$10.00	$1,810.00	$19.00	$3,439.00
202.04	Remove Concrete Sidewalk	3,000	SF	$2.50	$7,500.00	$2.50	$7,500.00	$4.00	$12,000.00
202.05	Removal of Median Island	2,939	SF	$3.13	$9,199.07	$2.00	$5,878.00	$5.00	$14,695.00
202.06	Remove Tree Larger than 1-ft Diameter	2	EA	$625.10	$1,250.20	$2,700.00	$5,400.00	$275.00	$550.00
202.07	Remove Tree Less than 1-ft Diameter	7	EA	$312.55	$2,187.85	$1,900.00	$13,300.00	$79.00	$553.00
202.08	Rotomill Pavement (1")	21,638	SY	$1.75	$37,866.50	$1.80	$38,948.40	$1.60	$34,620.80
212.01	Removal and Replacement of Landscaping	1	LS	$48,507.99	$48,507.99	$20,000.00	$20,000.00	$2,750.00	$2,750.00
213.01	Removal and Replacement of Irrigation	1	LS	$8,126.34	$8,126.34	$80,000.00	$80,000.00	$2,750.00	$2,750.00
302.01	Type II Aggregate Base	172	CY	$53.76	$9,246.72	$132.00	$22,704.00	$430.00	$73,960.00
402.01	5-inch A.C Plantmix Bituminous Surface	882	SY	$58.76	$51,826.32	$32.50	$28,665.00	$52.00	$45,864.00
402.01 (NDOT	5-inch A.C Plantmix Bituminous Surface (NDOT)	572	SY	$62.51	$35,755.72	$92.50	$52,910.00	$56.00	$32,032.00
409.01 (NDOT	Bus Turnout (NDOT)	235	SY	$128.31	$30,152.85	$167.00	$39,245.00	$117.00	$27,495.00
413.01	1" UTACS Bonded with a PMM, S3 Gradation	21,638	SY	$9.06	$196,040.28	$8.25	$178,513.50	$8.40	$181,759.20
570.02	Retaining Walls (0-4')	283	LF	$156.28	$44,227.24	$370.00	$104,710.00	$109.00	$30,847.00
613.01	Type "L" Curb and Gutter	243	LF	$43.76	$10,633.68	$45.00	$10,935.00	$56.00	$13,608.00
613.02	Tack-On Island	5,128	SF	$7.50	$38,460.00	$8.00	$41,024.00	$9.00	$46,152.00
613.03	Concrete Sidewalk	2,660	SF	$6.88	$18,300.80	$11.20	$29,792.00	$9.00	$23,940.00
613.04	Concrete Bus Pad	1	LS	$5,000.82	$5,000.82	$3,700.00	$3,700.00	$9,900.00	$9,900.00
622.00	Construction Surveying	1	LS	$12,502.06	$12,502.06	$28,000.00	$28,000.00	$27,500.00	$27,500.00
623.01	Traffic Signal System Modification at Charleston Blvd./Durango Drive	1	LS	$314,176.73	$314,176.73	$277,000.00	$277,000.00	$326,800.00	$326,800.00

BID ABSTRACT
19.25814-DC Traffic Package 6B Charleston at Durango
Federal Project No. SI-0159(011)
Bid Date: April 15, 2019

City of Las Vegas - Finance Department
Puchasing & Contracts Division
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

				CMMCM LLC DBA Muller Construction		Las Vegas Paving Corporation		Eagle View Contractors	
Item #	**Description**	**QTY**	**UOM**	**Unit Price**	**Extended Price**	**Unit Price**	**Extended Price**	**Unit Price**	**Extended Price**
623.02	250W 11 Gauge Streetlight Pole and Luminaire with 8' Mast Arm	1	EA	$5,413.39	$5,413.39	$4,800.00	$4,800.00	$6,600.00	$6,600.00
623.03	250W 7 Gauge Streetlight Pole and Luminaire with 18' Mast Arm	2	EA	$9,076.49	$18,152.98	$8,000.00	$16,000.00	$8,250.00	$16,500.00
623.04	Remove and Salvage Streetlight Pole and Luminaire	1	EA	$2,625.43	$2,625.43	$2,300.00	$2,300.00	$2,530.00	$2,530.00
623.05	Remove Pullbox	1	EA	$200.03	$200.03	$176.00	$176.00	$550.00	$550.00
623.06	Pullbox 3 1/2 Marked "Streetlight"	2	EA	$312.55	$625.10	$275.00	$550.00	$825.00	$1,650.00
623.07	Intercept and Extend Exis. Conduit to 3-1/2 Pullbox	1	EA	$3,525.58	$3,525.58	$3,100.00	$3,100.00	$6,600.00	$6,600.00
624.01	Traffic Control and Maintenance	1	LS	$43,757.20	$43,757.20	$96,000.00	$96,000.00	$90,750.00	$90,750.00
627.01	Remove and Salvage Traffic Signs and Posts	1	EA	$56.26	$56.26	$40.00	$40.00	$1,650.00	$1,650.00
627.02	Remove and Relocate Sign Panels and/or Post	4	EA	$187.53	$750.12	$160.00	$640.00	$275.00	$1,100.00
627.03	Permanent Sign (Ground Mounted)	1	EA	$312.55	$312.55	$253.00	$253.00	$561.00	$561.00
628.01	Type II Film "Arrow"	35	EA	$125.02	$4,375.70	$105.00	$3,675.00	$283.00	$9,905.00
628.02	Type II Film Crosswalk or Stop Bar	2,024	SF	$8.13	$16,455.12	$6.50	$13,156.00	$8.00	$16,192.00
628.03	Median Reflective Yellow Paint	4,377	SF	$1.56	$6,828.12	$1.25	$5,471.25	$2.00	$8,754.00
628.04	Median Reflective White Paint	128	SF	$1.56	$199.68	$1.25	$160.00	$3.00	$384.00
633.01	Reflective Raised Pavement Markers	775	EA	$3.44	$2,666.00	$2.75	$2,131.25	$5.00	$3,875.00
633.02	Non-reflective Raised Pavement Markers	1,900	EA	$3.44	$6,536.00	$2.75	$5,225.00	$3.00	$5,700.00
637.00	Dust Control	1	LS	$3,125.51	$3,125.51	$6,200.00	$6,200.00	$65,000.00	$65,000.00
637.00	NPDES Discharge Permit	1	LS	$4,375.72	$4,375.72	$7,000.00	$7,000.00	$7,000.00	$7,000.00
670.01	NVE Relocate Transformer Substructure	1	LS	$44,082.26	$44,082.26	$39,000.00	$39,000.00	$61,600.00	$61,600.00
TOTAL BASE BID AMOUNT				**$1,127,369.09**		**$1,388,000.00**		**$1,554,213.00**	
% Greater than Lowest Responsive & Responsible Bidder						23.12%			
Bidder's Preference Received				**No**		N/A		N/A	
Responsive Bidder				**Yes**					

BID ABSTRACT
19.25814-DC Traffic Package 6B Charleston at Durango
Federal Project No. SI-0159(011)
Bid Date: April 15, 2019

City of Las Vegas - Finance Department
Puchasing & Contracts Division
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

				CMMCM LLC DBA Muller Construction		Las Vegas Paving Corporation		Eagle View Contractors	
Item #	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
	Responsible Bidder			Yes					
	Department Evaluation Complete			Yes					
	Award to Low Bidder Recommended			Yes					
Engineer's Estimate: $ $882,290.00									

Onsite Abstract	
% of Difference	
Low Bid	
2nd Low	
Average Bid	
"Cost Savings"	

Onsitew/Alts Abstract	
% of Difference	
Low Bid	
2nd Low	
Average Bid	#REF!
"Cost Savings"	

Offsite Abstract	
% of Difference	0.231185077
Low Bid	$1,127,369.09
2nd Low	$1,388,000.00
Average Bid	$1,356,527.36
"Cost Savings"	$229,158.27

OPTIONS

Select
Yes
No
N/A (Federal Funding)
N/A (Informal)

Select
Yes
No
N/A

Award Recommended

Award to Low Bidder Recommended
Award to 2nd Low Bidder Recommended
Award to this Bidder Recommended

Award of Base Bid Recommended

Award of Base Bid & Add Alt No 1 Recommended
Award of Base Bid & Add Alts 1 & 2 Recommended
Award of Base Bid & Add Alts 1-3 Recommended
Award of Base Bid & Add Alts 1-4 Recommended

Total Base Bid Amount
Total Base Bid Amount + Additive Alternate
Total Base Bid Amount + Additive Alternates

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
13

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Purchase Order No. 408589 for Replacement Chiller at Development Services Center located at 333 North Rancho Drive - Department of Operations and Maintenance - Award recommended to: JOHNSON CONTROLS, INC ($675,000 - City Facilities Capital Projects Fund) - Ward 5 (Crear)

FISCAL IMPACT:
Budget Funds Available
Amount: $675,000
Funding Source: City Facilities CPF
Dept./Division: Operations and Maintenance

PURPOSE/BACKGROUND:
This purchase order provides the replacement chiller at the Development Services Center (DSC) that is currently unrepairable. A rental chiller is in place until a replacement is purchased and installed. This item is exempt from the competitive bidding process pursuant to NRS 332.115.1(d), Equipment which, by reason of the training of the personnel or of an inventory or replacement parts maintained by the local government is compatible with existing equipment. Johnson Controls, Inc. is located in Las Vegas, Nevada.

RECOMMENDATION:
Approve as recommended with signature authority granted to the Purchasing Manager per R-20-2017.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
14

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Modification No. 4 to Contract No. 110128-CW, Contract for Annual Heart and Lung Physicals for Fire and Rescue - Department of Fire and Rescue - Award recommended to: GILBERT, GAETKE AND ASSOCIATED OF NEVADA MD LTD dba ARC HEALTH AND WELLNESS CENTERS, LLC (Extension of contract terms)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On February 16, 2011 City Council approved the award of the subject contract in the annual amount of $300,000. Modification No. 1, which was executed by the Purchasing Manager on February 2, 2015, revised the performance period from award date through December 1, 2015 with three one-year renewal options. Modification No. 2, which was executed by the Purchasing Manager on February 21, 2016, added five additional services to the contract scope. Modification No. 3, which was executed by the Purchasing Manager on March 2, 2017, revised pricing for examinations. Modification No. 4 extends the performance expiration from date of award through June 30, 2020. Gilbert, Gaetke and Associates of Nevada MD LTD dba ARC Health and Wellness Centers, LLC is located in Nevada.

RECOMMENDATION:
Approve as recommended from date of award through June 30, 2020. Signature authority is granted to the Purchasing Manager per R-20-2017.

BACKUP DOCUMENTATION:
1. Modification No. 4 to Contract No. 110128-CW
2. Certificate - Disclosure of Ownership/Principals

CONTRACT MODIFICATION NO. 4

CONTRACT FOR ANNUAL HEART AND LUNG PHYSICALS FOR FIRE AND RESCUE

THIS MODIFICATION NO. 4 is being entered into this __ day of _____, 2019, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and GILBERT, GAETKE, AND ASSOCIATES OF NEVADA, MD LTD dba ARC HEALTH AND WELLNESS CENTERS,, (hereinafter the "Company"), having its principal office located at 82 East Glendale Avenue, Sparks, Nevada 89431.

The purpose of this Modification is to extend the performance period for one (1) year. .

This Modification revises the Contract Term set forth in that certain Contract for Annual Heart and Lung Physicals for Fire & Rescue dated March 14, 2011 (Contract No. 110128-CW), as amended by Modification No. 1 dated February 12, 2015, Modification No. 2 dated December 21, 2016, and Modification 3 dated March 2, 2017 (collectively "the Contract"), is hereby modified as follows:

1. Section B-5 Contract Term

REFERENCE: Paragraph B-5 (a)

DELETE: In its entirety

ADD: (a) The Contract Term commences from date of award through June 30, 2020.

In the event of any conflict between the Contract and this modification, the provisions of this Modification No. 4 take precedence. All other Contract terms and conditions remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Contract Modification to be executed by their duly authorized representatives.

CITY OF LAS VEGAS

EDWARD O'NEAL Date
Manager, Purchasing and Contracts

GILBERT, GAETKE, AND ASSOCIATES OF NEVADA, MD LTD dba ARC HEALTH AND WELLNESS CENTERS

PAUL GRANSTROM Date
Executive Vice President

ATTEST:

LUANN D. HOLMES, MMC Date
City Clerk

APPROVED AS TO FORM:

Seth T. Floyd
Deputy City Attorney 6/20/19

Deputy City Attorney Date

CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity," means the individual, partnership, or corporation seeking to enter into a contract with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members; (e) trust – the trustee and beneficiaries.

2. Policy

In accordance with Resolutions 79-99, 105-99 and RA-4-99, adopted by the City Council, Contracting Entities seeking to enter into certain contracts with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted.

4. Incorporation

An updated and notarized Certificate shall be incorporated into the resulting contract, if any, between the City and the Contracting entity. Upon execution of such contract, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract, and/or a withholding of payments due the Contracting Entity.

Block 1: Contracting Entity	
Name: Gilbert, Gaetke and Associates of Nevada, MD, LTD d/b/a ARC Health and Wellness Centers	
Address: 1855 N. McCarran Blvd	**City / ST / Zip:** Sparks, NV 89431
Telephone: 775 846-3413	**EIN or DUNS :** 26-4185399
Block 2: Description / Subject Matter of Contract	
Services for: Annual Heart & Lung Exams	**Project Number:**

Block 3: **Type of Business**

☐ Individual ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Trust ☐ Other:

Rev 06.2018

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4: Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1	Mark Gaetke, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
2	Warren Gilbert, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
3	Troy Ross, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
4			
5			
6			
7			
8			
9			
10			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Ownership/Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5: Disclosure of Ownership and Principals – Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: ____

Contracting Party Certification ***(Notarized signature required in event of contract award per section 4, "Incorporation")***

I certify under penalty of perjury, that all the information provided in this Certificate is current, complete and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

CHEYENNE CABLE
Notary Public, State of Nevada
Appointment No. 19-1190-2
My Appt. Expires Jan 17, 2023

Signature

6/21/2019
Date

Subscribed and sworn to before me this 21 day of June, 2019

Cheyenne Cable.
Notary Signature

Rev 06.2018

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
15

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Modification No. 1 to Contract No. 150217-CB, Mutual Use Contract Occupational Health Services - Department of Human Resources - Award recommended to: GILBERT, GAETKE AND ASSOCIATED OF NEVADA MD LTD dba ARC HEALTH AND WELLNESS CENTERS, LLC (Extension of contract terms)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On August 19, 2015 City Council approved award of Contract No. 150217-CB, for annual comprehensive physical examinations of the City's Deputy and Municipal Court Marshals in the annual amount of $250,000. Modification No. 1 extends the expiration from date of award through June 30, 2020. Gilbert, Gaetke and Associates of Nevada MD LTD dba ARC Health and Wellness Centers, LLC is located in Nevada.

RECOMMENDATION:
Approve as recommended from date of award through June 30, 2020. Signature authority is granted to the Purchasing Manager per R-20-2017.

BACKUP DOCUMENTATION:
1. Modification No. 1 to Contract No. 150217-CB
2. Certificate - Disclosure of Ownership/Principals

CONTRACT MODIFICATION NO. 1

MUTUAL USE CONTRACT

OCCUPATIONAL HEALTH SERVICES

THIS MODIFICATION NO. 1 is being entered into this __ day of _____, 2019, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and GILBERT, GAETKE, AND ASSOCIATES OF NEVADA, MD LTD dba ARC HEALTH AND WELLNESS CENTERS, (hereinafter the "Company") having its principal office located at 82 East Glendale Avenue, Sparks, Nevada 89431.

The purpose of this Modification is to extend performance period for one (1) year..

The Contract between the City and the Company dated August 31, 2015, is hereby modified as follows:

1. **Paragraph 3 State of Nevada Contract Term**

REFERENCE: Paragraph 3

DELETE: In its entirety

ADD: 3. The Contract Term commences from date of award through June 30, 2020.

2. **General**

In the event of any conflict between the Contract and this modification, the provisions of this Modification No. 1 take precedence. All other Contract terms and conditions remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Contract Modification to be executed by their duly authorized representatives.

CITY OF LAS VEGAS

EDWARD O'NEAL Date
Manager, Purchasing and Contracts

GILBERT, GAETKE, AND ASSOCIATES OF NEVADA, MD LTD dba ARC HEALTH AND WELLNESS CENTERS

PAUL GRANSTROM Date
Executive Vice President

ATTEST:

LUANN D. HOLMES, MMC Date
City Clerk

APPROVED AS TO FORM:

Seth T. Floyd
Deputy City Attorney 6/19/19

Deputy City Attorney Date

CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity," means the individual, partnership, or corporation seeking to enter into a contract with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members; (e) trust – the trustee and beneficiaries.

2. Policy

In accordance with Resolutions 79-99, 105-99 and RA-4-99, adopted by the City Council, Contracting Entities seeking to enter into certain contracts with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted.

4. Incorporation

An updated and notarized Certificate shall be incorporated into the resulting contract, if any, between the City and the Contracting entity. Upon execution of such contract, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract, and/or a withholding of payments due the Contracting Entity.

Block 1: Contracting Entity	
Name: Gilbert, Gaetke and Associates of Nevada, MD, LTD d/b/a ARC Health and Wellness Centers	
Address: 1855 N. McCarran Blvd	**City / ST / Zip:** Sparks, NV 89431
Telephone: 775 846-3413	**EIN or DUNS :** 26-4185399
Block 2: Description / Subject Matter of Contract	
Services for: Annual Heart & Lung Exams	**Project Number:**

Block 3: **Type of Business**

☐ Individual ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Trust ☐ Other:

Rev 06.2018

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4: Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1	Mark Gaetke, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
2	Warren Gilbert, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
3	Troy Ross, MD	1855 N. McCarran Blvd, Sparks, NV 89431	775 331-3361
4			
5			
6			
7			
8			
9			
10			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Ownership/Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5: Disclosure of Ownership and Principals – Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: ____

Contracting Party Certification ***(Notarized signature required in event of contract award per section 4, "Incorporation")***

I certify under penalty of perjury, that all the information provided in this Certificate is current, complete and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

Signature

6/21/2019
Date

CHEYENNE CABLE
Notary Public, State of Nevada
Appointment No. 19-1190-2
My Appt. Expires Jan 17, 2023

Subscribed and sworn to before me this 21 day of June, 2019

Cheyenne Cable.
Notary Signature

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
16

DEPARTMENT: Operations & Maintenance **CONSENT**
DIRECTOR: Jerry Walker

SUBJECT:
For possible action to approve Las Vegas Valley Water District (LVVWD) Exclusive Easements from the City of Las Vegas to service the new Municipal Courthouse located at 100 East Clark Avenue, APN 139-34-302-011 - Ward 3 (Coffin)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Easements will allow service for a water meter to be installed which are necessary to provide water services to the new Municipal Courthouse Project and to allow LVVWD the right to enter the property for the construction, operation, maintenance and repair of water facilities.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Las Vegas Valley Water District Exclusive Easements

APN: 139-34-302-011

RETURN TO:
Las Vegas Valley Water District
c/o Land Acquisition and Management (M/S 95)
P O Box 99956
Las Vegas, Nevada 89193-9956

LVVWD Project/Contract No.: 136164

LAS VEGAS VALLEY WATER DISTRICT

EXCLUSIVE EASEMENT

THIS GRANT OF EASEMENT, made and entered into by and between City of Las Vegas, hereinafter known as the GRANTOR(s) and the **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the state of Nevada, hereinafter known as the DISTRICT.

WITNESSETH:

That the GRANTOR(s), for and in consideration of the sum of One Dollar ($1.00) lawful money of the United States and other valuable consideration to it in hand paid by the DISTRICT, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the DISTRICT, its successors and assigns, a perpetual Easement ("Easement") for the construction, operation, use, maintenance, repair, replacement, reconstruction and removal of pipelines and all underground and surface appurtenances for conducting water and any facilities ancillary thereto, such as electric power, fiber optic, and the rights of ingress and egress, over, on, above, across and under that certain parcel of land described as follows:

See Exhibits A and B, attached hereto and made a part hereof.

The GRANTOR(s), its successors and assigns agree that:

APN: 139-34-302-011

1. No buildings, structures, walls, fences, trees, or landscaping shall be placed upon, over or under said parcel of land for the duration of this Easement.

2. The DISTRICT shall not be liable for any damage to any of the GRANTOR(s) improvements placed upon said parcel due to the DISTRICT's operations using reasonable care.

3. Should any of the DISTRICT facilities within said Easement be required to be relocated or repaired as a result of changes in grade or other construction within the Easement, the GRANTOR(s), or its successors and assigns, shall bear the full cost of such relocation or repair, unless changes in grade or other construction are done with the prior written consent of the DISTRICT.

4. The GRANTOR shall not allow any unauthorized obstructions, which may impede or interfere with the DISTRICT's use of or access to said Easement.

5. The DISTRICT shall have the right, but not the obligation to cut, trim, remove trees, brush, and/or remove other unauthorized obstructions, which may impede or interfere with the DISTRICT's use.

6. The DISTRICT may fence the Easement area at DISTRICT's sole discretion to prevent vandalism and unauthorized access.

7. The GRANTOR(s) shall make no other Easement upon the portion of the premises covered by this Easement without prior written approval of the DISTRICT.

8. All provisions of this Easement, including the benefits and burdens, run with the land and are binding upon and enure to the GRANTOR(s), the DISTRICT, and their heirs, assigns, successors, tenants, and personal representatives.

9. Signator for GRANTOR(s) warrant that it has the legal authority to bind the party hereto and GRANTOR(s) warrant that it may legally grant the rights described herein.

10. This Easement is granted subject to any and all existing rights.

/
/
/
/
/
/

APN: 139-34-302-011

DO NOT MARK OUTSIDE THIS BOX

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand this _____ day of _____, 20____.

_____
(Signature)

BY: _____
(Print Name)

ITS: _____
(Capacity)

Approved as to form
John S. Ridilla 6/11/19
John S. Ridilla Date
Deputy City Attorney

State of _____)
) ss
County of _____)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared _____ known to me to be the person described in and who executed the foregoing instrument, and who acknowledges to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

_____ _____
Notary Public Notary Seal/Stamp

GRANTOR: CITY OF LAS VEGAS
APN: 139-34-302-011

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN EASEMENT IN FAVOR OF THE LAS VEGAS VALLEY WATER DISTRICT IN SUPPORT OF THE COURT HOUSE PROJECT.

DESCRIPTION

A PORTION OF A PARCEL OF LAND IDENTIFIED AS "AREA REVERTED TO ACREAGE" AS SHOWN IN BOOK 158, PAGE 35 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

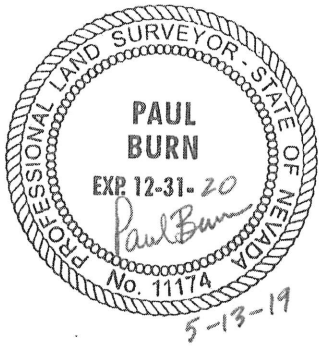
COMMENCING AT THE CENTERLINE INTERSECTION OF CLARK AVENUE AND 1ST STREET AS SHOWN IN SAID BOOK 158, PAGE 35 OF PLATS; THENCE ALONG SAID CENTERLINE, SOUTH 62°15'00" EAST, 180.00 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 27°45'00" WEST, 40.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CLARK AVENUE COINCIDENT WITH THE BOUNDARY OF SAID "AREA REVERTED TO ACREAGE", SAID POINT BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:
1) SOUTH 27°45'00" WEST, 13.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 156.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 29°21'47" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'33", AN ARC LENGTH OF 9.64 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 32°54'20" WEST; THENCE DEPARTING SAID BOUNDARY, NORTH 62°15'00" WEST, 6.00 FEET; THENCE NORTH 27°45'00" EAST, 22.00 FEET TO A POINT ON SAID BOUNDARY LINE, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY OF CLARK AVENUE; THENCE ALONG SAID BOUNDARY AND RIGHT-OF-WAY, SOUTH 62°15'00" EAST, 10.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 221 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
SOUTH 62°15'00" EAST, BEING THE BEARING OF THE CENTERLINE OF CLARK AVENUE AS SHOWN IN BOOK 158, PAGE 35 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)



PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

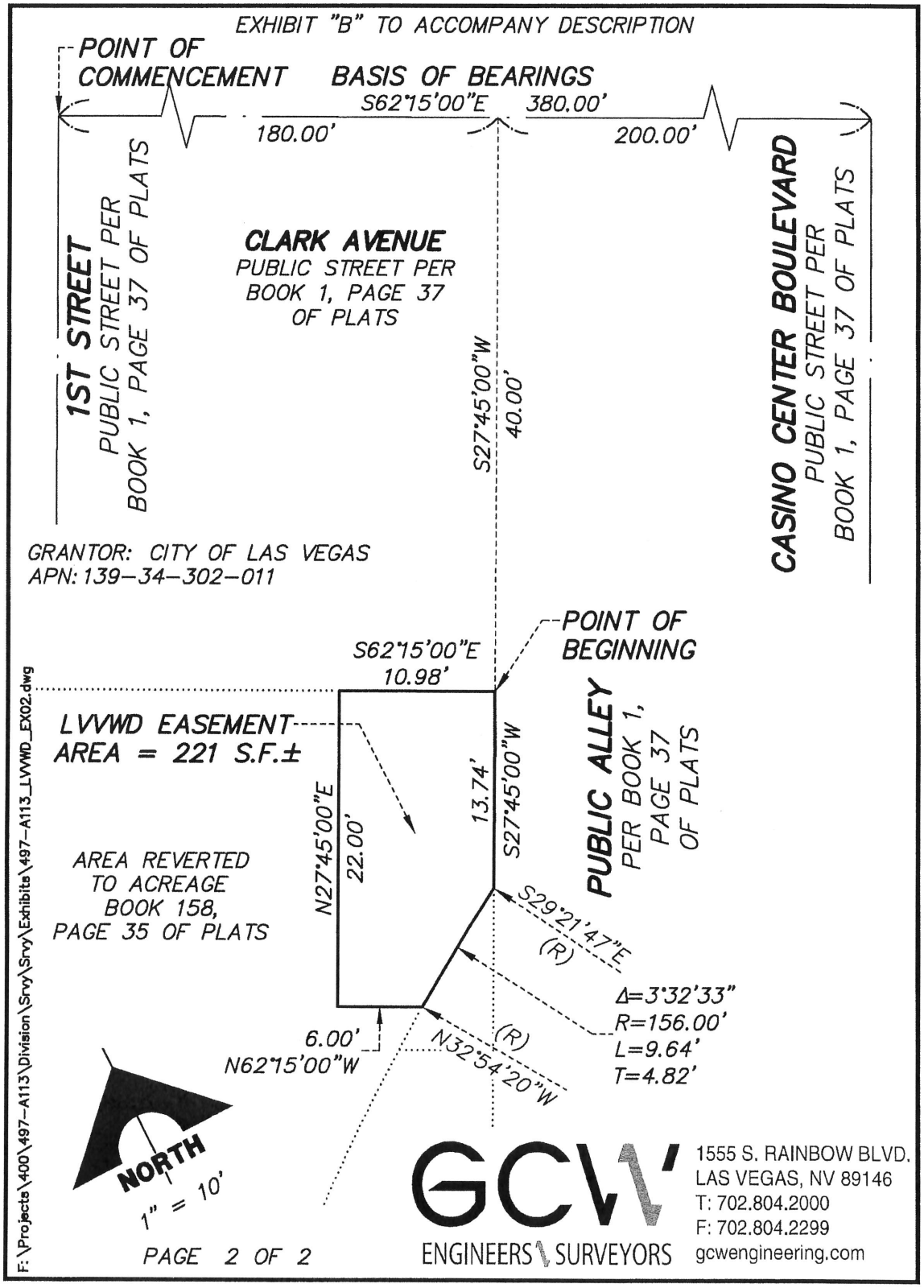
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
POINT OF COMMENCEMENT
BASIS OF BEARINGS
S62°15'00"E 380.00'
180.00'
200.00'
1ST STREET
PUBLIC STREET PER
BOOK 1, PAGE 37 OF PLATS
CLARK AVENUE
PUBLIC STREET PER
BOOK 1, PAGE 37
OF PLATS
S27°45'00"W
40.00'
CASINO CENTER BOULEVARD
PUBLIC STREET PER
BOOK 1, PAGE 37 OF PLATS
GRANTOR: CITY OF LAS VEGAS
APN: 139-34-302-011
POINT OF BEGINNING
S62°15'00"E
10.98'
LVVWD EASEMENT
AREA = 221 S.F.±
13.74'
S27°45'00"W
PUBLIC ALLEY
PER BOOK 1,
PAGE 37
OF PLATS
N27°45'00"E
22.00'
AREA REVERTED
TO ACREAGE
BOOK 158,
PAGE 35 OF PLATS
S29°21'47"E
(R)
Δ=3°32'33"
R=156.00'
L=9.64'
T=4.82'
6.00'
N62°15'00"W
N32°54'20"W
(R)
NORTH
1" = 10'
F:\Projects\400\497-A113\Division\Srvy\Srvy\Exhibits\497-A113_LVVWD_EX02.dwg
PAGE 2 OF 2
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

APN: 139-34-302-011

RETURN TO:
Las Vegas Valley Water District
c/o Land Acquisition and Management (M/S 95)
P O Box 99956
Las Vegas, Nevada 89193-9956

LVVWD Project/Contract No.: 136164

LAS VEGAS VALLEY WATER DISTRICT

EXCLUSIVE EASEMENT

THIS GRANT OF EASEMENT, made and entered into by and between City of Las Vegas, hereinafter known as the GRANTOR(s) and the **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the state of Nevada, hereinafter known as the DISTRICT.

WITNESSETH:

That the GRANTOR(s), for and in consideration of the sum of One Dollar ($1.00) lawful money of the United States and other valuable consideration to it in hand paid by the DISTRICT, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the DISTRICT, its successors and assigns, a perpetual Easement ("Easement") for the construction, operation, use, maintenance, repair, replacement, reconstruction and removal of pipelines and all underground and surface appurtenances for conducting water and any facilities ancillary thereto, such as electric power, fiber optic, and the rights of ingress and egress, over, on, above, across and under that certain parcel of land described as follows:

See Exhibits A and B, attached hereto and made a part hereof.

The GRANTOR(s), its successors and assigns agree that:

APN: 139-34-302-011

1. No buildings, structures, walls, fences, trees, or landscaping shall be placed upon, over or under said parcel of land for the duration of this Easement.

2. The DISTRICT shall not be liable for any damage to any of the GRANTOR(s) improvements placed upon said parcel due to the DISTRICT's operations using reasonable care.

3. Should any of the DISTRICT facilities within said Easement be required to be relocated or repaired as a result of changes in grade or other construction within the Easement, the GRANTOR(s), or its successors and assigns, shall bear the full cost of such relocation or repair, unless changes in grade or other construction are done with the prior written consent of the DISTRICT.

4. The GRANTOR shall not allow any unauthorized obstructions, which may impede or interfere with the DISTRICT's use of or access to said Easement.

5. The DISTRICT shall have the right, but not the obligation to cut, trim, remove trees, brush, and/or remove other unauthorized obstructions, which may impede or interfere with the DISTRICT's use.

6. The DISTRICT may fence the Easement area at DISTRICT's sole discretion to prevent vandalism and unauthorized access.

7. The GRANTOR(s) shall make no other Easement upon the portion of the premises covered by this Easement without prior written approval of the DISTRICT.

8. All provisions of this Easement, including the benefits and burdens, run with the land and are binding upon and enure to the GRANTOR(s), the DISTRICT, and their heirs, assigns, successors, tenants, and personal representatives.

9. Signator for GRANTOR(s) warrant that it has the legal authority to bind the party hereto and GRANTOR(s) warrant that it may legally grant the rights described herein.

10. This Easement is granted subject to any and all existing rights.

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APN: 139-34-302-011

DO NOT MARK OUTSIDE THIS BOX

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand this _____ day of _____, 20____.

_____
(Signature)

BY: _____
(Print Name)

ITS: _____
(Capacity)

Approved as to form
John S. Ridilla 6/11/19
John S. Ridilla Date
Deputy City Attorney

State of _____)
) ss
County of _____)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared _____ known to me to be the person described in and who executed the foregoing instrument, and who acknowledges to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

_____ _____
Notary Public Notary Seal/Stamp

GRANTOR: CITY OF LAS VEGAS
APN: 139-34-302-011

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN EASEMENT IN FAVOR OF THE LAS VEGAS VALLEY WATER DISTRICT IN SUPPORT OF THE COURT HOUSE PROJECT.

DESCRIPTION

A PORTION OF A PARCEL OF LAND IDENTIFIED AS "AREA REVERTED TO ACREAGE" AS SHOWN IN BOOK 158, PAGE 35 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 21.00 FEET IN WIDTH, LYING 10.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CLARK AVENUE AND 1ST STREET AS SHOWN IN SAID BOOK 158, PAGE 35 OF PLATS; THENCE ALONG SAID CENTERLINE, SOUTH 62°15'00" EAST, 149.28 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 27°45'00" WEST, 40.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CLARK AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND CONTINUING SOUTH 27°45'00" WEST, 8.00 FEET TO THE **POINT OF ENDING**.

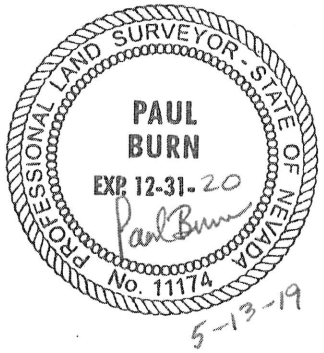
THE AREA AS SHOWN HEREON IS INCLUDED AT THE REQUEST OF THE LAS VEGAS VALLEY WATER DISTRICT AND WAS DETERMINED BY COMPUTER METHODS.

CONTAINING 168 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 62°15'00" EAST, BEING THE BEARING OF THE CENTERLINE OF CLARK AVENUE AS SHOWN IN BOOK 158, PAGE 35 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)



PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

F:\Projects\400\497-A113\Division\Srvy\Srvy\Documents\Legals\497-A113_LVVWD_LE01.docx
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

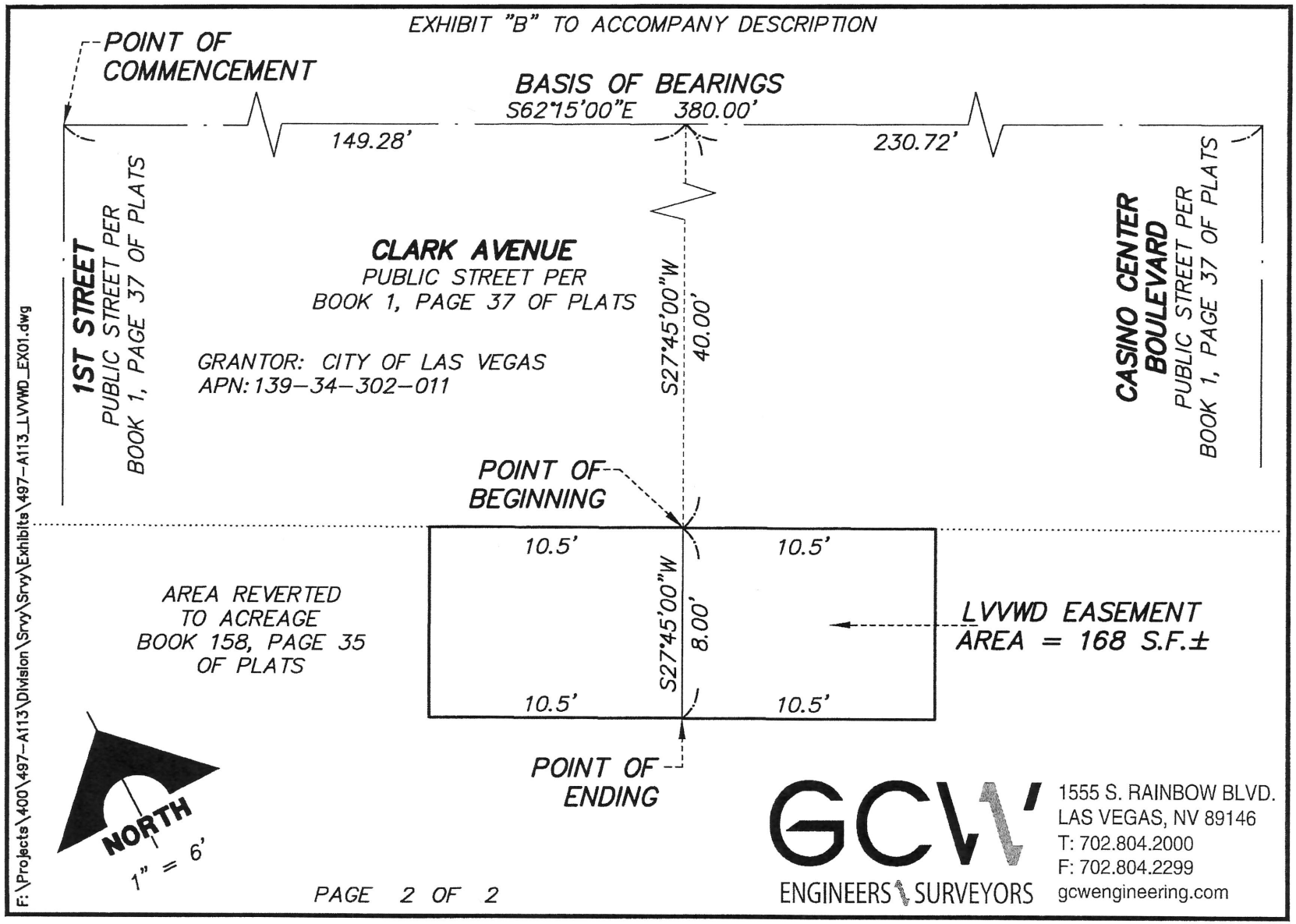


EXHIBIT "B" TO ACCOMPANY DESCRIPTION
POINT OF COMMENCEMENT
BASIS OF BEARINGS
S62°15'00"E 380.00'
149.28'
230.72'
1ST STREET
PUBLIC STREET PER
BOOK 1, PAGE 37 OF PLATS
CLARK AVENUE
PUBLIC STREET PER
BOOK 1, PAGE 37 OF PLATS
GRANTOR: CITY OF LAS VEGAS
APN: 139-34-302-011
S27°45'00"W
40.00'
CASINO CENTER BOULEVARD
PUBLIC STREET PER
BOOK 1, PAGE 37 OF PLATS
POINT OF BEGINNING
10.5'
10.5'
S27°45'00"W
8.00'
AREA REVERTED
TO ACREAGE
BOOK 158, PAGE 35
OF PLATS
LVVWD EASEMENT
AREA = 168 S.F.±
10.5'
10.5'
POINT OF ENDING
NORTH
1" = 6'
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PAGE 2 OF 2
GCW
ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
17

DEPARTMENT: Operations & Maintenance **CONSENT**
DIRECTOR: Jerry Walker

SUBJECT:
For possible action to approve a Sixth Amendment to Lease Agreement between the City of Las Vegas and James Ream to lease approximately 488 square feet of additional office space located at 333 North Rancho Drive, commonly known as the City of Las Vegas Development Services Center - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
James Ream (Tenant) requests to amend the current lease agreement to include an additional 488 square feet in Suite 535 effective August 1, 2019. Tenant agrees to pay an additional $897.92 on the first day of each month for the additional space. The Tenant's total monthly rent for both office spaces, Suites 530 and 535, will be $2,819.34 per month. Rental rates will increase 1.5% annually in January each year.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Sixth Amendment to Lease Agreement

SIXTH AMENDMENT TO LEASE AGREEMENT

This SIXTH AMENDMENT TO LEASE AGREEMENT (the "**Sixth Amendment**") is made by and between the CITY OF LAS VEGAS, a Nevada municipal corporation (**"Landlord"**), and JAMES REAM, an individual ("**Tenant**"). Landlord and Tenant are sometimes collectively referred to herein as the "**Parties**".

This Agreement is effective on the date ("**Effective Date**") of approval by the Las Vegas City Council or Tenant, whichever date is later, as long as approval by one is within thirty (30) calendar days of approval by the other.

RECITALS

WHEREAS, the Parties previously entered into that certain lease agreement titled "*Standard Office Lease*" dated September 3, 2002, as amended by the First Amendment to Lease dated November 8, 2003, amended by the Second Amendment to Lease dated February 1, 2005, amended by the Third Amendment to Lease dated November 18, 2009, amended by the Fourth Amendment to Lease dated December 15, 2010, and as amended by the Fifth Amendment to Lease dated December 7, 2016 (collectively, the "Lease") for certain premises containing approximately 1,030 rentable square feet known as Suite No. 530 on the 5th floor ("**Premises**") of the building commonly known as the Development Services Center and located at 333 North Rancho Drive, Las Vegas, Clark County, Nevada 89106 ("**Building**"). All agreements related to the Lease are incorporated herein by this reference;

WHEREAS, on or about December 17, 2007, the Landlord purchased the Building and assumed the Lease; and

WHEREAS, Tenant has requested to lease additional office space within the Building consisting of approximately 488 square feet identified as Suite 535; and

WHEREAS, the Parties have agreed to amend the Lease subject to the terms and conditions set forth in this Sixth Amendment, and for good and valuable consideration.

NOW, THEREFORE, the Agreement is hereby amended as follows:

AGREEMENT

1. INCORPORATION OF RECITALS AN EXHIBITS. The above Recitals and all Exhibits attached hereto, if any, are incorporated by this reference and expressly made part of this Sixth Amendment.

2. Tenant will occupy additional office space consisting of approximately 488 square feet, identified as Suite 535 effective August 1, 2019. Tenant remains obligated to Landlord for the payment of any Monthly Installment if Rent, additional rent, and expenses which have accrued, or have been incurred by Landlord for which Tenant is liable under the Lease for Suite 530.

3. Rent. Tenant shall pay to Landlord on the first day of each month the Monthly Installment of Rent, the sum of One Thousand Nine Hundred Twenty One Dollars and Forty Two Cents ($1,921.42) for Suite 530 and the sum of Eight Hundred Ninety Seven Dollars and Ninety Two Cents ($897.92) for Suite 535, for a total of Two Thousand Eight Hundred Nineteen Dollars and Thirty Four Cents ($2,819.34). Rental rates to increase by 1.5% annually, beginning in January of each year. If rent is not received within ten (10) days after payment is due, then, without any requirement for notice to Tenant, Tenant shall pay to Landlord a late charge in the amount of Fifty Dollars ($50.00).

4. Tenant Improvements. Prior to occupancy of Suite 535, Landlord agrees to install new carpet, repaint the interior of Suite 535, and install new entry door hardware, all at Landlord's sole cost and expense and as depicted on Exhibit A attached hereto. If Tenant requests any additional improvements to Suite 533, Tenant shall utilize Landlord's staff or contractors to install the additional improvements (the "**Additional Improvements**") and shall pay Landlord for the negotiated costs incurred by Landlord to install the Additional Improvements. Tenant shall pay the costs of the Additional Improvements no later than thirty (30) days after completion of the Additional Improvements.

5. Modifications or Amendments. Upon approval of this Sixth Amendment by the City Council and after it has been fully executed by signature of all parties, the Real Estate Administrator shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation during the term of this Lease. This may include amendments, changes of address, adjustments to monetary revenue or expenditures not to exceed ten thousand dollars ($10,000), filing and recording of appropriate documents with the County Recorder's Office or the County Tax Assessor's Office, and recordings and filing with the City Clerk's Office.

6. Capitalized terms used herein but not otherwise defined shall have the meaning set forth in the Agreement.

7. The Parties represent and acknowledge that as of the date of this Sixth Amendment, neither party (i) is in default under the terms of the Agreement; (ii) has any defense, set off or counterclaim to the enforcement by either party of the terms of the Agreement; and (iii) is aware of any action or inaction by either party that would constitute an Event of Default by either party under the Agreement.

8. In the event of a conflict between any provision(s) of the Agreement, this Sixth Amendment shall control.

9. In all other respects, the Agreement, as amended by this Sixth Amendment, is hereby ratified and confirmed, in full.

10. This Sixth Amendment may be executed in counterparts, and all such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail, pursuant to NRS 719.240, and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

[LEFT BLANK INTENTIONALLY AND SIGNATURES APPEAR ON NEXT PAGES]

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the Effective Date as defined herein.

"LANDLORD"

CITY OF LAS VEGAS

By: _____

Carolyn G. Goodman, Mayor

Date of Approval by Las Vegas City Council: _____

Attest:

By: _____

LuAnn D. Holmes, MMC, City Clerk

Approved as to Form:

By: John S. Ridilla 6/17/19

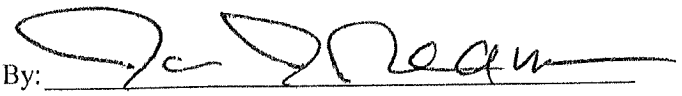
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

[LEFT BLANK INTENTIONALLY AND SIGNATURES CONTINUED ON NEXT PAGE]

"TENANT"

JAMES REAM

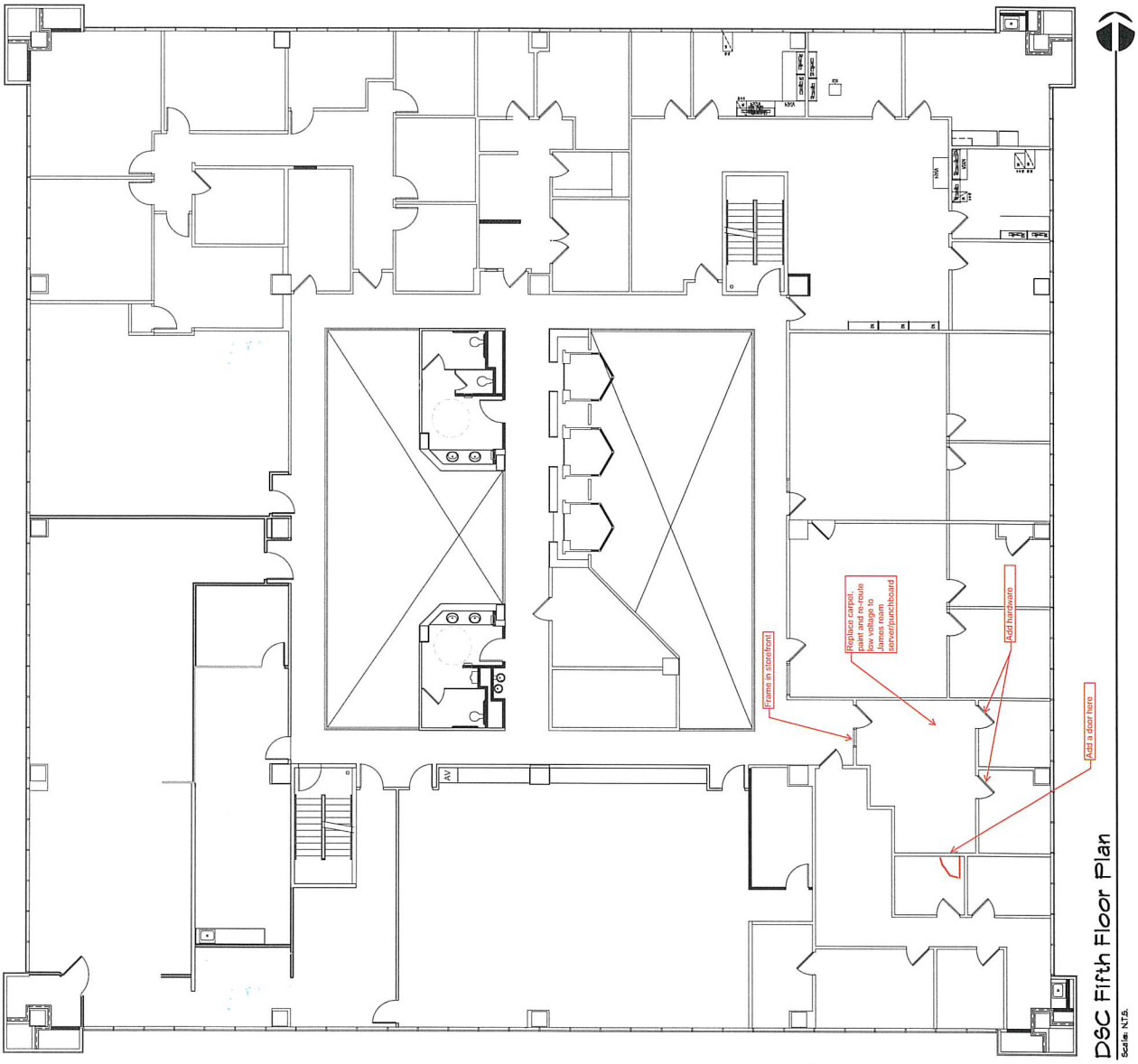
By: 

James Ream

Date of Execution by James Ream: June 12, 2019

EXHIBIT A

LANDLORD TENANT IMPROVEMENTS



D&C Fifth Floor Plan

Scale: N.T.S.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
18

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve First Supplemental Interlocal Contract LAS30A13 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Gowan - Alexander Road, Rancho Drive to Decatur Boulevard Project - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On July 11, 2013 the CCRFCD entered into an Interlocal Contract with the City of Las Vegas to provide design engineering, right-of-way and environmental mitigation funding for the Gowan - Alexander Road, Rancho to Decatur project. This First Supplemental Interlocal Contract will extend the project completion date from June 30, 2019 to June 30, 2022 as additional time is required to complete this project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. First Supplemental Interlocal Contract LAS30A13

FIRST SUPPLEMENTAL INTERLOCAL CONTRACT
GOWAN – ALEXANDER ROAD, RANCHO DRIVE TO DECATUR BOULEVARD

THIS FIRST SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2008 Master Plan Update as Facility Number GOAL 0000, hereinafter referred to as "PROJECT"; and

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Numbers GOAL 0000 and 0056, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated July 11, 2013 was entered into between the DISTRICT and the CITY; and

WHEREAS, the city desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL, paragraph 14 shall be revised to read as follows:

14. The items covered in SECTION II - PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2022. The DISTRICT may, at any time thereafter, grant extensions or terminate this CONTRACT after thirty (30) days notice.

The remainder of the original Interlocal Contract dated July 11, 2013 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this First Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
LuAnn Holmes, MMC
City Clerk

Approved as to form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
per Sherry Allen
Secretary to the Board

Approved as to Form

By: 5/23/19
Christopher Figgins Date
Chief Deputy District Attorney

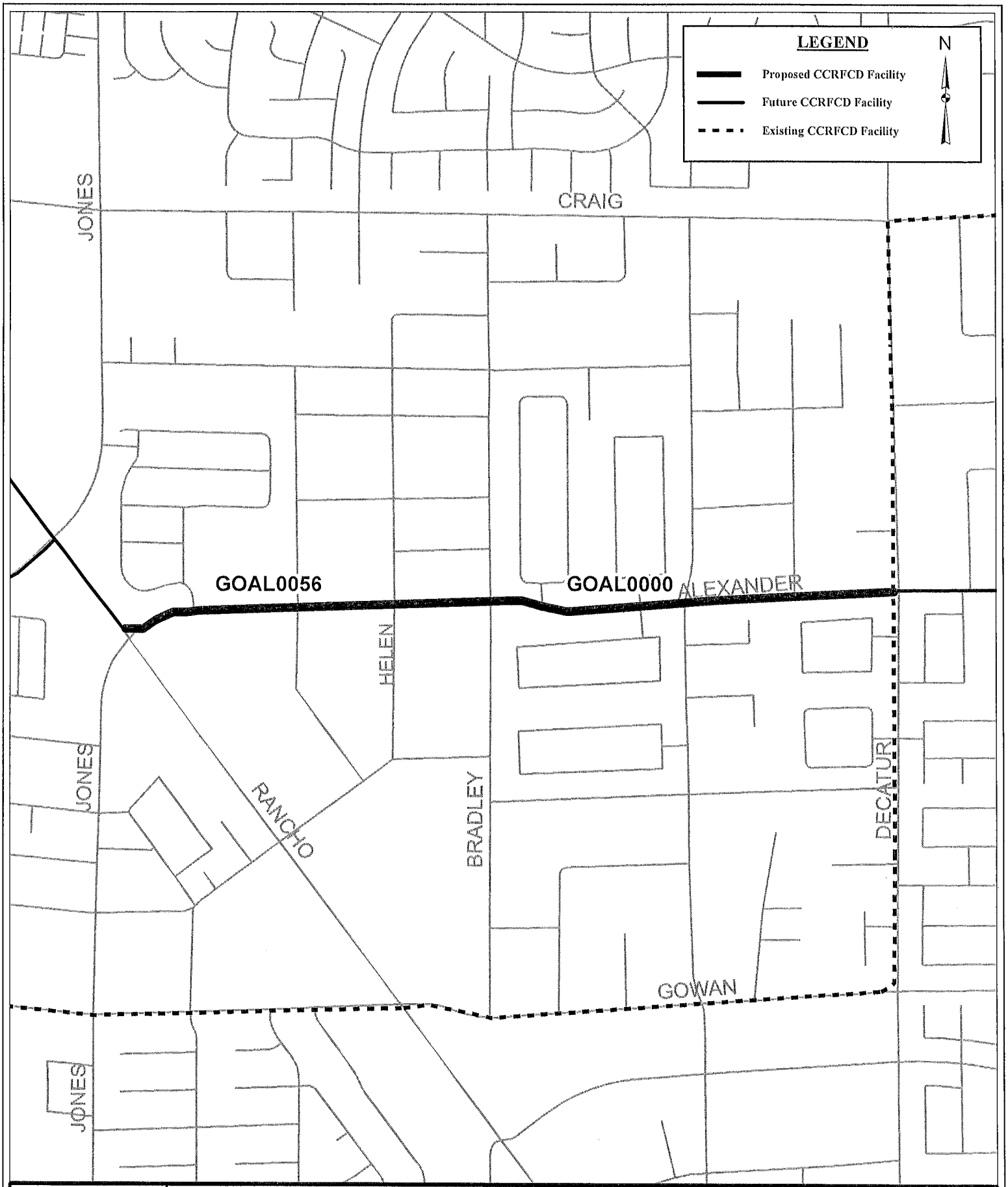


EXHIBIT A
GOWAN - ALEXANDER RD, RANCHO DR TO DECATUR BLVD

(LAS30A13)

Public Works
Flood Control Planning

SCALE: 1 INCH = 10,000 FT
DRAWING NAME: Gowan_AlexanderRd-Rancho_Decatur.mxd
DRAWN BY: C. JONES
DATE: 04/04/2019
SHEET NUMBER 1 OF 1

Document Path: N:\cjones\EXHIBIT_PROJECTS\RFCD\Gowan_AlexanderRd-Rancho_Decatur.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
19

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Second Supplemental Interlocal Contract LAS24J15 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Gowan North - El Capitan Branch, Lone Mountain to Ann Road project - Ward 4 (Anthony)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On July 9, 2015, the CCRFCD approved an Interlocal Contract for design engineering, right-of-way and environmental mitigation associated with the Gowan North - El Capitan Branch, Lone Mountain to Ann Road project. The First Supplemental Interlocal Contract, dated July 14, 2016, increased funding. This Second Supplemental Interlocal contract will extend the project completion date from June 30, 2019 to June 30, 2021 as additional time is necessary to complete the project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Second Supplemental Interlocal Contract LAS24J15

SECOND SUPPLEMENTAL INTERLOCAL CONTRACT
GOWAN NORTH – EL CAPITAN BRANCH, LONE MOUNTAIN TO ANN ROAD

THIS SECOND SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Number GOEC 0000, 0026, 0051 and 0076, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated July 9, 2015 and First Supplemental Interlocal Contract dated July 14, 2016 were entered into between the DISTRICT and the CITY; and,

WHEREAS, the City desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL paragraph 14 shall be revised to read as follows:

14. The items covered in SECTION II – PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2021. The DISTRICT may, at any time thereafter, grant extensions or terminate this CONTRACT after thirty (30) days notice.

The remainder of the original Interlocal Contract dated July 9, 2015 and First Supplemental Interlocal Contract dated July 14, 2016 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this Second Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
LuAnn Holmes, MMC
City Clerk

Approved as to form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

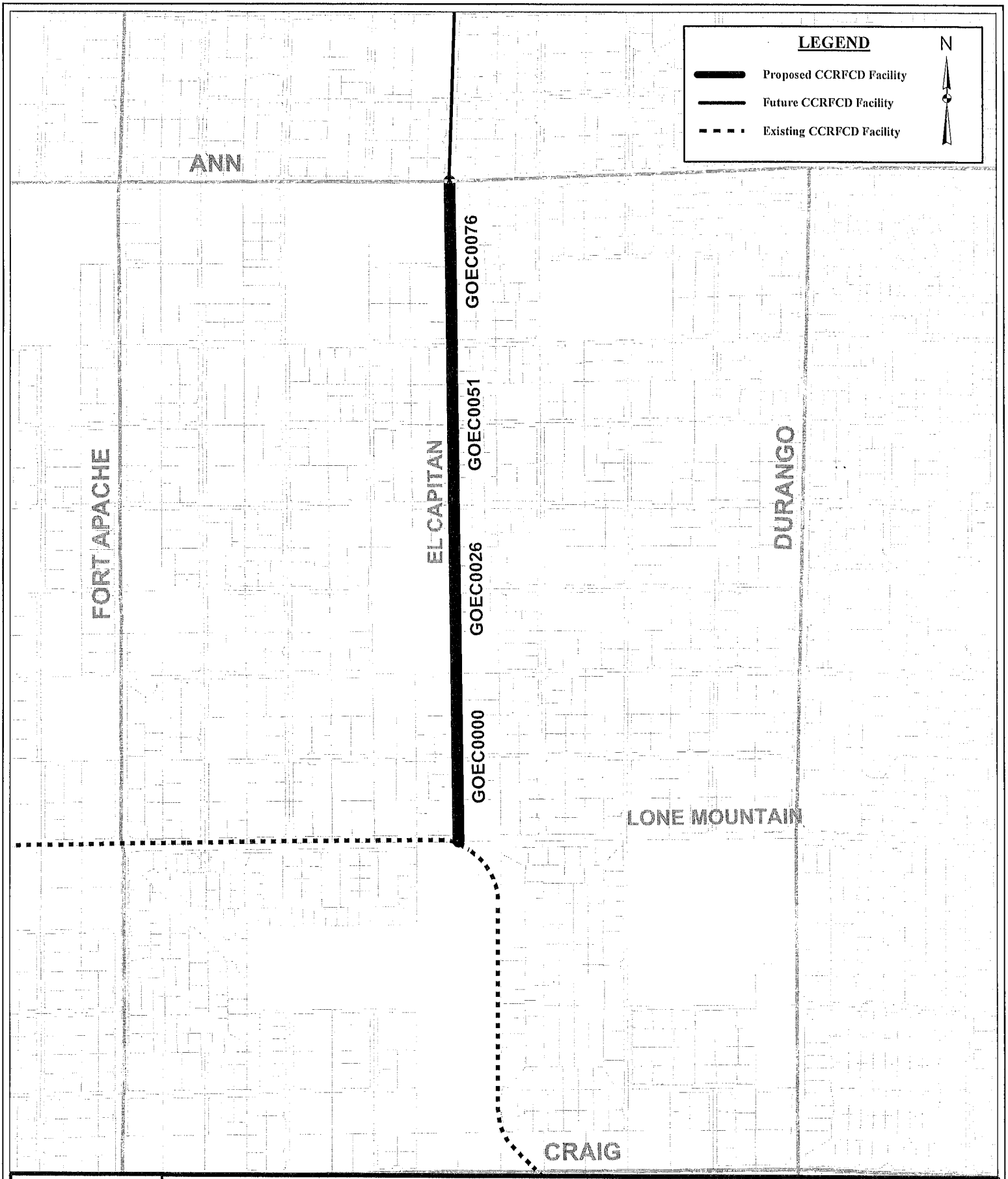
By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
for Sherry Allen
Secretary to the Board

Approved as to Form

By: Christopher Figgins 5/23/19
Christopher Figgins Date
Chief Deputy District Attorney



Public Works
Flood Control Planning

EXHIBIT A
GOWAN NORTH - EL CAPITAN BRANCH, LONE MOUNTAIN TO ANN ROAD (LAS24J15)

SCALE: 1:12,000
DRAWING NAME: GowanOutfall_ElCapitanBranch_LoneMtn-Ann.mxd
DRAWN BY: C. JONES
DATE: 04/11/2019
SHEET NUMBER 1 OF 1

Document Path: N:\chjones\EXHIBIT_PROJECTS\RFCD\GowanNorth_ElCapitanBranch_LoneMtn-Ann.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
20

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Third Supplemental Interlocal Contract LAS28C12 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Las Vegas Wash, Sloan Channel to Cedar Avenue project - Ward 3 (Coffin)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On June 14, 2012, the CCRFCD approved an Interlocal Contract for design engineering associated with the Las Vegas Wash, Sloan Channel to Cedar Avenue. On May 19, 2016, the First Supplemental Interlocal Contract was approved to increase design funding. On April 13, 2017, the Second Supplemental Interlocal Contract was approved to extend the project completion date. This Third Supplemental Interlocal Contract will extend the project completion date from June 30, 2019 to June 30, 2022 as additional time is required to complete this project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Third Supplemental Interlocal Contract LAS28C12

THIRD SUPPLEMENTAL INTERLOCAL CONTRACT
LAS VEGAS WASH, SLOAN CHANNEL TO CEDAR AVENUE

THIS THIRD SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Number LVMD 0883, 0911, 0916, 0923, 0925, 0948, 0950, 0974, 1031, 1033, 1046, 1048, 1054, 1069, 1071, and 1121, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated June 14, 2012, First Supplemental Interlocal Contract dated May 19, 2016 and Second Supplemental Interlocal Contract dated April 13, 2017 were entered into between the DISTRICT and the CITY; and,

WHEREAS, the City desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL, paragraph 15 shall be revised to read as follows:

15. The items covered in SECTION II – PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2022. The DISTRICT may, at any time thereafter, grant extensions or terminate this contract after thirty (30) days notice.

The remainder of the original Interlocal Contract dated June 14, 2012, First Supplemental Interlocal Contract dated May 19, 2016 and Second Supplemental Interlocal Contract dated April 13, 2017 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this Third Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
LuAnn Holmes, MMC
City Clerk

Approved as to Form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date
John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
per Sherry Allen
Secretary to the Board

Approved as to Form

By: Christopher Figgins 5/28/19
Christopher Figgins Date
Chief Deputy District Attorney

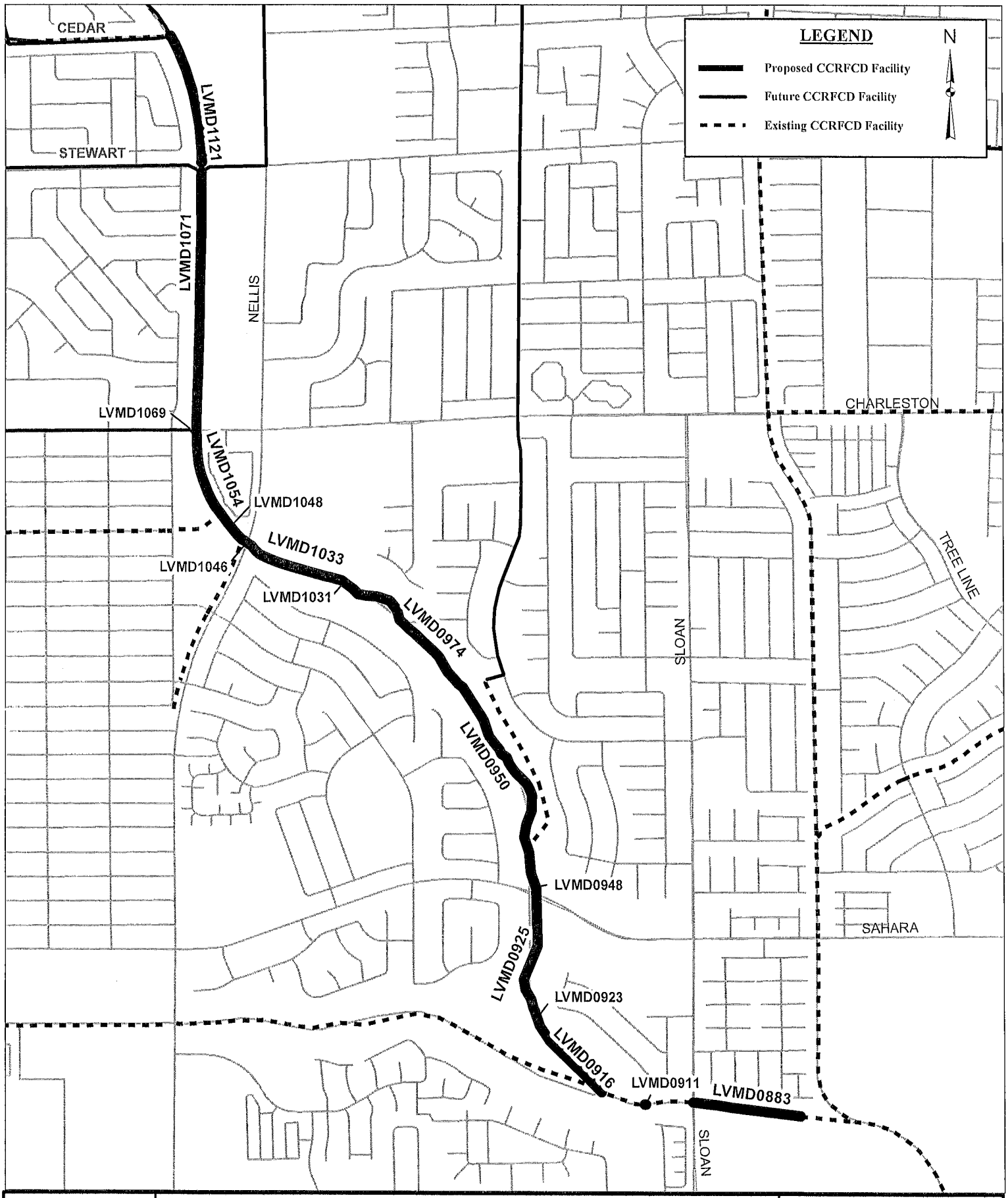


EXHIBIT A
LAS VEGAS WASH - SLOAN CHANNEL TO CEDAR AVE

Public Works
Flood Control Planning

(LAS28C12)

SCALE: 1 INCH = 16,000 FT
DRAWING NAME: LasVegasWash_MoccasinSkyeCanyPk_UpperLVWMXD
DRAWN BY: C. JONES
DATE: 04/11/2019
SHEET NUMBER 1 OF 1

Document Path: N:\chjones\EXHIBIT_PROJECTS\RFCD\LasVegasWash_SloanChannel_CedarAve.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
21

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Second Supplemental Interlocal Contract LAS29C16 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2022 for engineering design of the Flamingo - Boulder Highway North, Charleston - Boulder Highway to Maryland Parkway and Maryland Parkway System project - Ward 3 (Coffin)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On September 8, 2016, the CCRFCD entered into an Interlocal Contract with the City of Las Vegas to provide funding for the engineering design, right-of-way and environmental mitigation for the Flamingo - Boulder Highway North, Charleston - Boulder Highway to Maryland Parkway and Maryland Parkway System. On February 8, 2018, the First Supplemental Interlocal Contract was approved to increase funding. This Second Supplemental Interlocal Contract will extend the project completion date from June 30, 2019 to June 30, 2022 as additional time is required to complete this project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Second Supplemental Interlocal Contract LAS29C16

SECOND SUPPLEMENTAL INTERLOCAL CONTRACT FLAMINGO – BOULDER HIGHWAY NORTH, CHARLESTON – BOULDER HIGHWAY TO MARYLAND PARKWAY AND MARYLAND PARKWAY SYSTEM

THIS SECOND SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2013 Master Plan Update as Facility Number FLBN 0167, 0180 and 0205 and FLMP 0000, hereinafter referred to as "PROJECT"; and

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Number FLBN 0170, 0180, 0205 and 0275 and FLMP 0000, 0013, 0042 and 0068, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated September 8, 2016 and First Supplemental Interlocal Contract date February 8, 2018 were entered into between the DISTRICT and the CITY; and,

WHEREAS, the City desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL, paragraph 14 shall be revised to read as follows:

14. The items covered in SECTION II – PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2022. The DISTRICT may, at any time thereafter, grant extensions or terminate this contract after thirty (30 days notice.

The remainder of the original Interlocal Contract dated September 8, 2016 and First Supplemental Interlocal Contract dated February 8, 2018 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this Second Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
LuAnn Holmes, MMC
City Clerk

Approved as to Form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

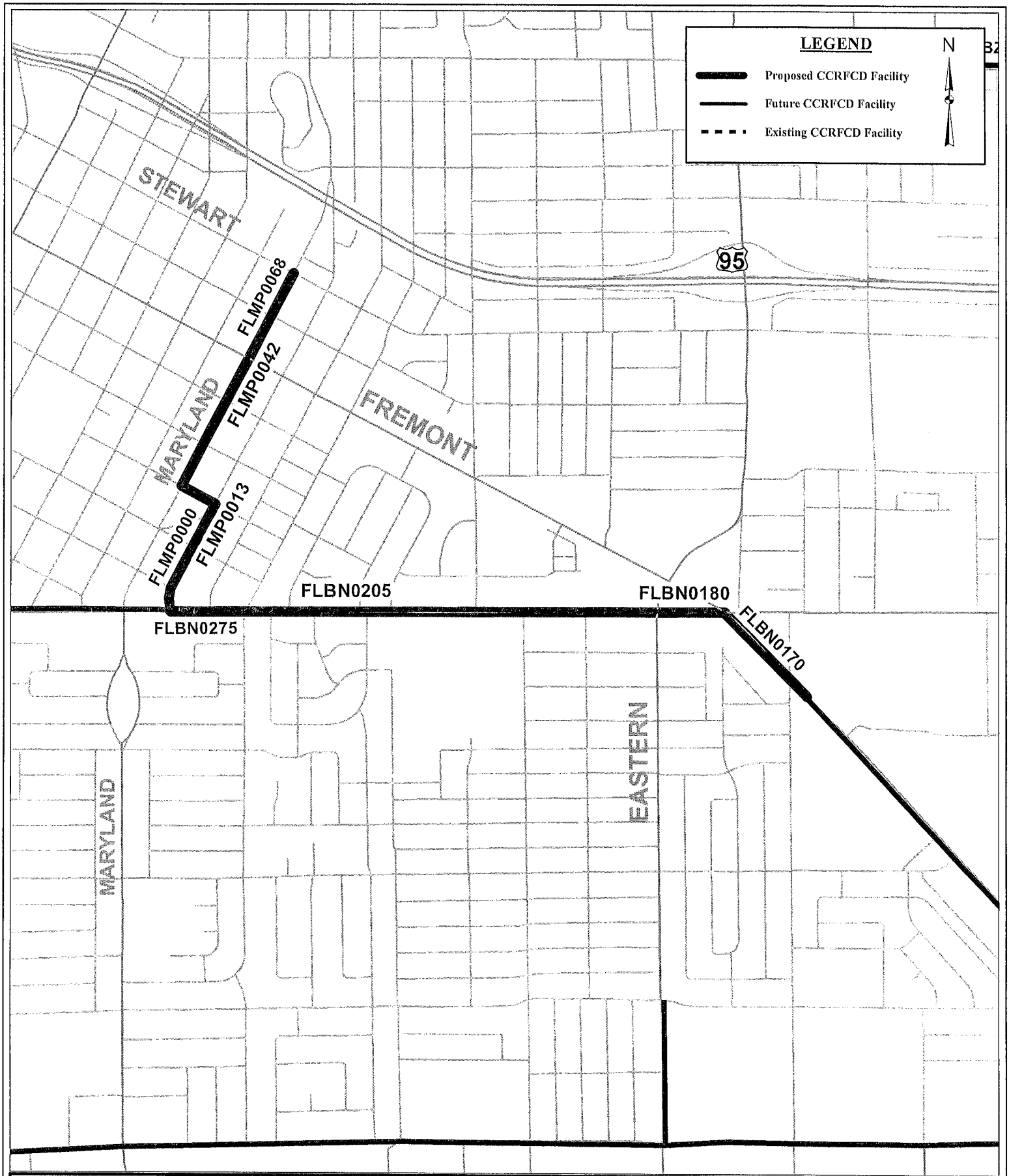
By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
for Sherry Allen
Secretary to the Board

Approved as to Form

By: 5/23/19
Christopher Figgins Date
Chief Deputy District Attorney



Public Works
Flood Control Planning

EXHIBIT A
FLAMINGO - BOULDER HWY NORTH, CHARLESTON - BOULDER HWY TO MARYLAND AND MARYLAND PARKWAY SYSTEM (LAS29C16)

SCALE: 1:10,000
DRAWING NAME: Flamingo_BoulderHwyNorth_CharlestontoMaryland.MXD
DRAWN BY: C. JONES
DATE: 04/11/2019
SHEET NUMBER 1 OF 1

Document Path: N:\cjones\EXHIBIT_PROJECTS\RFCD\Flamingo_BoulderHwyNorth_CharlestontoMaryland.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
22

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Second Supplemental Interlocal Contract LAS24I15 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Gowan Box Canyon - Lone Mountain Road Project - Ward 4 (Anthony)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On July 9, 2015, the CCRFCD approved an Interlocal Contract for design engineering, right-of-way and environmental mitigation associated with the Gowan Box Canyon - Lone Mountain Road. The First Supplemental Interlocal Contract, dated January 14, 2016, increased funding. This Second Supplemental Interlocal Contract will extend the project completion date from June 30, 2019 to June 30, 2021 as additional time is necessary to complete the project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Second Supplemental Interlocal Contract LAS24I15

SECOND SUPPLEMENTAL INTERLOCAL CONTRACT
GOWAN BOX CANYON – LONE MOUNTAIN ROAD

THIS SECOND SUPPLEMENTALINTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Number GOBX 0015, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated July 9, 2015 and First Supplemental Interlocal Contract dated January 14, 2016 were entered into between the DISTRICT and the CITY; and,

WHEREAS, the City desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL paragraph 14 shall be revised to read as follows:

14. The items covered in SECTION II – PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2021. The DISTRICT may, at any time thereafter, grant extensions or terminate this CONTRACT after thirty (30) days notice.

The remainder of the original Interlocal Contract dated July 9, 2015 and First Supplemental Interlocal Contract dated January 14, 2016 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this Second Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
LuAnn Holmes, MMC
City Clerk

Approved as to Form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

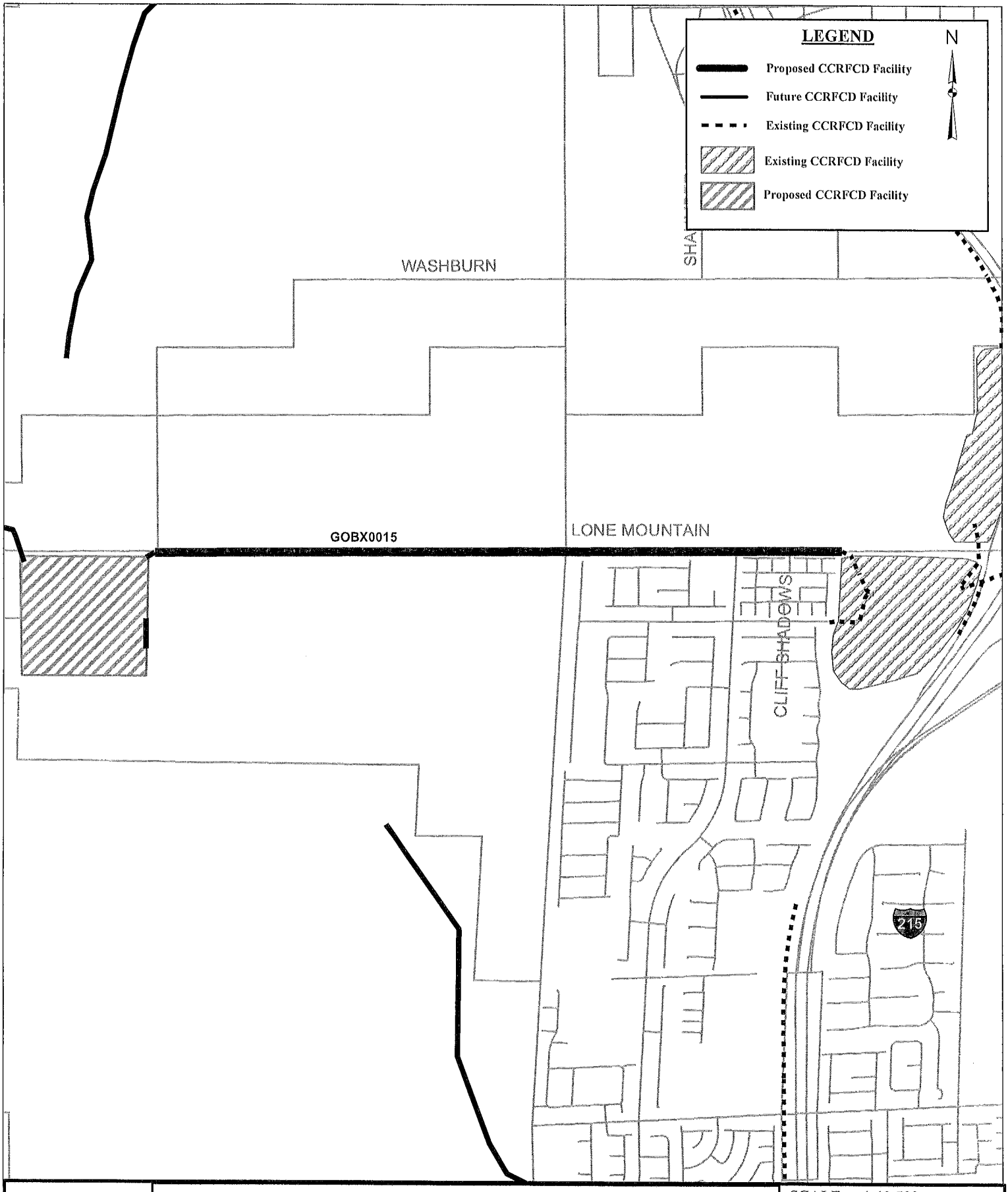
By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
per Sherry Allen
Secretary to the Board

Approved as to Form

By: 5/23/19
Christopher Figgins Date
Chief Deputy District Attorney



Public Works
Flood Control Planning

EXHIBIT A
GOWAN BOX CANYON - LONE MOUNTAIN ROAD (LAS24I15)

SCALE: 1:12,500
DRAWING NAME: GowanBoxCanyon_LoneMtnRd.mxd
DRAWN BY: C. JONES
DATE: 04/10/2019
SHEET NUMBER 1 OF 1

Document Path: N:\chjones\EXHIBIT_PROJECTS\RFCD\GowanBoxCanyon_LoneMtnRd.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
23

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Second Supplemental Interlocal Contract LAS25B13 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCD) to extend the project completion date from June 30, 2019 to June 30, 2021 for engineering design of the Cedar Avenue Channel Improvements project - Ward 6 (Fiore)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On July 11, 2013, the CCRFCD approved an Interlocal Contract for design engineering, right-of-way and environmental mitigation associated with the Cedar Avenue Channel Improvements. The First Supplemental Interlocal Contract, dated December 12, 2013, increased funding. This Second Supplemental Interlocal Contract will extend the project completion date from June 30, 2019 to June 30, 2021 as additional time is necessary to complete the project. The CCRFCD approved this contract at their May 23, 2019 Board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Second Supplemental Interlocal Contract LAS25B13

SECOND SUPPLEMENTAL INTERLOCAL CONTRACT
CEDAR AVENUE CHANNEL – IMPROVEMENTS

THIS SECOND SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the 23rd day of May, 2019 by and between the Clark County Regional Flood Control District, hereinafter referred to as "DISTRICT", and the City of Las Vegas hereinafter referred to as "CITY".

W I T N E S S E T H

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2013 Master Plan Update as Facility Number CACN 0001, CACN 0035, and CNST 0000, hereinafter referred to as "PROJECT"; and

WHEREAS, the flood control improvements proposed herein are the same as those generally identified in the 2018 Master Plan Update as Facility Number CACN 0000 and CACN 0035, and LVST 0188, hereinafter referred to as "PROJECT"; and

WHEREAS, the PROJECT is identified and shown on the attached Exhibit "A"; and

WHEREAS, the PROJECT has been approved by the DISTRICT on its Ten Year Construction Program; and

WHEREAS, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Las Vegas Valley.

WHEREAS, the Interlocal Contract dated July 11, 2013 and First Supplemental Interlocal contract dated December 12, 2013 were entered into between the DISTRICT and the CITY; and,

WHEREAS, the City desires to extend the project completion date.

NOW, THEREFORE, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

SECTION III – GENERAL paragraph 14 shall be revised to read as follows:

14. The items covered in SECTION II – PROJECT COSTS must be completed to the satisfaction of the DISTRICT prior to June 30, 2021. The DISTRICT may, at any time thereafter, grant extensions or terminate this CONTRACT after thirty (30) days notice.

The remainder of the original Interlocal Contract dated July 11, 2013 and First Supplemental Interlocal Contract dated December 12, 2013 shall remain unchanged.

IN WITNESS WHEREOF, the Parties have caused this Second Supplemental Interlocal Contract to be executed by their duly authorized representatives the day and year first above written.

Date of Council Action

_____

City of Las Vegas

By: _____
Carolyn G. Goodman, Mayor

Attest

By: _____
~~Beverly K. Bridges,~~ MMC
City Clerk

Approved as to form

By: John S. Ridilla 6/11/19
Deputy City Attorney Date
John S. Ridilla
Deputy City Attorney

Date of District Action

May 23, 2019

Regional Flood Control District

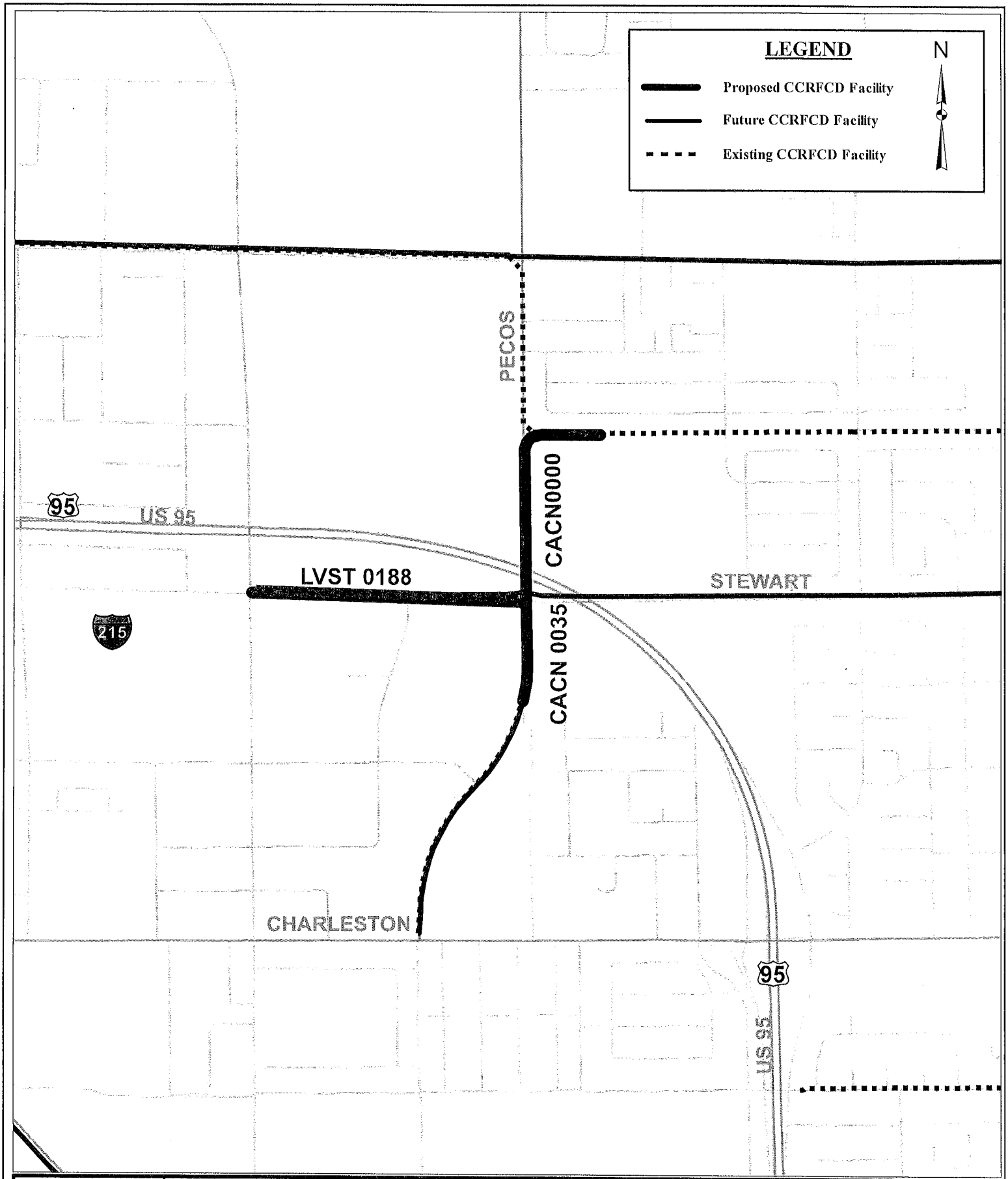
By: Lawrence L Brown III
LAWRENCE L. BROWN, III,
Chair

Attest

By: Deanna Hughes
for Sherry Allen
Secretary to the Board

Approved as to Form

By: Christopher Figgins 5/23/19
Christopher Figgins Date
Chief Deputy District Attorney



Public Works
Flood Control Planning

EXHIBIT A
CEDAR AVE CHANNEL IMPROVEMENTS (LAS25B13)

SCALE: 1:12,000
DRAWING NAME: CentennialPkwyWest_215_Pioneer_95.mxd
DRAWN BY: C. JONES
DATE: 04/10/2019
SHEET NUMBER 1 OF 1

Document Path: N:\cjones\EXHIBIT_PROJECTS\RFCD\CedarAveChannel.mxd

Due to continuous development activity, this map is for reference only.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
24

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Supplemental Interlocal Contract No. 3 - 843c between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to reallocate project funds within the contract for engineering, right-of-way and construction, and extend the contract expiration date from June 30, 2019 to June 30, 2022 for the Martin L. King Boulevard/Industrial Road Connector, Oakey Boulevard to Alta Drive project - Wards 1, 3 and 5 (Tarkanian, Coffin and Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The City of Las Vegas entered into an Interlocal Contract and Supplemental Interlocal Contract with the RTC for construction for the Martin L. King Boulevard/Industrial Road Connector, Oakey Boulevard to Alta Drive project. This project is part of Project Neon as per Cooperative Agreement PR101-15-015 between the City of Las Vegas and the Nevada Department of Transportation. This Supplemental Interlocal Contract No. 3 - 843c will reallocate project funds within the contract for engineering, right-of-way and construction, and extend the contract expiration date from June 30, 2019 to June 30, 2022. The RTC approved this contract at their May 23, 2019 Board Meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Supplemental Interlocal Contract No. 3 - 843c

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 3
MARTIN L. KING BOULEVARD/INDUSTRIAL ROAD CONNECTOR, OAKEY BOULEVARD TO ALTA DRIVE

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 3 is made and entered into this 23th day of May, 2019, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as the "CITY" and the Regional Transportation Commission of Southern Nevada hereinafter referred to as "RTC."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #843 dated December 11, 2014 and supplemental interlocal contracts dated September 8, 2016 and June 14, 2018 for improvements to Martin L. King Boulevard/Industrial Road Connector, Oakey Boulevard to Alta Drive, hereinafter referred to as "PROJECT," located wholly within the City of Las Vegas; and

WHEREAS, the RTC previously granted "Authorization to Proceed" for right-of-way and construction for the PROJECT; and

WHEREAS, the CITY wishes to reallocate total PROJECT funding; and

WHEREAS, the CITY wishes to extend the project completion date; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, the Parties agree to proceed as follows:

SECTION II: PROJECT COSTS; shall be revised to read as follows:

The RTC agrees to provide funding from Question 10 funds for all costs associated with the PROJECT in accordance to the current Policies and Procedures, incorporated herein by reference and as outlined below:

1. The total cost for this contract shall not exceed $13,615,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $630,000.00
    b. RIGHT-OF-WAY not to exceed $8,685,000.00
    c. CONSTRUCTION not to exceed $4,300,000.00

3. At the time the ATP for construction is granted, the CITY will reimburse construction funds as per cooperative agreement between the CITY and NDOT.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

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SECTION III: GENERAL; paragraph 6 shall be revised to read as follows:

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of June 30, 2022. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

The remainder of Interlocal Contract#843 dated December 11, 2014, and supplemental interlocal contracts dated September 8, 2016 and June 14, 2018 shall remain unchanged.

The remainder of this page is left intentionally blank.

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 3 is effective as of the date first set forth above.

Date of Commission Action:

May 23, 2019

REGIONAL TRANSPORTATION COMMISSION

BY: DocuSigned by: Lawrence L Brown III 9BD793A7A53847A...

LAWRENCE L. BROWN III, Chairman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action:

CITY OF LAS VEGAS

BY: _____

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

John S. Ridilla 6/12/19

Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
25

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Supplemental Interlocal Contract No. 1 - 1075a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for engineering design for the Ogden Avenue, Main Street to Las Vegas Boulevard project ($150,000 - Road and Flood Capital Project Fund [CPF]) - Ward 5 (Crear)

FISCAL IMPACT:
Budget Funds Available
Amount: $150,000
Funding Source: Road and Flood CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The City of Las Vegas has entered into an Interlocal Contract with the RTC for engineering design of Ogden Avenue from Main Street to Las Vegas Boulevard. This Supplemental Interlocal Contract No. 1 – 1075a will increase project funding for engineering design in the amount of $150,000. Total funding for the project from Motor Vehicle Fuel Tax funds shall not exceed $1,000,000. The RTC approved this contract at their May 23, 2019 Board Meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Supplemental Interlocal Contract No. 1 - 1075a

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
OGDEN AVENUE, MAIN STREET TO LAS VEGAS BOULEVARD

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 23rd day of May, 2019, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as the "CITY and the Regional Transportation Commission of Southern Nevada hereinafter referred to as "RTC."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1075 dated March 14, 2019 for improvements to Ogden Avenue, Main Street to Las Vegas Boulevard, hereinafter referred to as "PROJECT," located wholly within the City of Las Vegas; and

WHEREAS, the RTC previously granted "Authorization to Proceed" for engineering for the PROJECT; and

WHEREAS, the CITY wishes to increase total PROJECT funding; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the Parties hereto, the Parties agree to proceed as follows:

SECTION II: PROJECT COSTS; shall be revised to read as follows:

The RTC agrees to provide funding from Motor Vehicle Fuel Tax funds for all costs associated with the PROJECT in accordance to the current Policies and Procedures, incorporated herein by reference and as outlined below:

1. The total cost for this contract shall not exceed $1,000,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $1,000,000.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $0.00

3. At the time the ATP for construction is granted, the CITY will make all attempts to publish the bid for this PROJECT within 90 calendar days.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

The remainder of Interlocal Contract #1075 dated March 14, 2019 shall remain unchanged.

The remainder of this page is left intentionally blank.

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above.

Date of Commission Action:

May 23, 2019

REGIONAL TRANSPORTATION COMMISSION

BY: DocuSigned by: Lawrence L Brown III 9BD793A7A53847A...

LAWRENCE L. BROWN III, Chairman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action:

CITY OF LAS VEGAS

BY:

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

John S. Ridilla 6/12/19

Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
26

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Supplemental Interlocal Contract No. 2 - 979b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for construction of the Arterial Reconstruction Program - Package 6 project located at various locations more specifically shown in the contract exhibit ($4,000,000 - Road and Flood Capital Project Fund [CPF]) - Wards 1, 4 and 5 (Tarkanian, Anthony and Crear)

FISCAL IMPACT:
Budget Funds Available
Amount: $4,000,000
Funding Source: Road and Flood CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The City of Las Vegas entered into an Interlocal Contract with the RTC for engineering and construction for the Arterial Reconstruction Program - Package 6 project. This Supplemental Interlocal Contract No. 2 will increase project funding for construction in the amount of $4,000,000. Total funding for the project from Fuel Revenue Indexing Extension funds shall not exceed $5,925,000. The RTC approved this contract at their May 23, 2019 Board Meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Supplemental Interlocal Contract No. 2 - 979b

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2
ARTERIAL RECONSTRUCTION PROGRAM – PACKAGE 6

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2 is made and entered into this 23th day of May, 2019, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as the "CITY" and the Regional Transportation Commission of Southern Nevada hereinafter referred to as "RTC."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #979 dated January 11, 2018, and Supplemental Interlocal Contract No. 1 dated September 13, 2018, for roadway improvements for Arterial Reconstruction Program – Package 6, hereinafter referred to as "PROJECT," located wholly within the City of Las Vegas; and

WHEREAS, the RTC previously granted "Authorization to Proceed" for engineering and construction for the PROJECT; and

WHEREAS, the CITY wishes to increase total PROJECT funding; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, the Parties agree to proceed as follows:

SECTION II: PROJECT COSTS; shall be revised to read as follows:

The RTC agrees to provide funding from Fuel Revenue Indexing Extension funds for all costs associated with the PROJECT in accordance to the current Policies and Procedures, incorporated herein by reference and as outlined below:

1. The total cost for this contract shall not exceed $5,925,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $425,000.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $5,500,000.00

3. An invitation to bid will not be issued for the construction of this project as the work will be completed through the CITY's annual maintenance contracts. At the time written "Authorization to Proceed" is granted by the RTC for construction, the CITY will issue a Notice to Proceed prior to 60 calendar days from the date of the signed Authorization to Proceed or the Authorization to Proceed will be automatically rescinded by the RTC.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

The remainder of Interlocal Contract #979 dated January 11, 2018 and Supplemental Interlocal Contract No. 1 dated September 13, 2018 shall remain unchanged.

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 2 is effective as of the date first set forth above.

Date of Commission Action:

May 23, 2019

REGIONAL TRANSPORTATION COMMISSION

BY: DocuSigned by: Lawrence L Brown III 9BD793A7A53847A...

LAWRENCE L. BROWN III, Chairman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action:

CITY OF LAS VEGAS

BY: _____

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

John S. Ridilla 6/12/19

Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

135Z-FTI2-979b: Arterial Reconstruction – Package 6

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

EXHIBIT A

Arterial Reconstruction Program - Package 6
(FRI2)

Interlocal Contract:

	Location / Limits	
1	Buffalo Drive, Lake Mead Blvd to Cheyenne Ave overlay	Design
2	Smoke Ranch Road, Rainbow Blvd to Mariner Rd overlay	Design
3	Tenaya Way, Cheyenne Ave to Lake Mead Boulevard	Design
4	Alexander Road, Cliff Shadows Parkway to Hualapai Way overlay	Design
5	Grand Canyon Drive, Cheyenne Ave to Alexander Rd overlay	Design

Supplemental Interlocal Contract No. 1

	Concrete Repair for All Arterials 1 - 5	Construction

Supplemental Interlocal Contract No. 2

	Construction for All Arterials 1 - 5	Construction

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
27

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Interlocal Contract 1081 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for engineering for the Lake Mead Boulevard, Simmons Street to Losee Road project ($1,175,000 - Road and Flood Capital Project Fund [CPF]) - Ward 5 (Crear) and North Las Vegas

FISCAL IMPACT:
Budget Funds Available
Amount: $1,175,000
Funding Source: Road and Flood CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
This Interlocal Contract 1081 applies to roadway improvements for the Lake Mead Boulevard, Simmons Street to Losee Road project, which borders between Las Vegas and North Las Vegas. The City of Las Vegas will be the lead agency for the design and construction of the project. The City of North Las Vegas will be included in the design and construction of the project. Total funding for the project from Fuel Revenue Indexing Extension funds shall not exceed $1,175,000. The RTC approved this contract at their May 23, 2019 Board Meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Interlocal Contract 1081

Contract # 1081

INTERLOCAL CONTRACT
LAKE MEAD BOULEVARD, SIMMONS STREET TO LOSEE ROAD

THIS INTERLOCAL CONTRACT is made and entered into this 23rd day of May, 2019, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "LAS VEGAS," City of North Las Vegas, a municipal corporation, hereinafter referred to as "NORTH LAS VEGAS," and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC."

WITNESSETH

WHEREAS, LAS VEGAS and NORTH LAS VEGAS intend to improve Lake Mead Boulevard, Simmons Street to Losee Road, which is included on the adopted RTC Capital Improvement Plan, hereinafter referred to as "PROJECT," located partially within the City of Las Vegas and partially within the City of North Las Vegas; and

WHEREAS, LAS VEGAS will coordinate with and include NORTH LAS VEGAS during design and construction of the PROJECT; and

WHEREAS, LAS VEGAS will take the lead role for the design and construction of the PROJECT; and

WHEREAS, LAS VEGAS is requesting funds to commence the engineering and right-of-way for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the Parties hereto, the Parties agree to proceed as follows:

SECTION I: SCOPE OF PROJECT

This Interlocal Contract applies to improvements to Lake Mead Boulevard, Simmons Street to Losee Road. The improvements will include pavement and sewer rehabilitation, ADA ramps, sidewalk widening, mid-block pedestrian crossings, bicycle lanes where feasible, traffic signal upgrades at Losee Road and any other miscellaneous items necessary to complete the PROJECT. The PROJECT is more specifically described in Exhibits "A" and "B", which are attached hereto and by this reference incorporated herein.

SECTION II: PROJECT COSTS

The RTC agrees to provide Fuel Revenue Indexing Extension funds for all costs associated with the PROJECT in accordance to the current Policies and Procedures, incorporated herein by reference and as outlined below:

1. The total cost for this contract shall not exceed $1,175,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $1,155,000.00
    b. RIGHT-OF-WAY not to exceed $20,000.00
    c. CONSTRUCTION not to exceed $0.00

3. At the time the ATP for construction is granted, the CITY will make all attempts to publish the bid for this PROJECT within 90 calendar days.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

SECTION III: GENERAL

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.

2. Preliminary engineering, design and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The CITY's Department of Public Works has a policy which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.

5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of June 30, 2022. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

7. It is understood and agreed that the purpose of this Interlocal Contract is to fund the PROJECT as herein above set forth. It is further understood and agreed that the CITY is responsible for the design and construction of the PROJECT. The CITY will be responsible for the actions or inactions of its Officers and Employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its Officers, Employees, or agents.

8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Interlocal Contract is effective as of the date first set forth above.

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

May 23, 2019 BY: DocuSigned by: Lawrence L. Brown III 9BD793A7A53847A...

LAWRENCE L. BROWN III, Chairman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

BY:

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

John S. Ridilla 6/12/19

Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E

Date of Council Action:

CITY OF NORTH LAS VEGAS

_____ BY: _____

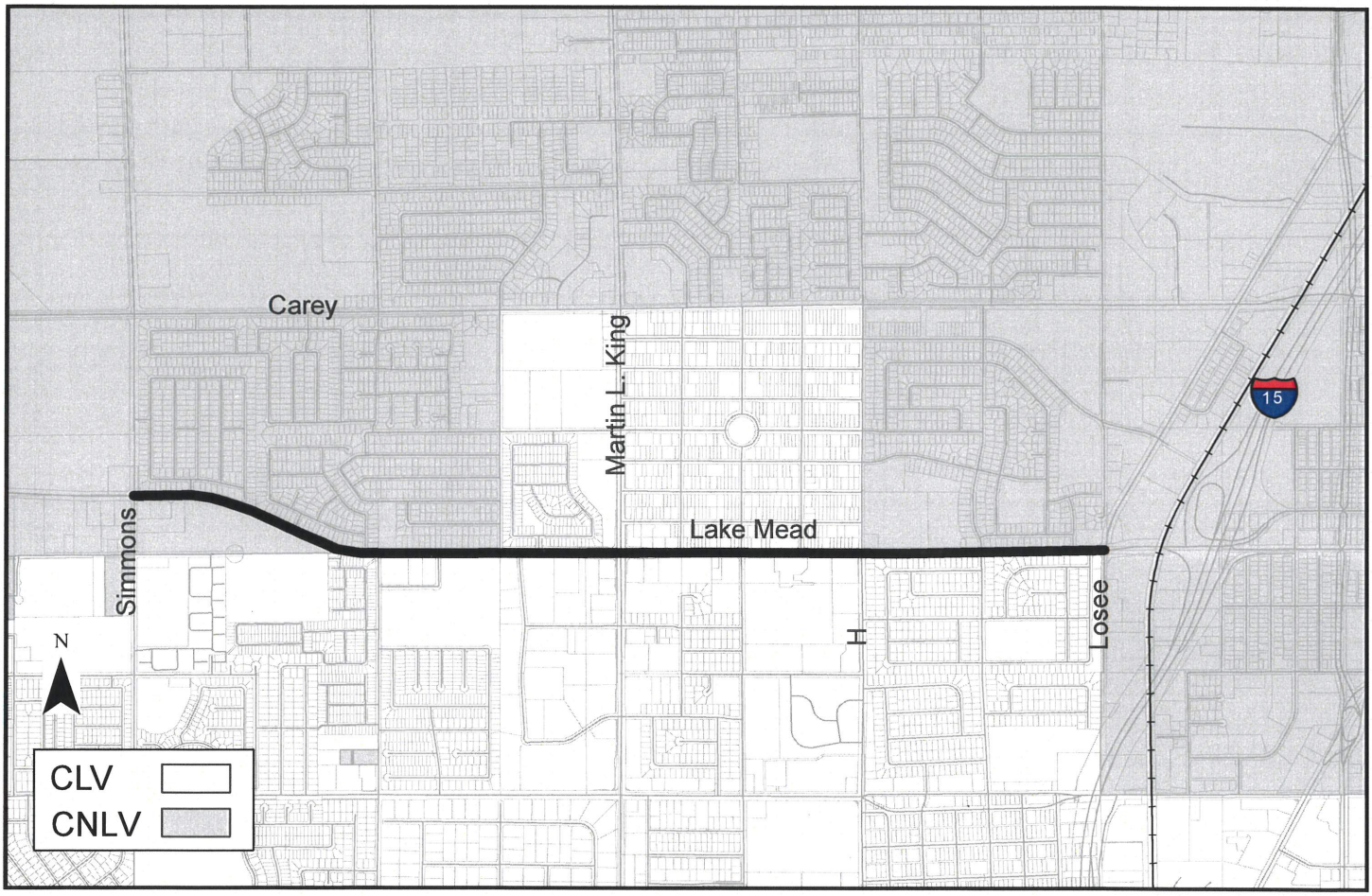
JOHN J. LEE, Mayor

Attest:

_____

CATHERINE A. RAYNOR, CMC, City Clerk

DocuSign Envelope ID: D786F39B-4D28-4D21-A076-2305E6C6683E



4/1/2019

Exhibit A Lake Mead Boulevard, Simmons Street to Losee Road

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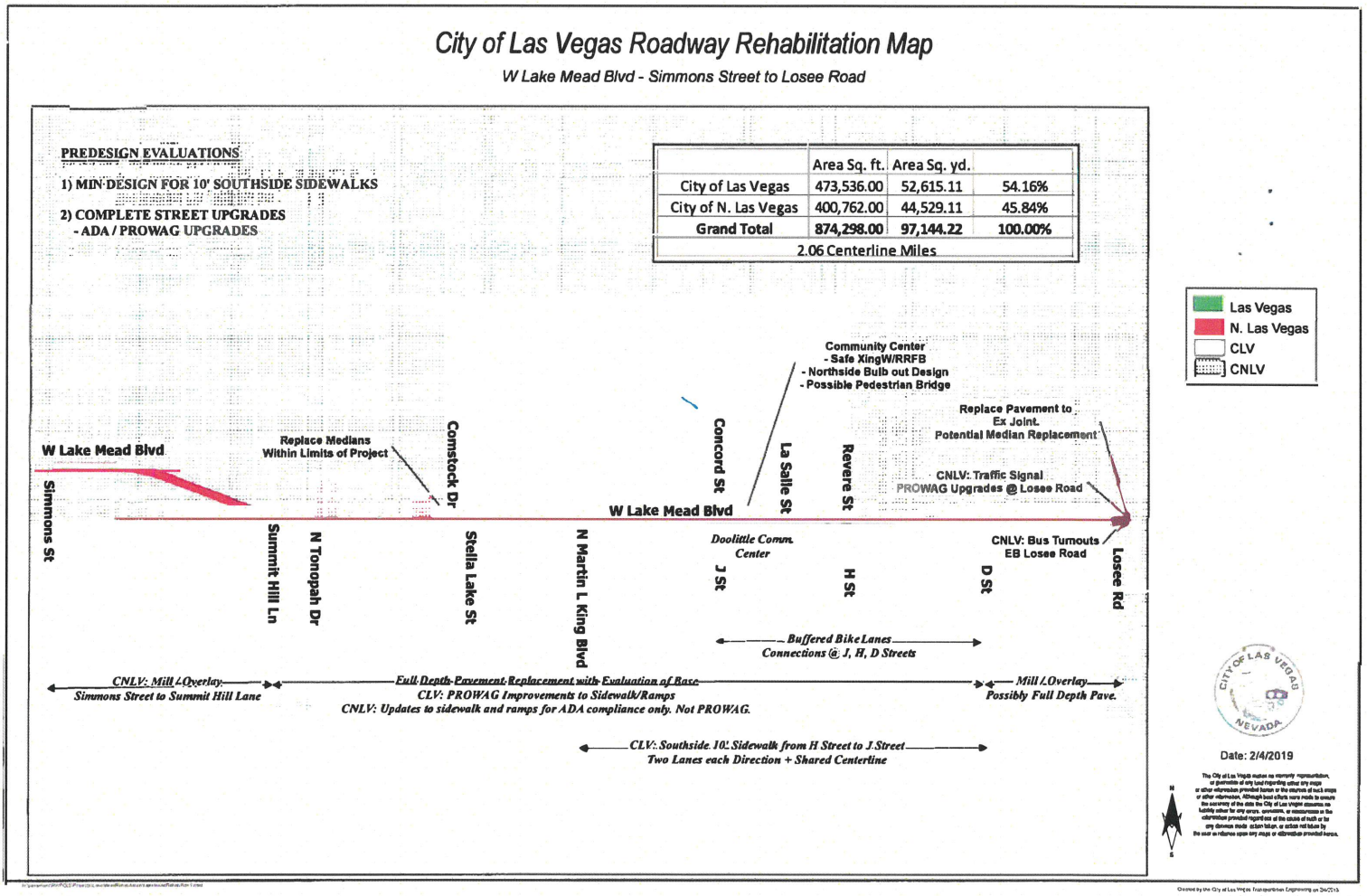


Exhibit B Lake Mead Boulevard, Simmons Street to Losee Road

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
28

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement P481-16-063 - Amendment No. 2 between the City of Las Vegas and the State of Nevada Department of Transportation (NDOT) to increase project funding for engineering, right-of-way and construction of the CC 215 Trail project along CC 215 Beltway from Alexander Road to Decatur Boulevard ($4,193,182 - Parks and Leisure Activity Capital Project Fund [CPF]) - Wards 4 and 6 (Anthony and Fiore)

FISCAL IMPACT:
Budget Funds Available
Amount: $4,193,182
Funding Source: Parks and Leisure CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The City of Las Vegas entered into a cooperative agreement with NDOT for engineering, right-of-way and construction of the CC 215 Trail project along CC 215 Beltway from Alexander Road to Decatur Boulevard. This Amendment No. 2 will increase project funding in the amount of $4,193,182. The total amount of funding for the project shall not exceed $9,772,129 of which $8,345,001 is in federal Congestion Mitigation Air Quality (CMAQ) funds, $938,522 in Transportation Alternatives Program (TAP) funds, and $488,606 in local federal match funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Agreement P481-16-063 - Amendment No. 2

Amendment No. 2 to
Cooperative (LPA) Agreement No. P481-16-063

This Amendment is made and entered into on between the State of Nevada, acting by and through its Department of Transportation, hereinafter referred to as the "DEPARTMENT", and the City of Las Vegas, 333 North Rancho Dr., Las Vegas, NV 89106, hereinafter referred to as the "CITY."

WITNESSETH:

WHEREAS, on September 9, 2016, the Parties entered into Agreement No. P481-16-063 to design, acquire right-of-way, adjust and/or relocate utility facilities, advertise, award, and manage construction of a shared use path along the CC 215 Beltway from Alexander Rd. to Decatur Blvd.; and

WHEREAS, on June 19, 2018, the Parties entered into Amendment No. 1 to Agreement No. P481-16-063 to increase the amount of funding due to the Regional Transportation Commission of Southern Nevada's (RTC's) approval of CITY funding for an additional One Million and No/100 Dollars ($1,000,000.00) of Congestion Mitigation and Air Quality (CMAQ) funds; and

WHEREAS, the amount to be paid to the CITY must be increased by Four Million One Hundred Ninety-Three Thousand One Hundred Eighty-Two and No/100 Dollars ($4,193,182.00) due to the Regional Transportation Commission of Southern Nevada's (RTC's) approval of CITY funding for an additional Three Million Forty-Five Thousand One and No/100 Dollars ($3,045,001.00) of Congestion Mitigation and Air Quality (CMAQ) funds and Nine Hundred Thirty-Eight Thousand Five Hundred Twenty-Two and No/100 Dollars ($938,522.00) of Transportation Alternatives Program (TAP) funds; and

WHEREAS, the CITY was approved by the RTC to break the project up into three construction phases per Attachment A-1. Segments A and C will be constructed by the CITY under this Agreement and Segment B will be constructed by the DEPARTMENT; and

WHEREAS, the Parties hereto desire to make certain amendments to Agreement No. P481-16-063.

NOW, THEREFORE, the Parties agree as follows:

A. Article I, Paragraph 3, is amended by deleting it in its entirety and inserting in its place:
"To obligate Federal CMAQ funding for a maximum amount of Eight Million Three Hundred Forty-Five Thousand One and No/100 Dollars ($8,345,001.00) and Federal TAP funding for a maximum amount of Nine Hundred Thirty-Eight Thousand Five Hundred Twenty-Two and No/100 Dollars ($938,522.00)."

B. Article III, Paragraph 5, is amended by deleting it in its entirety and inserting in its place:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS and available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Preliminary Engineering Costs:	$ 7,300.00
CITY Preliminary Engineering Costs:	$ 2,097,963.00
Segment C Right-of-Way Costs:	$ 223,158.00
Segment C DEPARTMENT Construction Engineering Costs:	$ 17,500.00

Segment C CITY Construction Engineering Costs:	$ 245,000.00
Segment C Construction Costs:	$ 3,556,448.00
Segment C ESTIMATED PROJECT COSTS:	$ 6,147,369.00
Segment A DEPARTMENT Construction Engineering Costs:	$ 16,700.00
Segment A CITY Construction Engineering Costs:	$ 235,000.00
Segment A Construction Costs	$ 3,373,060.00
Segment A ESTIMATED PROJECT COSTS:	$ 3,624,760.00
TOTAL ESTIMATED PROJECT COSTS:	$ 9,772,129.00
AVAILABLE FUNDING SOURCES:	
Segment C 95% Federal CMAQ Funds:	$ 5,840,001.00
Segment C CITY Match Funds:	$ 307,368.00
Segment C TOTAL FUNDING:	$ 6,147,369.00
Segment A 95% Federal CMAQ Funds:	$ 2,505,000.00
95% Federal TAP Funds:	$ 938,522.00
CITY Match Funds:	$ 181,238.00
Segment A TOTAL FUNDING:	$ 3,624,760.00
TOTAL PROJECT FUNDING:	$ 9,772,129.00"

C. Attachment "A" is removed in its entirety and replaced with the attached Attachment "A-1".

D. All of the other provisions of Agreement No. P481-16-063 dated September 9, 2016, and Amendment No. 1 dated June 19, 2018, shall remain in full force and effect as if fully set forth herein

IN WITNESS WHEREOF, the above named Parties have hereunto set their hands and executed this Amendment on the date first written above.

CITY OF LAS VEGAS

Carolyn G. Goodman
Mayor

Attest:

LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

John S. Ridilla 5/21/19
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

State of Nevada, acting by and through its
DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality & Form:

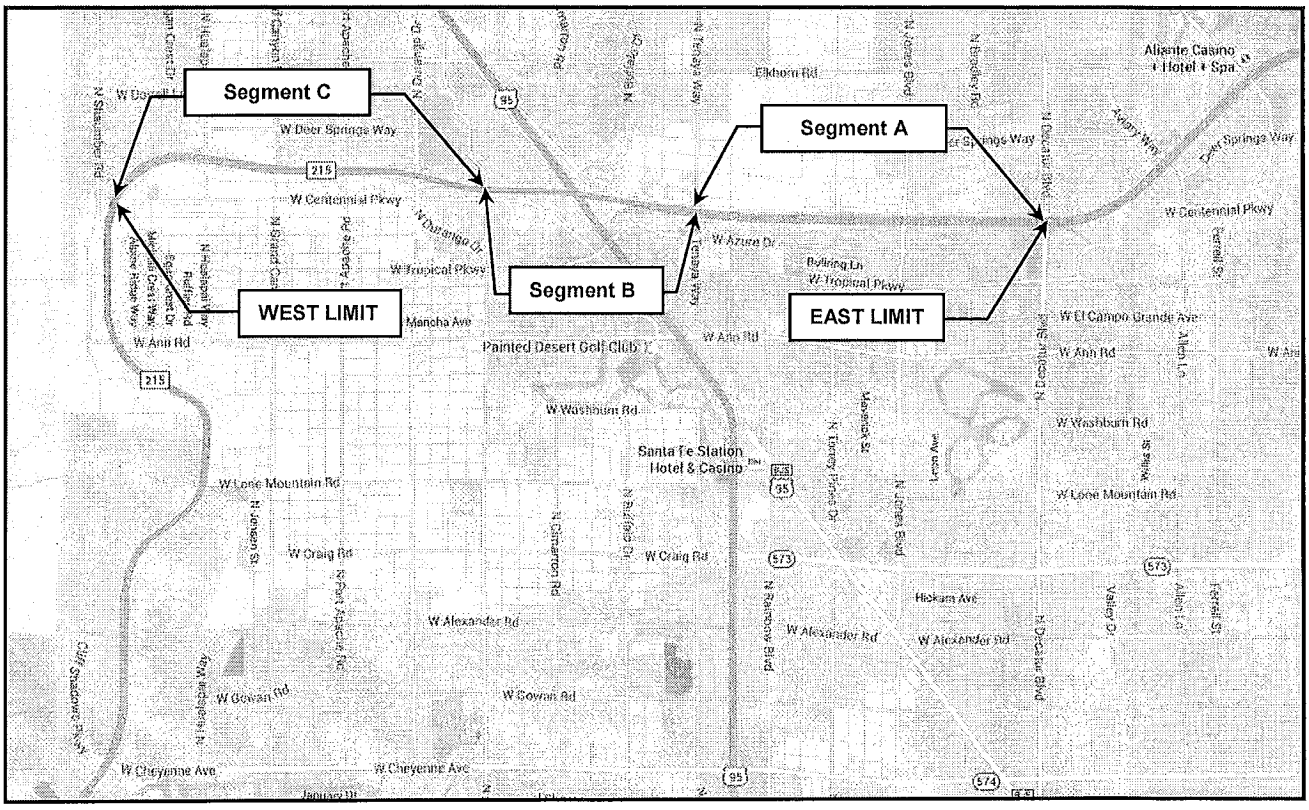
Deputy Attorney General

Attachment A-1

SCOPE OF WORK
CC 215 TRAIL PROJECT

The project consists of a shared use path including pedestrian bridges along CC 215. The full limits of the design Project are from Centennial Parkway to Decatur Boulevard. The Project will be broken into three construction phases as follows:

Segment A – Tenaya Way to Decatur Boulevard
Segment B – Grand Montecito Parkway to Tenaya Way (to be constructed with NDOT Centennial Bowl Project Phase 3D/E)
Segment C – Centennial Parkway to Grand Montecito Parkway



AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
29

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
RESOLUTIONS:

R-26-2019 - For possible action to approve a Resolution and Notice regarding the granting of a telecommunications service franchise to Zayo Group, LLC, setting the purpose, character, term and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The City has been requested to grant to Zayo Group, LLC ("Zayo") a franchise permitting Zayo's use of City rights-of-way for the installation, operation and maintenance of facilities to provide telecommunications service within the City. The proposed term of the franchise agreement is from and after the effective date, through 11:59 p.m. on March 1, 2024. The company will pay the City five percent of its gross revenue in accordance with the provisions of LVMC 6.67.020. In accordance with City Charter requirements, this resolution sets a public hearing date for August 7, 2019, and provides notice thereof.

RECOMMENDATION:
It is recommended that the City Council approve this Resolution and authorize its execution on behalf of the City

BACKUP DOCUMENTATION:
1. Resolution No. R-26-2019
2. Franchise Agreement

RESOLUTION AND NOTICE REGARDING THE GRANTING OF A TELECOMMUNICATIONS SERVICE FRANCHISE TO ZAYO GROUP, LLC, SETTING THE PURPOSE, CHARACTER, TERM AND CONDITIONS OF THE PROPOSED FRANCHISE AND SETTING A PUBLIC HEARING ON THE ADVISABILITY OF GRANTING THE PROPOSED FRANCHISE

WHEREAS, the CITY OF LAS VEGAS ("CITY"), is desirous of providing its residents the opportunity to receive telecommunications service; and

WHEREAS, Zayo Group, LLC ("ZAYO"), a corporation organized and existing under the laws of the State of Delaware, was created for the purpose of providing a telecommunications service; and

WHEREAS, ZAYO has requested the CITY to grant it a franchise permitting the installation, operation and maintenance of a telecommunications service within the corporate limits of the CITY; and

WHEREAS, there exists a need to ensure that the installation, operation and maintenance of a telecommunications service within the corporate limits of the CITY is conducted in a manner which will not interfere with the public's use of various rights-of-way; and

WHEREAS, in response to ZAYO's request for franchise, a proposed Franchise Agreement between the CITY and ZAYO has been prepared granting the necessary permission and authority to ZAYO to utilize the various rights-of-way, now or hereafter existing, for purposes of installing, operating and maintaining its telecommunications service.

NOW, THEREFORE, pursuant to the requirements of Section 7.050 of the Las Vegas Charter, IT IS HEREBY ACKNOWLEDGED, DETERMINED AND RESOLVED, by the City Council of the City of Las Vegas, Nevada, as follows:

1. That ZAYO has requested from the CITY that a franchise be granted to ZAYO for the purpose of installing, operating and maintaining a telecommunications service within the corporate boundaries of the CITY.

2. That the purpose, character, terms, time and conditions of the franchise that the CITY proposes to grant to ZAYO, in response to ZAYO's request to install, operate and maintain a telecommunications service in, upon, along, across, above, over and under the rights-of-way as defined by such franchise within the corporate boundaries of the CITY until 11:59 PM, on March 1, 2024 is fully set forth in the proposed

Franchise Agreement on file in the Office of the City Clerk of the City of Las Vegas, Nevada, which proposed Franchise Agreement is available for inspection by members of the public. For purposes of Section 7.050 of the City Charter, the proposed Franchise Agreement is, by this reference, incorporated herein and made a part of this Resolution and Notice.

3. That a public hearing be, and it hereby is, set for Wednesday, the 7th day of August, 2019, in the City Council Chambers, City Hall Complex, 495 South Main Street, Las Vegas, Nevada, at the hour of 9:00 a.m., for the purpose of hearing any objections or protests made by any person to the granting of a franchise to ZAYO pursuant to the proposed Franchise Agreement.

4. That all interested persons shall have, and they are hereby given, the right to appear and be heard on the question of the advisability of granting a telecommunications service franchise pursuant to the proposed Franchise Agreement to ZAYO at the place, date and hour specified for the public hearing in paragraph 3 of this Resolution and Notice, or at any subsequent time to which said public hearing may be adjourned.

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5. That the notice provided by this Resolution and Notice is reasonably calculated to inform each interested person of his or her opportunity to appear and be heard on the question of the granting of a telecommunications service franchise pursuant to the proposed Franchise Agreement, and that the City Clerk therefore, be, and she hereby is, authorized, empowered and directed to cause a copy of this Resolution and Notice to be published in full in the issues of the Las Vegas Review Journal published on the 10th day of July, 2019, and the 17th day of July, 2019.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2019.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM

Val Steed for 6-12-19
JAMES B. LEWIS, Date
Deputy City Attorney

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT is executed on this _____ day of _____, 2019, by and between the City of Las Vegas, a political subdivision of the State of Nevada, and Zayo Group, LLC, a Delaware Limited Liability Company, authorized to do business in the State of Nevada "Zayo" or "Company"). The City and Zayo may be referred to herein individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City is a municipal corporation duly incorporated within the State of Nevada, and authorized pursuant to Section 2.315 of the Las Vegas City Charter and NRS 268.088 to enter into this Franchise Agreement; and

WHEREAS, that certain Franchise Agreement effective as of September 1, 2008 between the City and Zayo ("2008 FA") expired by its terms on September 1, 2018, because Zayo did not trigger the five-year renewal of the 2008 FA prior to its natural expiration. Zayo decided to request a new franchise agreement from the City, and the Parties acknowledge that the 2008 Agreement would continue on a temporary month-to-month basis until the Las Vegas City Council ("City Council") considered a new franchise agreement and either: 1) approved the new franchise agreement; 2) or rejected the new franchise agreement. The Parties acknowledge and agree that upon the effective date of a decision of the City Council regarding a new franchise agreement between the Parties, the 2008 FA would either: 1) terminate as of that date and be replaced in its entirety by the new franchise agreement approved by the City Council with an effective date of September 2, 2018; or 2) terminate and Zayo would begin the process of removing its facilities from the City of Las Vegas pursuant to the terms of the 2008 FA and any relevant provisions of the Las Vegas Municipal Code; and

WHEREAS, Zayo did, on December 12, 2018, file with the City of Las Vegas, State of Nevada, a written request for a Franchise Agreement for the purpose of constructing, installing, operating and maintaining a Telecommunications Service within the corporate limits of the City; and

WHEREAS, subsequent to the filing of this application, on the _____, day of _____, 2019, the City Council adopted a resolution acknowledging the filing of this application and setting forth the name of the applicant for and the purpose, character of, terms, time and conditions of the proposed Franchise Agreement and the date, time and place of a public hearing on the question of the advisability of granting said proposed Franchise Agreement to Zayo; and

WHEREAS, said application coming on regularly for hearing on the _____ day of _____, 2019, and it appearing by an Affidavit of Publication that due and legal notice of the filing of said application, and of the filing of the date, time and place for consideration of the same, has been given by publication of that resolution adopted by the City Council in the Las Vegas Review Journal, a newspaper of general circulation within the

City of Las Vegas, County of Clark, State of Nevada, to-wit:

In the issue of said newspaper published on the _____ day of _____, 2019, and the _____ day of _____, 2019;

and

WHEREAS, the City, upon the approval of the above-referenced resolution, and the subsequent approval of an ordinance to enact this franchise pursuant to Las Vegas City Charter 7.050(5), on the _____ day of _____, 2019, has determined that a Franchise Agreement, subject to the terms and conditions hereinafter set forth, be granted;

NOW THEREFORE, for and in consideration of the agreements and mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which each party hereto acknowledges, the parties hereby agree to the following terms and conditions:

Section 1. SHORT TITLE

This Franchise Agreement may be cited as the Zayo Franchise Agreement or Agreement.

Section 2. DEFINITIONS

For the purpose of this Zayo Franchise Agreement, the following terms, phrases, words and their derivations shall have the meaning given in this Section. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is mandatory and "may" is permissive. Words not defined in this Section shall be given their common and ordinary meaning.

A. **"City"** is the City of Las Vegas, a political subdivision of the State of Nevada.

B. **"City Clerk"** means City Clerk of the City of Las Vegas or a designated representative.

C. "**Code**" means the official code of all of the City's ordinances of a general and permanent character, as may be adopted and amended by the City Council.

D. **"Company"** is and refers to Zayo.

E. **"Council"** refers to the legislative body of the City of Las Vegas sometimes referred to as "City Council."

F. **"Director"** means the Director of the Finance Department of the City of Las Vegas or his/her designee.

G. "**CPCN**" means a Certificate of Public Convenience and Necessity issued by the Nevada Public Utilities Commission authorizing the holder thereof to provide Telecommunications Service within the City.

H. **"Facilities"** are and refer to and include, but are not limited to, plant, works, systems, improvements and equipment owned, leased or otherwise used by the Company such as wires, fixtures, equipment, underground circuits and conduit in Public Rights-of-Way and other property necessary or convenient for the transmissions, distribution, and/or connection of authorized services within the City.

I. **"Franchise Agreement"** means the authorization granted herein to rent and use Rights-of-Way to construct, operate, and maintain Company Facilities in the City or any portion or portions thereof.

J. "**Gross Revenues**" shall mean any and all intrastate retail revenue of Company from Telecommunications Service provided to customers within the City, including, but not limited to:

(1) All revenue charged on a flat rate basis;

(2) All revenue for intrastate long distance calls originating in the state of Nevada and billed to an address physically located in the City;

(3) All revenues from installation service charges;

(4) All revenues from connection, disconnection or change-of-service fees;

(5) All revenues from penalties or charges to customers for late payments or for checks returned from banks;

(6) Recoveries of bad debts previously written off and revenues from the sale or assignment of bad debts. Gross revenues may be adjusted for net write-off of uncollectible accounts computed on the average annual rate for customers within the City;

(7) Any and all revenues that are designated by City, State or Federal law to be subject to fees under this Franchise Agreement.

"Gross Revenues" shall not include: (a) any tax passed through to consumers on behalf of governmental agencies received by the Company for services provided to customers through use of Facilities; (b) any charges passed through to the customers for interconnection with the local exchange provider;

(c) any proceeds from the sale of bonds, mortgages or other evidence of indebtedness, securities or stocks; (d) any long-haul wholesale revenue; (e) any revenue other than intrastate revenue collected from retail customers. Company is not required to measure each category of revenue separately; provided that in the event of an audit by the City, Company will be required to provide an appropriate justification for amounts reported as Gross Revenue under this Agreement.

K. **"Line Extension"** means any extension of distribution or transmission Facilities into areas within the boundaries of the City not then served by the Company.

L. **"Mayor"** means the Mayor of the City of Las Vegas or his/her designated representative.

M. "**Network**" means the Facilities that Zayo uses to serve its customers.

N. **"Reasonable Attorney Fees"** are reasonable charges for legal representation as may be incurred by the City and determined by a court of proper jurisdiction.

O. **"Rights-of-Way"** means all present and future streets, avenues, highways, alleys, bridges and public ways, (excluding railroad rights-of-way) of the City within the City limits. The term "Rights-of-Way" does not include any easements held by the City on, over or about real property owned or controlled by a party other than the City, unless those easements are used for streets, avenues, highways, alleys, or other public ways, and Zayo obtains consent to access such easements from the third-party that owns or controls the real property upon which such easement is granted.

P. **"Telecommunications Service"** means the offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. This definition is intended to include commercial mobile service ("CMS"), competitive access service, and alternative local Telecommunications Services to the extent they are offered to the public or to such classes of users as to be effectively available to the public. Telecommunications Services expressly excludes cable services or open video systems as defined in Title VI, of the Communications Act of 1934, as amended, by the Telecommunications Act of 1996.

"Telecommunications Service" shall not include cable services as defined in Title 47, Chapter 5. Subchapter V-A of the United States Code, as amended (47 USCA 521, et seq.) or as recognized by the FCC. Before proposing to provide such cable services in the City, Company agrees to obtain a separate Franchise Agreement from the City for the provision of this service.

Section 3. GRANT OF FRANCHISE AGREEMENT

A. The City of Las Vegas, Nevada, hereby grants to Zayo, subject to the terms, conditions, and limitations contained in this Franchise Agreement, a Franchise with permission to rent, use and occupy Rights-of-Way within the corporate limits of the City, as same now exist or may be increased or reduced in the future, to provide Telecommunications Service, including the right and privilege to erect, construct, maintain and operate Telecommunications Facilities within the Rights-of-Way necessary or convenient for the transmission and distribution of Telecommunication Service, including private property easements on which preliminary subdivision plats have been approved by the City for the provision of public utilities within the corporate limits of the City, as the same now exist or may be increased or reduced in the future.

B. The Company shall be subject to all requirements of City ordinances, rules, regulations and specifications hereafter enacted or established in so far as such ordinances are not in violation of any State or Federal regulation.

C. This Franchise Agreement does not grant Zayo the right to provide any "video service" as such term is defined by 711.141. This Franchise Agreement furthermore does not authorize any attachments to City-owned poles or other property (other than Rights-of-Way), nor does it authorize placement of Facilities in any City conduit. Any such use of City property by Zayo shall require and be subject to a separately negotiated agreement with the City.

D. This Franchise is non-exclusive and shall not be construed as a limitation on the City's right to grant rights, privileges and immunities to other persons or entities similar to or different from those herein set forth to use the Rights-of-Way.

Section 4. DURATION

A. This Franchise Agreement is granted for a period from and after the effective date of this Franchise Agreement through March 1, 2024.

B. Notwithstanding any provision to the contrary, Zayo acknowledges that its rights to use the ROW arise under Title 47 of the United States Code as a provider of Telecommunications Services and under CPC #2886 Sub 1 issued by the PUCN. At any time that Zayo ceases to operate as a provider of Telecommunications Services under Federal law, the City shall have the option, in its sole discretion and upon six (6) months' written notice to Zayo, to terminate this Agreement and to require the removal of Zayo's Facilities from the ROW, including the cost of any site remediation, at no cost to the City, without any liability to Company related directly or indirectly to such termination.

Section 5. COMPLIANCE WITH APPLICABLE LAWS

Zayo shall at all times comply with federal, state and local laws, rules and regulations concerning the provision of Telecommunication Services, including all applicable FCC and NNPUC rules, regulations and orders.

Section 6. BUSINESS LICENSES, FRANCHISE FEES AND TAXES

Zayo shall be solely responsible for the payment of all lawful fees in connection with Zayo's performance under this Agreement, including those set forth below:

A. Business Licenses, Fees and Taxes.

(1) At all times during which Company is authorized to provide Telecommunications Service within the City pursuant to a CPCN, Company shall maintain a valid unexpired business license specific to its Telecommunications Service business pursuant to Chapter 6.67 of the Code.

(2) In addition to the business license required by Subsection (1), Company shall maintain all other business licenses specific to any of Company's business activities other than those of providing Telecommunications Service, as such other business activities are specified in the Code. Company shall pay all license fees due from such other business activities separately from the payment of fees due for its Telecommunications Service business.

(3) In addition to payment of the fees specified in Subsections (1) and (2), Company shall pay all lawful property taxes, ad valorem taxes and local improvement district assessments and all exactions, fees and charges that are generally applicable during Company's real property development or use as required by the Code.

(4) If Company fails to timely pay any business license fees, Company will pay interest and penalties on such delinquent fees as specified by the applicable provisions of Title 6 of the Code.

(5) Acceptance by the City of any payment due under this Section shall not be deemed to be a waiver by the City of any breach of Company's obligations under this Agreement or applicable law, and such acceptance shall not preclude the City from later establishing that a larger amount was actually due or from collecting or receiving a refund of such balance.

B. Franchise Fees.

(1) In the event that the business license fees required by Section 6.A above are declared illegal, unconstitutional or void for any reason by any court or proper authority, Company shall be contractually bound to pay the City as a franchise fee for its use of the Rights-of-Way, as provided for herein, an aggregate amount equal to the amounts which otherwise would have been paid as Telecommunications Service business license fees.

(2) The fees required to be paid pursuant to Subsection (1) shall be paid quarterly by the fifteenth day of the second month following the end of each calendar quarter for which payment or portion thereof is due. Company shall furnish to the City with each payment of

compensation required by this Section a written statement, showing the amount of Gross Revenue of Company subject to fees under this Agreement for the period covered by the payment.

(3) If Company fails to timely pay any amounts due for franchise fees, Company will pay, in addition to the unpaid fees, a sum of money equal to two percent (2%) of the amount due, including penalties and accrued interest, for each month and/or fraction thereof during which the payment is due and unpaid.

(4) Acceptance by the City of any payment under this Section shall not be deemed to be a waiver by the City of any breach of this Agreement occurring prior thereto, nor shall the acceptance by the City of any such payments preclude the City from later establishing that a larger amount was actually due or from collecting any balance due to the City.

Section 7. CONSTRUCTION PLANS AND DRAWINGS

A. Before Zayo may conduct any work involving excavation, new construction or major relocation work in any Rights-of-Way:

(1) Zayo shall obtain all required permits from the City. Company shall apply for the appropriate permits and pay any standard and customary permit fees. City shall promptly respond to Company's requests for permits and shall otherwise cooperate with Company in facilitating the deployment of the Network in the ROW in a reasonable and timely manner. Permit conditions may include, without limitation: (a) approval by the City of traffic control plans prepared by Company for Company's work in City ROW; (b) approval by the Nevada Department of Transportation ("NDOT") of traffic control plans prepared by Company for Company's work within ROW controlled by NDOT; and (c) adherence to time restrictions for work in streets as specified by the City and/or NDOT; and

(2) Zayo shall file maps and drawings with the Public Works Director showing the location of any construction or extension of its Facilities and services in any Rights-of-Way of the City. For multi-conduit banks: maps and drawings shall show overall size, material and configuration of the duct bank. Within twenty one (21) days after inspection of each installation, Company shall furnish to the City an as-built map (which must be in a format acceptable to the City) showing the location of the Facilities in the ROW. Company shall deliver this to City of Las Vegas, Land Development Counter #15, 1st Floor, 333 N. Rancho Drive, Las Vegas, NV 89106.

B. Such proposed construction work to be done by the Company shall be performed in a safe manner subject to the approval of the Public Works Director and Zayo shall provide the City with evidence of insurance coverage pursuant to Section 24.

Section 8. INSTALLATIONS, EXCAVATIONS AND RESTORATIONS

A. The Company shall have the right to excavate in, occupy and use any and all Rights-of-Way for the purpose of installing, erecting, constructing, repairing, maintaining, removing, relocating and operating its Facilities after obtaining any and all appropriate permits from the City, provided, however, that:

(1) The Company shall not, pursuant to this Franchise Agreement, place any of its Facilities, on, over, under or within any City park duly designated as such by the City, but nothing herein contained shall preclude the City from allowing such facilities on, over, under or within any City park in a manner and means approved by the Public Works Director. The Company shall not place any of its Facilities, on, over, or within the median portion of any boulevard or parkway without first having obtained the prior written consent of the Public Works Director;

(2) Company shall not place any of its above-ground Facilities in any sidewalk area in the Rights-of-Way without the prior written consent of the Public Works Director. Company understands that all above-ground equipment cabinets located in the ROW are discouraged and generally prohibited as a matter of City policy, except as otherwise approved in writing by the City Public Works Director. Unless otherwise approved as provided above for the ROW, any installation of above-ground equipment cabinets will be required to be placed in an easement on private property adjacent to the ROW, and will require additional approvals and/or permitting under applicable ordinances. Notwithstanding anything in the foregoing, the installation of below-ground vaults shall be allowed within the ROW pursuant to applicable zoning and undergrounding provisions contained in the City Code and provided that Company will be responsible for all costs associated with such below-ground vaults, including without limitation relocation costs of any public improvements or public utilities facilities. Company agrees to comply with the City's current ordinances regarding such installations as well as any future regulations that may be adopted by the City respecting such installations. In no instance shall the installation of any of Company's Facilities or any appurtenant structures block pedestrian walkways in ROW or result in violation of the Americans with Disabilities Act, or obstruct sight visibility as defined by City ordinance or Regional Transportation Commission of Southern Nevada standard drawings.

(3) Company shall not place any poles within the City Rights-of-Way without the City's prior written approval.

(4) Company shall not attach any of its Facilities to any City-owned Facilities or share any City conduit unless Company has entered into a written agreement with the City for the express rights of attachment and use.

(5) Where appropriate and as may be required by the City through any permitting

process, installation, excavations and restorations affecting street and/or lane closures shall, as often as practicable, be performed after 6:30 p.m. and before 6:00 a.m., but in no event shall any such work be performed from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. except for emergency repairs;

(6) The City reserves the right to assist in the coordination and scheduling of any Company projects where such project may be reasonably coordinated with the placement of other Right-of-Way user's facilities. Otherwise, and subject to City permitting processes and approvals, it is recognized that, notwithstanding the foregoing, the Company retains discretion over the timing of the Company's proposed projects consistent with the terms of this agreement; and

(7) The Company shall, to the extent feasible, employ "trenchless" technology in the placement of its Facilities. Except in an emergency, not less than seven (7) working days prior to the commencement of any work by the Company which involves excavation in any Rights-of-Way the Company shall notify the Public Works Director and any appropriate utility coordinating committee for purposes of utility location. Minimum notice to the City shall be by telephone communication or in person prior to any work, followed by notice in writing as soon as practical. Company will provide advance notice so as not to disrupt services of the City or any other person or utility using any Rights-of-Way in the City and allow the City to place any inspector it may deem necessary at the site of the project.

B. Whenever work is performed in any Rights-of-Way, the Company shall take all reasonable precautions to minimize interruption to traffic flow, damage to property or creation of a hazardous condition.

C. After any excavation shall be made and after work is completed pursuant to the provision of this Franchise Agreement, the Company, at Company expense shall, as soon as practicable, but not longer than twenty-four (24) hours, remove all surplus material in compliance with specifications, requirements and regulations of the City in effect at the time of such restoration and restore the portion of the Rights-of-Way. All costs incurred in surplus material removal and restoration, whether done with the City's work forces and equipment or otherwise, shall be paid by Company, including the cost of any inspectors the City may assign to the project.

D. Company shall reconstruct, replace or restore any landscaping, street or alley, or any water, sewer, sanitary sewer, storm drainage, traffic signal or street light Facility, or any other Facility of the City disturbed by Company, whether during a location, relocation or reconstruction of a Facility, within thirty days of written notice by the City, to the condition acceptable to the Building and Safety Director, commensurate with the condition it was in prior to the work, consistent with specifications, requirements and regulations of the City in effect at the time of such restoration. City personnel may be present during

any such reconstructing, replacement or restoration. All costs incurred in surplus material removal and restoration, whether done with the City's work forces and equipment or otherwise, shall be paid by Company, including the cost of any inspectors the City may assign to the project.

E. The Company shall be responsible for the maintenance and repair of all Rights-of-Way impacted by the presence of the Company's Facilities subject to all City Ordinances and within reasonable proximity of and upon which the Company maintains above-ground Facilities, including the removal of weeds and litter.

F. Company shall install all of its Facilities in the Rights-of-Way in a manner consistent with the Americans with Disabilities Act ("ADA") including Public Rights of Way Accessibility Guidelines ("PROWAG"), including any reconstruction or modification of existing Facilities. Following notice by the City of an ADA violation caused directly or indirectly by Company, Company shall, within thirty days or such other time as the Public Works Director reasonably determines to be appropriate, remedy the ADA violation or problem. Notwithstanding any other language in this Agreement regarding breach, notice and cure, failure to alleviate such non-compliance is a breach of this Agreement.

G. Damages Caused by Company. Company shall, at its sole cost and expense and to the satisfaction of the City: (a) remove, repair or replace any of its Facilities that is damaged, becomes detached or has not been used for a period of more than ninety (90) days; and/or (b) repair any damage to ROW, municipal facilities or property, whether public or private, caused by Company, its agents, employees or contractors in their actions relating to operation; repair or maintenance of Facilities. If Company does not remove, repair or replace such damage to its Facilities or to ROW, municipal facilities or other property within thirty (30) days after receipt of the City's notice to do so, the City shall have the option, upon fifteen (15) days' prior written notice to Company, to perform or cause to be performed such removal, repair or replacement on behalf of Company and shall charge Company for the actual costs incurred by the City. If such damage causes a public health or safety emergency, as determined by the City, the City may immediately perform reasonable and necessary repair or removal work (but not any technical work on Company's Facilities) on behalf of Company and will notify Company as soon as practicable. Upon the receipt of a demand for payment by the City, Company shall within thirty (30) days after such receipt reimburse the City for such costs. The terms of this provision shall survive the expiration, completion or earlier termination of this Agreement.

Section 9. LOCATION AND RELOCATION OF FACILITIES

A. All Facilities of the Company shall be placed so that they do not interfere with

the use of Rights-of-Way by the City and shall only be placed after approval of the location by the Public Works Director and in accordance with any specifications adopted by the City governing the location of Facilities. The City reserves the right to construct, install, maintain and operate any public improvement, work or facility, do any work that the City may find desirable on, over or under any Rights-of-Way, and vacate, alter or close any Rights-of-Way. All such work shall be done, in such manner as not to obstruct, injure or prevent free use and operation of the Company's Facilities. The Company agrees to comply with Section 13.52.030 of the Code when locating facilities in Rights-of-Way.

B. Relocation and Displacement of Facilities. Company understands and acknowledges that upon ninety (90) days' written notice (or with less notice that is reasonable in the event of an emergency) City may require Company to relocate one or more Facility installations. Company shall at City's direction relocate such Facilities at Company's sole cost and expense whenever City reasonably determines that the relocation is needed for any of the following purposes: (a) if required for the construction, modification, completion, repair, relocation, or maintenance of a City or other public agency project; (b) because the Facilities are interfering with or adversely affecting proper operation of traffic signals, communications, or other municipal facilities; or (c) to protect or preserve the public health or safety. If Company shall fail to relocate any Facilities as requested by the City within ninety (90) days after receipt of the City's notice in accordance with the foregoing provision, or an additional reasonable time under the circumstances, City shall be entitled to remove or relocate the Facilities at Company's sole cost and expense, upon ten (10) days' written notice to Company. Company shall pay to the City actual costs and expenses incurred by the City in performing any removal work and any storage of Company's property after removal within thirty (30) days after the date of a written demand for this payment from the City.

Section 10. PUBLIC WORKS AND IMPROVEMENTS

A. The City reserves the right to construct, install, maintain and operate any public improvement, work or facility and do any work that the City may find desirable on, over or under any Rights-of-Way or public place. All such work shall be done, if possible, in such manner as not to obstruct, injure or prevent free use and operation of the Company's Facilities.

B. Whenever the City shall excavate or perform any work in any present and/or future Rights-of-Way or public place of the City, or shall contract, for such excavation work, where such excavation or work may disturb but not require removal or relocation of Company's Facilities, the City shall notify the Company sufficiently in advance of such contemplated excavation or work to enable the Company to take such measures as may be deemed necessary to protect such Facilities from damage and possible inconvenience or injury to

the public or the City's Rights-of-Way or public place. If the Company cannot take such measures, the Company shall be required to relocate its Facilities in accordance with Section 7. In such case, the Company upon request, shall furnish field markings to the City or contractor, as the case may be, showing the location of all its Facilities in the area involved in such proposed excavation or other work.

C. Whenever the City shall vacate any Rights-of-Way or public place for the convenience or benefit of any person or governmental agency or instrumentality, the Company's rights shall be preserved as to any of its Facilities then existing in such Rights-of-Way or public place.

Section 11. MOVING OF BUILDINGS

Whenever it becomes necessary to temporarily rearrange, remove, lower or raise the aerial cables or wires or other apparatus of the Company to permit the passage of any building, machinery or other object, the Company shall perform such rearrangement upon the receipt of written notice from the person or persons desiring to move said building, machinery or other objects. The written notice shall detail the route of movement of the building, machinery or other object. The costs incurred by the Company in making such rearrangements of its aerial facilities will be borne, excepting the City, by the person or persons seeking such rearrangement, unless the aerial facilities are placed or maintained in violation of the applicable rules of any local, state, or federal regulatory agency and thereby interferes with the movement.

Section 12. SAFETY STANDARDS

The Facilities of the Company shall at all times be constructed, operated and maintained so as to protect and safeguard the health and safety of the public and to this end Company shall observe all rules pertaining thereto prescribed by any local, state, or federal regulatory authority.

Section 13. SECURITY FOR PERFORMANCE

A. General Requirements. As security for compliance with the terms of this Agreement and applicable City Code provisions, Company shall, no later than ten (10) days after the issuance of the first permit by the City to install Facilities and prior to any use of the ROW, provide security to the City in the form of either cash deposited with the City, or an irrevocable pledge of certificate of deposit, an irrevocable letter of credit, or a performance bond, payable in each instance to the City, in an amount of one hundred thousand dollars ($100,000) to remain in full force and effect for the term of this Agreement, any or all of which may be claimed by the City as payment for liquidated damages assessed in accordance with Section 25 below, and/or to recover losses resulting to the City from Company's failure to perform.

1. Bond Requirements. If bonds are used to satisfy these security requirements, they shall be in accordance with the following:

(a) All bonds shall, in addition to all other costs, provide for payment of reasonable attorneys' fees.

(b) All bonds shall be issued by a surety company authorized to do business in the State of Nevada, and which is listed in the U.S. Department of the Treasury Fiscal Service (Department Circular 570, Current Revision): companies holding certificates of authority as acceptable sureties on federal bonds and as acceptable reinsuring companies.

(c) Company shall require the attorney-in-fact who executes the bonds on behalf of the surety to affix thereto a certified and current copy of his or her power of attorney.

(d) All bonds prepared by a licensed nonresident agent must be countersigned by a resident agent per NRS 680A.300.

(e) All bonds shall guarantee the performance of all of Company's obligations under this Agreement and all applicable laws.

(f) All bonds shall be substantially in the same form as that contained in Exhibit B attached hereto or as otherwise approved by the City.

B. Replenishment of Security. If at any time the City draws upon such performance security, Company shall within thirty (30) days after written notice from the City replenish such performance security to the original minimum amount required by this Section.

C. City reserves the right to require additional security should the aggregate bonding value of the open permits for construction within the Public Rights-of-Way exceed performance bond amount.

Section 14. BOOKS OF ACCOUNT AND REPORTS; RECORDS

A. Audit

1. The City (or its designated representative) shall have the right to review or audit the Company's books and records in accordance with generally accepted accounting and audit standards regarding any amounts which may be owed under this Franchise Agreement. This right includes the right to review and audit all books and records of revenue which may be reasonably considered by the City to be subject to a business license fee or franchise fee. The City shall give written notice to the Company of any additional amount claimed to be due to the City as a result of the City's review. Such amount due, if any, shall be paid within thirty (30) days following determination by the City that such amount is due and payable. If the City's review shows the Company has overpaid, said overpayment shall be reimbursed to the Company by the City within thirty (30) days of such determination.

2. The Company shall keep complete and accurate books and records of its business and operations pursuant to this Franchise Agreement in accordance with generally accepted accounting principles and in accordance with the rules and regulations of the State of Nevada.

3. In the event of an audit, the Company shall provide City specific books, records, contracts, accounts, documents and papers for its operations within the City.

4. All such books, records, and accounts of the Company shall be retained by the Company for a period of five (5) years. The Company shall make such records available to the City (or its designated representative) as are necessary for the City to compile its audit, and the same shall be available for inspection by the City, in the City, upon thirty (30) days' notice from the City.

5 Upon request by the City (or its designated representative), the Company shall provide to the City by U.S. mail, postage prepaid, a copy of all papers filed by the Company with any federal or state regulatory agency that pertain to the Company's Facilities located in Nevada.

B. Other Records Required by Code.

1. Company will maintain complete records pursuant to the applicable provisions of Las Vegas Municipal Code Title 6.

2. Additional Records. The City may require such additional information, records, and documents from Company from time to time as are appropriate in order to reasonably monitor compliance with the terms of this Agreement. Additionally, the City may require Company to collect supplementary information as needed.

3. Production of Records. Company shall provide records within twenty (20) business days after a request by the City for production of the same unless the City agrees to additional time. Company shall not unreasonably deny the City (or its designated representative) access to records covered by this Agreement, including confidential and proprietary information. Such records shall be made available in the City. Failure to provide records in a timely manner shall subject Company to liquidated damages as provided for herein. If any person other than Company maintains records on Company's behalf, Company shall be responsible for making such records available to the City (or its designated representative) for auditing purposes pursuant to this Section.

Section 15. SUPPLYING MAPS UPON REQUEST

Company shall maintain on file maps and operational data pertaining to its operations in the City. The City may inspect the maps and data at any time during business hours. Upon

request of the City, the Company shall furnish to the City as soon as practical without charge, current maps either in a "hard copy" printed form or in the City's GIS format or compatible database, showing the location and dimension of any existing facilities and proposed facilities, but not other proprietary information, used in operating the Company's Facilities within the City of Las Vegas served by the Company.

Section 16. RATES

The rates to be charged by the Company for Telecommunications Service shall comply with the appropriate local, state or federal regulatory authority, or any other governmental official, commission or body having jurisdiction. If no governmental official, or body had rate setting jurisdiction, the Company may set rates to be charged at its sole discretion. To the extent that the City may in the future become entitled to set fees and charges for the services provided pursuant to this Franchise Agreement, the City reserves the right to regulate the rates, fees, charges, deposits and associated terms and conditions for any service provided pursuant to this Franchise Agreement to the fullest extent permitted by applicable law with appropriate procedural due process.

Section 17. FRANCHISE NOT EXCLUSIVE

The Franchise Agreement hereby granted shall not be exclusive and shall not be construed as a limitation on the City's right to grant rights, privileges and authority to other persons or corporations similar to or different from those herein set forth to construct, install, operate or maintain a public utility.

Section 18. ASSIGNMENT OF FRANCHISE

The Company shall not transfer or assign any rights under this Franchise Agreement or lease total capacity of its system or network to another entity unless the City shall first be given the opportunity to review the financial, technical and operational qualifications of such entity and give its approval in writing, within sixty (60) days of such notice of intent to transfer or assign; such approval shall not be unreasonably withheld. This prohibition shall not apply in the instance that the Company or its total network or system capacity is transferred, assigned, or sold to a parent, subsidiary or affiliated person. Nor shall this prohibition apply to assignments made or security interests granted in order to secure financing. However, Company agrees to provide at least thirty (30) days advance notice of any such transfer, assignment or sale. The City shall have the discretion to review the financial, technical and operational qualifications of the affiliate.

Section 19. ADDITIONAL CITY RIGHTS

Pursuant to the City Charter and applicable State statute, the right and privilege of the City to construct, purchase or condemn a public utility or telecommunications provider located within or without the boundaries of the City is expressly recognized herein.

Section 20. RESERVED.

Section 21. COMPANY CONTACT

Company shall be available to the staff employees of any City department having jurisdiction over Company's activities twenty-four (24) hours a day, seven (7) days a week, regarding problems or complaints resulting from the attachment, installation, operation, maintenance, or removal of the Facilities. The City may contact by telephone the network control center operator at 1-866-236-2824 regarding such problems or complaints. The City may also contact the network control center by email at: zayoncc@zayo.com.

Section 22. EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION

The Company is committed to stimulating and strengthening the participation of minorities and women within the Company and is also committed to the principle that the success and economic well-being of the Company are related closely to the economic strength and vigor of the communities and people it serves.

Section 23. INDEMNIFICATION

The Company, as a condition of the grant of this Franchise Agreement, and in consideration thereof, agrees to indemnify, defend, protect, and hold harmless the City, its Council members, officers, and employees from and against any and all claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, and all costs and expenses by reason of the construction, maintenance and operation of its Facilities, and conduct of business, or any way arising out of performance under this Franchise Agreement, directly, or indirectly, when or to the extent injury is caused, or alleged to have been caused, wholly or in part, by any act, omission, negligence, or misconduct of the Company or any of its contractors, subcontractors, officers, agents, or employees, or by any person for whose act, omission, negligence, or misconduct, the Company is by law responsible.

This provision is not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under this indemnity provision and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefor, the Company shall indemnify and hold the City harmless of and from any such liability, including any court costs, expenses, and Reasonable Attorney Fees incurred by the City in defense thereof and incurred at any stage, except to the extent that the City failed to provide notice thereof to Company, and tender defense of the same to Company, and said failure materially impaired Company's ability to undertake the defense thereof. Upon commencement of any suit, proceeding at law or in equity against the City relating to or covering any matter covered by this indemnity, wherein the Company has agreed by accepting this Franchise Agreement, to indemnify and hold the City harmless, or to pay said settlement, final judgment and costs, as the case may be, the City shall give the Company immediate notice of such suit or proceeding; whereupon the Company shall provide a defense to any such suit or suits, including any appellate proceedings brought in connection therewith, and pay as aforesaid,

any settlement, costs or judgments that may be rendered against the City by reason of such damage suit.

Upon failure of the Company to comply with the "defense of suit" provisions of this Franchise Agreement, after reasonable notice to it by the City, the City shall have the right to defend the same and in addition to being reimbursed for any settlement or judgment that may be rendered against the City, together will all costs incurred therein, the Company shall reimburse the City Reasonable Attorney Fees, including those employed by the City in such case or cases, as well as all expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, comprised, or fully adjudicated against the City. In the event the City is compelled to undertake the defense of any such suit by reason of the Company's failure to perform as here and above provided, the City shall have the full right and authority to make or enter into any settlement or compromise of such adjudication as the governing body shall deem in the best interest of the City, this without the prior approval or consent of the Company with respect to the terms of such compromise or settlement.

Nothing in this Section shall require Company to indemnify or defend the City for the gross negligence or willful misconduct of the City, its Council members, officers, or employees.

Section 24. INSURANCE

A. Company shall obtain and maintain at all times during the term of this Agreement Commercial General Liability insurance and Commercial Automobile Liability insurance covering Company's operations in an amount not less than One Million Dollars ($1,000,000) per occurrence (combined single limit), including bodily injury and property damage, and in an amount not less than Two Million Dollars ($2,000,000) annual aggregate for each personal injury liability and products-completed operations. The Commercial General Liability insurance policy shall name the City, its Council members, elected and appointed officers, boards, commissions and employees as additional insureds as respects any covered liability arising out of Company's performance of work under this Agreement. Coverage shall be in an occurrence form and in accordance with the limits and provisions specified herein. Claims-made policies are not acceptable. Such insurance shall not be canceled, nor shall the occurrence or aggregate limits set forth above be reduced, until the City has received at least thirty (30) days' advance written notice of such cancellation or change. Company shall be responsible for notifying the City of such change or cancellation.

B. Filing of Certificates and Endorsements. Prior to the commencement of any work pursuant to this Agreement, Company shall file with the City original certificate(s) of insurance evidencing the coverages and limits required by this Section 24 which shall state the following:

1. The policy number; name of insurance company; name and address of the agent or authorized representative; name and address of insured; project name; policy expiration date; and specific coverage amounts;

2. That the City shall receive thirty (30) days' prior notice of cancellation;

3. That Company's Commercial General Liability insurance policy is primary as respects any other valid or collectible insurance that the City may possess, including any self-insured retentions the City may have; and any other insurance the City does possess shall be considered excess insurance only and shall not be required to contribute with this insurance; and

4. That Company's Commercial General Liability insurance policy waives any right of recovery the insurance company may have against the City.

The certificate(s) of insurance shall be mailed to the City at the address specified in Section 27 below.

C. Workers' Compensation Insurance. Company shall comply with the provisions of NRS Chapters 616A through 616D regarding industrial insurance and, if required to maintain coverage for employees, Company shall obtain and maintain at all times during the term of this Agreement statutory workers' compensation and employer's liability insurance in an amount not less than the greater of (a) any amounts required by Nevada state law or (b) One Million Dollars ($1,000,000) and shall furnish the City with a certificate showing proof of such coverage.

D. Insurer Criteria. Any insurance provider of Company shall be admitted and authorized to do business in the State of Nevada and shall carry a minimum rating assigned by A.M. Best & Company's Key Rating Guide of "A" Overall and a Financial Size Category of "X" (i.e., a size of $500,000,000 to $750,000,000 based on capital, surplus, and conditional reserves). Insurance policies and certificates issued by non-admitted insurance companies are not acceptable.

E. Severability of Interest. Any deductibles or self-insured retentions must be stated on the certificate(s) of insurance, which shall be sent to and approved by the City. "Severability of interest" or "separation of insureds" clauses shall be made a part of the Commercial General Liability and Commercial Automobile Liability policies.

Section 25. DEFAULT; CURE; REMEDIES; LIQUIDATED DAMAGES

A. Default and Notification. This Agreement is granted upon each and every condition herein and each of the conditions is a material and essential condition to the granting of this Agreement. If Company fails to comply with

any of the conditions and obligations imposed hereunder, and if such failure continues for more than thirty (30) days after written demand from the City to commence the correction of such noncompliance on the part of Company, the City shall have the right to revoke and terminate this Agreement in addition to any other rights or remedies set forth in this Agreement or provided by law.

B. Cure Period. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances not under Company's control, the period of time in which Company must cure the violation may be extended by the City Manager in writing for such additional time reasonably necessary to complete the cure, provided that: (a) Company has promptly begun to cure; and (b) Company is diligently pursuing its efforts to cure in the City Manager's reasonable judgment.

C. Liquidated Damages. If Company fails to cure any noncompliance with the terms and conditions of this Agreement within the time allowed under Subsections A and B above, after the City gives Company reasonable written notice of such noncompliance, and an opportunity to be heard by the City Manager, the City may assess the following liquidated damages for such noncompliance:

1. Failure to comply with the City's requirements concerning actual usage of the ROW or Municipal Facilities, including but not limited to any defaults resulting in construction-delay claims against the City: $500.00 per day, for each day such failure continues.

2. Failure to comply with any other provisions of this Agreement, including but not limited to failure to promptly provide data, documents, reports, or information to the City, or to provide insurance or security for the performance of Company's obligations hereunder: $100.00 per day, for each day such failure continues.

D. Payment of Damages. Any liquidated damages assessed pursuant to this Section 25 shall be due and payable by check mailed or delivered to the Director of Finance, 495 South Main Street, Las Vegas, Nevada, 89101, not later than thirty (30) days after the City provides Company with written notification of the assessment.

E. Remedy not Penalty. Company agrees that any failures in Subsection C above shall result in injuries to the City and its citizens and institutions, the compensation for which would be difficult to ascertain and prove, and that the amounts specified in Subsection C are liquidated damages, not a penalty or forfeiture.

F. In addition to the rights under this Section, the City, upon any termination, may, at its sole discretion, direct the Company to remove, at the Company's

sole cost and expense, any or all of the Facilities from all Rights-of-Way within the City, subject to the following:

1. The City may determine that removal of buried fiber optic cable, or conduit, is not necessary;

2. In removing any part of the Facilities, the Company shall refill and compact, at its own expense, any excavation that shall be made by it and shall leave all Rights-of-Way in as good a condition as that prevailing prior to the Company's removal of the Facilities;

3. The City shall have the right to inspect and approve the conditions of the streets after removal has occurred;

4. The removal shall commence within thirty (30) days of an order to remove being issued by the Finance Director or Public Works Director at the direction of the Council;

5. The Company shall be responsible for all necessary removals of the Facilities, and maintenance of the street area in the same manner and degree as if the Facilities were in active use, and the Company shall retain all liability associated with such removals.

6. As an alternative to removal, the Company shall, subject to the City's desire, abandon its Facilities in place and transfer ownership of the installed Facilities to the City. Nothing herein shall cause the City to incur any costs related to the removal of the Company's Facilities or the transfer of ownership of said Facilities to the City.

Section 26. SEVERABILITY CLAUSE

If any section, subsection, sentence, clause, phrase, term, provision, condition, covenant or portion of this Franchise Agreement is for any reason, held invalid, unenforceable or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity or enforceability of the remaining portions of this Franchise Agreement. The Council hereby declares that it would have approved this Franchise Agreement and each portion thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

Section 27. NOTICES

Any notice of other communication required or permitted to be given under this Franchise Agreement (herein the "Notices") shall be in writing and shall be (1) personally delivered, or (2) delivered by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or by nationally recognized trackable overnight courier. The

Notices shall be deemed received upon actual receipt. The Notices shall be directed to the parties at their respective addresses shown below, or such other address as either party may, from time to time, specify in writing to the other party in the manner described above.

For the purpose of this Franchise Agreement, notice to the City will be to:

Director of Finance
Attn: Franchise Administration
495 South Main Street, 4th Floor
Las Vegas, NV 89101

with a copy to:

Director of Public Works
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, NV 89106

Notice to the Company will be to:

Zayo Group, LLC
Attn: General Counsel
1805 29th
Boulder, CO 80301

with a copy to:

Zayo Group, LLC
Attn. Underlying Rights - Randy Whitehead
1805 29th , Suite 2050
Boulder, CO 80301

Section 28. PUBLIC PURPOSE

All of the regulations provided in this Franchise Agreement are hereby declared to be for a public purpose and the health, safety, and welfare of the general public. Any member of the governing body or City of official or employee charged with the enforcement of this Franchise Agreement, acting for the City in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties. Neither the City nor the Company by accepting this Franchise Agreement waives its right to seek all appropriate legal and equitable remedies as allowed by law upon violation of the terms of this Franchise Agreement, including seeking injunctive relief in a court of competent jurisdiction. Such right to injunctive relief is expressly reserved and all terms and provisions hereof shall be enforceable through injunctive relief.

Section 29. APPLICABLE LAW

This Agreement shall be governed and construed by and in accordance with the laws of the State of Nevada, without reference to its conflicts of law principles. If suit is brought by a party to this Agreement, the parties agree that trial of such action shall be vested exclusively in federal or state courts located in Nevada.

Section 30. ATTORNEYS' FEES

Should any dispute arising out of this Agreement lead to litigation, the prevailing party shall be entitled to recover its costs of suit, including (without limitation) reasonable attorneys' fees.

Section 31. STATE PUBLIC SERVICE COMMISSION AND CHARTER REQUIREMENT

This Franchise Agreement is subject to and contingent upon the Company complying with all applicable rules and regulations of the State Public Service Commission and the City adopting a Resolution, conducting a public hearing and enacting an Ordinance granting a Franchise Agreement to Company in accordance with Section 7.050 of the City Charter.

Section 32. REPRESENTATIONS AND WARRANTIES

Each Party represents and warrants that it has the full right, power, legal capacity, and authority to enter into and perform the party's respective obligations hereunder and that such obligations shall be binding upon such party without the requirement of the approval or consent of any other person or entity in connection herewith.

Section 33. PERFORMANCE OF ACTS ON BUSINESS DAYS

Any reference in this Agreement to time of day refers to local time in Nevada. All references to days in this Agreement refer to calendar days, unless stated otherwise. Any reference in this Agreement to a "business day" refers to a day that is not a Friday, Saturday, Sunday or observed as a holiday by City. If the final date for payment of any amount or performance of any act required by this Agreement falls on a Friday, Saturday, Sunday or holiday, that payment is required to be made or act is required to be performed on the next business day.

Section 34. AMENDMENT OF AGREEMENT; ASSIGNMENT

This Agreement may not be amended except pursuant to a written instrument signed by both parties. This Agreement shall not be assigned by Company without the express written consent of the City.

Section 35. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, or understandings (whether oral or written) between or among the parties relating to the subject matter of this Agreement which are not fully expressed herein.

Section 36. PUBLIC RECORDS

Company acknowledges that information submitted to the City is subject to public inspection and copying under Nevada Public Record Law, Chapter 239 of the Nevada Revised Statutes. Company is responsible for becoming familiar and understanding the provisions of the Nevada Public Records Law. While Nevada law does not recognize Company-provided information as "confidential," Company may identify information, such as trade secrets, proprietary financial records, customer information or technical information, submitted to the City as confidential. Company shall prominently mark any information for which it claims confidentiality with the word "Confidential" on each page of such information prior to submitting such information to the City. The City shall treat any information so marked as confidential until the City receives any request for disclosure of such information. The City retains the final discretion to determine whether to release the requested information designated as confidential by Company in accordance with applicable law. City will make its best efforts to provide Company with advance notice before any Company-provided information marked as "confidential" is released.

Section 37. NON-EXCLUSIVE REMEDIES

No provision in this Agreement made for the purpose of securing enforcement of the terms and conditions of this Agreement shall be deemed an exclusive remedy or to afford the exclusive procedure for the enforcement of said terms and conditions, but the remedies herein provided are deemed to be cumulative.

Section 38. NO THIRD-PARTY BENEFICIARIES

Except as otherwise provided in Section 7 above, it is not intended by any of the provisions of this Agreement to create for the public, or any member thereof, a third-party beneficiary right or remedy, or to authorize anyone to maintain a suit for personal injuries or property damage pursuant to the provisions of this Agreement. The duties, obligations, and responsibilities of the City with respect to third parties shall remain as imposed by Nevada law.

Section 39. CONSTRUCTION OF AGREEMENT

The terms and provisions of this Agreement shall not be construed strictly in favor of or against either party, regardless of which party drafted any of its provisions.

Section 40. EFFECT OF ACCEPTANCE

Company accepts and agrees to comply with this Agreement and all applicable federal, state, and local laws and regulations.

Section 41. DISCLOSURE OF PRINCIPALS

Pursuant to Resolution R-79-99 adopted by the City Council effective October 1, 1999, and amendments thereto by the City Council on November 17, 1999, Company warrants that it has disclosed, on the form attached hereto as Exhibit A, all principals, including partners, of Company, as well as all persons and entities holding more than one percent (1%) interest in Company or any principal of Company. If Company, principals, or partners described above are required to provide disclosure under federal law (such as disclosure required by the Securities and Exchange Commission (SEC) or the Employee Retirement Income Security Act (ERISA)), and attaches current copies of such federal disclosures to Exhibit A, the requirement of this Section shall be satisfied. Throughout the term hereof, Company shall within ten (10) days notify City in writing of any material change in the above disclosure. Copies of new federal disclosure filings shall also be sent to the City within ten (10) days of any such filing.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their duly authorized representatives the day and year first herein above written:

CITY OF LAS VEGAS

Carolyn G. Goodman, Mayor

ATTEST:

LuAnn D. Holmes, MMC Date
City Clerk

APPROVED AS TO FORM:

Deputy City Attorney 5/23/19 Date

ZAYO GROUP, LLC,
a Delaware Limited Liability Company, Authorized to do business in the State of Nevada

Mike Mooney
Senior Vice President and General Counsel

EXHIBIT A

CERTIFICATE

DISCLOSURE OF OWNERSHIP/PRINCIPALS

CERTIFICATE
DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. Policy

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1	**Contracting Entity**
Zayo Group, LLC	
1805 29th Boulder, CO 80301	
(720) 549-2292	
EIN: 26-2012549	

Block 2	**Description**
Subject Matter of Contract/Agreement: Telecommunications Franchise Agreement:	
RFP #:	

Block 3	**Type of Business**			
☐ Individual	☐ Partnership	☒ Limited Liability Company	☐ Corporation	

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4 **Disclosure of Ownership and Principals**

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	Zayo Group Holdings, Inc. – a publically traded corporation listed on the New York Stock Exchange under the ticker: ZAYO. 100% equity interest in Zayo Group, LLC.	1805 29th, Street, Suite 2050 Boulder, CO 80301	(303) 381-4683
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 0

Block 5 **Disclosure of Ownership and Principals - Alternate**

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: _____

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

_____
Name

6/4/19
Date

Subscribed and sworn to before me this 4 day of June, 2019.

_____
Notary Public

HEATHER MARIE AULT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184047285
My Commission Expires 12/11/2022

EXHIBIT B

FORM OF SURETY BOND

EXHIBIT B

FORM OF SURETY BOND

Bond Number: _____

Surety Bond

Know all men by these presents:

That _____ as Principal, and _____, incorporated under the laws of the State of _____, and authorized to execute bonds and undertakings as sole Surety, are held and firmly bound unto _____, as Obligee, in the sum of _____; for the payment thereof, well truly to be made, said Principal and Surety bind themselves, their administrators, successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligation is such that:

Whereas, the Principal is about to enter into, or has entered into, a certain agreement with the Obligee dated _____, 200___ for the following: _____.

Now, therefore, if the Principal shall well, truly and faithfully perform all of its duties, undertakings, covenants, terms, conditions and provisions of said agreement during the original term thereof and any extensions thereof which may be granted by the Obligee, with or without notice to the Surety, and if it shall satisfy all claims and demands incurred under such agreement and shall fully indemnify and save harmless the Obligee from all costs and damages which Obligee may suffer by reason of the Principal's failure to do so and shall reimburse and repay the Obligee all outlay and expenses which the Obligee may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

Provided, further, that said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder, or to the specifications accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

Provided, however, this bond is issued subject to the following express conditions:

1. This bond shall be deemed continuous in form and shall remain in full force and effect until canceled under § 3 below, after which all liability ceases, except as to any liability incurred or accrued prior to the date of such cancellation.

2. The aggregate liability of the Surety hereunder on all claims whatsoever shall not exceed the penal sum of this bond in any event.

3. The surety reserves the right to withdraw as surety from this bond, except as to any liability incurred or accrued, and may do so upon giving the Obligee not less than sixty (60) days' written notice.

Signed and sealed this _____ day of _____, 200___.

Principal:

By: _____

Its: _____

Surety:

By: _____

Its: _____

Address: _____

_____

Telephone: _____

_____

(State of Nevada License Number)

Nevada Resident Agent:

By: _____

Company: _____

_____

(State of Nevada License Number)

(Attach Acknowledgments of both Principal and Surety signatures)

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
30

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
RESOLUTIONS:

R-27-2019 - For possible action to approve a Resolution concerning a proposed Special Improvement District (814) within the Summerlin area and approving the form of the authorizing the execution and delivery of a deposit agreement and improvements reimbursement agreement with The Howard Hughes Company, LLC, a Delaware limited liability company, in the amount of $350,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with The Howard Hughes Company, LLC ($350,000 - SID) - Ward 2 (Vacant)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Howard Hughes Company, LLC (the Developer) has requested that the City of Las Vegas (City) form a special improvement district within the City pursuant to the provisions of Nevada Revised Statutes Chapter 271 to levy special assessments, and to issue one or more series of bonds to provide for the construction, acquisition, or furnishing of certain public improvements within Special Improvement District No. 814 (Summerlin). The Deposit and Reimbursement Agreement provides for a deposit in the amount of $350,000 for the City to draw against as it incurs the expenses of creating and financing the district. The Improvements Reimbursement Agreement provides a commitment from the developer for the acquisition, construction and improvements for Special Improvement District No 814.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Resolution No. R-27-2019
2. Deposit and Reimbursement Agreement
3. Improvements Reimbursement Agreement

RESOLUTION NO. R-27-2019

A RESOLUTION CONCERNING A PROPOSED SPECIAL IMPROVEMENT DISTRICT; APPROVING THE FORM OF A DEPOSIT AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE HOWARD HUGHES COMPANY, LLC; AND APPROVING THE FORM OF AN IMPROVEMENTS REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE HOWARD HUGHES COMPANY, LLC.

WHEREAS, the City of Las Vegas, Nevada (the "City") is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, The Howard Hughes Company, LLC, a Delaware limited liability company (the "Developer"), has informed the City that, in the future, the Developer may request that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 and the City's Developer Special Improvement District Guidelines (the "Guidelines") to form a special improvement district within the City (the "Future District"), to levy special assessments, and to issue one or more series of bonds (hereinafter called "Bonds") to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future District; and

WHEREAS, pursuant to the Guidelines, the City's Director of Finance is to establish the amount of a deposit to pay the City's costs and expenses associated with the formation of the Future District, the levy of assessments, and the issuance of the Bonds; and

WHEREAS, the proposed form of the Deposit and Reimbursement Agreement between the City and the Developer (the "Deposit Agreement") is on file with the City Clerk and the City Council has reviewed the same and found it to satisfactory; and

WHEREAS, the Developer has previously constructed, or will construct, certain public improvements (the "Improvements") that will proportionally benefit the properties in the Future District; and

WHEREAS, the Developer intends to request that the City levy special assessments against the properties in the Future District to finance an allocable portion of the cost of the Improvements; and

WHEREAS, the Developer desires to dedicate the Improvements to the City or another applicable government prior to the formation of the Future District and the execution of a Development and Financing Agreement between the City and the Developer relating to the Future District; and

WHEREAS, the Developer has requested that the City reimburse the Developer for a portion of the costs of the Improvements from the proceeds of the Bonds; and

WHEREAS, the City desires to facilitate such reimbursement, subject to the conditions contained in an Improvements Reimbursement Agreement (the "Improvements Reimbursement Agreement" and together with the Deposit Agreement, the "Agreements") between the City and the Developer; and

WHEREAS, the proposed form of the Improvements Reimbursement Agreement is on file with the City Clerk and the City Council has reviewed the same and has found it to be satisfactory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA:

Section 1. The Agreements are hereby approved in substantially the forms on file with the City Clerk, with only such changes therein as are not inconsistent herewith and are approved by the officers of the City executing the same. The officers of the City are hereby authorized to enter into, execute, and deliver the Agreements, and the execution and delivery of the same shall constitute conclusive evidence of the City's approval thereof in accordance with the terms hereof.

Section 2. The officers of the City be, and they hereby are, authorized to take all action necessary to effectuate the provisions of this resolution.

Section 3. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 4. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 5. The City Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED July 3, 2019.

(SEAL)

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

BRYAN K. SCOTT, Senior Assistant City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) **ss**
)
CITY OF LAS VEGAS)

I am the duly chosen and qualified City Clerk of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the "City Council") at a meeting held on July 3, 2019.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Mayor:	Carolyn G. Goodman
Council members:	Lois Tarkanian
	Stavros S. Anthony
	Cedric Crear
	Bob Coffin
	Michele Fiore
Those Voting Nay:	_____
Those Absent:	_____

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the Council were given due and proper notice of the meeting. Pursuant to Nevada Revised Statutes ("NRS") 241.020, written notice of the meeting was given not later than 9:00 a.m. on the third working days before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting on the City's website, on the official website of the State of Nevada pursuant to NRS 232.2175, at the principal office of the Council,

or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the Council, to wit:

(i) City Hall
495 S. Main Street
Las Vegas, Nevada

(ii) City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada

(iii) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

(iv) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

(v) The City of Las Vegas website

and

(b) Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was mailed to each person, if any, who has requested notices of meetings of the Council in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

5. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

6. A copy of such notice so given of the meeting of the Council on July 3, 2019 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on this July 3, 2019.

By: _____
LuAnn D. Holmes, MMC, City Clerk

EXHIBIT A

(Attach Copy of Notice of Meeting)

CITY OF LAS VEGAS, NEVADA
DEPOSIT AND REIMBURSEMENT AGREEMENT
PROPOSED SPECIAL IMPROVEMENT DISTRICT

This DEPOSIT AND REIMBURSEMENT AGREEMENT (this "**Agreement**") is made and entered into by and between the CITY OF LAS VEGAS, NEVADA, a Nevada municipal corporation (the "**City**"), and THE HOWARD HUGHES COMPANY, LLC, a Delaware limited liability company (the "**Developer**").

This Agreement is effective on the later of the date of approval by the Las Vegas City Council or Developer, each as noted on the signature page hereto, as long as approval by one is within thirty (30) calendar days of approval by the other ("**Effective Date**").

WHEREAS, the Developer has requested that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 to form a special improvement district within the City (the "**District**"), to levy special assessments, and to issue one or more series of bonds (the "**Bonds**") to provide for the construction, acquisition, or furnishing of certain public improvements within the District; and

WHEREAS, affiliates of the Developer own real property that is included within the boundaries of the proposed District; and

WHEREAS, the Developer has agreed to advance moneys to be used by the Director of Finance (the "**Director of Finance**") to pay costs and expenses associated with the formation of the District, the levy of assessments, and the issuance of Bonds, such advances being subject to reimbursement or credit upon a successful issuance of the Bonds or the termination or abandonment of such proceedings as provided herein; and

WHEREAS, the parties hereto wish to enter into this Agreement to define the terms and conditions under which moneys will be advanced by and reimbursed to the Developer.

NOW THEREFORE, the parties, for mutual consideration, agree as follows:

SECTION 1. ADVANCEMENT OF MONEYS. The Developer shall advance moneys (the "**Moneys**") to the Director of Finance as provided in Section 3 hereof, which Moneys shall be used by the City to pay costs generally described in Section 2 hereof. If the Moneys are not advanced in accordance with Section 3 hereof, the City shall not proceed with the issuance of Bonds.

SECTION 2. USE OF MONEYS ON DEPOSIT. The Director of Finance shall use the Moneys to pay costs and expenses, if any, incidental to or associated with the formation of the District, the levy of the assessments, and the issuance of Bonds (collectively, "**Financing Costs**"), including, without limitation, costs and expenses relating to the following, as applicable: (a) the property appraisal, (b) the absorption study, (c) noticing and publication expenses, (d) the assessment engineer, (e) District, assessment, and Bond administration, (f) Sherman & Howard L.L.C., as Bond Counsel, (g) Zions Public Finance, as the City's financial consultant, and (h) the

City's personnel and out-of-pocket costs. The scope of work and terms and conditions of the agreements for the foregoing advisors and special services will be subject to the Director of Finance's approval or as outlined in agreements that will be on file in the Director of Finance's office and available for inspection and review by the Developer. The Director of Finance shall maintain records of the payment of all Financing Costs and keep such records on file and available for inspection and review by the Developer in the Director of Finance's office.

SECTION 3. DEPOSITS. The Developer shall deposit with the Director of Finance the initial amount of $350,000 within five (5) business days after this Agreement is executed and delivered by the City. As additional Moneys are required, the Director of Finance shall make demand upon the Developer for such additional Moneys and identify the purpose and use thereof, and the Developer shall deposit such additional Moneys with the Director of Finance within five (5) business days of receipt of such demand. The Director of Finance shall cause all Moneys received from the Developer to be deposited into a separate interest-bearing account maintained by or at the direction of the Director of Finance. All interest or other amounts earned on Moneys in such account shall be held in such account for the payment of Financing Costs or otherwise applied as set forth in Section 4 hereof.

SECTION 4. REIMBURSEMENT. If the District proceedings are unsuccessful and are terminated or abandoned prior to the issuance of the Bonds, the Director of Finance shall transfer to the Developer all Moneys, including any interest earnings thereon, then on deposit in the account established and maintained pursuant to Section 3 hereof, exclusive of Moneys necessary to pay Financing Costs or portions thereof that have been actually incurred, are not payable contingent upon the successful issuance of the Bonds, and are due and owing as of the date of such termination or abandonment.

The Developer shall have the following options upon the successful issuance of the Bonds:

A. The Developer may direct the City to reimburse the Developer for the Moneys, and the interest thereon, previously advanced by the Developer from the proceeds of the Bonds;
B. The Developer may direct the City to return unexpended Moneys, and the interest thereon, to the Developer; or
C. The Developer may direct the City to do any combination of the above.

SECTION 5. RESERVED RIGHTS. This Agreement does not in any way create an obligation or commitment that the City will proceed with the issuance of the Bonds, and the City expressly reserves the right to terminate or abandon the proceedings at any time prior to the issuance of the Bonds, if in the City's sole discretion, it deems such termination or abandonment to be in the best interests of the City.

SECTION 6. BINDING EFFECT. This Agreement shall be binding on the successors and assigns of the parties hereto.

[The remainder of this page intentionally left blank.]

SECTION 7. COUNTERPARTS; ELECTRONIC DELIVERY. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument. It shall not be necessary for any counterpart to bear the signature of all parties hereto. Executed copies hereof may be delivered by facsimile or e-mail, pursuant to NRS 719.240, and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date as defined herein.

CITY OF LAS VEGAS, NEVADA

By: _____
Carolyn G. Goodman, Mayor

Date of City Council Approval: _____

ATTEST:

By: _____
LuAnn D. Holmes, MMC, City Clerk

APPROVED AS TO FORM:

By: John S. Ridilla 6/12/19
John S. Ridilla Date
Chief Deputy City Attorney

THE HOWARD HUGHES COMPANY, LLC,
a Delaware limited liability company

By: _____

Printed Name: _____

Title: _____

Date: _____

IMPROVEMENTS REIMBURSEMENT AGREEMENT

This IMPROVEMENTS REIMBURSEMENT AGREEMENT (this "Agreement"), dated as of July 3, 2019, is by and between the CITY OF LAS VEGAS, NEVADA (the "City"), and THE HOWARD HUGHES COMPANY, LLC, a Delaware limited liability company (the "Developer").

WHEREAS, the Developer has informed the City that, in the future, the Developer may request that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 to form a special improvement district within the City (the "Future District"), to levy special assessments, and to issue one or more series of bonds (hereinafter called "Bonds") to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future District; and

WHEREAS, the Developer has previously constructed, or will construct, the public improvements (the "Improvements") described in Exhibit A hereto, which will proportionally benefit the properties in the Future District; and

WHEREAS, the Developer intends to request that the City levy special assessments against the properties in the Future District to finance an allocable portion of the cost of the Improvements; and

WHEREAS, the Developer desires to dedicate the Improvements to the City or another applicable government prior to the formation of the Future District and the execution of a Development and Financing Agreement between the City and the Developer relating to the Future District; and

WHEREAS, the Developer has requested that the City reimburse the Developer for a portion of the costs of the Improvements from the proceeds of any bonds issued by the City with respect to the Future District (the "Bonds"); and

WHEREAS, the City desires to facilitate such reimbursement, subject to the conditions contained in this Agreement.

NOW THEREFORE, the parties, for mutual consideration, agree as follows:

SECTION 1. DEDICATION OF IMPROVEMENTS. The Developer agrees to transfer title to the Improvements by deed, bill of sale or other means reasonably acceptable to the City or other applicable government.

The Developer at the time of transfer shall warrant that the Improvements have been constructed in accordance with the plans and specifications therefore which have been approved by the City. The Developer agrees to remedy any defects in the Improvements, and pay for any damage to other work resulting therefrom, which shall appear within one (1) year from the date of acceptance of the Improvements by the City.

SECTION 2. PREVAILING WAGES. The Developer acknowledges and agrees that the Improvements must be constructed in compliance with NRS 338.010 to 338.090, inclusive, as a condition precedent to any reimbursement by the City for the costs of the Improvements from the proceeds of the Bonds. For the avoidance of the doubt, this provision prohibits the City from using Bond proceeds to pay for the Improvements if any portion of the Improvements was not constructed in accordance with NRS 338.010 to 338.090.

SECTION 3. REIMBURSEMENT FROM BOND PROCEEDS. The City hereby agrees to reimburse the Developer for the portion of the costs of the Improvements allocable to the Future District in an amount up to the lesser of the actual cost of the allocable portion of such Improvements or the maximum amount set forth in Exhibit A hereof solely from Bond proceeds if all of the following occur:

A. The City or other applicable government accepts the dedication of the Improvements;

B. The Development and Financing Agreement between the City and the Developer relating to the Future District is executed by the City and the Developer;

C. The Future District is created;

D. The Developer has complied with Section 2 hereof; and

E. The Bonds are issued and there are sufficient proceeds from the Bonds to reimburse the Developer for some or all of the allocable costs of the Improvements.

SECTION 4. RESERVED RIGHTS. This Agreement does not in any way create an obligation or commitment on behalf of the City to create the Future District or proceed with the issuance of the Bonds, and the City expressly reserves the right to terminate or abandon any and all proceedings relating to the Future District and the Bonds at any time prior to the issuance of the Bonds, if, in the City's sole discretion, it deems such termination or abandonment to be in the best interests of the City.

SECTION 5. BINDING EFFECT. This Agreement shall be binding on the successors and assigns of the parties hereto.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF the City and the Developer have caused this Agreement to be executed as of the day and year first mentioned above.

CITY OF LAS VEGAS, NEVADA

_____
CAROLYN G. GOODMAN, Mayor

(SEAL)

_____
LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

_____
BRYAN K. SCOTT, Senior Assistant City Attorney

THE HOWARD HUGHES COMPANY, LLC
a Delaware limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT A

Description of Improvements and Costs Allocable to Future District

Alta Drive – Crossbridge Drive to Sky Vista Drive (Village 24 Alta Drive Improvement Plans Station 241+10 to Station 264+41), Rough Grade, Improvements and Street Lights

This project consists of rough grading and improvements to Alta Drive between stations 241+00 and 264+41 (approximately 2,331 feet), extending westerly from the intersection of Sky Vista Drive to the western Village 24 boundary. Rough grading for this section of Alta Drive roadway as shown on the Sky Vista Drive Improvement Plans. There is approximately 2,200 linear feet of 16" DIP water main (3665 Zone); 2,590 linear feet of 12" sewer main; and 2,590 linear feet of 42" RCP storm drain. This project also consists of the installation of street lights for Alta Drive between stations 241+00 and 264+41 (approximately 2,331 feet), extending westerly from the intersection of Sky Vista Drive to the western Village 24 boundary.

This project has an estimated total construction cost of $3,744,692 with an SID eligible cost of $4,306,395 (which includes $561,703 in soft costs). The SID eligible cost is 50% of the total cost, which is $2,153,197 and includes all soft costs.

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
31

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
RESOLUTIONS:

R-28-2019 - For possible action to approve a Resolution approving the apportionment of surplus amounts remaining in the special fund created for the City of Las Vegas, Nevada, Special Improvement District (SID) No. 707 (Summerlin Area) in the amount of $2,322,487.55 (Summerlin 707 SID Agency) - Ward 2 (Vacant)

FISCAL IMPACT:
Budget Funds Available
Amount: $2,322,487.55
Funding Source: Summerlin 707 SID Agency
Dept./Division: Finance

PURPOSE/BACKGROUND:
Per NRS 271.429, surplus funds in excess of $50,000 in an SID must be refunded. SID 707 has an excess of $2,322,487.55. This resolution approves the apportionment of the remaining surplus among the tracts of land assessed in the District to the owners of record on March 10, 2019 and authorizes the City Treasurer to provide notice by mail and by publication of the availability of the surplus for refund and process such refunds to the property owner or owners. A total of $2,246,487.55 will be refunded to the property owners which is net of the required $50,000 deposit into the surplus and deficiency fund and the administrative costs of $25,800.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Resolution No. R-28-2019
2. Report of Apportionment

RESOLUTION NO. R-28-2019

A RESOLUTION APPROVING THE APPORTIONMENT BY THE CITY TREASURER OF SURPLUS AMOUNTS REMAINING IN THE SPECIAL FUND CREATED FOR THE PAYMENT OF BONDS AND INTEREST FOR SPECIAL IMPROVEMENT DISTRICT NO. 707 (SUMMERLIN AREA)

WHEREAS, the City Council of the City of Las Vegas, Nevada (the "**City Council**" and the "**City**" respectively) has created by ordinance a special fund (the "**Fund**"), to which Fund have been paid assessments for improvements made in Special Improvement District No. 707 (Summerlin Area) (the "**District**"), and from which Fund have been paid the principal, interest, and prior redemption premiums, if any, on the bonds relating to the District's improvements; and

WHEREAS, all outstanding bonds, principal, interest and prior redemption premiums, if any, of the District have been paid; and

WHEREAS, surplus amounts remain in the Fund, which surplus amounts must be refunded in accordance with Nevada Revised Statutes ("**NRS**") 271.429; and

WHEREAS, no amounts were advanced from the City's general fund or surplus and deficiency fund for the payment of any bonds or interest thereon of the District; and

WHEREAS, the City Treasurer (the "**Treasurer**") has determined the surplus remaining in the Fund(s) to be $2,322,487.55; and

WHEREAS, the surplus is $2,322,487.55 which exceeds $50,000; and

WHEREAS, pursuant to NRS 271.429(1)(e)(1), when the surplus is more than $50,000, the Treasurer must deposit $50,000 in the surplus and deficiency fund and apportion the amount of the surplus in excess of $50,000 and administrative costs among the tracts of land assessed in the District; and

WHEREAS, the remaining surplus, after deduction of the administrative costs and the $50,000.00 deposited in the surplus and deficiency fund, is $2,246,687.55; and

WHEREAS, the Treasurer has apportioned the remaining surplus among the tracts of land assessed in the District, which apportionment is hereby reported to the City Council, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the approval by the City Council of the Treasurer's apportionment is required pursuant to NRS 271.429 before the apportioned surplus may be made available for refund.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City Council hereby approves the apportionment of the surplus as prepared by the Treasurer and as found in Exhibit A attached hereto.

Section 2. The Treasurer is hereby authorized to provide notice by mail and by publication of the availability of the surplus for refund in the amounts found in Exhibit A attached hereto.

Section 3. In accordance with NRS 271.429, the Treasurer shall give notice by publication in the *Las Vegas Review-Journal*, a newspaper of general circulation in the City, and published at least once a week, for three consecutive weeks, by three weekly insertions, the first publication being at least 60 days prior to the end of the refund period wherein the owner or owners of record on the date specified by the notice of the tracts of land assessed in the District may request a refund. It shall not be necessary that the notice be published on the same day of the week in each of the three calendar weeks but not less than 14 days shall intervene between the first publication and the last publication. Such service by publication shall be verified by the affidavit of the publisher and filed with the City Clerk. In accordance with NRS 271.429, the Treasurer shall also give written notice of the availability of the surplus for refund by mailing a copy of such notice in the United States mails, postage prepaid as first-class mail, to the last known owner or owners of record on the date specified by the notice of each tract within the District at his or her last-known address or addresses. Proof of such mailing shall be made by the affidavit of the Treasurer and such proof shall be filed with the City Clerk. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all claims for refund are perpetually barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the right to claim a refund.

Section 4. The notice provided for in NRS 271.429 and in Section 3 of this resolution shall be in substantially the following form:

[Start of Form]

Notice of the Availability of a Refund on Surplus Assessments in City of Las Vegas, Nevada, Special Improvement District No. 707 (Summerlin Area)

NOTICE IS HEREBY GIVEN to the owners of property within City of Las Vegas, Nevada, Special Improvement District No. 707 (Summerlin Area) (hereinafter the "District") and other interested persons that the City Council of the City of Las Vegas, Nevada (hereinafter the "City" and "City Council" respectively), adopted on July 3, 2019, a resolution which approved the apportionment and refund of a portion of the amounts assessed against lots, tracts and parcels of land within the District (hereinafter the "Surplus") in accordance with Nevada Revised Statutes ("NRS") 271.429.

The owner or owners of record on March 10, 2019 of each tract of land which was assessed in the District may claim the refund apportioned to such tract by filing a claim therefor with the City Treasurer within sixty (60) days after the date of the mailing of this notice (i.e., within 60 days of July 8, 2019). Thereafter, claims for such refund are perpetually barred.

Valid claims for refund filed in excess of the surplus available for each separate tract may be apportioned ratably among the claimants by the City Treasurer.

Dated this July 8, 2019.

City of Las Vegas
Venetta Appleyard, City Treasurer
495 S. Main Street, 4th Floor
Las Vegas NV 89101
(702) 229-6321

*Parcel No. of property: _____

*Amount of Surplus available for refund on this property: $_____

(*Included in mailed, not published, notice.)

TO BE COMPLETED BY PROPERTY OWNER OF RECORD ON MARCH 10, 2019

*Property Owners may use this Form to Request a Refund

Dear Ms. Appleyard:

I am the property owner of record on March 10, 2019 of Parcel No. _____, found in Special Improvement District No. 707 (Summerlin Area).

I request that I be mailed a refund check as explained in your notice dated July 8, 2019.

By: _____
Signature

By: _____
Printed Name

Address: _____

_____

_____

RETURN TO:

City of Las Vegas
Finance Department, SID Collections
495 S. Main Street, 4th Floor
Las Vegas Nevada 89101

[End of Form of Notice]

Section 5. Surplus amounts, if any, remaining after the payment of all valid claims filed with the Treasurer within the 60-day period will be transferred to the City's Surplus and Deficiency Fund.

Section 6. Valid claims for the refund filed in excess of the surplus available for each separate tract may be apportioned ratably among the claimants by the City Treasurer.

Section 7. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 8. This Resolution shall be effective on passage and approval.

PASSED and APPROVED on July 3, 2019.

CITY OF LAS VEGAS, NEVADA

By: _____
Carolyn G. Goodman, Mayor

Date of City Council Approval: _____

ATTEST:

By: _____
LuAnn D. Holmes, MMC, City Clerk

APPROVED AS TO FORM:

By: John S. Ridilla 6/13/19
John S. Ridilla Date
Chief Deputy City Attorney

EXHIBIT A

APPORTIONMENT OF SURPLUS

STATE OF NEVADA)
)
COUNTY OF CLARK)

I, LuAnn D. Holmes, MMC, am the duly chosen and qualified City Clerk of Las Vegas (the "**City**"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council (the "**Council**") at a meeting held on June 3, 2019.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of Council as follows:

Those Voting Aye:

Mayor:	Carolyn G. Goodman
Council members:	Stavros S. Anthony Cedric Crear Michele Fiore

Those Voting Nay: _____

Those Absent: _____

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the Council were given due and proper notice of the meeting. Pursuant to Nevada Revised Statues ("**NRS**") 241.020, written notice of the meeting was given not later than 9:00 a.m. on the third working days before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting on the City's website, at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, on the City's website and at least three (3) other separate, prominent places

within the jurisdiction of the Council, to wit:

(i) City Hall
495 S. Main Street
Las Vegas, Nevada

(ii) City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada

(iii) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

(iv) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

(v) City of Las Vegas website

and

(b) By mailing a copy of the notice to each person, if any, who has requested notices of meetings of the Council in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

1. Prior to 9:00 a.m. at least three working days before such meetings, notice was posted on the official website of the State of Nevada (the "**State**") in compliance with Chapter 241 of NRS, unless the Board was unable to do so because of technical problems relating to the operation or maintenance of the official website of the State.

2. A copy of such notice so given of the meeting of the Council on July 3, 2019 is attached to this certificate as Exhibit A.

3. Upon request, the governing body provides, at no charge, at least one copy of the agenda for its public meetings, any proposed resolution or regulation which will be discussed at the public meeting, and any other supporting materials provided to the members of the governing body for an item on the agenda, except for certain confidential materials and materials pertaining to the closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ day of July, 2019.

By: _____
LuAnn D. Holmes, MMC, City Clerk

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-23-811-001	5,288.59	0.0132%	297.05	MULLEN PATRICK & LAURA FAMILY TRUST	MULLEN PATRICK TRS	9480 STANGE AVE	LAS VEGAS NV 89129	
137-23-811-002	5,288.59	0.0132%	297.05	BARBER VALERIE J & BERT W	1616 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629		
137-23-811-003	5,288.59	0.0132%	297.05	HARRIS CARMELLA	1612 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629		
137-23-811-004	5,288.59	0.0132%	297.05	XU CE	LIU ZHEN	2288 ROSEMOUNT LN	SAN RAMON CA 94582	
137-23-811-005	5,288.59	0.0132%	297.05	COMACCHIO DOMENICO A & NYMPHA B LIVING TRUST	COMACCHIO NYMPHA B TRS	1604 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629	
137-23-811-006	5,288.59	0.0132%	297.05	WEBSTER STEVEN C	1600 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629		
137-23-811-007	5,288.59	0.0132%	297.05	GROTELUSCHEN KEITH R	11053 GATEVIEW LN	LAS VEGAS NV 89144-1600		
137-23-811-008	5,288.59	0.0132%	297.05	RODRIQUEZ NORMAN JR	11057 GATEVIEW LN	LAS VEGAS NV 89144		
137-23-811-009	5,288.59	0.0132%	297.05	VINCENT RANDALL J & KITTY C	11061 GATEVIEW LN	LAS VEGAS NV 89144		
137-23-811-010	5,288.58	0.0132%	297.04	HANAGAMI BURTY LIVING TRUST	HANAGAMI BURT Y TRS	1927 E LA DENEY CT	ONTARIO CA 91764	
137-23-811-011	5,288.58	0.0132%	297.04	MATHEW SHAJI O & VIJNA	P O BOX 12703	RENO NV 89510-2703		
137-23-811-012	5,288.58	0.0132%	297.04	DELMAR JAMES J	11073 GATEVIEW LN	LAS VEGAS NV 89144		
137-23-811-013	5,288.58	0.0132%	297.04	ZHONG GUI QIN	1609 CHANGING SEASONS ST	LAS VEGAS NV 89144		
137-23-811-014	5,288.58	0.0132%	297.04	RODRIGUEZ BLASA	1613 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629		
137-23-811-015	5,288.58	0.0132%	297.04	LIU DAVID & NINA	354 30TH AVE	SAN FRANCISCO CA 94121-1705		
137-23-811-016	5,288.58	0.0132%	297.04	SOLOVEY PROPERTIES L L C CHANGING SEASONS SERIES	205 LYNCREST RD	ENGLEWOOD CLIFFS NJ 7632		
137-23-811-017	5,288.58	0.0132%	297.04	DONATO MARISSA	1625 CHANGING SEASONS ST	LAS VEGAS NV 89144-1629		
137-23-811-018	5,288.58	0.0132%	297.04	WONG KAM KUEN 2018 GRANTOR TRUST	WONG KAM KUEN TRS	%K WONG	2822 TIBURON WAY	BURLINGAME CA 94010-5842
137-23-811-019	5,288.58	0.0132%	297.04	WANG STEVEN YUNSHEN	11061 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-020	5,288.58	0.0132%	297.04	TOMA SHARON MAYURI REVOCABLE LIVING TR AGREE	TOMA SHARON MAYURI TRS	95-208 IKAIKA PL	HONOLULU HI 96789	
137-23-811-021	5,288.58	0.0132%	297.04	CHEN YUNG JUNG & YUEH MEI	12927 MAUI CT	CERRITOS CA 90703-1249		
137-23-811-022	5,288.58	0.0132%	297.04	CHEN ROBERT C & BONNIE P	11073 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-023	5,288.58	0.0132%	297.04	KUSTRA LIVING TRUST	KUSTRA THOMAS P TRS	11077 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656	
137-23-811-024	5,288.58	0.0132%	297.04	KELLOGG MICHELLE & SHAWN P	11081 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-025	5,288.58	0.0132%	297.04	XIANG YAO	11101 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-026	5,288.58	0.0132%	297.04	DREYER CHRISTOPHER S	11105 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-027	5,288.58	0.0132%	297.04	DIESEL PROPERTY HOLDINGS L L C	1641 KIRK CT	SAN JOSE CA 95124-4800		
137-23-811-028	5,288.58	0.0132%	297.04	KAY RANDOLPH T	11113 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-029	5,288.58	0.0132%	297.04	GARWOOD TODD & SHANNON	11117 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-030	5,288.58	0.0132%	297.04	LI WEI & BO WEN	WANG XUE MEI	1356 PARK DRIVE	VANCOUVER BC V6P 2K6 CANADA	
137-23-811-031	5,288.58	0.0132%	297.04	HERNANDEZ RICARDO MALDONADO	MALDONADO GUSTAVO	11125 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649	
137-23-811-032	5,288.58	0.0132%	297.04	GALVAN GISELA	11129 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-033	5,288.58	0.0132%	297.04	MCHATTON LANCE & MELISSA	11133 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-034	5,288.58	0.0132%	297.04	BARBER KELLINEE	11141 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-035	5,288.58	0.0132%	297.04	MAI TRAN FAMILY TRUST	MAI CONCHAU V & KIM TRAN TRS	27 LAWRENCE DR	NOVATO CA 94945-3302	
137-23-811-036	5,288.58	0.0132%	297.04	JALALI ZAHRA	11149 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-037	5,288.58	0.0132%	297.04	MORALES HECTOR	TOVAR LETICIA	11153 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650	
137-23-811-038	5,288.58	0.0132%	297.04	KIMMEL SETH C & JOANN	11157 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-039	5,288.58	0.0132%	297.04	GRAY MARY JO TRUST	GRAY MARY JO TRS	1000 BOWER BASIN ST	LAS VEGAS NV 89144-1623	
137-23-811-040	5,288.58	0.0132%	297.04	BORGGREVE BRUCE C & JILL FAM TR	BORGGREVE BRUCE C & JILL E TRS	963 TOPSY LN #306-208	CARSON CITY NV 89705-8417	
137-23-811-041	5,288.58	0.0132%	297.04	LUM STEPHEN & THERESA FAM REV TR	LUM STEPHEN & THERESA CO-TRS	11173 WHOOPING CRANE LN	LAS VEGAS NV 89144	
137-23-811-042	5,288.58	0.0132%	297.04	QUICK MELVIN D & MARTHA IVEY	11160 SUMMER SQUASH LN	LAS VEGAS NV 89144-1609		
137-23-811-043	5,288.58	0.0132%	297.04	DENISON MARIE	1600 CIDER ST	LAS VEGAS NV 89144		
137-23-811-044	5,288.58	0.0132%	297.04	DUROPAN BRYAN & SARAH	11152 SUMMER SQUASH LN	LAS VEGAS NV 89144-1609		
137-23-811-045	5,288.58	0.0132%	297.04	HAWK SUSAN & JAY	11148 SUMMER SQUASH LN	LAS VEGAS NV 89144-1609		
137-23-811-046	5,288.58	0.0132%	297.04	VAZEEN PAMELA LYNN	11144 SUMMER SQUASH LN	LAS VEGAS NV 89144		
137-23-811-047	5,288.58	0.0132%	297.04	DIAZ MARCO D & KIMBERLY M	15801 WILLO PINES LN	MONTVERDE FL 34756		
137-23-811-048	5,288.58	0.0132%	297.04	KANIA EDWARD C & RUTH B	156 PARIS AVE	NORTHVALE NJ 07647-2024		
137-23-811-049	5,288.58	0.0132%	297.04	ENDELLICATE LEONARD D	11132 SUMMER SQUASH	LAS VEGAS NV 89144-1609		
137-23-811-050	5,288.58	0.0132%	297.04	CIFUENTES MICHAEL G & MAUREEN	P O BOX 371652	LAS VEGAS NV 89137-1652		
137-23-811-051	5,288.58	0.0132%	297.04	SKEETE GARFIELD A & SHELLON A	11224 BEDFORD HILLS AVE	LAS VEGAS NV 89138-3001		
137-23-811-052	5,288.58	0.0132%	297.04	KIMOTO JAMES S SELF-TRUSTEED TR	KIMOTO JAMES S TRS	98-383 PONOHALE ST	AIEA HI 96701-2113	
137-23-811-053	5,288.58	0.0132%	297.04	AZI REAL ESTATE TRUST	11001 SALFORD DR	LAS VEGAS NV 89144-4499		
137-23-811-054	5,288.58	0.0132%	297.04	KONG LILLY I	LEE SHEI-WEN B	2524 PALOMINO DR	COVINA CA 91724-3804	
137-23-811-055	5,288.58	0.0132%	297.04	UPPUGANTI RAMA RAO	11108 SUMMER SQUASH LN	LAS VEGAS NV 89144-1608		
137-23-811-056	5,288.58	0.0132%	297.04	HENDERSON RICHARD TODD & CARRIE	11104 SUMMER SQUASH LN	LAS VEGAS NV 89144-1608		
137-23-811-057	5,288.58	0.0132%	297.04	RUSSO GENNARO	11100 SUMMER SQUASH LN	LAS VEGAS NV 89144-1608		
137-23-811-058	5,288.58	0.0132%	297.04	CLOVER RANDY S	1624 BLOOMING ROSE ST	LAS VEGAS NV 89144		
137-23-811-059	5,288.58	0.0132%	297.04	VARGA JOHN D & SOMMER N	1620 BLOOMINGTON ROSE ST	LAS VEGAS NV 89144		
137-23-811-060	5,288.58	0.0132%	297.04	GROVER STEPHEN C & MARGARET S	6208 MUIRLANOS CT	LAS VEGAS NV 89130-1418		
137-23-811-061	5,288.58	0.0132%	297.04	BELL LARRY R & SHERRY	1612 BLOOMING ROSE ST	LAS VEGAS NV 89144-1606		
137-23-811-062	5,288.58	0.0132%	297.04	GROVER STEPHEN C & MARGARET S	6208 MUIRLANDS CT	LAS VEGAS NV 89130-1418		
137-23-811-063	5,288.58	0.0132%	297.04	CANALE ANTHONY	1604 BLOOMINNG ROSE ST	LAS VEGAS NV 89144		
137-23-811-064	5,288.58	0.0132%	297.04	A-BAO HOLDINGS L L C	5670 MORNINGSIDE DR	SAN JOSE CA 95138-2230		
137-23-811-065	5,288.58	0.0132%	297.04	TANG CUIYING	CHEN SENLIN	11112 GATEVIEW LN	LAS VEGAS NV 89144	
137-23-811-066	5,288.58	0.0132%	297.04	REEVES JOEL P & ADRIANA J	11108 GATEVIEW LN	LAS VEGAS NV 89144		
137-23-811-067	5,288.58	0.0132%	297.04	SHAFFER LINDSAY R	NORRIS JOSHUA D	1601 BLOOMING ROSE ST	LAS VEGAS NV 89144	
137-23-811-068	5,288.58	0.0132%	297.04	O-YANG JULIET S J	8422 HOLLYWOOD HILLS AVE	LAS VEGAS NV 89178		
137-23-811-069	5,288.58	0.0132%	297.04	P T & J T L L C	11513 WHITE CLIFFS AVE	LAS VEGAS NV 89138-3017		
137-23-811-070	5,288.58	0.0132%	297.04	ANFLICK HOWARD R & IRIS REV TR	ANFLICK HOWARD R & IRIS TRS	1613 BLOOMING ROSE ST	LAS VEGAS NV 89144-1606	
137-23-811-071	5,288.58	0.0132%	297.04	PRISNEAC TUDOR & ALLA	1617 BLOOMING ROSE ST	LAS VEGAS NV 89144		
137-23-811-072	5,288.58	0.0132%	297.04	NAING AUNG	AUNG THANDAR T	1621 BLOOMING ROSE ST	LAS VEGAS NV 89144	
137-23-811-073	5,288.58	0.0132%	297.04	MISCIAGNA FAMILY TRUST	MISCIAGNA PETER J & COLLEEN TRS	1612 CIDER CT	LAS VEGAS NV 89144-1607	
137-23-811-074	5,288.58	0.0132%	297.04	NOMOTO AYA	RITTER BRIAN	1608 CIDER CT	LAS VEGAS NV 89144-1607	
137-23-811-075	5,288.58	0.0132%	297.04	HARRAF EBRAHIM & TABANDEH	1658 37TH AVE PL	GREELEY CO 80634		
137-23-811-076	5,288.58	0.0132%	297.04	DENISON PATRICK D & MARIE G	1600 CIDER CT	LAS VEGAS NV 89144-1607		
137-23-811-077	5,288.58	0.0132%	297.04	ROY JEAN P JR & EVA M	1601 CIDER CT	LAS VEGAS NV 89144-1607		
137-23-811-078	5,288.58	0.0132%	297.04	HIRAKI KENNETH & ROBIN	2835 PUUMELE PL	HONOLULU HI 96817		
137-23-811-079	5,288.58	0.0132%	297.04	WELCH CHRISTOPHER ROBIN & KIMBERLY A	1605 CIDER CT	LAS VEGAS NV 89144		
137-23-811-080	5,288.58	0.0132%	297.04	ZUREK LAURA A	11129 SUMMER SQUASH LN	LAS VEGAS NV 89144		
137-23-811-081	5,288.58	0.0132%	297.04	BASIGA MARIA DULCE D & MAURICIO	11133 SUMMER SQUASH LN	LAS VEGAS NV 89144-1609		
137-23-811-082	5,288.58	0.0132%	297.04	RINGER ELIZABETH	11141 SUMMER SQUASH LN	LAS VEGAS NV 89144-1609		
137-23-811-083	5,288.58	0.0132%	297.04	KAGAN MANNY & ELFA REV LIV TR	KAGAN MANNY & ELFA TRS	200 YERBA BUENA AVE	SAN FRANCISCO CA 94127-1645	
137-23-811-084	5,288.58	0.0132%	297.04	NI TING	3369 GRACEFUL ORCHID ST	LAS VEGAS NV 89117		
137-23-811-085	5,288.58	0.0132%	297.04	NORDEEN SCOTT	11161 SUMMER SQUASH LN	LAS VEGAS NV 89144		
137-23-811-086	5,288.58	0.0132%	297.04	GANGSEI DANA & JULIA	1700 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-23-811-087	5,288.58	0.0132%	297.04	PIRIH KEVIN	1632 APRIL SHOWER PL	LAS VEGAS NV 89173		
137-23-811-088	5,288.58	0.0132%	297.04	SIQUEIROS BARBARA L & ROBERT G	1628 APRIL SHOWER PL	LAS VEGAS NV 89144-1603		
137-23-811-089	5,288.58	0.0132%	297.04	GRAVES JEFFERY A	1713 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-23-811-090	5,288.58	0.0132%	297.04	KWOAK YOON HEE	1717 APRIL SHOWER PL	LAS VEGAS NV 89144		
137-23-811-091	5,288.58	0.0132%	297.04	WEBB DAVID S & TANYA C	1721 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-23-811-092	5,288.58	0.0132%	297.04	NICHOLS WILLIAM R & KIMBERLEY CASE	%FIRST AMER TITLE INS CO-NATL RECORDING	1100 SUPERIOR AVE #200	CLEVELAND OH 44114	
137-23-811-093	5,288.58	0.0132%	297.04	MARRI NAUSHABA	5301 137TH ST CT N W	GIG HARBOR WA 98332-9104		
137-23-811-094	5,288.58	0.0132%	297.04	HUNTER JAMES L & SHERRI KAY	11865 BANANA AVE	FONTANA CA 92337-0711		
137-23-811-095	5,288.58	0.0132%	297.04	LETANG HENRY D & KYLI I	1737 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-23-811-096	5,288.58	0.0132%	297.04	BARTHOLOMEW RHETT & LINSEY	1741 APRIL SHOWER PL	LAS VEGAS NV 89144		
137-23-811-097	5,288.58	0.0132%	297.04	RABAK ANDREA	1745 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-23-811-098	5,288.58	0.0132%	297.04	PERRIN NICHOLAS O	11176 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-099	5,288.58	0.0132%	297.04	WILLIAMS LORRAINE D	11172 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-23-811-100	5,288.58	0.0132%	297.04	GRAVES PAULA J & JEFFREY A	11168 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-101	5,288.58	0.0132%	297.04	STEWART LESLIE	11164 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-102	5,288.58	0.0132%	297.04	GONG JOHN S & SUSAN L	20823 E CLIFFSIDE LN	WALNUT CA 91789-4044		
137-23-811-103	5,288.58	0.0132%	297.04	BEN-MOSHE SHMUEL	500 N LARCHMONT BLVD	LOS ANGELES CA 90048		
137-23-811-104	5,288.58	0.0132%	297.04	LEE RONNIE C	6242 BRIARCLIFF DR	HUNTINGTON BEACH CA 92647-2208		
137-23-811-105	5,288.58	0.0132%	297.04	PASCUAL ADRIAN CRIS & KIMBERLY A	11148 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-106	5,288.58	0.0132%	297.04	MARTIN-ARIZMENDI YOLANDA	11144 WHOOPING CRANE LN	LAS VEGAS NV 89144-1650		
137-23-811-107	5,288.58	0.0132%	297.04	GLEAN NILO SALVADOR ACEVEDO & MARY LYN VILLANUEVA	11140 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-108	5,288.58	0.0132%	297.04	BRIDGES DAN C	560 RUNBRIDGE ST	LAS VEGAS NV 89144-4495		
137-23-811-109	5,288.58	0.0132%	297.04	J L S K FAMILY TRUST	KEEN JANET LEE TRS	11132 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649	
137-23-811-110	5,288.58	0.0132%	297.04	DENNING JENNIFER R	11128 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-111	5,288.58	0.0132%	297.04	MARTINEZ-MANCHA ERNESTO	11124 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-112	5,288.58	0.0132%	297.04	DOUGLAS KEVIN M & ELOISE I	11120 WHOOPING CRANE LN	LAS VEGAS NV 89144-1649		
137-23-811-113	5,288.58	0.0132%	297.04	BLYSMA RONALD & ASUNCION	11116 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-114	5,288.58	0.0132%	297.04	CHUNG FUNG FAMILY TRUST	FUNG LILY TRS	76 WATERVILLE ST	SAN FRANCISCO CA 94124-1920	
137-23-811-115	5,288.58	0.0132%	297.04	PEAY GESELA	11108 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-116	5,288.58	0.0132%	297.04	FISCHER GREGORY A & DAWN M	11104 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656		
137-23-811-117	5,288.58	0.0132%	297.04	KONG WING HO	CUI HAOYANG	9585 SUNSHADE CT	LAS VEGAS NV 89147	
137-23-811-118	5,288.58	0.0132%	297.04	ASHCRAFT ROBERT	11080 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-119	5,288.58	0.0132%	297.04	DANGLER SCOTT	ERICKSON-DANGLER KIRSTEN	11076 WHOOPING CRANE LN	LAS VEGAS NV 89144	
137-23-811-120	5,288.58	0.0132%	297.04	WALKER JOALYN LIVING TRUST	WALKER JOALYN TRS	11072 WHOOPING CRANE LN	LAS VEGAS NV 89144-1656	
137-23-811-121	5,288.58	0.0132%	297.04	LINSEN REAL ESTATE L L C	10300 ROCKY MESA CT	LAS VEGAS NV 89144		
137-23-811-122	5,288.58	0.0132%	297.04	CHANG STEPHANIE	11064 WHOOPING CRANE LN	LAS VEGAS NV 89144-1655		
137-23-811-123	5,288.58	0.0132%	297.04	BERG PATRICK S & LINDSEY S	11060 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-23-811-124	5,288.58	0.0132%	297.04	KOLMAS JEFFREY	11056 WHOOPING CRANE LN	LAS VEGAS NV 89144-1655		
137-23-811-125	5,288.58	0.0132%	297.04	STEINLINE THOMAS A & DEDRA M	1004 SPARKLING AMBER CT	LAS VEGAS NV 89144-1666		
137-23-811-126	5,288.58	0.0132%	297.04	SAVANAPRIDI CHOAVANA SHANE	1716 CHANGING SEASONS ST	LAS VEGAS NV 89144-1631		
137-23-811-127	5,288.58	0.0132%	297.04	GARCIA GODOFREDO	ACOSTA SILVIA L	1712 CHANGING SEASONS ST	LAS VEGAS NV 89144	
137-23-811-128	5,288.58	0.0132%	297.04	MCNALLY DIANE	1108 ROYAL PLUM LN	LAS VEGAS NV 89144-1441		
137-23-811-129	5,288.58	0.0132%	297.04	POPE JAMES S & SHARON B	1704 CHANGING SEASONS ST	LAS VEGAS NV 89144-1631		
137-23-811-130	5,288.58	0.0132%	297.04	BARSEKIAN ANGELA C REV LIV TR	BARSEKIAN ANGELA CLEMENT TRS	1700 CHANGING SEASONS ST	LAS VEGAS NV 89144	
137-23-812-001	8,459.94	0.0211%	475.17	GRIGSBY DONALD & GERALDINE TRUST	GRIGSBY DONALD A & GERALDINE TRS	1737 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-002	8,459.94	0.0211%	475.17	KOPF FAMILY TRUST	KOPF LESTER M & GLORIA N CO-TRS	1741 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-003	8,459.94	0.0211%	475.17	MOHTASHAMI SAEID	7510 W SAHARA AVE	LAS VEGAS NV 89117		
137-23-812-004	8,459.94	0.0211%	475.17	MAEZ FAMILY TRUST	MAEZ PHILJ & ANTONITTE C TRS	1748 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-005	8,459.94	0.0211%	475.17	GREENBLATT J & L REV LIV TR AGMT	GREENBLATT JAY & LINDA TRS	1753 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-006	8,459.94	0.0211%	475.17	GORDON ELAINE C TRUST	GORDON ELAINE C TRS	1752 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-007	8,459.94	0.0211%	475.17	QUILLEN WILLIAM DAVEY II	1748 HONEY TREE DR	LAS VEGAS NV 89144-5433		
137-23-812-008	8,459.94	0.0211%	475.17	SHAW JEAN D LIVING TRUST	ROUNDTREE STACIE TRS	4716 PARKLAND CT	ANTIOCH CA 94531	
137-23-812-009	8,459.94	0.0211%	475.17	HIEN THU & KENT FAMILY TRUST	YOUNG THU HIEN THI TRS	1740 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-010	8,459.94	0.0211%	475.17	KRVAVICA KRISTINA M FAMILY TRUST	KRVAVICA KRISTINA M TRS	1736 HONEY TREE DR	LAS VEGAS NV 89144-5433	
137-23-812-011	8,459.94	0.0211%	475.17	SANDERS DWIGHT M & LETICIA	1732 HONEY TREE DR	LAS VEGAS NV 89144		
137-23-813-001	5,418.07	0.0135%	304.32	VEIOCK WAYNE	1429 SWANBROOKE DR	LAS VEGAS NV 89144		
137-23-813-002	5,418.07	0.0135%	304.32	WALKER CHERYL	2903 PRAIRIE HAWK LN	PUEBLO CO 81005		
137-23-813-003	5,418.07	0.0135%	304.32	PAVELKA ROBERT F	1437 SWANBROOKE DR	LAS VEGAS NV 89144-1646		
137-23-813-004	5,418.07	0.0135%	304.32	OKWOSHA L L C	4471 DEAN MARTIN DR #1104	LAS VEGAS NV 89103-4235		
137-23-813-005	5,418.07	0.0135%	304.32	ANNE SANJAY H	2233 DUVALL CT	SANTA CLARA CA 95054		
137-23-813-006	5,418.07	0.0135%	304.32	PONCE VERONICA & LUIS	11240 ROSE REFLET PL	LAS VEGAS NV 89144		
137-23-813-007	5,418.07	0.0135%	304.32	NG SIU LING	9216 SUNNYFIELD DR	LAS VEGAS NV 89134		
137-23-813-008	5,418.07	0.0135%	304.32	BROWN WILLIE R & BRENDA E	11232 ROSE REFLET PL	LAS VEGAS NV 89144-1653		
137-23-813-009	5,418.07	0.0135%	304.32	O'BRIEN KORY S & DEBBIE L	11228 ROSE REFLET PL	LAS VEGAS NV 89144-1653		
137-23-813-010	5,418.07	0.0135%	304.32	HANTIG-AVRAM VALERICA & TRAIAN	11224 ROSE REFLET PL	LAS VEGAS NV 89144-1653		
137-23-813-011	5,418.07	0.0135%	304.32	LACHE-RAICEA LIVING TRUST ETAL	LACHE IONEL TRS	3 WOODLAND DR	IRVINE CA 92604	
137-24-314-001	5,316.02	0.0133%	298.59	WODRICH FAMILY TRUST	%L WODRICH	3105 HADDON DR	LAS VEGAS NV 89134-8991	
137-24-314-002	5,316.02	0.0133%	298.59	CAMP DAVID W	1836 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-314-003	5,316.02	0.0133%	298.59	SWICK DAVID W & ROLENE J	1840 REMEMBRANCE HILL ST	LAS VEGAS NV 89144-5420		
137-24-314-004	5,316.02	0.0133%	298.59	GLENN HRAM JR & HELEN MARIE	1841 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5436		
137-24-314-005	5,316.02	0.0133%	298.59	NAVAREZ JAMES PHILLIP	1837 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5436		
137-24-314-006	5,316.02	0.0133%	298.59	RICOHERMOSO EUSEBIO P & DIDIA D	406 66TH ST	DOWNERS GROVE IL 60516-3001		
137-24-314-007	5,316.01	0.0133%	298.59	PETTIBONE & VONRUEDEN LIVING TR	PETTIBONE JEFF A TRS	1 IVERSON WAY	PETALUMA CA 94952	
137-24-314-008	5,316.01	0.0133%	298.59	MILLER STEPHEN W	10524 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447		
137-24-314-009	5,316.01	0.0133%	298.59	STEPHENS CARLA S & GLENWOOD III	10520 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447		
137-24-314-010	5,316.01	0.0133%	298.59	JAINCHILL MARK G	10516 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447		
137-24-314-011	5,316.01	0.0133%	298.59	PEARCE TRUST	PEARCE MICHAEL L & EVAN TRS	4574 CLAY PEAK DR	LAS VEGAS NV 89129-2217	
137-24-314-012	5,316.01	0.0133%	298.59	ALFARO OSCAR L	10508 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447		
137-24-314-013	5,316.01	0.0133%	298.59	SEMAH HOLDINGS L L C	%EPHRAIM SEMAH	25 MARION ST #36	BROOKLINE MA 2446	
137-24-314-014	5,316.01	0.0133%	298.59	LANGDON APRIL & CHRISTOPHER D	LANGDON MARGARET ANNE	10500 SHANNA TRELLIS AVE	LAS VEGAS NV 89144	
137-24-314-015	5,316.01	0.0133%	298.59	HART STEVEN	10501 SERENADE POINT AVE	LAS VEGAS NV 89144-5448		
137-24-314-016	5,316.01	0.0133%	298.59	SULLIVAN MICHAEL JON	NAJMOWSKI STEPHEN	2505 BERWICK CT	HENDERSON NV 89014-2211	
137-24-314-017	5,316.01	0.0133%	298.59	LABUTONG PAMELA R	10509 SERENADE POINTE AVE	LAS VEGAS NV 89144		
137-24-314-018	5,316.01	0.0133%	298.59	CHESSANI DONNA K & TAMIE L	10513 SERENADE POINTE AVE	LAS VEGAS NV 89144-5448		
137-24-314-019	5,316.01	0.0133%	298.59	SANDOVAL JOSE & LORENA	10517 SERENADE POINTE AVE	LAS VEGAS NV 89144		
137-24-314-020	5,316.01	0.0133%	298.59	MELFI LOUISE A	10521 SERENADE POINTE AVE	LAS VEGAS NV 89144-5448		
137-24-314-021	5,316.01	0.0133%	298.59	STOCKER JOHN L JR & DEONNA L	10525 SERENADE POINTE AVE	LAS VEGAS NV 89144-5448		
137-24-314-022	5,316.01	0.0133%	298.59	PETERSON STEVEN C	10529 SERENADE POINTE AVE	LAS VEGAS NV 89144		
137-24-315-001	5,762.97	0.0144%	323.69	ALLEN ISAAC E	10732 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-315-002	5,762.97	0.0144%	323.69	EVANS RICHARD D & MARTHA C	10728 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-315-003	5,762.97	0.0144%	323.69	BLITZ JONATHAN	10724 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-315-004	5,762.97	0.0144%	323.69	WEISS MARLA FAMILY TRUST	WEISS MARLA TRS	10536 SHOALHAVEN DR	LAS VEGAS NV 89134-7424	
137-24-315-005	5,762.97	0.0144%	323.69	ORLAN CLEMENCIA ISABEL TRUST	ORLAN CLEMENCIA ISABEL TRS	%C ORLAN	10716 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423
137-24-315-006	5,762.97	0.0144%	323.69	YE ZAOYU	QIAO LILIN	10712 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423	
137-24-315-007	5,762.97	0.0144%	323.69	WRIGHT DANIEL L & KARAN ANN	10708 WINDROSE POINT AVE	LAS VEGAS NV 89144-5450		
137-24-315-008	5,762.97	0.0144%	323.69	ALSUP AILEE	776 PORTO MIO WAY	LAS VEGAS NV 89138		
137-24-315-009	5,762.97	0.0144%	323.69	PREUS ALLISON	10700 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-315-010	5,762.97	0.0144%	323.69	FUJIOKA ALEXANDRA D LIVING TR	FUJIOKA ALEXANDRA D TRS	10684 WINDROSE POINT AVE	LAS VEGAS NV 89144-5450	
137-24-315-011	5,762.97	0.0144%	323.69	CHEN JIE	GAO HAN PING	1020 GLENWOOD WAY	SOUTH LAKE TAHOE CA 96150	
137-24-315-012	5,762.97	0.0144%	323.69	CARAGAN DOLORES G	10676 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-315-013	5,762.97	0.0144%	323.69	ADAMS CASSIDY L & GIANNA M DURAN	10672 WINDROSE POINT AVE	LAS VEGAS NV 89144-5449		
137-24-315-014	5,762.97	0.0144%	323.69	FORBES FAMILY TRUST	FORBES BARBARA D TRS	1204 MERSAULT CT	LAS VEGAS NV 89144-1113	
137-24-315-015	5,762.97	0.0144%	323.69	JASCOLT ELIZABETH	P O BOX 370194	LAS VEGAS NV 89137		
137-24-315-016	5,762.97	0.0144%	323.69	CHIANG JEANIE	622 S DELWARE ST #5	SAN MATEO CA 94402		
137-24-315-017	5,762.97	0.0144%	323.69	MONROY ELSA LIVING TRUST	MONROY ELSA TRS	10656 WINDROSE POINT AVE	LAS VEGAS NV 89144-5449	
137-24-315-018	5,762.97	0.0144%	323.69	REYES CHRISTOPHER	GARCIA-REYES CHERRY A	10652 WINDROSE POINT AVE	LAS VEGAS NV 89144-5449	
137-24-315-019	5,762.97	0.0144%	323.69	KADLEC JENNY L DECLARATION TRUST	KADLEC JENNY L TRS	1840 STONEFIELD ST	LAS VEGAS NV 89144-5441	
137-24-315-020	5,762.97	0.0144%	323.69	FOLEY JEFF & SANDRA	8236 PASEO VISTA DR	LAS VEGAS NV 89128		
137-24-315-021	5,762.97	0.0144%	323.69	KOURPA NATALIE	1832 STONEFIELD ST	LAS VEGAS NV 89144-5441		
137-24-315-022	5,762.97	0.0144%	323.69	MORRIS FAMILY TRUST AGREEMENT	MORRIS VICTOR & BARBARA TRS	10362 PROFETA CT	LAS VEGAS NV 89135	
137-24-315-023	5,762.97	0.0144%	323.69	SANTOS ERIC	10661 WINDROSE POINT AVE	LAS VEGAS NV 89144-5449		
137-24-315-024	5,762.97	0.0144%	323.69	WEAVER WANDA B	OUTLAND DAWN R	10665 WINDROSE POINT AVE	LAS VEGAS NV 89144	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-24-315-025	5,762.97	0.0144%	**323.69**	GUTSTEIN JODI B	10669 WINDROSE POINT AVE	LAS VEGAS NV 89144-5449		
137-24-315-026	5,762.97	0.0144%	**323.69**	FERGUSON ROBERT G	10673 WINDROSE POINT AVE	LAS VEGAS NV 89144-5450		
137-24-315-027	5,762.97	0.0144%	**323.69**	LU YAFENG	WANG HONG XIANG	4133 E LA SALLE ST	PHOENIX AZ 85040	
137-24-315-028	5,762.97	0.0144%	**323.69**	SHENANDOAH TRUST	WILSON LARRY L TRS	P O BOX 2785	FONTANA CA 92334-2785	
137-24-315-029	5,762.97	0.0144%	**323.69**	PEARSON JAMES & BETTY	10701 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-315-030	5,762.97	0.0144%	**323.69**	RENTERIA JOHN A	10705 WINDROSE POINT AVE	LAS VEGAS NV 89144-5450		
137-24-315-031	5,762.97	0.0144%	**323.69**	FU TIEMING	SHAN RONG	3151 STRANDHERD DR	NEPEAN ON K2J0P9 CANADA	
137-24-315-032	5,762.98	0.0144%	**323.69**	JOSEPHS MASAKO O	10713 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-315-033	5,762.98	0.0144%	**323.69**	TRZECIAK LAUREN	1445 CORONA LN	VERO BEACH FL 32963-2508		
137-24-315-034	5,762.98	0.0144%	**323.69**	AGUILAR NANCY & ELIAB M	10721 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-315-035	5,762.98	0.0144%	**323.69**	SUAREZ ANDREA LIVING TRUST	SUAREZ ANDREA TRS	10725 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423	
137-24-315-036	5,762.98	0.0144%	**323.69**	GIBO MICHAEL & JAMIE T	10729 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-315-037	5,762.98	0.0144%	**323.69**	MINO ROLANDO S & AIDA B	10733 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-412-001	5,316.00	0.0133%	**298.58**	MILLER FAMILY TRUST	MILLER BRUCE A & CRYSTAL G TRS	9505 QUEEN CHARLOTTE DR	LAS VEGAS NV 89145	
137-24-412-002	5,316.00	0.0133%	**298.58**	GOODMAN LIVING TRUST	GOODMAN RANDALL L & KAREN M TRS	2770 COAST VIEW DR	ARROYO GRANDE CA 93420	
137-24-412-003	5,316.00	0.0133%	**298.58**	STERNBERG JIM & MYRNA	FLORES DANNY & CLARITA	6451 FALLING WATER DR	HUNTINGTON BEACH CA 92647-6506	
137-24-412-004	5,316.00	0.0133%	**298.58**	FERNANDEZ EARL M & DEBBIE M	9109 SCHOONER COVE CT	LAS VEGAS NV 89117		
137-24-412-005	5,316.00	0.0133%	**298.58**	MIURA FAMILY TRUST	MIURA DENNIS T & DALE M TRS	1301 W PORTER AVE	FULLERTON CA 92833-4017	
137-24-412-006	5,316.00	0.0133%	**298.58**	LEAVITT AMY	3200 MALIBU VISTA ST	LAS VEGAS NV 89117-3334		
137-24-412-007	5,316.00	0.0133%	**298.58**	ORFE RUSSELL J & TERRI S	1604 REMEMBRANCE HILL ST	LAS VEGAS NV 89144-5413		
137-24-412-008	5,316.00	0.0133%	**298.58**	STOJSAVLJEVIC RADE	1139 STANISLAUS LN	PALO ALTO CA 94303		
137-24-412-009	5,316.00	0.0133%	**298.58**	TAGLIARENI MICHAEL	10508 PERGOLA PEAK AVE	LAS VEGAS NV 89144		
137-24-412-010	5,316.00	0.0133%	**298.58**	CIRCLE C L L C	8648 GRANDBANK DR	LAS VEGAS NV 89145		
137-24-412-011	5,316.00	0.0133%	**298.58**	BROWN SEAN	5072 WESTBURY CIR	GRANITE BAY CA 95746-7193		
137-24-412-012	5,316.00	0.0133%	**298.58**	CALLISTER MARGARET R	10520 PERGOLA PEAK AVE	LAS VEGAS NV 89144		
137-24-412-013	5,316.00	0.0133%	**298.58**	SIN WAYNE C & MONA C	301 LINDA VISTA AVE	PASADENA CA 91105-1235		
137-24-412-014	5,316.00	0.0133%	**298.58**	ABOUGZIR YTAI	BELL MARY KATHLEEN	1617 CIMARRON CREST ST	LAS VEGAS NV 89144	
137-24-412-015	5,316.00	0.0133%	**298.58**	C H J W LIVING TRUST	DAUGHERTY ALBERTA A TRS	6737 BADGER LAKE CT	NORTH LAS VEGAS NV 89084	
137-24-412-016	5,316.00	0.0133%	**298.58**	POSEY DAVID G	1609 CIMARRON CREST ST	LAS VEGAS NV 89144-1101		
137-24-412-017	5,316.00	0.0133%	**298.58**	FULLER JAMES K & SYLVIA H TRUST	FULLER SYLVIA H TRS	9116 BLAZING FIRE CT	LAS VEGAS NV 89117	
137-24-412-018	5,316.00	0.0133%	**298.58**	FUHRENG BRENDA-LEE REVOCABLE TR	FUHRENG BRENDA-LEE TRS	1601 CIMARRON CREST ST	LAS VEGAS NV 89144-1101	
137-24-412-019	5,316.00	0.0133%	**298.58**	OYLER JEAN D	1525 CIMARRON CREST ST	LAS VEGAS NV 89144-1100		
137-24-412-020	5,316.00	0.0133%	**298.58**	TODOROV ORLIN	1521 CIMARRON CREST ST	LAS VEGAS NV 89144-1100		
137-24-412-021	5,316.00	0.0133%	**298.58**	MAKSZI MARTA	10426 GLOWING COVE AVE	LAS VEGAS NV 89129-3243		
137-24-412-022	5,316.00	0.0133%	**298.58**	AZNAREZ ANNE M	1513 CIMARRON CREST ST	LAS VEGAS NV 89144-1100		
137-24-412-023	5,316.00	0.0133%	**298.58**	AMERINEST INVESTMENT L L C	6890 WINDSOR WAY	SAN JOSE CA 95129-3754		
137-24-412-024	5,316.00	0.0133%	**298.58**	SCANLON J B SR & D J REV LIV TR	SCANLON JEFFREY B SR & DORIS TRS	1505 CIMARRON CREST ST	LAS VEGAS NV 89144-1100	
137-24-412-025	5,316.00	0.0133%	**298.58**	HUANG FAMILY TRUST	HUANG MAO-FU MICHAEL & WEN P TRS	6628 MOUNT HOPE DR	SAN JOSE CA 95120	
137-24-412-026	5,316.00	0.0133%	**298.58**	MAGALAND ENTERPRISE L L C	%G SHING	43408 MISSION SIENA CIR	FREMONT CA 94539-5876	
137-24-412-027	5,316.00	0.0133%	**298.58**	TWOREK DENNIS	10505 JEREMY RIDGE AVE	LAS VEGAS NV 89144-1102		
137-24-412-028	5,316.00	0.0133%	**298.58**	NIKO L L C	4212 W CHARLESTON BLVD	LAS VEGAS NV 89102		
137-24-412-029	5,316.00	0.0133%	**298.58**	KNELSEN MERVIN ROY & MARIE E	10516 JEREMY RIDGE AVE	LAS VEGAS NV 89144-1102		
137-24-412-030	5,316.00	0.0133%	**298.58**	LOPEZ FAMILY TRUST	LOPEZ TERESA TRS	10757 WOODLORE PL	LAS VEGAS NV 89144-5401	
137-24-412-031	5,316.00	0.0133%	**298.58**	CROW DENNIS E	REINECK-CROW ELIZABETH J	10508 JEREMY RIDGE AVE	LAS VEGAS NV 89144-1102	
137-24-412-032	5,316.00	0.0133%	**298.58**	LOPEZ FAMILY TRUST	LOPEZ TERESA TRS	10757 WOODLORE PL	LAS VEGAS NV 89144	
137-24-412-033	5,316.00	0.0133%	**298.58**	LAVIN LYNDA A	10500 JEREMY RIDGE AVE	LAS VEGAS NV 89144		
137-24-412-034	5,316.00	0.0133%	**298.58**	H J M PROPERTY INC	9809 ROYAL LAMB DR	LAS VEGAS NV 89145		
137-24-412-035	5,316.00	0.0133%	**298.58**	INGOLD RYAN T	10505 STAR QUEST AVE	LAS VEGAS NV 89144		
137-24-412-036	5,316.00	0.0133%	**298.58**	WALKER JUDITH CARON	3418 N SHEFFIELD AVE #3	CHICAGO IL 60657-8589		
137-24-412-037	5,316.00	0.0133%	**298.58**	INGLOVE COOKI	10513 STAR QUEST AVE	LAS VEGAS NV 89144-1103		
137-24-412-038	5,316.00	0.0133%	**298.58**	N C A T VENTURES L L C	454 PEACE PIPE DR	BOZEMAN MT 59715-1768		
137-24-412-039	5,316.00	0.0133%	**298.58**	ROCHA MICHAEL J	10516 STAR QUEST AVE	LAS VEGAS NV 89144		
137-24-412-040	5,316.00	0.0133%	**298.58**	SANFORD THOMAS A	10512 STAR QUEST AVE	LAS VEGAS NV 89144-1103		
137-24-412-041	5,316.00	0.0133%	**298.58**	DIAZ SONIA	10508 STAR QUEST AVE	LAS VEGAS NV 89144		
137-24-412-042	5,316.00	0.0133%	**298.58**	BELL JOSEPH H	10504 STAR QUEST AVE	LAS VEGAS NV 89144		
137-24-412-043	5,316.00	0.0133%	**298.58**	MCCALLUM DAVID	1805 NOBLE PL	CENTENNIAL CO 80121		
137-24-412-044	5,316.00	0.0133%	**298.58**	MOTO TRUST	OSTWALD MITCHELL S & TERI G TRS	3001 I STREET #330	SACRAMENTO CA 95816	
137-24-412-045	5,316.00	0.0133%	**298.58**	PAT ALEX & MYPHUONG SERIES L L C	2316 SUNRISE MEADOWS DR	LAS VEGAS NV 89134-6926		
137-24-412-046	5,316.00	0.0133%	**298.58**	PAT ALEX & MYPHUONG SERIES L L C	2316 SUNRISE MEADOWS DR	LAS VEGAS NV 89134-6926		
137-24-412-047	5,316.00	0.0133%	**298.58**	FRANCO FRANK M & SUSAN	10521 PERGOLA PEAK AVE	LAS VEGAS NV 89144-1104		
137-24-413-001	5,762.99	0.0144%	**323.69**	LOPEZ FAMILY TRUST	LOPEZ TERESA TRS	10757 WOODLORE PL	LAS VEGAS NV 89144-5401	
137-24-413-002	5,762.99	0.0144%	**323.69**	SHETRON JOHN R	10753 WOODLORE PL	LAS VEGAS NV 89144		
137-24-413-003	5,762.99	0.0144%	**323.69**	HIGGINS KEVIN & THELMA G	GUEVARRA CORA	10749 WOODLORE PL	LAS VEGAS NV 89144-5401	
137-24-413-004	5,762.99	0.0144%	**323.69**	SPRINGFIELD ENTERPRISE L L C	15 TRIMBLE TURN	HOCKESSIN DE 19707		
137-24-413-005	5,762.99	0.0144%	**323.69**	CHRISTENSEN DAVID M	CHRISTENSEN DEAN M & DEBRA L	10741 WOODLORE PL	LAS VEGAS NV 89144	
137-24-413-006	5,762.99	0.0144%	**323.69**	ROBLIN L L C	2400 QUARTZ PEAK ST	LAS VEGAS NV 89134		
137-24-413-007	5,762.99	0.0144%	**323.69**	DOERR PETRA	1800 MONTERREY CYPRESS ST	LAS VEGAS NV 89144-5409		
137-24-413-008	5,762.99	0.0144%	**323.69**	FLITTON STACIE	10725 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-24-413-009	5,762.99	0.0144%	**323.69**	WOODLORE PLACE L L C	2917 BROOKSPARK DR	NORTH LAS VEGAS NV 89030		
137-24-413-010	5,762.99	0.0144%	**323.69**	YIP WAISHAN	10717 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-24-413-011	5,762.99	0.0144%	**323.69**	TSUNODA LILIAN T REVOCABLE TRUST	TSUNODA LILIAN T TRS	%ISLAND MAID INC	94-125 LEOKANE ST	WAIPAHU HI 96797-2256
137-24-413-012	5,762.99	0.0144%	**323.69**	PEREZ JOHN	10708 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-24-413-013	5,762.99	0.0144%	**323.69**	BELA L L C	29346 DEAN ST	LAGUNA NIGUEL CA 92677-4614		
137-24-413-014	5,762.99	0.0144%	**323.69**	CHOJNOWSKI BARBARA	CHOJNOWSKI BARBARA TRUST	10656 OAK APPLE AVE	LAS VEGAS NV 89144-5402	
137-24-413-015	5,762.99	0.0144%	**323.69**	LEACH FAMILY REVOCABLE LIVING TRUST ETAL	LEACH MAXIMO T & SONIA A TRS	10900 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144	
137-24-413-016	5,762.99	0.0144%	**323.69**	QIU MIN TRUST	QIU MIN TRS	266 BEACH PARK BLVD	FOSTER CITY CA 94404-2710	
137-24-413-017	5,762.99	0.0144%	**323.69**	GREENLIGHT INDUSTRIES LIMITED PARTNERSHIP	121 EMERALD FOREST ST #201	LAS VEGAS NV 89145		
137-24-413-018	5,762.99	0.0144%	**323.69**	SILVA AVILIO JR	10712 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-24-413-019	5,762.99	0.0144%	**323.69**	LOU YEE SHAN FAMILY TRUST	12128 VISTA LINDA AVE	LAS VEGAS NV 89138		
137-24-413-020	5,762.99	0.0144%	**323.69**	YOUNG CLIFTON SAU TSUN TRUST	YOUNG CLIFTON SAU TSUN TRS	%OISHI'S PPTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134-6251
137-24-413-021	5,762.99	0.0144%	**323.69**	SEAMANS KURT JOHN	10724 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-24-413-022	5,762.99	0.0144%	**323.69**	WILLEY SARAH K	11441 ALLERTON PARK DR #412	LAS VEGAS NV 89135		
137-24-413-023	5,762.99	0.0144%	**323.69**	PICARELLI THOMAS J	10732 WOODLORE PL	LAS VEGAS NV 89144-5401		
137-24-413-024	5,762.99	0.0144%	**323.69**	CHEN FRANK	70 RACHEL VINCENT WAY	BUFFALO NY 14216		
137-24-413-025	5,762.99	0.0144%	**323.69**	SCHLAGER NORMA	10740 WOODLORE PL	LAS VEGAS NV 89144-5401		
137-24-413-026	5,762.99	0.0144%	**323.69**	PADILLA FAMILY TRUST	1700 OAK COUNTRY LN	LAS VEGAS NV 89144-5438		
137-24-413-027	5,762.99	0.0144%	**323.69**	KOHLER LAUREN	1704 OAK COUNTRY LN	LAS VEGAS NV 89144-5438		
137-24-413-028	5,762.99	0.0144%	**323.69**	PUMARAS MERLITA LAURETO	AGTAGMA VICTOR TABILIN	1862 LOCH NESS WAY	SAN JOSE CA 95121-1525	
137-24-413-029	5,762.99	0.0144%	**323.69**	FAYLONA INVESTMENTS L L C	%E FAYLONA	1827 INDIAN BEND DR	HENDERSON NV 89074-1032	
137-24-413-030	5,762.99	0.0144%	**323.69**	FU LOUISE L & BILLY K	5429 S ELK RIVER RD	RENO NV 89511-5653		
137-24-413-031	5,762.99	0.0144%	**323.69**	HUNTTIMBER L L C	%R & K SNYDER	501 CANYON GREENS DR	LAS VEGAS NV 89144-0830	
137-24-413-032	5,762.99	0.0144%	**323.69**	WIGGINS DANA M TRUST 2012	WIGGINS DAVID S TRS	1160 N MIDDLETOWN RD	MEDIA PA 19063	
137-24-413-033	5,762.99	0.0144%	**323.69**	MCCARTHY KATHLEEN & THOMAS	%TRUSTEE CLARK COUNTY TREASURER	1404 WOODMORE ST	LAS VEGAS NV 89144	
137-24-413-034	5,762.99	0.0144%	**323.69**	CHEN JIAO	3038 WHITE SANDS CT	HOLLOMAN AFB NM 88330-8133		
137-24-413-035	5,762.99	0.0144%	**323.69**	TAYLOR JAMIN	MONTOYA-TAYLOR BRITTANY E	1705 TIMBER COVE CT	LAS VEGAS NV 89144	
137-24-413-036	5,762.99	0.0144%	**323.69**	SHANNON THOMAS & DIANE FAMILY TRUST	SHANNON DIANE E TRS	1701 TIMBER COVE CT	LAS VEGAS NV 89144	
137-24-413-037	5,762.99	0.0144%	**323.69**	J J C C PROPERTIES SERIES XIV L L C	8909 GREENSBORO LN	LAS VEGAS NV 89134		
137-24-413-038	5,762.99	0.0144%	**323.69**	PAN SIHAO	11548 HADWEN LN	LAS VEGAS NV 89135		
137-24-413-039	5,762.99	0.0144%	**323.69**	BAIRD KENNETH W & GERALDINE	1712 TIMBER COVE CT	LAS VEGAS NV 89144		

City

3/10/2019	Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-24-413-040	5,762.99	0.0144%		**323.69**	SIEK JAMES	1716 TIMBER COVE CT	LAS VEGAS NV 89144-5434		
137-24-413-041	5,762.99	0.0144%		**323.69**	BATTAGLIA JESSICA A	1720 TIMBER COVE CT	LAS VEGAS NV 89144		
137-24-413-042	5,762.99	0.0144%		**323.69**	NALDER MYRON REVOCABLE LIVING TR	SQUIRE RICHARD TRS	%R SQUIRE TRS	239 S 200 W	EPHRAIM UT 84627
137-24-413-043	5,762.99	0.0144%		**323.69**	AUFHEIMER JOSEPH VINCENT	1709 STONEFIELD ST	LAS VEGAS NV 89144		
137-24-413-044	5,762.99	0.0144%		**323.69**	CRANE DANA C	1705 STONEFIELD ST	LAS VEGAS NV 89144		
137-24-413-045	5,762.99	0.0144%		**323.69**	T T J HOLDINGS L L C	%VEGAS MARKET SOURCE RLTY	4775 W TECO AVE #220	LAS VEGAS NV 89118	
137-24-413-046	5,762.99	0.0144%		**323.69**	BORNSTEIN ALAN & MARIA	1617 STONEFIELD ST	LAS VEGAS NV 89144-5405		
137-24-413-047	5,762.99	0.0144%		**323.69**	OLSON MARK S	1613 STONEFIELD ST	LAS VEGAS NV 89144-5405		
137-24-413-048	5,762.99	0.0144%		**323.69**	POLYCOMP TRUST CO	3000 LAVA RIDGE CT #130	ROSEVILLE CA 95661		
137-24-413-049	5,762.99	0.0144%		**323.69**	RUGAR BRUCE LIVING TRUST	RUGAR BRUCE TRS	10652 HILLOCK CT	LAS VEGAS NV 89144-5406	
137-24-413-050	5,762.99	0.0144%		**323.69**	PANWAR PREETAM S & SAMIKSHA	10656 HILLOCK CT	LAS VEGAS NV 89144-5406		
137-24-413-051	5,762.99	0.0144%		**323.69**	HUELSMAN TODD	3370 S HUALAPAI WAY #140	LAS VEGAS NV 89117		
137-24-413-052	5,762.99	0.0144%		**323.69**	A J LIVING TRUST	%A JAHANFARD TRS	10665 HILLOCK CT	LAS VEGAS NV 89144-5406	
137-24-413-053	5,762.99	0.0144%		**323.69**	STEFFEN JEFFREY J	10661 HILLOCK CT	LAS VEGAS NV 89144-5406		
137-24-413-054	5,762.99	0.0144%		**323.69**	CARDENAS ASHLEY N & ANTHONY R	10657 HILLOCK CT	LAS VEGAS NV 89144		
137-24-413-055	5,762.99	0.0144%		**323.69**	JOHANSEN DIXIE F	450 HARVARD AVE #3-B	SANTA CLARA CA 95051-6449		
137-24-413-056	5,762.99	0.0144%		**323.69**	ARDIZZONE ARTHUR	TOTTORI LYNN A	11085 LA PALMONA DR	CUPERTINO CA 95014-4717	
137-24-413-057	5,762.99	0.0144%		**323.69**	GREEN CAROLYN	1508 STONEFIELD ST	LAS VEGAS NV 89144-5403		
137-24-413-058	5,762.99	0.0144%		**323.69**	HERTIG KATHRYN LYNN	1512 STONEFIELD ST	LAS VEGAS NV 89144		
137-24-413-059	5,762.99	0.0144%		**323.69**	HERNANDEZ MIGUEL	1516 STONEFIELD ST	LAS VEGAS NV 89144-5403		
137-24-413-060	5,762.99	0.0144%		**323.69**	KASBEER RICHARD & SUSAN LIV TR	KASBEER RICHARD T & SUSAN K TRS	25748 PASEO EL CAJON	MONTEREY CA 93940-6685	
137-24-413-061	5,762.99	0.0144%		**323.69**	BLANCETT PHILIP & THANTHIP MALIRUM TRUST	BLANCETT PHILIP & THANTHIP MALIRUM TRS	%P & T BLANCETT	4750 N JENSEN ST	LAS VEGAS NV 89129
137-24-413-062	5,762.99	0.0144%		**323.69**	KAGAN MANNY & ELFA REV LIV TR	KAGAN MANNY & ELFA TRS	200 YERBA BUENA AVE	SAN FRANCISCO CA 94127-1645	
137-24-413-063	5,762.99	0.0144%		**323.69**	JAWAD TARIK	LOTFI RAJAA	1604 STONEFIELD ST	LAS VEGAS NV 89144	
137-24-413-064	5,762.99	0.0144%		**323.69**	CHEN JOHN	WU WENNIE HSIAO WEN	3061 BLAZING CREEK WAY	HENDERSON NV 89052	
137-24-413-065	5,762.99	0.0144%		**323.69**	C K G PROPERTIES L L C	10325 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818		
137-24-413-066	5,762.99	0.0144%		**323.69**	WEST KAREN LIVING TRUST	1616 STONEFIELD ST	LAS VEGAS NV 89144-5405		
137-24-413-067	5,762.99	0.0144%		**323.69**	VIOLANTES JASON J LEMUS & BLANCA A	1620 STONEFIELD ST	LAS VEGAS NV 89144-5405		
137-24-413-068	5,762.99	0.0144%		**323.69**	PEPPER DWAYNE	1700 STONEFIELD ST	LAS VEGAS NV 89144-5415		
137-24-413-069	5,762.99	0.0144%		**323.69**	HSIEH EDWARD	SHAO DEBBIE YU SHAN	1808 WINCANTON DR	LAS VEGAS NV 89134-6171	
137-24-413-070	5,762.99	0.0144%		**323.69**	TIGER INVESTMENTS L L C	235 CROOKED PUTTER DR	LAS VEGAS NV 89148		
137-24-413-071	5,762.99	0.0144%		**323.69**	FILOS AVI ALFRED & NIZA S	1712 STONEFIELD ST	LAS VEGAS NV 89144		
137-24-413-072	5,762.99	0.0144%		**323.69**	KEKONA RAYMOND L & NORMA	1716 STONEFIELD ST	LAS VEGAS NV 89144-5415		
137-24-413-073	5,762.99	0.0144%		**323.69**	KENIG HOWARD	1720 STONEFIELD ST	LAS VEGAS NV 89144-5415		
137-24-413-074	5,762.99	0.0144%		**323.69**	REICHELDERFER THOMAS S & CADY I	10652 HUNTINGTON HILLS DR	LAS VEGAS NV 89144-5429		
137-24-413-075	5,762.99	0.0144%		**323.69**	GARLIN JAMES C & NIVIA	9020 NATIONAL PARK DR	LAS VEGAS NV 89178		
137-24-413-076	5,762.99	0.0144%		**323.69**	DEPALMA JEROME A & ROSEANNE	P O BOX 281726	LAMOILLE NV 89828-1726		
137-24-413-077	5,762.99	0.0144%		**323.69**	SLAVIK WAYNE J	10664 HUNTINGTON HILLS DR	LAS VEGAS NV 89144-5429		
137-24-413-078	5,762.99	0.0144%		**323.69**	TASAKI TODD T & LORI H	2704 NAPUAA PL	HONOLULU HI 96822-1368		
137-24-413-079	5,762.99	0.0144%		**323.69**	JOHNSON RITA J	10672 HUNTINGTON HILLS DR	LAS VEGAS NV 89144-5429		
137-24-413-080	5,762.99	0.0144%		**323.69**	CHAN FAMILY TRUST	CHAN EMIL C & AGNES W TRS	1972 KEMPWOOD LOOP	ROUND ROCK TX 78665	
137-24-413-081	5,762.99	0.0144%		**323.69**	STARK JAMES W TRUST	STARK JAMES W JR TRS	10104 HILL COUNTRY AVE	LAS VEGAS NV 89134-6908	
137-24-413-082	5,762.99	0.0144%		**323.69**	SHYY RAMBO	20805 GARDEN GATE DR	CUPERTINO CA 95014		
137-24-413-083	5,762.99	0.0144%		**323.69**	HUNTTIMBER L L C	%R & K SNYDER	501 CANYON GREENS DR	LAS VEGAS NV 89144-0830	
137-24-413-084	5,762.99	0.0144%		**323.69**	ANAYA DAVE & SHARON	10708 HUNTINGTON HILL DR	LAS VEGAS NV 89144-5430		
137-24-413-085	5,762.99	0.0144%		**323.69**	DEVERA MICHAEL R & CYNTHIA L	10712 HUNTINGTON HILLS DR	LAS VEGAS NV 89144-5430		
137-24-413-086	5,762.99	0.0144%		**323.69**	BECKER DAVID P & MARGARET E	10716 HUNTINGTON HILLS DR	LAS VEGAS NV 89144-5430		
137-24-413-087	5,762.99	0.0144%		**323.69**	L S GLOBAL INVESTMENT L L C	%E SHANG	1717 OAK COUNTRY LN	LAS VEGAS NV 89144	
137-24-413-088	5,762.99	0.0144%		**323.69**	M M F HOLDINGS SERIES II L L C	%M & M FORD	2824 EVENING ROCK ST	LAS VEGAS NV 89135-1631	
137-24-413-089	5,762.99	0.0144%		**323.69**	BRENNER MATTHEW & SAMANTHA	7911 FINGERBOARD RD	FREDERICK MD 21704-7628		
137-24-414-001	8,831.33	0.0221%		**496.03**	SISNORIO BERNADETTE S	10765 WOODLORE PL	LAS VEGAS NV 89144-5427		
137-24-414-002	8,831.33	0.0221%		**496.03**	AGAPITO MANUEL D & REMEDIOS S	10769 WOODLORE PL	LAS VEGAS NV 89144-5427		
137-24-414-003	8,831.33	0.0221%		**496.03**	HAWK FAMILY TRUST	HAWK PHILLIP & DEYA TRS	10773 WOODLORE PL	LAS VEGAS NV 89144-5427	
137-24-414-004	8,831.33	0.0221%		**496.03**	BORON ANGELA K	10777 WOODLORE PL	LAS VEGAS NV 89144-5427		
137-24-414-005	8,831.32	0.0221%		**496.03**	BAUMAN HELENE	4912 N 17TH ST	ARLINGTON VA 22207-2081		
137-24-414-006	8,831.32	0.0221%		**496.03**	HOGUE FARNHAM	RORVIK NANCY	10776 WOODLORE PL	LAS VEGAS NV 89144-5427	
137-24-414-007	8,831.32	0.0221%		**496.03**	WOODS MITCHELL LEE & MERCY TABIZON	1238 PENNELL DR	GLENDORA CA 91740		
137-24-414-008	8,831.32	0.0221%		**496.03**	SEIPEL CHARLES B	10777 HOLLOW CREEK LN	LAS VEGAS NV 89144-5410		
137-24-414-009	8,831.32	0.0221%		**496.03**	WESTON GARY	STOUGHTON NICOLE	10781 HOLLOW CREEK LN	LAS VEGAS NV 89144	
137-24-414-010	8,831.32	0.0221%		**496.03**	KAUFFMAN GUERRERO FAMILY TRUST	GUERRERO GENARO G & MICHELE TRS	10801 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411	
137-24-414-011	8,831.32	0.0221%		**496.03**	BADGLEY LARRY & JOYCE JT LIV TR	10804 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411		
137-24-414-012	8,831.32	0.0221%		**496.03**	PYNE DONALD & ANITA E REV TR	PYNE DONALD & ANITA E TRS	10800 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411	
137-24-414-013	8,831.32	0.0221%		**496.03**	WISE JAMES H FAMILY TRUST	WISE JAMES HAROLD TRS	P O BOX 371334	LAS VEGAS NV 89137-1334	
137-24-414-014	8,831.32	0.0221%		**496.03**	BYE LIVING TRUST	BYE GERALD M & NANCY C TRS	10776 HOLLOW CREEK LN	LAS VEGAS NV 89144-5410	
137-24-414-015	8,831.32	0.0221%		**496.03**	D K REAL ESTATTE PROPERTIES L L C	225 FOX LAKE AVE	LAS VEGAS NV 89148		
137-24-414-016	8,831.32	0.0221%		**496.03**	KOREN DORI	10805 WINDROSE POINT AVE	LAS VEGAS NV 89144-5424		
137-24-414-017	8,831.32	0.0221%		**496.03**	BURNETT PATRICIA JO REVOCABLE LIVING TRUST	BURNETT PATRICIA JO TRS	10809 WINDROSE POINT AVE	LAS VEGAS NV 89144-5424	
137-24-414-018	8,831.32	0.0221%		**496.03**	HUNK BRUCE E & JUDY G	10813 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425		
137-24-414-019	8,831.32	0.0221%		**496.03**	SCHUESSLER MARTHA & DENNIS	10808 WINDROSE POINT AVE	LAS VEGAS NV 89144-5424		
137-24-414-020	8,831.32	0.0221%		**496.03**	FOX FAMILY TRUST	FOX CHARLES P & AMANDA B TRS	%M & M C FOX	10804 WINDROSE POINT AVE	LAS VEGAS NV 89144-5424
137-24-414-021	8,831.32	0.0221%		**496.03**	SOLDANO CHARLES & DOLORES REV TR	SOLDANO CHARLES J & DOLORES TRS	10800 WINDROSE POINT AVE	LAS VEGAS NV 89144-5424	
137-24-414-022	8,831.32	0.0221%		**496.03**	MARTINELLI ANTHONY L	10776 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-414-023	8,831.32	0.0221%		**496.03**	MANDELSBERG MICHAEL S	10772 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-414-024	8,831.32	0.0221%		**496.03**	BACHMAN DAVID A & TRACIE D	2385 E SHEA DR	FRESNO CA 93720		
137-24-414-025	8,831.32	0.0221%		**496.03**	MCCANN ROBERT L & AMY B	10764 WINDROSE POINT AVE	LAS VEGAS NV 89144-5423		
137-24-414-026	8,831.32	0.0221%		**496.03**	NIQUETTE FAMILY TRUST	NIQUETTE PAUL & CHRISTINE D TRS	10760 WINDROSE POINT AVE	LAS VEGAS NV 89134	
137-24-414-027	8,831.32	0.0221%		**496.03**	CHO STEPHEN W	KWOK YEE M	1813 HILL CANYON LN	LAS VEGAS NV 89144	
137-24-414-028	8,831.32	0.0221%		**496.03**	BARNES PHILIP A & HAZEL W M	1809 HILL CANYON LN	LAS VEGAS NV 89144-5422		
137-24-414-029	8,831.32	0.0221%		**496.03**	KANG E & J FAMILY TRUST	KANG JOHN W & ELIZABETH G TRS	1805 HILL CANYON LN	LAS VEGAS NV 89144-5422	
137-24-414-030	8,831.32	0.0221%		**496.03**	NITTI FAMILY TRUST	NITTI DONALD A & ELAINE TRS	1801 HILL CANYON LN	LAS VEGAS NV 89144-5422	
137-24-414-031	8,831.32	0.0221%		**496.03**	HANSEN O BRADFORD & LARAE B	1733 HILL CANYON LN	LAS VEGAS NV 89144		
137-24-414-032	8,831.32	0.0221%		**496.03**	J G N F LIVING TRUST	1729 HILL CANYON LN	LAS VEGAS NV 89144-5421		
137-24-414-033	8,831.32	0.0221%		**496.03**	BLOCK RANDY R	1725 HILL CANYON LN	LAS VEGAS NV 89144-5421		
137-24-414-034	8,831.32	0.0221%		**496.03**	HENRICHSEN LIVING TRUST	HENRICHSEN CLIFORD A & JANET LEE CO-TRS	1716 MONTEREY CYPRESS ST	LAS VEGAS NV 89144	
137-24-414-035	8,831.32	0.0221%		**496.03**	WIRJO JONATHAN	1720 MONTEREY CYPRESS ST	LAS VEGAS NV 89144		
137-24-414-036	8,831.32	0.0221%		**496.03**	DOERR PETRA I	1800 MONTEREY CYPRESS ST	LAS VEGAS NV 89144-5409		
137-24-414-037	8,831.32	0.0221%		**496.03**	ZHANG LILLY	1804 MONTEREY CYPRESS ST	LAS VEGAS NV 89144-5409		
137-24-414-038	8,831.32	0.0221%		**496.03**	PETERS PHILLIP V & STEPHANIE R	1808 MONTEREY CYPRESS ST	LAS VEGAS NV 89144		
137-24-414-039	8,831.32	0.0221%		**496.03**	DANZIG RICHARD A REVOCABLE TRUST	DANZIG RICHARD A TRS	1812 MONTEREY CYPRESS ST	LAS VEGAS NV 89144-5409	
137-24-414-040	8,831.33	0.0221%		**496.03**	DELROSARIO MICHAEL	10741 HUNTINGTON HILLS DR	LAS VEGAS NV 89144		
137-24-414-041	8,831.32	0.0221%		**496.03**	BOSSUNG WILLIAM	ABBEY MARTINE	1708 MONTEREY CYPRESS ST	LAS VEGAS NV 89144-5407	
137-24-414-042	8,831.32	0.0221%		**496.03**	DUNLAP THOMAS & EVAN TRUST	DUNLAP THOMAS P & EVAN I TRS	10768 WOODLORE PL	LAS VEGAS NV 89144-5427	
137-24-414-043	8,831.32	0.0221%		**496.03**	GIBO MICHAEL & JAMIE	10764 WOODLORE PL	LAS VEGAS NV 89144-5427		
137-24-415-001	5,316.00	0.0133%		**298.58**	SAKLAOUI KHALIL	1813 DRIFTERS PEAK	LAS VEGAS NV 89144		
137-24-415-002	5,316.00	0.0133%		**298.58**	S F R 2012-1 U S WEST L L C	8665 E HARTFORD DR #200	SCOTTSDALE AZ 85255		
137-24-415-003	5,316.00	0.0133%		**298.58**	ONISHI DEAN K	507 CALLE MASTIL	SANTA BARBARA CA 93111-1730		
137-24-415-004	5,316.00	0.0133%		**298.58**	MITROVIC DANICA	1801 DRIFTERS PEAK	LAS VEGAS NV 89144-5436		
137-24-415-005	5,316.00	0.0133%		**298.58**	FANG & FENG FAMILY TRUST ET AL	GAO FENG TRS	1210 LIME DR	SUNNYVALE CA 94087	
137-24-415-006	5,316.00	0.0133%		**298.58**	STALEY RICHARD M & CATHLEEN E	P O BOX 55882	NORTH POLE AK 99705-0882		

City

3/10/2019	Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation		%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-24-415-007		5,316.00	0.0133%	298.58	KETTLER LANCELOT G	150 N MANSFIELD AVE	LOS ANGELES CA 90036-3021		
137-24-415-008		5,316.00	0.0133%	298.58	MEYL FRANK	1701 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5435		
137-24-415-009		5,316.00	0.0133%	298.58	TRACY DAVID J	10529 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428		
137-24-415-010		5,316.00	0.0133%	298.58	ROSS JOHN & TATIANA	5345 PARIS CT	RENO NV 89511		
137-24-415-011		5,316.00	0.0133%	298.58	COLLINS FAMILY TRUST	COLLINS STEVEN L & MICHELE M TRS	1759 VIA PAJARO ST	CAMARILLO CA 93012	
137-24-415-012		5,316.00	0.0133%	298.58	PACHECO SUSAN J LIVING TRUST	%S PACHECO	10517 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428	
137-24-415-013		5,316.00	0.0133%	298.58	GARCIA ABRAHAM & JOAN LIVING TR	GARCIA ABRAHAM & JOAN GRACE TRS	10513 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428	
137-24-415-014		5,316.00	0.0133%	298.58	XIE XIUFANG	35206 CABRAL DR	FREMONT CA 94536		
137-24-415-015		5,316.00	0.0133%	298.58	LOWES CHRISTOPHER DUFF	1659 PROSPECT ST	BELMONT CA 94002-3722		
137-24-415-016		5,316.00	0.0133%	298.58	JONES HOWARD M & HERMINIA	10501 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428		
137-24-415-017		5,316.00	0.0133%	298.58	COMMON CASTLE L L C SERIES #36 P S	9030 W SAHARA AVE #160	LAS VEGAS NV 89117		
137-24-415-018		5,316.00	0.0133%	298.58	DALY FRANK & DIANE LIVING TRUST	DALY FRANK T III & DIANE A TRS	23163 LEONORA DR	WOODLAND HILLS CA 91367	
137-24-415-019		5,316.00	0.0133%	298.58	FAULKNER LAURA	10505 PERGOLA PEAK AVE	LAS VEGAS NV 89144-1104		
137-24-415-020		5,316.00	0.0133%	298.58	NIEMS JOHN L	PARKER-NIEMS ICIE	10501 PERGOLA PEAK	LAS VEGAS NV 89134	
137-24-415-021		5,316.00	0.0133%	298.58	V T CAPITAL L L C	%M HRISTOV	8146 FESTUCA WAY	LAS VEGAS NV 89113	
137-24-415-022		5,316.00	0.0133%	298.58	SAPUNDZHIEVA MIROSLAVA	1616 REMEMBRANCE HILL ST	LAS VEGAS NV 89144-5413		
137-24-415-023		5,316.00	0.0133%	298.58	2018-3 I H BORROWER L P	%INVIATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-24-415-024		5,316.00	0.0133%	298.58	VILLA MICHAEL A	1624 REMEMBRANCE HILL ST	LAS VEGAS NV 89144-5414		
137-24-415-025		5,316.00	0.0133%	298.58	LIU QINGMENG	TONG HUAYING	1621 VETERAN AVE #9	LOS ANGELES CA 90024	
137-24-415-026		5,316.00	0.0133%	298.58	PAHIGIANNIS NIKON	1700 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-415-027		5,316.00	0.0133%	298.58	DOBEY DIANA	1704 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-415-028		5,316.00	0.0133%	298.58	BELOV NED P	1708 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-415-029		5,316.00	0.0133%	298.58	GLEAMING MEADOWS L L C	9178 DESERT HEAT AVE	LAS VEGAS NV 89178-6218		
137-24-415-030		5,316.00	0.0133%	298.58	GAUTSCHI MICHAEL & MARTHA	1716 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-415-031		5,316.00	0.0133%	298.58	ZHONG LIEPING	LUO RONG	1059 ONYX TERR	UNION CITY CA 94587	
137-24-415-032		5,316.00	0.0133%	298.58	ESCORPISO MARILYNN TRUST	1804 REMEMBRANCE HILL ST	LAS VEGAS NV 89144-5419		
137-24-415-033		5,316.00	0.0133%	298.58	LARSEN LAUREN A	1808 REMEMBRANCE HILL	LAS VEGAS NV 89144-5419		
137-24-415-034		5,316.00	0.0133%	298.58	MELE GINA M	10500 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5437		
137-24-415-035		5,316.00	0.0133%	298.58	PRICE EDWIN H & LYNN G	8844 CORTILE DR	LAS VEGAS NV 89134-6141		
137-24-415-036		5,316.00	0.0133%	298.58	LUBY ANTHONY & MICHELLE P	10508 ANGEL DREAMS AVE	LAS VEGAS NV 89144		
137-24-415-037		5,316.00	0.0133%	298.58	DUCHSHERER KEN & MICHELLE	3104 WILLOW LN S E	MINOT ND 58701-7149		
137-24-415-038		5,316.00	0.0133%	298.58	TIMBANG LEOPOLDO P JR & COLLEEN	821 SANDHURST DR	VALLEJO CA 94591-6877		
137-24-415-039		5,316.00	0.0133%	298.58	CHURCH KENDALL & LINDSAY	5425 CALLISTER AVE	SACRAMENTO CA 95819		
137-24-415-040		5,316.00	0.0133%	298.58	BROOKS STEWART I & PAULA TRUST	BROOKS STEWART IRWIN & PAULA SUE TRS	9526 CAPISTRANO AVE	CHATSWORTH CA 91311	
137-24-415-041		5,316.00	0.0133%	298.58	UPCHURCH MARK T	10528 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5437		
137-24-415-042		5,316.00	0.0133%	298.58	W G H NEVADA L L C	103 FOULK RD #900	WILMINGTON DE 19803		
137-24-415-043		5,316.00	0.0133%	298.58	HORN PAUL & BERNADETTE	10525 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5437		
137-24-415-044		5,316.00	0.0133%	298.58	HEJAZI MASSOUD M & SHADI M	304 PROUD EAGLE LN	LAS VEGAS NV 89144-0808		
137-24-415-045		5,316.00	0.0133%	298.58	CURLER MARGARET MARY	10517 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5437		
137-24-415-046		5,316.00	0.0133%	298.58	F-430 TRUST	FOGLE DANIEL R & JANICE P TRS	%D & J FOGLE	1450 DANYELLE CT	LAS VEGAS NV 89117
137-24-415-047		5,316.00	0.0133%	298.58	HAUNSON STACY & MARK	10505 ANGEL DREAMS AVE	LAS VEGAS NV 89144		
137-24-415-048		5,316.00	0.0133%	298.58	MOORHEAD FAMILY TRUST	1439 E MOUNTAIN DR	SANTA BARBARA CA 93108-1216		
137-24-415-049		5,316.00	0.0133%	298.58	KOHLER JIM J	GARCIA-KOHLER LISETTE R	217 FAIRLAWN AVE	DALY CITY CA 94015	
137-24-415-050		5,316.00	0.0133%	298.58	MANGACCAT ERNESTO & TERESITA	10504 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428		
137-24-415-051		5,316.00	0.0133%	298.58	PRICE DIANE FAMILY TRUST	PRICE DIANE JOAN TRS	10508 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428	
137-24-415-052		5,316.00	0.0133%	298.58	BARRETTO ARNIE PLACIDO C	10512 COURTNEY COVE AVE	LAS VEGAS NV 89144		
137-24-415-053		5,316.00	0.0133%	298.58	VILLA GERALD ANTHONY	10516 COURTNEY COVE AVE	LAS VEGAS NV 89144-5428		
137-24-415-054		5,316.00	0.0133%	298.58	J G A NOMINEE TRUST ETAL	RITT GLENN H & ALEXANDER TRS	978 ARMANDITO DR	LAS VEGAS NV 89138	
137-24-415-055		5,316.00	0.0133%	298.58	WALSH PATRICK M & MELISSA L	119 CLIPPER BAY RD	BRUNSWICK GA 31523		
137-24-416-001		8,459.95	0.0211%	475.17	NORTON FAMILY TRUST	NORTON CHARLES H & ARUNA H TRS	24761 HENDON ST	LAGUNA HILLS CA 92653	
137-24-416-002		8,459.95	0.0211%	475.17	GUTIERREZ MARK C & SUSAN K	10805 WOODLORE PL	LAS VEGAS NV 89144-5426		
137-24-416-003		8,459.95	0.0211%	475.17	NAKASHIMA FAMILY TRUST	NAKASHIMA ALAN MASAO TRS	10809 WOODLORE PL	LAS VEGAS NV 89144-5426	
137-24-416-004		8,459.95	0.0211%	475.17	VERO COSIMO & NANCY	4230 WILLIAM ST	BURNABY BC V5C 3J6 CANADA		
137-24-416-005		8,459.95	0.0211%	475.17	E M T I LTD	P O BOX 11070	LAS VEGAS NV 89111-1070		
137-24-416-006		8,459.95	0.0211%	475.17	HAUG DAROLD GEORGE REVOCABLE LIVING TRUST	HAUG DAROLD GEORGE TRS	1705 HONEY TREE DR	LAS VEGAS NV 89144-5432	
137-24-416-007		8,459.95	0.0211%	475.17	JACOBSON FAMILY REVOCABLE LIV TR	JACOBSON DON EDWARD & LISA A TRS	1709 HONEY TREE DR	LAS VEGAS NV 89144-5432	
137-24-416-008		8,459.95	0.0211%	475.17	SMITH WALTER & JOANNE TRUST	SMITH JOANNE V TRS	1713 HONEY TREE DR	LAS VEGAS NV 89144-5432	
137-24-416-009		8,459.94	0.0211%	475.17	LABODA JAMES M & LENETTE A	1717 HONEY TREE DR	LAS VEGAS NV 89144		
137-24-416-010		8,459.94	0.0211%	475.17	MELE RONALD & LORRAINE	1721 HONEY TREE DR	LAS VEGAS NV 89144		
137-24-416-011		8,459.94	0.0211%	475.17	MAURO MARK & GLORI	1725 HONEY TREE DR	LAS VEGAS NV 89144-5432		
137-24-416-012		8,459.94	0.0211%	475.17	ECHEVERRIA LUIS A & BLANCA	2671 CORAL GUM LN	SIMI VALLEY CA 93065		
137-24-416-013		8,459.94	0.0211%	475.17	PRIMAS FAMILY TRUST	PRIMAS BRETT ALDEN & LEIA A TRS	1733 HONEY TREE DR	LAS VEGAS NV 89144-5433	0
137-24-416-014		8,459.94	0.0211%	475.17	MLH REVOCABLE TRUST ETAL	HIKOSAKA TOMOMI TRS	1728 HONEY TREE DR	LAS VEGAS NV 89144	
137-24-416-015		8,459.94	0.0211%	475.17	TOWNSEND DEAN R & MARGARET	1724 HONEY TREE DR	LAS VEGAS NV 89144-5432		
137-24-416-016		8,459.94	0.0211%	475.17	WALTER KARL III & LINDA	1720 HONEY TREE DR	LAS VEGAS NV 89144-5432		
137-24-416-017		8,459.94	0.0211%	475.17	CHAMPION JEFFREY H & ANDREA M	10836 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425		
137-24-416-018		8,459.94	0.0211%	475.17	STEER RUTH E	SPIVEY KATHY A	10832 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425	
137-24-416-019		8,459.94	0.0211%	475.17	NEASE NATHANIEL	LETCHER KATIE	10828 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425	
137-24-416-020		8,459.94	0.0211%	475.17	CARIA STEVEN R	9101 ALTA DR #202	LAS VEGAS NV 89145		
137-24-416-021		8,459.94	0.0211%	475.17	HARDY KERRI S	10820 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-416-022		8,459.94	0.0211%	475.17	CRAVIOTTO PAUL	1195 CALYOUNG RD	EUGENE OR 97401-1873		
137-24-416-023		8,459.94	0.0211%	475.17	DAVIES JORDAN	10812 WINDROSE POINT AVE	LAS VEGAS NV 89144		
137-24-416-024		8,459.94	0.0211%	475.17	ZECK DAVID W & JOANNA M	10817 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425		
137-24-416-025		8,459.94	0.0211%	475.17	BLITZ ELIAHU & LILY R	10821 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425		
137-24-416-026		8,459.94	0.0211%	475.17	VINSON FAMILY TRUST	VINSON LEN & NORMA L TRS	10825 WINDROSE POINT AVE	LAS VEGAS NV 89144-5425	
137-24-416-027		8,459.94	0.0211%	475.17	MACFADDEN CARMEN	11 ROCK MEADOW RD	WESTWOOD MA 2090		
137-24-416-028		8,459.94	0.0211%	475.17	NAPA VALLEY TRUST	GREGORY DIANE A & RALPH E TRS	10816 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411	
137-24-416-029		8,459.94	0.0211%	475.17	DESERTWIND TRUST AGREEMENT	10812 HOLLOW CREEK LN	LAS VEGAS NV 89144		
137-24-416-030		8,459.94	0.0211%	475.17	TEASLEY TREMAYNE N	10808 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411		
137-24-416-031		8,459.94	0.0211%	475.17	KIM NAM HO	10805 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411		
137-24-416-032		8,459.94	0.0211%	475.17	SBARE FAMILY TRUST	SBARE JOHN A & ANITA L TRS	10809 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411	
137-24-416-033		8,459.94	0.0211%	475.17	GADEN KERWIN R & ANGELA M	10813 HOLLOW CREEK LN	LAS VEGAS NV 89144-5411		
137-24-416-034		8,459.94	0.0211%	475.17	WIENER NASH FAMILY TRUST	WIENER WARREN TRS	10808 WOODLORE PL	LAS VEGAS NV 89144-5426	
137-24-416-035		8,459.94	0.0211%	475.17	RIPO 1 L L C	1930 VILLAGE CENTER CIR #3	LAS VEGAS NV 89134		
137-24-416-036		8,459.94	0.0211%	475.17	MCGOUGH RICK TRUST	MCGOUGH RICHARD E TRS	10800 WOODLORE PL	LAS VEGAS NV 89144-5426	
137-24-417-001		5,762.99	0.0144%	323.69	ROBLIN L L C	2400 QUARTZ PEAK ST	LAS VEGAS NV 89134		
137-24-417-002		5,762.99	0.0144%	323.69	GALLAGHER MARY	1728 STONEFIELD ST	LAS VEGAS NV 89144-5440		
137-24-417-003		5,762.99	0.0144%	323.69	MINELLI FRED & LOTUS FAM LIV TR	1835 GREEN RIDGE DR	CARROLLTON TX 75007		
137-24-417-004		5,762.99	0.0144%	323.69	ZOROYA JOHN M	1804 STONEFIELD ST	LAS VEGAS NV 89144-5441		
137-24-417-005		5,762.99	0.0144%	323.69	LANE FAMILY TRUST	LANE JAMES & NANCY ANN TRS	3023 RED SPRINGS DR	LAS VEGAS NV 89135-1549	
137-24-417-006		5,762.99	0.0144%	323.69	DIACONESCU NICOLAE & I LORENA	1812 STONEFIELD ST	LAS VEGAS NV 89144-5441		
137-24-417-007		5,762.99	0.0144%	323.69	LOPEZ YUDID I	1816 STONEFIELD ST	LAS VEGAS NV 89144-5441		
137-24-417-008		5,762.99	0.0144%	323.69	SIEGEL SPENCER & IRIS G REV TR	SIEGEL SPENCER & IRIS G CO-TRS	1820 STONEFIELD ST	LAS VEGAS NV 89144-5441	
137-24-417-009		5,762.99	0.0144%	323.69	GONZALEZ CHRISTINA	1824 STONEFIELD ST	LAS VEGAS NV 89144-5441		
137-24-417-010		5,762.99	0.0144%	323.69	SCHULTZ SUSAN JANE	FRIED ATTILA	1828 STONEFIELD ST	LAS VEGAS NV 89144-5441	
137-24-417-011		5,762.99	0.0144%	323.69	MILLER FAMILY TRUST	MILLER BRUCE A & CRYSTAL G TRS	9505 QUEEN CHARLOTTE DR	LAS VEGAS NV 89145	
137-24-417-012		5,762.99	0.0144%	323.69	OAK CREST AVENUE L L C	%A HERRMANN & L LYBECKER	10828 ELM RIDGE AVE	LAS VEGAS NV 89144	
137-24-417-013		5,762.99	0.0144%	323.69	EKLUND DAVID R	10660 OAK CREST AVE	LAS VEGAS NV 89144-5442		
137-24-417-014		5,762.99	0.0144%	323.69	DILLOW SUSAN R	10664 OAK CREST AVE	LAS VEGAS NV 89144-5442		

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Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-24-417-015	5,762.99	0.0144%		323.69	BROOKE-COLCHESTER MARLO	9171 WARFIELD DR	HUNTINGTON BEACH CA 92646		
137-24-417-016	5,762.99	0.0144%		323.69	PARSONS CALVIN R	P O BOX 16	AVALON CA 90704-0016		
137-24-417-017	5,762.99	0.0144%		323.69	RAY SWEN CHEN	WANG ZHEN	10132 S FOOTHILL BLVD	CUPERTINO CA 95014	
137-24-417-018	5,762.99	0.0144%		323.69	SHYY RAMBO	20805 GARDEN GATE DR	CUPERTINO CA 95014		
137-24-417-019	5,762.99	0.0144%		323.69	KING DANIEL	11226 APPLEVALE CT	LAS VEGAS NV 89138-8010		
137-24-417-020	5,762.99	0.0144%		323.69	BROWN RAYMOND	24 DANBURY LN	IRVINE CA 92618-3972		
137-24-417-021	5,762.99	0.0144%		323.69	ATLANTIC TRUST	PIROUNAKIS STYLIANOS & MARY TRS	10692 OAK CREST AVE	LAS VEGAS NV 89144-5443	
137-24-417-022	5,762.99	0.0144%		323.69	COX JOHN & MEGAN	576 CARSON TERR	HUNTINGDON VALLEY PA 19006		
137-24-417-023	5,762.99	0.0144%		323.69	ESTELLE PROPERTIES LLC	8401 GRANITE PEAK CT	LAS VEGAS NV 89145		
137-24-417-024	5,762.99	0.0144%		323.69	FERRAVANTI FERRA	P O BOX 370426	LAS VEGAS NV 89137-0426		
137-24-417-025	5,762.99	0.0144%		323.69	BENNET PATRICK J	1805 OAK MOSS PL	LAS VEGAS NV 89144-5444		
137-24-417-026	5,762.99	0.0144%		323.69	JAKOBSON FAMILY 2004 REV TR	JAKOBSON MARK & ANAT TRS	3403 219TH PL SE	SAMMAMISH WA 98075	
137-24-417-027	5,762.99	0.0144%		323.69	MERCER ELIZABETH	10689 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5446		
137-24-417-028	5,762.99	0.0144%		323.69	WEHNER SHYLOH	10685 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5446		
137-24-417-029	5,762.99	0.0144%		323.69	REED VIOLETA REVOCABLE TRUST	LEON LIDIA VIOLETA TRS	12889 GLEN BRAE DR	SARATOGA CA 95070	
137-24-417-030	5,762.99	0.0144%		323.69	RODRIGUEZ ESTHER C	10677 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5445		
137-24-417-031	5,762.99	0.0144%		323.69	NOLE FAMILY TRUST	NOLE PATRICK & BRENDA TRS	10673 ANGEL DREAMS AVE	LAS VEGAS NV 89144	
137-24-417-032	5,762.99	0.0144%		323.69	VUONG BINH G & VANESSA L	1637 COWBOY CHAPS PL	HENDERSON NV 89002		
137-24-417-033	5,762.99	0.0144%		323.69	O'CONNELL ROBERT J	7425 PELICAN ST	CARLSBAD CA 92011-4882		
137-24-417-034	5,762.99	0.0144%		323.69	LYNNMARIE HOMES L L C	%10661 ANGEL DREAM SERIES	9913 FOX SPRINGS DR	LAS VEGAS NV 89117	
137-24-417-035	5,762.99	0.0144%		323.69	FUJIWARA TATSUYA & KYOKO	10657 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5445		
137-24-417-036	5,762.99	0.0144%		323.69	TRIGUEROS JESUS	DETRIGUEROS MARIA R	1061 W BARTLETT AVE	LAS VEGAS NV 89106	
137-24-417-037	5,762.99	0.0144%		323.69	ALVARADO CARLOS S & MARIA D	10652 ANGEL DREAMS AVE	LAS VEGAS NV 89144		
137-24-417-038	5,762.99	0.0144%		323.69	KESSLER NATHAN T & SHAREE L	10656 ANGEL DREAMS AVE	LAS VEGAS NV 89144		
137-24-417-039	5,762.99	0.0144%		323.69	KHAJETORIANS EDWARD	922 S FUNTRIDGE WAY	ANAHEIM CA 92808		
137-24-417-040	5,762.99	0.0144%		323.69	PAYNE RUBYANNE M	ORTEGA KARIN	10664 ANGEL DREAMS AVE	LAS VEGAS NV 89144	
137-24-417-041	5,762.99	0.0144%		323.69	LIWEI II L L C	7340 ELDORA AVE	LAS VEGAS NV 89117-2923		
137-24-417-042	5,762.99	0.0144%		323.69	YU MIN HEE 1991 FAMILY TRUST	YU MIN HEE TRS	%M YU	1741 HAMLET ST	SAN MATEO CA 94403
137-24-417-043	5,762.99	0.0144%		323.69	CUNNEEN GREGORY	10676 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5445		
137-24-417-044	5,762.99	0.0144%		323.69	SMITH CAROL A	10680 ANGEL DREAMS AVE	LAS VEGAS NV 89144-5445		
137-24-417-045	5,762.99	0.0144%		323.69	HARRIS PATRICIA M	10685 OAK CREST AVE	LAS VEGAS NV 89144		
137-24-417-046	5,762.99	0.0144%		323.69	NI TING	3369 GRACEFUL ORCHID ST	LAS VEGAS NV 89117		
137-24-417-047	5,762.99	0.0144%		323.69	KITTRELL THOMAS EDWARD III	10677 OAK CREST AVE	LAS VEGAS NV 89144-5442		
137-24-417-048	5,762.99	0.0144%		323.69	SPRING TRUST	CHIANG GINGER Y TRS	548 PUENTA DEL REY ST	LAS VEGAS NV 89138	
137-24-417-049	5,762.99	0.0144%		323.69	WILLOW CREEK TRUST	10161 WOODWORK LN	LAS VEGAS NV 89135-2310		
137-24-417-050	5,762.99	0.0144%		323.69	HEDSTROM FRANCIS & CAROL	10661 OAK CREST AVE	LAS VEGAS NV 89144-5442		
137-24-417-051	5,762.99	0.0144%		323.69	SAKAKUCHI WAYNE	CARROLL CHRISTINE	15171 CHARMERIN AVE	SAN JOSE CA 95124-3404	
137-24-417-052	5,762.99	0.0144%		323.69	HOLT JOSHUA R & CARA	10653 OAK CREST AVE	LAS VEGAS NV 89144-5442		
137-24-418-001	5,316.01	0.0133%		298.59	JIMENEZ HASSANA	2905 CHANNE ROCK DR	LAS VEGAS NV 89117		
137-24-418-002	5,316.01	0.0133%		298.59	GUEORGUIEVA RENI N	10505 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439		
137-24-418-003	5,316.01	0.0133%		298.59	GORDON ROBERT & LISA	GORDON MARY	3350 E BIRCH ST #201	BREA CA 92821	
137-24-418-004	5,316.01	0.0133%		298.59	10513 JEREMY POINTE L L C	10968 TRANQUIL WATERS CT	LAS VEGAS NV 89135		
137-24-418-005	5,316.01	0.0133%		298.59	BROWN SUSAN REVOCABLE LIVING TR	BROWN SUSAN TRS	10517 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439	
137-24-418-006	5,316.01	0.0133%		298.59	ZHANG HUA	11241 REVELRY LN	LAS VEGAS NV 89138		
137-24-418-007	5,316.01	0.0133%		298.59	OLSEN TY & DENICE	11058 CARAMEL CREST CT	LAS VEGAS NV 89135-7805		
137-24-418-008	5,316.01	0.0133%		298.59	ERLICH MIRIAM	1400 ANIME DR	LAS VEGAS NV 89144-1613		
137-24-418-009	5,316.01	0.0133%		298.59	WOLGIN MARK	1709 DEVON DR	ALBANY GA 31721-1948		
137-24-418-010	5,316.01	0.0133%		298.59	GLI ZAINI L L C	P O BOX 61734	IRVINE CA 92602-6057		
137-24-418-011	5,316.01	0.0133%		298.59	YANG ANDY & KELLY	19807 VISTA HERMOSA DR	WALNUT CA 91789		
137-24-418-012	5,316.01	0.0133%		298.59	KLOETZER ANNA M	10516 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439		
137-24-418-013	5,316.01	0.0133%		298.59	SECOR STEPHANIE L LIVING TRUST	SECOR STEPHANIE LOUISE TRS	10512 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439	
137-24-418-014	5,316.01	0.0133%		298.59	LANE KAREN M	10508 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439		
137-24-418-015	5,316.01	0.0133%		298.59	STEADHAM DERLYN L	10504 JEREMY POINTE AVE	LAS VEGAS NV 89144-5439		
137-24-418-016	5,316.01	0.0133%		298.59	C W P FAMILY LIVING TRUST	PAI VICTOR WEN-KWANG & PANSY CEN-WEN TRS	3395 S JONES BLVD #508	LAS VEGAS NV 89146	
137-24-418-017	5,316.01	0.0133%		298.59	ASATO FAMILY REVOCABLE LIVING TR	ASATO STEVEN TRS	10501 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447	
137-24-418-018	5,316.01	0.0133%		298.59	MORABITO TRACY	10505 SHANNA TRELLIS AVE	LAS VEGAS NV 89144-5447		
137-24-418-019	5,316.01	0.0133%		298.59	GUO LIQUN	10509 SHANNA TRELLIS AVE	LAS VEGAS NV 89144		
137-24-418-020	5,316.01	0.0133%		298.59	WU GRACE	13798 ROSWELL AVE #A258	CHINO CA 91710		
137-24-418-021	5,316.01	0.0133%		298.59	LE THUAN DINH	TRAN THU HUONG THI	10517 SHANNA TRELLIS AVE	LAS VEGAS NV 89144	
137-24-418-022	5,316.01	0.0133%		298.59	MATERIALIZE TRUST	HOURIE LINDSEY KAY TRS	10521 SHANNA TRELLIS AVE	LAS VEGAS NV 89144	
137-24-418-023	5,316.01	0.0133%		298.59	CHOI SUN MIN	7401 BISONWOOD	LAS VEGAS NV 89131		
137-24-418-024	5,316.01	0.0133%		298.59	BROMBOSZ DAVID & CORINNE	10529 SHANNA TRELLIS AVE	LAS VEGAS NV 89144		
137-24-418-025	5,316.01	0.0133%		298.59	1817 DRIFTERS PEAK STREET L L C	11338 BELMONT LAKE DR #102	LAS VEGAS NV 89135		
137-24-418-026	5,316.01	0.0133%		298.59	CHAPMAN JOHN	1821 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5436		
137-24-418-027	5,316.02	0.0133%		298.59	CLAY BERNARD H & JEAN C	1825 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5436		
137-24-418-028	5,316.02	0.0133%		298.59	SCOOT & FABES TRUST	HALE EDWARD SCOTT TRS	1829 DRIFTERS PEAK ST	LAS VEGAS NV 89144-5436	
137-24-418-029	5,316.02	0.0133%		298.59	VOGAN JOHN R REVOCABLE TRUST	VOGAN JOHN REX TRS	1828 REMEMBRANCE HILL	LAS VEGAS NV 89144-5420	
137-24-418-030	5,316.02	0.0133%		298.59	BALANOS ANASTASIA	19369 CRYSTAL RIDGE LN	PORTER RANCH CA 91326		
137-24-418-031	5,316.02	0.0133%		298.59	TURCIOS MAXIMILIANO & MIRIAN R	6195 SUNKISS DR	LAS VEGAS NV 89110-1821		
137-24-418-032	5,316.02	0.0133%		298.59	MILAM EVRHET MICHAEL & JAICY NATHALIE	1816 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-418-033	5,316.02	0.0133%		298.59	PARKER MARGARET CHRISTINE	1812 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-24-419-001	13,548.52	0.0339%		760.98	HO WONG FAMILY TRUST	HO RUPERT K TRS	P O BOX 82103	LAS VEGAS NV 89180-2103	
137-24-419-002	13,548.52	0.0339%		760.98	BUNKER J T FAMILY TRUST	BUNKER JONATHON T & BROOKE TRS	2090 E FLAT TOP MOUNTAIN DR	HEBER CITY UT 84032	
137-24-419-003	13,548.52	0.0339%		760.98	BROWN PETER C	SWEENEY CAROLYN	1600 SAINTSBURY DR	LAS VEGAS NV 89144-1134	
137-24-419-004	13,548.52	0.0339%		760.98	WEST KEITH	LING JI	1604 SAINTSBURY DR	LAS VEGAS NV 89144-1134	
137-24-419-005	13,548.52	0.0339%		760.98	OCTOBER TRUST	VALENTINE VIRGINIA BAX TRS	1608 SAINTSBURY DR	LAS VEGAS NV 89144-1134	
137-24-419-006	13,548.52	0.0339%		760.98	SOLIVEN GERARDO A & EVANGELINE A	1612 SAINTSBURY DR	LAS VEGAS NV 89144-1134		
137-24-419-007	13,548.52	0.0339%		760.98	SANDOVAL FAMILY TRUST	SANDOVAL DOUGLAS L & LISA ANNE TRS	%M & M DOUGLAS SANDOVAL	1616 SAINTSBURY DR	LAS VEGAS NV 89144-1134
137-24-419-008	13,548.52	0.0339%		760.98	HAWKER FAMILY TRUST	HAWKER LARRY D & MICHELLE E TRS	1624 SAINTSBURY DR	LAS VEGAS NV 89144-1134	
137-24-419-009	13,548.52	0.0339%		760.98	BRIGGS KENNETH & J A REV LIV TR	BRIGGS KENNETH C & JANICE A TRS	1624 SAINTSBURY DR	LAS VEGAS NV 89144-1135	
137-24-419-010	13,548.52	0.0339%		760.98	S N P K FAMILY TRUST	%A WILLIAMS	1628 SAINTSBURY DR	LAS VEGAS NV 89144	
137-24-419-011	13,548.52	0.0339%		760.98	LEAKE JEFFREY & AMY C	1632 SAINTSBURY DR	LAS VEGAS NV 89144-1135		
137-24-419-012	13,548.52	0.0339%		760.98	CARTWRIGHT VALERIE T TRUST	CARTWRIGHT VALERIE T TRS	1636 SAINTSBURY DR	LAS VEGAS NV 89144-1135	
137-24-419-013	13,548.52	0.0339%		760.98	JESER MARC & ELIZABETH	1640 SAINTSBURY DR	LAS VEGAS NV 89144-1135		
137-24-419-014	13,548.52	0.0339%		760.98	WORKMAN JASON & ELENA	7575 WASHINGTON AVE #127-374	LAS VEGAS NV 89128		
137-24-419-015	13,548.52	0.0339%		760.98	SCIBELLI FAMILY TRUST	SCIBELLI JOHN V & TERENE M TRS	%J & T SCIBELLI	1513 FRENCH MERLOT CT	LAS VEGAS NV 89144-1128
137-24-419-016	13,548.52	0.0339%		760.98	HADDAD CHARLES F & CHRISTIANNE B	2383 MALAGA PEAK	LAS VEGAS NV 89135		
137-24-419-017	13,548.51	0.0339%		760.98	RODRIGUES DOMINIC J	1641 SAINTSBURY DR	LAS VEGAS NV 89144-1135		
137-24-419-018	13,548.51	0.0339%		760.98	AZAK FAMILY TRUST	ALBERTS JEREMY & CHRISTINA TRS	1637 SAINTSBURY DR	LAS VEGAS NV 89144-1135	
137-24-419-019	13,548.51	0.0339%		760.98	HUSKA LESLIE W TRUST	HUSKA LESLIE W TRS	1633 SAINTSBURY DR	LAS VEGAS NV 89144-1135	
137-24-419-020	13,548.51	0.0339%		760.98	KANE MICHAEL & SARAH	1629 SAINTSBURY DR	LAS VEGAS NV 89144-1135		
137-24-419-021	13,548.51	0.0339%		760.98	NEMES LAURIE E TRS	1509 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-24-419-022	13,548.51	0.0339%		760.98	GALLAGHER TIMOTHY M & TRACEY C	1508 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-24-419-023	13,548.51	0.0339%		760.98	SURYAN FRANK T JR	KINNEY TAMMY	1512 CHAMBOLLE CT	LAS VEGAS NV 89144-1137	
137-24-419-024	13,548.51	0.0339%		760.98	EDDINGS FAMILY REVOCABLE LIV TR	EDDINGS ALAN L & VALERIE J TRS	1621 SAINTSBURY DR	LAS VEGAS NV 89144-1134	
137-24-419-025	13,548.51	0.0339%		760.98	LAWLESS GARY	BLAIS JENNIFER	1617 SAINTSBURY DR	LAS VEGAS NV 89144	
137-24-419-026	13,548.51	0.0339%		760.98	BERMAN KENNETH R	1609 SAINTSBURY DR	LAS VEGAS NV 89144-1134		
137-24-419-027	13,548.51	0.0339%		760.98	LAVERY JOHN	1605 SAINTSBURY DR	LAS VEGAS NV 89144-1134		
137-24-419-028	13,548.51	0.0339%		760.98	FORSTER FAMILY TRUST	FORSTER CHAD A & AUBURN C TRS	1509 REISLING CT	LAS VEGAS NV 89144-1140	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-24-419-029	13,548.51	0.039%	**760.98**	BALANOVSKY ALEXANDER	EPELBAUM INNA	1517 SAINTSBURY DR	LAS VEGAS NV 89144-1141	
137-24-420-001	5,762.98	0.014%	**323.69**	DUNN DARRIN D	397 DECAREO CT	HENDERSON NV 89074		
137-24-420-002	5,762.98	0.014%	**323.69**	ANAPOLSKY STEVEN & LAURA	1740 HILL CANYON LN	LAS VEGAS NV 89144-5421		
137-24-420-003	5,762.98	0.014%	**323.69**	CARPENTER MATTHEW	TAYLOR MCKENZI	1800 HILL CANYON LN	LAS VEGAS NV 89144	
137-24-420-004	5,762.98	0.014%	**323.69**	BENITO TERRY L	1804 HILL CANYON LN	LAS VEGAS NV 89144-5422		
137-24-420-005	5,762.98	0.014%	**323.69**	SMITH NICK TROY	1808 HILL CANYON LN	LAS VEGAS NV 89144-5422		
137-24-420-006	5,762.98	0.014%	**323.69**	SATKOWSKI ANTHONY M & VIVIAN L	1812 HILL CANYON LN	LAS VEGAS NV 89144-5422		
137-24-420-007	5,762.98	0.014%	**323.69**	BAIK DAVID & CHUNGBIN FAMILY TRUST	BAIK DAVID & CHUNGBIN TRS	%D & C BAIK	6322 HUNTINGTON DR	CARLSBAD CA 92009
137-24-420-008	5,762.98	0.014%	**323.69**	DAVIS DONALD E JR & ADRIENNE M REV LIV TR	DAVIS DONALD E JR & ADRIENNE M TRS	1820 HILL CANYON LN	LAS VEGAS NV 89144-5422	
137-25-115-002	5,316.00	0.013%	**298.58**	D B B 1997 L L C	%D WALLACE	10684 ARUNDEL AVE	LAS VEGAS NV 89135-1748	
137-25-115-003	5,316.00	0.013%	**298.58**	FISHER KIMBERLY	10517 ANGEL ALCOVE AVE	LAS VEGAS NV 89144-5417		
137-25-115-004	5,316.00	0.013%	**298.58**	TATLONGHARI ILDEFONSO N & KAREN	10513 ANGEL ALCOVE AVE	LAS VEGAS NV 89144		
137-25-115-005	5,316.00	0.013%	**298.58**	SIMS SCOTT & LAURA	9695 KAMPSVILLE AVE	LAS VEGAS NV 89148-5747		
137-25-115-006	5,316.00	0.013%	**298.58**	SISON ROMEO FAMILY TRUST	SISON ROMEO TRS	9608 ROYAL LAMB DR	LAS VEGAS NV 89145	
137-25-115-007	5,316.00	0.013%	**298.58**	FAYLONA INVESTMENTS L L C	%E FAYLONA	1827 INDIAN BEND DR	HENDERSON NV 89074-1032	
137-25-115-008	5,316.00	0.013%	**298.58**	RENTALS WEST L L C	P O BOX 400801	LAS VEGAS NV 89140-0801		
137-25-115-009	5,316.00	0.013%	**298.58**	IMMANUEL VENTURES L L C	1508 REMEMBRANCE HILL ST	LAS VEGAS NV 89144		
137-25-116-001	5,762.99	0.014%	**323.69**	HYATT-PAULUSSEN EVADNEY	10701 WOODLORE PL	LAS VEGAS NV 89144-5400		
137-25-116-002	5,762.99	0.014%	**323.69**	BOMENGEN KRISTEN F	HICKS MARY V	P O BOX 22565	JUNEAU AK 99802	
137-25-116-003	5,762.99	0.014%	**323.69**	NEWLANDS ALUN	MARTINSON BRENDA	5020 NANTON RD	NW CALGARY AB T2K 2N2 CANADA	
137-25-116-004	5,762.99	0.014%	**323.69**	CHEN YA-WEN	10665 OAK APPLE AVE	LAS VEGAS NV 89144		
137-25-116-005	5,762.99	0.014%	**323.69**	ROBLIN L L C	2400 QUARTZ PEAK ST	LAS VEGAS NV 89134		
137-25-116-007	5,762.99	0.014%	**323.69**	RAMIREZ LIVING TRUST	RAMIREZ FRANCISCO & AGNES CO-TRS	10657 OAK APPLE AVE	LAS VEGAS NV 89144-5402	
137-25-116-008	5,762.99	0.014%	**323.69**	WILHELM CHAD H & MELISSA M	10653 OAK APPLE AVE	LAS VEGAS NV 89144-5402		
137-25-116-009	5,762.99	0.014%	**323.69**	ELLIS MONICA & JOSEPH J	1500 STONEFIELD ST	LAS VEGAS NV 89144-5403		
137-25-117-001	6,118.25	0.015%	**343.64**	ZHU SHU LAI	10644 AUSTIN BLUFFS WAY	LAS VEGAS NV 89144		
137-25-117-002	6,118.25	0.015%	**343.64**	GREFALDA JOEBERT GONZAGA & ANA MARIE PASCUAL	10648 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1107		
137-25-117-003	6,118.25	0.015%	**343.64**	VELAZQUEZ KIRK A	10652 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1107		
137-25-117-004	6,118.25	0.015%	**343.64**	LANZALACAO JOHN	477 BAY VILLAGE DR	ROCHESTER NY 14609-1919		
137-25-117-005	6,118.25	0.015%	**343.64**	EWELL CHESLEY	9801 CLIFFSIDE DR	IRVING TX 75063		
137-25-117-006	6,118.25	0.015%	**343.64**	ROXAS APRIL EASTER B	1409 WOODMORE ST	LAS VEGAS NV 89144-1119		
137-25-117-007	6,118.25	0.015%	**343.64**	ADAMS FAMILY TRUST	ADAMS ANTHONY J & DIANE K TRS	5349 MISTY ACRES CT	LAS VEGAS NV 89148-4670	
137-25-117-008	6,118.25	0.015%	**343.64**	PHILLIPS KRISTI A	1401 WOODMORE ST	LAS VEGAS NV 89144-1119		
137-25-117-009	6,118.25	0.015%	**343.64**	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-25-117-010	6,118.25	0.015%	**343.64**	MIRAMONTES JULIE MARIE LIVING TRUST	MIRAMONTES JULIE MARIE TRS	1408 PINTAIL POINT ST	LAS VEGAS NV 89144	
137-25-117-011	6,118.25	0.015%	**343.64**	GYALTSEN PHUNTSOK	48305 ALAN CIR	PALM DESERT CA 92260		
137-25-117-012	6,118.25	0.015%	**343.64**	TANI JOSEPH & MONIQUE REVOCABLE TRUST	TANI JOSEPH & MONIQUE TRS	%J & M TANI	1408 PINTAIL POINT ST	LAS VEGAS NV 89144-1120
137-25-117-013	6,118.25	0.015%	**343.64**	CASPI DAN	1412 PINTAIL POINT ST	LAS VEGAS NV 89144		
137-25-117-014	6,118.25	0.015%	**343.64**	REED WILLIAM P JR & DENISE E	1416 PINTAIL POINT ST	LAS VEGAS NV 89144		
137-25-117-015	6,118.25	0.015%	**343.64**	SMITH PHILLIP J & JENNIFER CAUSEY	10600 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-016	6,118.25	0.015%	**343.64**	B K P TRUST	PATEL SUNIL P & JENNIFER J TRS	13211 NW 30TH CT	VANCOUVER WA 98685-2389	
137-25-117-017	6,118.25	0.015%	**343.64**	TSUHAKO FAMILY TRUST	TSUHAKO MASAKO ANNETTE TRS	2628 RUE TOULOUSE AVE	HENDERSON NV 89044	
137-25-117-018	6,118.25	0.015%	**343.64**	MUTTER KIMBERLY K	2719 MACKINON RANCH RD	CARDIFF BY THE SEA CA 92007		
137-25-117-019	6,118.25	0.015%	**343.64**	ANGEL MARIO & MARY	10616 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-020	6,118.25	0.015%	**343.64**	MITCHELL JAMES R	235 W AVENIDA SAN ANTONIO	SAN CLEMENTE CA 92672-4357		
137-25-117-021	6,118.25	0.015%	**343.64**	MILLER SHAWN & CHRISTINA	10624 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-022	6,118.25	0.015%	**343.64**	BALY-LABEGA JEANNE I	LABEGA TANYA & SHAKIRA	10628 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144	
137-25-117-023	6,118.25	0.015%	**343.64**	BARTKO ANDREW K	26911 W WOOD LN	OLMSTED TWP OH 44138-1158		
137-25-117-024	6,118.25	0.015%	**343.64**	BOCHICCHIO GILBERT B	DEEN GAYE	10636 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1106	
137-25-117-025	6,118.25	0.015%	**343.64**	WARD DOUGLAS L	1408 WOODMORE ST	LAS VEGAS NV 89144-1119		
137-25-117-026	6,118.25	0.015%	**343.64**	MCCARTHY THOMAS J & BARBARA C	1404 WOODMORE ST	LAS VEGAS NV 89144-1119		
137-25-117-027	6,118.25	0.015%	**343.64**	NELSON TODD C & SUSAN	1400 WOODMORE ST	LAS VEGAS NV 89144-1119		
137-25-117-028	6,118.25	0.015%	**343.64**	CRUZ MYLA	10636 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-029	6,118.25	0.015%	**343.64**	VOSS MARK N & LISA D	10632 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-030	6,118.25	0.015%	**343.64**	LIMAS DAVID	LIMAS LIVING TRUST	%D LIMAS	8828 BONTA CT	LAS VEGAS NV 89134
137-25-117-031	6,118.25	0.015%	**343.64**	SMITH LESLIE	10624 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-032	6,118.25	0.015%	**343.64**	STIEFFERMAN CAROL A	10620 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116		
137-25-117-033	6,118.25	0.015%	**343.64**	SHARON G L L C	6840 W PATRICK LN	LAS VEGAS NV 89118-2514		
137-25-117-034	6,118.25	0.015%	**343.64**	SCHUSTER FAMILY REVOCABLE LIVING TRUST	SCHUSTER JIMMY BOYD & MARY ELEANOR TRS	%J & M SCHUSTER	10612 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116
137-25-117-035	6,118.25	0.015%	**343.64**	MABEY ROBERT S & PATRICIA C	10608 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116		0
137-25-117-036	6,118.25	0.015%	**343.64**	SONDRON MICHAEL & PATRICIA	10604 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116		
137-25-117-037	6,118.25	0.015%	**343.64**	TEHRANI FAMILY LIVING TRUST ETAL	FAKHARZADEH MAJID TRS	905 ROYAL PLUM LN	LAS VEGAS NV 89144	
137-25-117-038	6,118.25	0.015%	**343.64**	HANSEN MICHAEL & CHRISTINE	10605 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-039	6,118.25	0.015%	**343.64**	EDLEFSEN ANDREW	10609 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-040	6,118.25	0.015%	**343.64**	KIM MAN SUB	KO CHRISTINA S	10613 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105	
137-25-117-041	6,118.25	0.015%	**343.64**	WALL J M & LINDSEY	10617 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-6144		0
137-25-117-042	6,118.25	0.015%	**343.64**	RUSSO KATHRYN L	10621 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1105		
137-25-117-043	6,118.25	0.015%	**343.64**	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-25-117-044	6,118.25	0.015%	**343.64**	LOMBARDO HELEN R	10629 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1106		
137-25-117-045	6,118.25	0.015%	**343.64**	HATTA YUKI	10633 AUSTIN BLUFFS AVE	LAS VEGAS NV 89144-1106		
137-25-117-046	6,118.25	0.015%	**343.64**	SCHIFF BURTON J	SCHIFF MARY ANN	10645 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117	
137-25-117-047	6,118.25	0.015%	**343.64**	YELLE FAMILY LIVING TRUST	10641 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-048	6,118.25	0.015%	**343.64**	RIVERA RUTH	12272 ORANGEWOOD AVE	ANAHEIM CA 92802		
137-25-117-049	6,118.25	0.015%	**343.64**	COLE THOMAS W & ROBIN	10633 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144		
137-25-117-050	6,118.25	0.015%	**343.64**	HEADEN JAMES M & SONYA J	10629 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-051	6,118.25	0.015%	**343.64**	VONG RITHEA CHAN & JENNIFER MARIE	10625 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1117		
137-25-117-052	6,118.25	0.015%	**343.64**	S W T F TRUST	FALCONE THOMAS M TRS	303 MAIN ST #437	HEMPSTEAD NY 11550	
137-25-117-053	6,118.25	0.015%	**343.64**	KANG SOO GUEN	10617 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116		
137-25-117-054	6,118.25	0.015%	**343.64**	MEDLI DONALD J & KIMBERLY M	10609 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144		
137-25-117-055	6,118.25	0.015%	**343.64**	ACHILLI RONALD & MARY ELAINE	10605 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144		
137-25-117-056	6,118.25	0.015%	**343.64**	OLIVERI FAMILY TRUST	OLIVERI SALVATORE J & DELIA TRS	10601 ENGLEWOOD CLIFFS AVE	LAS VEGAS NV 89144-1116	
137-25-118-001	13,548.51	0.033%	**760.98**	CARROLL EDWARD A	1308 SAINTSBURY DR	LAS VEGAS NV 89144-1110		
137-25-118-002	13,548.51	0.033%	**760.98**	FERNANDEZ FELIX & SUSAN LIV TR	FERNANDEZ SUSAN R TRS	1400 SAINTSBURY DR	LAS VEGAS NV 89144-1142	
137-25-118-003	13,548.51	0.033%	**760.98**	FELDMAN JASON LUCAS	1404 SAINTSBURY DR	LAS VEGAS NV 89144-1142		
137-25-118-004	13,548.51	0.033%	**760.98**	BELLON MICHAEL J	1408 SAINTSBURY DR	LAS VEGAS NV 89144-1142		
137-25-118-005	13,548.51	0.033%	**760.98**	BELAIR TRUST	SADHWANI RAMESH T TRS	1500 SAINTSBURY DR	LAS VEGAS NV 89144-1143	
137-25-118-006	13,548.51	0.033%	**760.98**	HEALTH FAUCET SERVICES L L C	2764 N GREEN VALLEY PKWY #180	HENDERSON NV 89014-2120		
137-25-118-007	13,548.51	0.033%	**760.98**	NEMIROFF JERRY M & LEE A	1930 VILLAGE CENTER CIR #3-645	LAS VEGAS NV 89134-6299		
137-25-118-008	13,548.51	0.033%	**760.98**	VILLANUEVA DIANA E	DIJKMAN JEHTRO	1409 SAINTSBURY DR	LAS VEGAS NV 89144-1142	
137-25-118-009	13,548.51	0.033%	**760.98**	BLAZEK FAMILY TRUST	BLAZEK SCOTT & JENNIFER TRS	1405 SAINTSBURY DR	LAS VEGAS NV 89144-1142	
137-25-118-010	13,548.51	0.033%	**760.98**	BRENNAN ELIZABETH R FAMILY TRUST	BRENNAN ELIZABETH R TRS	1401 SAINTSBURY DR	LAS VEGAS NV 89144-1142	
137-25-118-011	13,548.51	0.033%	**760.98**	JACKSON ALEXANDER TRUST	BICKLER JASON A & DEANA K TRS	1309 SAINTSBURY DR	LAS VEGAS NV 89144	
137-25-118-012	13,548.51	0.033%	**760.98**	PEARL TRUST	1308 REISLING CT	LAS VEGAS NV 89144-1138		
137-25-118-013	13,548.51	0.033%	**760.98**	HANSEN-OLIVERI TRUST ETAL	OLIVERI DAVID JOHN TRS	P O BOX 370183	LAS VEGAS NV 89137	
137-25-118-014	13,548.51	0.033%	**760.98**	FERNANDEZ FELIZ & SUSAN LIVING TRUST	FERNANDEZ SUSAN R & FELIX T TRS	1400 SAINTSBURY DR	LAS VEGAS NV 89144-1142	
137-25-118-015	13,548.51	0.033%	**760.98**	GRIFFITHS JULIAN & CLAUDIA	1209 MERSAULT CT	LAS VEGAS NV 89144-1113		
137-25-118-016	13,548.51	0.033%	**760.98**	BITFOCUS PROPERTIES L L C	1930 VILLAGE CENTER CIR #3-963	LAS VEGAS NV 89134		
137-25-118-017	13,548.51	0.033%	**760.98**	FORSTER FAMILY TRUST	FORSTER CHAD A & AUBURN C TRS	1201 MERSAULT CT	LAS VEGAS NV 89144	
137-25-118-018	13,548.51	0.033%	**760.98**	DANIELS ROBERT C & CYDNEY FAM TR	DANIELS ROBERT C & CYDNEY S TRS	1200 MERSAULT CT	LAS VEGAS NV 89144-1113	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-118-019	13,548.51	0.0339%	760.98	FORBES FAMILY TRUST	FORBES BARBARA D TRS	1204 MERSAULT CT	LAS VEGAS NV 89144-1113	
137-25-118-020	13,548.51	0.0339%	760.98	LOVE JOHN D	ANDERSEN-LOVE ALISON ANN	1300 MERSAULT CT	LAS VEGAS NV 89144-1114	
137-25-118-021	13,548.51	0.0339%	760.98	GOEBEL-EDWARDS DIANE LIVING TR	GOEBEL-EDWARDS DIANE TRS	1301 SAINTSBURY DR	LAS VEGAS NV 89144-1109	
137-25-118-022	13,548.51	0.0339%	760.98	PAPISTRY TRUST	ORTZMAN KEVIN C & SUSAN TRS	6 ROSE LN	LINWOOD NJ 8221	
137-25-118-023	13,548.51	0.0339%	760.98	DAKE FAMILY TRUST	DAKE THEODORE H C & NICOLE C TRS	1201 SAINTSBURY DR	LAS VEGAS NV 89144-1108	
137-25-118-024	13,548.51	0.0339%	760.98	BERMAN FAMILY REVOCABLE TRUST	BERMAN ERIC M & SARA NICOLE TRS	1300 SAINTSBURY DR	LAS VEGAS NV 89144-1109	
137-25-118-025	13,548.51	0.0339%	760.98	SUMMERLIN SAINTSBURY TRUST	COONS CLINT TRS	3225 MCLEOD DR #777	LAS VEGAS NV 89121	
137-25-118-026	13,548.51	0.0339%	760.98	CARPO GABRIEL & GLADYS	1200 SAINTSBURY DR	LAS VEGAS NV 89144-1108		
137-25-118-027	13,548.51	0.0339%	760.98	SCHULHOFER ELLEN L LIVING TRUST	SCHULHOFER ELLEN L TRS	%E SCHULHOFER	10701 BERINGER DR	LAS VEGAS NV 89144-1111
137-25-118-028	13,548.51	0.0339%	760.98	PEARCE FAMILY REVOCABLE LIV TR	PEARCE DAVID & DIANE TRS	10705 BERINGER DR	LAS VEGAS NV 89144-1111	
137-25-118-029	13,548.51	0.0339%	760.98	HILLYER GUY T FAMILY TRUST	HILLYER GUY T TRS	10709 BERINGER DR	LAS VEGAS NV 89144	
137-25-118-030	13,548.51	0.0339%	760.98	KOVAL FAMILY TRUST	KOVAL RICHARD C & CONNIE C CO-TRS	10713 BERINGER DR	LAS VEGAS NV 89144	
137-25-118-031	13,548.51	0.0339%	760.98	GARDNER CHARLES R	3315 E RUSSELL RD #A4-196	LAS VEGAS NV 89120		
137-25-119-001	13,548.51	0.0339%	760.98	GHUMAN ABID & SHIRIN LIVING TRUST	GHUMAN ABID & SHIRIN TRS	1200 MOSELLE CT	LAS VEGAS NV 89144-1115	
137-25-119-002	13,548.51	0.0339%	760.98	KATZ IRA SHELDON & SARAH WILCOX	1204 MOSELLE CT	LAS VEGAS NV 89144		
137-25-119-003	13,548.51	0.0339%	760.98	MCMANUS JOHN MILTON & ELIZABETH ANN LIV TR 2004	MCMANUS JOHN MILTON & ELIZABETH ANN TRS	1208 MOSELLE CT	LAS VEGAS NV 89144	
137-25-119-004	13,548.51	0.0339%	760.98	GASTWIRTH FAMILY TRUST	GASTWIRTH JASON M & VANESSA G TRS	1212 MOSELLE CT	LAS VEGAS NV 89144-1115	
137-25-119-005	13,548.51	0.0339%	760.98	DOWD SHANNON M & FAWN M REVOCABLE LIVING TRUST	DOWD SHANNON M & FAWN M TRS	1213 MOSELLE CT	LAS VEGAS NV 89144-1115	
137-25-119-006	13,548.51	0.0339%	760.98	GIULIANI ROGER A & CINDY N ETAL	GIULIANI R A & C N REV LIV TRUST	1209 MOSELLE CT	LAS VEGAS NV 89144-1115	0
137-25-119-007	13,548.51	0.0339%	760.98	MALKIN BRADLEY A & F REV LIV TR	MALKIN BRADLEY A & FRANCESCA TRS	11 SABLE RIDGE CT	LAS VEGAS NV 89135-7868	
137-25-119-008	13,548.51	0.0339%	760.98	WEAVER MICHAEL T LIVING TRUST	WEAVER MICHAEL T TRS	1201 MOSELLE CT	LAS VEGAS NV 89144-1115	
137-25-119-009	13,548.51	0.0339%	760.98	MYERS ASHLEY	1200 DRY POINT CT	LAS VEGAS NV 89144-1123		
137-25-119-010	13,548.51	0.0339%	760.98	POLEDNAK D T & R REV LIV TR AGMT	POLEDNAK DONALD T & RACHEL M TRS	1204 DRY POINT CT	LAS VEGAS NV 89144-1123	
137-25-119-011	13,548.51	0.0339%	760.98	TAVANO LOUIS T	EDWARDS CAREY L	1208 DRY POINT CT	LAS VEGAS NV 89144-1123	
137-25-119-012	13,548.51	0.0339%	760.98	ANDREWS ROBERT W & BRANDY R REVOCABLE LIVING TRUST	ANDREWS ROBERT W & BRANDY R TRS	1205 DRY POINT CT	LAS VEGAS NV 89144-1123	
137-25-119-013	13,548.51	0.0339%	760.98	BUCHANAN FLOYD T	1201 DRY POINT CT	LAS VEGAS NV 89144-1123		
137-25-119-014	13,548.51	0.0339%	760.98	CHIO NAPOLEON	ELIADES ARTEMIS	1200 MUSCATO CT	LAS VEGAS NV 89144-1122	
137-25-119-015	13,548.51	0.0339%	760.98	WOOD GARY W & CHERIE S	1204 MUSCATO CT	LAS VEGAS NV 89144		
137-25-119-016	13,548.51	0.0339%	760.98	MOAZEZ FOAD & MOJGAN 2006 REV TR	MOAZEZ FOAD & MOJGAN TRS	1212 MUSCATO CT	LAS VEGAS NV 89144-1122	
137-25-119-017	13,548.51	0.0339%	760.98	WHELAN FAMILY TRUST	WHELAN JAMES III & PAIGE TRS	1216 MUSCATO CT	LAS VEGAS NV 89144-1122	
137-25-119-018	13,548.51	0.0339%	760.98	S C NEVADA TRUST	1220 MUSCATO CT	LAS VEGAS NV 89144		
137-25-119-019	13,548.51	0.0339%	760.98	RIVENDELL TRUST	P O BOX 33545	LAS VEGAS NV 89133		
137-25-119-020	13,548.51	0.0339%	760.98	HENDERSON JOHN PATRICK & JULIE L	10208 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-25-119-021	13,548.51	0.0339%	760.98	REPPERT KERRY L QUAL PERS RES TR	REPPERT BONNIE QUAL PERS RES TR	10821 BERINGER DR	LAS VEGAS NV 89144-1121	
137-25-119-022	13,548.51	0.0339%	760.98	BLIXEN FAMILY TRUST	MCKENNA COLLEEN TRS	10817 BERINGER DR	LAS VEGAS NV 89144-1121	
137-25-119-023	13,548.51	0.0339%	760.98	INDURANTE PETER J & KATHY A	10813 BERINGER DR	LAS VEGAS NV 89144-1121		
137-25-119-024	13,548.51	0.0339%	760.98	LITTLE RICKY FAMILY TRUST	MANLEY GREGORY N TRS	10809 BERINGER DR	LAS VEGAS NV 89144-1121	
137-25-119-025	13,548.51	0.0339%	760.98	HARPIN FAMILY REVOCABLE LIVING TRUST	HARPIN ZACHARY & JESSICA ANN TRS	10805 BERINGER DR	LAS VEGAS NV 89144	
137-25-119-026	13,548.51	0.0339%	760.98	KIM CHUL & EUN SOOK	10801 BERINGER DR	LAS VEGAS NV 89144-1121		
137-25-119-027	13,548.51	0.0339%	760.98	WATHEN DANIEL	BREITER CHRISTOPHER	10725 BERINGER DR	LAS VEGAS NV 89144	
137-25-119-028	13,548.51	0.0339%	760.98	ELLAS LIVING TRUST	MCCOLLOUGH ANDRE & LISA R TRS	10721 BERINGER DR	LAS VEGAS NV 89144-1112	
137-25-120-001	13,548.52	0.0339%	760.98	S D LIVING TRUST	DIXON STEPHEN E TRS	1508 SAINTSBURY DR	LAS VEGAS NV 89144-1143	
137-25-120-002	13,548.51	0.0339%	760.98	MEAD LEON F II	1509 SAINTSBURY DR	LAS VEGAS NV 89144-1143		
137-25-120-003	13,548.51	0.0339%	760.98	CARTER JAMES W & ANN M LIVING TR	CARTER JAMES W & ANN M TRS	1513 SAINTSBURY DR	LAS VEGAS NV 89144-1143	
137-25-120-004	13,548.51	0.0339%	760.98	BENDAVID JEFFERY A & ERIN E	1500 REISLING CT	LAS VEGAS NV 89144-1140		
137-25-120-005	13,548.51	0.0339%	760.98	LENZEN FAMILY TRUST	LENZEN MEGHAN S TRS	1412 REISLING CT	LAS VEGAS NV 89144	
137-25-120-006	13,548.51	0.0339%	760.98	LIVITS DMITRY & LEV RAISA REVOCABLE TR ETAL	LIVITS DMITRY TRS	1408 REISLING CT	LAS VEGAS NV 89144	
137-25-120-007	13,548.51	0.0339%	760.98	LLOYD REVOCABLE LIVING TRUST	LLOYD ERIC & TRACY TRS	1404 REISLING CT	LAS VEGAS NV 89144-1139	
137-25-120-008	13,548.51	0.0339%	760.98	MCCOY PATRICIA ANN TRUST	MCCOY PATRICIA ANN TRS	1400 REISLING CT	LAS VEGAS NV 89144-1139	
137-25-120-009	13,548.51	0.0339%	760.98	B D S LIVING TRUST	SMITH BARBARA TRS	1401 REISLING CT	LAS VEGAS NV 89144-1139	
137-25-120-010	13,548.51	0.0339%	760.98	HAMMOND KIMBERLY R & CHRISTOPHER T	1405 REISLING CT	LAS VEGAS NV 89144		
137-25-120-011	13,548.51	0.0339%	760.98	SHEA FAMILY TRUST	SHEA JOHN M II & CARYNE M TRS	1409 REISLING CT	LAS VEGAS NV 89144-1139	
137-25-120-012	13,548.51	0.0339%	760.98	SPENCER FAMILY LIVING TRUST 2009	SPENCER ROBERT H JR & MAI L TRS	1413 REISLING CT	LAS VEGAS NV 89144-1139	
137-25-120-013	13,548.51	0.0339%	760.98	SULLIVAN KELLY M & ANGELA M	1501 REISLING CT	LAS VEGAS NV 89144		
137-25-120-014	13,548.51	0.0339%	760.98	CARPE DIEM TRUST	AXELROD BRETT A TRS	1505 REISLING CT	LAS VEGAS NV 89144-1140	
137-25-120-015	13,548.51	0.0339%	760.98	ADOLFO EDWIN N SEPARATE PPTY TR	ADOLFO MARIA C SEPARATE PPTY TR	1504 CHAMBOLLE CT	LAS VEGAS NV 89144-1137	
137-25-120-016	13,548.51	0.0339%	760.98	PATEL KANAIYALAL & JIVIBEN	1500 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-25-120-017	13,548.51	0.0339%	760.98	MAENG FAMILY TRUST	1416 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-25-120-018	13,548.51	0.0339%	760.98	EBONY VEGAS TRUST	HAYES FRANKLIN TRS	1412 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-019	13,548.51	0.0339%	760.98	KIMMEL FAMILY TRUST	KIMMEL PAUL & CYNTHIA TRS	1408 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-020	13,548.51	0.0339%	760.98	S C B TRUST	BOLT MATTHEW & MERCEDES TRS	1404 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-021	13,548.51	0.0339%	760.98	B F R G FAMILY TRUST	ATOUT RAMI I & GHADEER S TRS	1400 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-022	13,548.51	0.0339%	760.98	I LOVE LUCY TRUST	LEMPER BRIAN A & ANA R TRS	1401 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-023	13,548.51	0.0339%	760.98	FRIED JEREMY	1405 CHAMBOLLE CT	LAS VEGAS NV 89144		
137-25-120-024	13,548.51	0.0339%	760.98	MAGID FRED B & DIANE R	1409 CHAMBOLLE CT	LAS VEGAS NV 89144-1136		
137-25-120-025	13,548.51	0.0339%	760.98	PAGANO MICHAEL J & C H FAM TR	PAGANO MICHAEL J & CONSTANCE TRS	1413 CHAMBOLLE CT	LAS VEGAS NV 89144-1136	
137-25-120-026	13,548.51	0.0339%	760.98	MARKS GREG C & EILEEN M	1417 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-25-120-027	13,548.51	0.0339%	760.98	CASEY PAUL & ANNEMARIE	1501 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-25-120-028	13,548.51	0.0339%	760.98	KRAMER RICHARD W & SUSAN M	1505 CHAMBOLLE CT	LAS VEGAS NV 89144-1137		
137-25-120-029	13,548.51	0.0339%	760.98	SYLVESTER JEFFREY & K REV LIV TR	SYLVESTER JEFFREY & K TRS	1508 FRENCH MERLOT CT	LAS VEGAS NV 89144-1128	
137-25-120-030	13,548.51	0.0339%	760.98	REITBERG FAMILY LIVING TRUST	1504 FRENCH MERLOT CT	LAS VEGAS NV 89144		
137-25-120-031	13,548.51	0.0339%	760.98	ENGEL LORRAINE ENGEL REV LIV TR	ENGEL LORRAINE TRS	1500 FRENCH MERLOT CT	LAS VEGAS NV 89144-1128	
137-25-120-032	13,548.51	0.0339%	760.98	KAO TU REVOCABLE TRUST	TU GEORGE S TRS	1416 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127	
137-25-120-033	13,548.51	0.0339%	760.98	ISOM BLAIR A	1412 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127		
137-25-120-034	13,548.51	0.0339%	760.98	HEAPS NATHAN D	1408 FRENCH MERLOT CT	LAS VEGAS NV 89144		
137-25-120-035	13,548.51	0.0339%	760.98	FRENCH MERLOT COURT TRUST	1404 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127		
137-25-120-036	13,548.51	0.0339%	760.98	REMER TROY JUNIOR	PHAM IRENE	193 SHORT RUFF WAY	LAS VEGAS NV 89148	
137-25-120-037	13,548.52	0.0339%	760.98	THOMPSON FAMILY TRUST	THOMPSON ROBERT N & KELLIE A TRS	1401 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127	
137-25-120-038	13,548.52	0.0339%	760.98	SCHORR SETH M & LACY D LIVING TR	SCHORR SETH M & LACY D TRS	1405 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127	
137-25-120-039	13,548.52	0.0339%	760.98	JOLIE TRUST	1409 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127		
137-25-120-040	13,548.52	0.0339%	760.98	LARIOS FAMILY TRUST	LARIOS RAFAEL SR & MARINA TRS	1413 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127	
137-25-120-041	13,548.52	0.0339%	760.98	1417 FRENCH MERLOT COURT L L C	1417 FRENCH MERLOT CT	LAS VEGAS NV 89144-1127		
137-25-120-042	13,548.52	0.0339%	760.98	AUSTAD LIVING TRUST	AUSTAD CHRISTOPHER & MELISSA TRS	1501 FRENCH MERLOT CT	LAS VEGAS NV 89144-1128	
137-25-120-043	13,548.52	0.0339%	760.98	STROMBERG CLARK & LAUREL	1505 FRENCH MERLOT CT	LAS VEGAS NV 89144-1128		
137-25-121-001	6,118.26	0.0153%	343.65	FRISHMAN PAUL C & CYNTHIA L	1313 WOODMORE ST	LAS VEGAS NV 89144-1118		
137-25-121-002	6,118.26	0.0153%	343.65	FOWLER DONALD J & WANDA	1309 WOODMORE ST	LAS VEGAS NV 89144-1118		
137-25-121-003	6,118.26	0.0153%	343.65	EFRON HELAYNE G	1305 WOODMORE ST	LAS VEGAS NV 89144-1118		
137-25-121-004	6,118.26	0.0153%	343.65	CAMPBELL CARA L	113 N BUTES WOODS LN	LAS VEGAS NV 89144-4312		
137-25-121-005	6,118.26	0.0153%	343.65	MILLER STEVEN N & MICHELE L ETAL	MILLER FAMILY TRUST	281 TIERRA DEL SOL	HOLLISTER CA 95023	
137-25-121-006	6,118.26	0.0153%	343.65	BERLANGA MONICA	1217 WOODMORE ST	LAS VEGAS NV 89144		
137-25-121-007	6,118.26	0.0153%	343.65	GOLDEN MAX W & GAY P	1213 WOODMORE ST	LAS VEGAS NV 89144-1131		
137-25-121-008	6,118.26	0.0153%	343.65	WANG DAVID B	1721 CHOICE HILLS DR	HENDERSON NV 89012		
137-25-121-009	6,118.26	0.0153%	343.65	BODALIA VIKRANT & SHILPA	1205 WOODMORE ST	LAS VEGAS NV 89144		
137-25-121-010	6,118.26	0.0153%	343.65	SALI PRADEEP M & SONALI	1201 WOODMORE ST	LAS VEGAS NV 89144		
137-25-121-011	6,118.26	0.0153%	343.65	MENKE FAMILY TRUST	MENKE DON & MELISSA TRS	10641 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133	
137-25-121-012	6,118.26	0.0153%	343.65	RODRIGUEZ GABRIELA & ELIAS	DERODRIGUEZ JOVITA MEDINA	10637 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133	
137-25-121-013	6,118.26	0.0153%	343.65	BALLEW ERIC & RENEE	10633 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133		
137-25-121-014	6,118.26	0.0153%	343.65	JACOBSON GLEN & NANCY	JACOBSON VIOLET R TRUST	10629 AMBLEWOOD AVE	LAS VEGAS NV 89144	
137-25-121-015	6,118.26	0.0153%	343.65	SPRINGFIELD ENTERPRISE L L C	15 TRIMBLE TURN	HOCKESSIN DE 19707		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-121-016	6,118.26	0.0153%	343.65	KIBBE PATRICIA	BUTLER KRISTOPHER	10617 AMBLEWOOD AVE	LAS VEGAS NV 89138	
137-25-121-017	6,118.26	0.0153%	343.65	LIST 36 L L C SER B	%M TRAVIS	2604 ELKO CIR	HENDERSON NV 89074	
137-25-121-018	6,118.26	0.0153%	343.65	CALIGIURI STEFANO S & JENNIFER J	10609 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132		
137-25-121-019	6,118.26	0.0153%	343.65	CULL STEVEN P	KREITZMAN-CULL DEBORAH L	10605 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132	
137-25-121-020	6,118.26	0.0153%	343.65	WHIPPLE CODY K & DANA S	10601 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132		
137-25-121-021	6,118.26	0.0153%	343.65	VOYLES LAMAR BRADLEY & LAURA A	1200 PINTAIL POINT ST	LAS VEGAS NV 89144-1124		
137-25-121-022	6,118.26	0.0153%	343.65	ISAAC JASON & JENNIFER	10605 WHITTINGHAM CT	LAS VEGAS NV 89144-1126		
137-25-121-023	6,118.26	0.0153%	343.65	VERDIN ANTHONY R & NANETTE J ETAL	VERDIN JOSEFINA D LIVING TRUST	10601 WHITTINGHAM CT	LAS VEGAS NV 89144-1126	
137-25-121-024	6,118.26	0.0153%	343.65	MERCED-GILARDINO MICHAEL & PATRICIA	10600 WHITTINGHAM CT	LAS VEGAS NV 89144		
137-25-121-025	6,118.26	0.0153%	343.65	BELLEMARE PIERRE-EDOUARD & HANNAH	10604 WHITTINGHAM CT	LAS VEGAS NV 89144		
137-25-121-026	6,118.26	0.0153%	343.65	THORSON FAMILY TRUST	THORSON DAVID H & CHIEKO M TRS	1300 PINTAIL POINT ST	LAS VEGAS NV 89144-1125	
137-25-121-027	6,118.26	0.0153%	343.65	LEE BRIAN JAEHO	3311 S RAINBOW BLVD #112	LAS VEGAS NV 89146		
137-25-121-028	6,118.26	0.0153%	343.65	HALBERSMA RODNEY J & TERRI N	1043 CRANBERRY LN	CORONA CA 92882-8786		
137-25-121-029	6,118.26	0.0153%	343.65	HOLM JEFFREY	1312 PINTAIL POINT ST	LAS VEGAS NV 89144-1125		
137-25-121-030	6,118.26	0.0153%	343.65	ENDOSO GEORGE & JUDITH OKUBO JOINT LIVING TRUST	ENDOSO JUDITH O TRS	720 INDIAN GARDEN ST	LAS VEGAS NV 89138	
137-25-121-031	6,118.26	0.0153%	343.65	FEHER BRUCE	10608 BRIANHURST AVE	LAS VEGAS NV 89144-1129		
137-25-121-032	6,118.26	0.0153%	343.65	MALLON ANNETTE YUMI L & DAVID A	10612 BRIANHURST AVE	LAS VEGAS NV 89144-1129		
137-25-121-033	6,118.26	0.0153%	343.65	GUIOR SUSAN & SUSAN ANN	10616 BRIANHURST	LAS VEGAS NV 89144-1129		
137-25-121-034	6,118.26	0.0153%	343.65	GATO MONA Y TRUST ETAL	FERNANDEZ ALEXANDER L TRS	10620 BRIANHURST AVE	LAS VEGAS NV 89144	
137-25-121-035	6,118.25	0.0153%	343.64	ALLEN MINDY J	12021 KLING ST #302	VALLEY VILLAGE CA 91607		
137-25-121-036	6,118.25	0.0153%	343.64	HARRAKA ROBERT A	4141 SAND ROCK CIR	YORBA LINDA CA 92886		
137-25-121-037	6,118.25	0.0153%	343.64	URIBE ISELA	FROGEL IKA	10632 BRIANHURST AVE	LAS VEGAS NV 89144	
137-25-121-038	6,118.25	0.0153%	343.64	LABOUNTY MARCELA	2757 MONTESSOURI ST	LAS VEGAS NV 89117		
137-25-121-039	6,118.25	0.0153%	343.64	DAVIS JOHN W	10640 BRIANHURST AVE	LAS VEGAS NV 89144		
137-25-121-040	6,118.25	0.0153%	343.64	MALIGAYA INOCENTES R & JEAN R LIV TR	MALIGAYA INOCENTES R & JEAN R TRS	22021 SUPERIOR CT	SANTA CLARITA CA 91390	
137-25-121-041	6,118.25	0.0153%	343.64	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-25-121-042	6,118.25	0.0153%	343.64	PROGRESS RESIDENTIAL BORROWER 5 L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-25-121-043	6,118.25	0.0153%	343.64	MOY JAMES & LINDA F	4 MEREDITY CIR	FRAMINGHAM MA 01701-4379		
137-25-121-044	6,118.25	0.0153%	343.64	LYTLE KEN & KEN W	10633 BRIANHURST AVE	LAS VEGAS NV 89144-1130		
137-25-121-045	6,118.25	0.0153%	343.64	NGO TUONGVAN REVOCABLE LIVING TR	NGO TUONGVAN TRS	32736 HILMAR ST	UNION CITY CA 94587-5622	
137-25-121-046	6,118.25	0.0153%	343.64	HONG-CHEN PING	SHIH HUI-HSING	13212 SE 49TH ST	BELLEVUE WA 98006	
137-25-121-047	6,118.25	0.0153%	343.64	ZHU CHUN HUA	SHI YONG	156 E NORMAN AVE	ARCADIA CA 91006	
137-25-121-048	6,118.25	0.0153%	343.64	TAFOYA DANIEL J & BONNIE V	10613 BRIANHURST AVE	LAS VEGAS NV 89144-1129		
137-25-121-049	6,118.25	0.0153%	343.64	COURTNEY VICTORIA A & SCOTT E	10609 BRIANHURST AVE	LAS VEGAS NV 89144-1129		
137-25-121-050	6,118.25	0.0153%	343.64	POWLEY BARRETT E & MARYANN	10608 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132		
137-25-121-051	6,118.25	0.0153%	343.64	DERBABIAN VAHAN S & GLORIA A	10612 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132		
137-25-121-052	6,118.25	0.0153%	343.64	FIROUZDOR VAFA	10616 AMBLEWOOD AVE	LAS VEGAS NV 89144-1132		
137-25-121-053	6,118.25	0.0153%	343.64	HADZIC FAMILY REVOCABLE LIVING TRUST	HADZIC NIJAZ & MILUNKA TRS	10620 AMBLEWOOD WAY	LAS VEGAS NV 89144	
137-25-121-054	6,118.25	0.0153%	343.64	GUEST JEFFREY S & SHARI E	10624 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133		
137-25-121-055	6,118.25	0.0153%	343.64	WAYMIRE AMY L LIVING TRUST	WAYMIRE AMY L TRS	10628 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133	
137-25-121-056	6,118.25	0.0153%	343.64	BECKER TODD C	10632 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133		
137-25-121-057	6,118.25	0.0153%	343.64	HAVILL GREGORY D	10636 AMBLEWOOD AVE	LAS VEGAS NV 89144-1133		
137-25-217-001	11,910.52	0.0298%	668.98	BAVARO NICHOLAS V & HELEN A	801 STAR PINE DR	LAS VEGAS NV 89144-1402		
137-25-217-002	11,910.52	0.0298%	668.98	WAITTE FAMILY TRUST	WAITTE ETHAN M & DONNA E TRS	805 STAR PINE DR	LAS VEGAS NV 89144-1402	
137-25-217-003	11,910.52	0.0298%	668.98	BRADBURY FAMILY REVOCABLE LIVING TRUST	BRADBURY ROBERT & CONSTANCE TRS	809 STAR PINE DR	LAS VEGAS NV 89144-1402	
137-25-217-004	11,910.52	0.0298%	668.98	RETKE-BRONSOILER GINA I	RETKE BRIAN D	5086 W POST RD	LAS VEGAS NV 89118	
137-25-217-005	11,910.52	0.0298%	668.98	BARTLETT TRUST	BARTLETT BRIAN K & LOUISE E TRS	817 STAR PINE DR	LAS VEGAS NV 89144-1402	
137-25-217-006	11,910.52	0.0298%	668.98	FERGUSON JACOB R & LAURA	10816 OAK SHADOW AVE	LAS VEGAS NV 89144		
137-25-217-007	11,910.52	0.0298%	668.98	OSAK BELLA & IGOR LIVING TRUST	OSAK BELLA & IGOR TRS	2927 RENFREW ST	ANN ARBOR MI 48105	
137-25-217-008	11,910.52	0.0298%	668.98	WILCZEK THOMAS A & TAMARA K	10808 OAK SHADOW AVE	LAS VEGAS NV 89144		
137-25-217-009	11,910.52	0.0298%	668.98	SCORPIO 6 TRUST	BUGEDA LYNN-SHARON ANN T TRS	10804 OAK SHADOW AVE	LAS VEGAS NV 89144-1408	
137-25-217-010	11,910.52	0.0298%	668.98	STONEYBROOKE LIVING TRUST	BERRY CHARLES W & BARBARA C TRS	10800 OAK SHADOW AVE	LAS VEGAS NV 89144-1408	
137-25-217-011	11,910.52	0.0298%	668.98	KERR ROBERT R	10760 OAK SHADOW AVE	LAS VEGAS NV 89144-1406		
137-25-217-012	11,910.52	0.0298%	668.98	STARETZ DAVID M & JENIFER	10756 OAK SHADOW AVE	LAS VEGAS NV 89144-1406		
137-25-217-013	11,910.52	0.0298%	668.98	STAHELI BRADLEY J & CHRISTINE R	10752 OAK SHADOW AVE	LAS VEGAS NV 89144-1406		
137-25-217-014	11,910.52	0.0298%	668.98	MEDOVICH BRENT LOUIS & TONYA MICHELLE	10753 OAK SHADOW AVE	LAS VEGAS NV 89144-1406		
137-25-217-015	11,910.52	0.0298%	668.98	LIU YE	10757 OAK SHADOW AVE	LAS VEGAS NV 89144-1406		
137-25-217-016	11,910.52	0.0298%	668.98	HEFFNER FAMILY LIVING TRUST	HEFFNER LESLIE D & HEIDI J TRS	801 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1405	
137-25-217-017	11,910.52	0.0298%	668.98	GAROFALO JEFFERY A	805 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1405		
137-25-217-018	11,910.52	0.0298%	668.98	MANIA MARTIN	10805 OAK SHADOW AVE	LAS VEGAS NV 89144		
137-25-217-019	11,910.52	0.0298%	668.98	RUTBERG FRED & MORRINE FAMILY TR	RUTBERG FRED R & MORRINE CO-TRS	10809 OAK SHADOW AVE	LAS VEGAS NV 89144-1408	
137-25-217-020	11,910.52	0.0298%	668.98	EDGINGTON DANIEL & MICHELLE FAMILY TRUST	EDGINGTON DANIEL C & MICHELLE TRS	10813 OAK SHADOW AVE	LAS VEGAS NV 89144	
137-25-217-021	11,910.52	0.0298%	668.98	MAGNANTI GEORGIANNE & ROBERT	10817 OAK SHADOW AVE	LAS VEGAS NV 89144-1408		
137-25-218-001	6,218.99	0.0155%	349.30	AUGIENELLO JOSEPH S & SUSAN	925 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410		
137-25-218-002	6,218.99	0.0155%	349.30	GHIDONI DARIO TRUST	GHIDONI DARIO A TRS	728 CATALINA AISLE ST	LAS VEGAS NV 89138	
137-25-218-003	6,218.99	0.0155%	349.30	MORGAN DAVID TODD	917 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410		
137-25-218-004	6,218.99	0.0155%	349.30	EDANO DEBBIE E	913 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-218-005	6,218.99	0.0155%	349.30	CERVANTES EDUARDO R	CERVANTES EDUARDO R & RHONDA F H	909 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410	
137-25-218-006	6,218.99	0.0155%	349.30	MARINAKIS MARIA M	905 ROYAL BIRCH RD	LAS VEGAS NV 89144-1410		
137-25-218-007	6,218.99	0.0155%	349.30	PROGRESS RESIDENTIAL 2015-1 BORROWER L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-25-218-008	6,218.99	0.0155%	349.30	NGUYEN KIM	904 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410		
137-25-218-009	6,218.99	0.0155%	349.30	BLISS M JOANN TRUST	BLISS ROBERT D JR & K K CO-TRS	4925 N CONQUISTADOR ST	LAS VEGAS NV 89149-1108	
137-25-218-010	6,218.99	0.0155%	349.30	GRANGER GINEY	912 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-218-011	6,218.99	0.0155%	349.30	SANCHEZ SUSAN G	916 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410		
137-25-218-012	6,218.99	0.0155%	349.30	CHEU JOHNNY C & BERNICE	920 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-218-013	6,218.99	0.0155%	349.30	DJEU CHEONG SHING & CHEONG MING	924 ROYAL BIRCH LN	LAS VEGAS NV 89144-1410		
137-25-219-001	6,218.99	0.0155%	349.30	GLOVER JARA D A	TERRAZAS CHRISTINE	821 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409	
137-25-219-002	6,218.99	0.0155%	349.30	TANPANUWAT ARUN	817 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409		
137-25-219-003	6,218.99	0.0155%	349.30	CUTSHALL STEVEN L & LINDA L	813 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409		
137-25-219-004	6,218.99	0.0155%	349.30	STEPHENS RONALD A & CECILIA S	11239 IVYBRIDGE AVE	LAS VEGAS NV 89138		
137-25-219-005	6,218.99	0.0155%	349.30	HEINE PAUL ANTHONY & KAREN E	805 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409		
137-25-219-006	6,218.99	0.0155%	349.30	VASILEV ASPARUH	KOLEVA-VASILEVA INA ILCHEVA	801 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409	
137-25-219-007	6,218.99	0.0155%	349.30	FRIED STEPHEN C & COLETTE C	10645 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418		
137-25-219-008	6,218.99	0.0155%	349.30	EBERT JAMES W & MARY LYNN	10641 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418		
137-25-219-009	6,218.99	0.0155%	349.30	DEBERNARDI KEVIN MICHAEL REV TR	DEBERNARDI KEVIN MICHAEL TRS	10637 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418	
137-25-219-010	6,218.99	0.0155%	349.30	YEUNG HUNG KWONG	9618 W CHERIKEE AVE	LAS VEGAS NV 89147-6753		
137-25-219-011	6,218.99	0.0155%	349.30	DAVIS-HLENCZUK KENNETH E & KARLOS	10629 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418		
137-25-219-012	6,218.99	0.0155%	349.30	GALBRAITH AMBER	10625 REDWOOD GROVE AVE	LAS VEGAS NV 89144		
137-25-219-013	6,218.99	0.0155%	349.30	SKORUT DANUTA K REVOCABLE TRUST	SKORUT DANUTA K & MICHAEL K TRS	981 E SPRINGRIDGE CIR	NORTH SALT LAKE UT 84054	
137-25-219-014	6,218.99	0.0155%	349.30	SCALA CHIARA	10617 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418		
137-25-219-015	6,218.99	0.0155%	349.30	UTIGER KATHERINE C LIVING TRUST	UTIGER KATHERINE C TRS	10613 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418	
137-25-219-016	6,218.99	0.0155%	349.30	SCHRECK SYDNEY IRREVOCABLE INS GIFT TR	SCHRECK FRANK A TRS	9824 WINTER PALACE DR	LAS VEGAS NV 89145	
137-25-219-017	6,218.99	0.0155%	349.30	BUCCIERI MICHAEL A & EVA M	10605 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418		
137-25-219-018	6,218.99	0.0155%	349.30	JULUCA LIVING TRUST	MAIER JASON R & AMY E SPANBAUER TRS	10601 REDWOOD GROVE AVE	LAS VEGAS NV 89144-1418	
137-25-219-019	6,218.99	0.0155%	349.30	LOPEZ ABEL	HERRERA SONIA	800 ROYAL PLUM LN	LAS VEGAS NV 89144-1427	
137-25-219-020	6,218.99	0.0155%	349.30	P W G HOLDINGS L L C SERIES II	813 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-219-021	6,218.99	0.0155%	349.30	ALFORD ROBERT	PINEDA ANDREA	808 ROYAL PLUM LN	LAS VEGAS NV 89144-1427	
137-25-219-022	6,218.99	0.0155%	349.30	LEEM JUNGHUN	YOON SEOLMIN	812 ROYAL PLUM	LAS VEGAS NV 89144-1427	
137-25-219-023	6,218.99	0.0155%	349.30	SOMBOONSAP TRUST	SOMBOONSAP PALOUM TRS	816 ROYAL PLUM LN	LAS VEGAS NV 89144-1427	

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Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-219-024	6,218.99	0.0155%		349.30	GU YU	YUAN HAITAO	3509-2015 SHEPPARD AVE E	TORONTO ON M2J 0B3 CANADA	
137-25-219-025	6,218.99	0.0155%		349.30	STEPHEN C L L C	6840 W PATRICK LN	LAS VEGAS NV 89118-2514		
137-25-219-026	6,218.99	0.0155%		349.30	HAMLIN LARRY K	904 ROYAL PLUM LN	LAS VEGAS NV 89144-1428		
137-25-219-027	6,218.99	0.0155%		349.30	GAEDING DAVID ALLEN TRUST	GAEDING DAVID ALLEN TRS	908 ROYAL PLUM LN	LAS VEGAS NV 89144-1428	
137-25-219-028	6,218.99	0.0155%		349.30	CRAWFORD FAMILY TRUST	912 ROYAL PLUM LN	LAS VEGAS NV 89144-1429		
137-25-219-029	6,218.99	0.0155%		349.30	CHUA GINA S LIVING TRUST	CHUA GINA S TRS	916 ROYAL PLUM LN	LAS VEGAS NV 89144-1429	
137-25-219-030	6,219.00	0.0155%		349.30	WOODY TRUST	WOODY WILLIAM C & STEPHANIE TRS	10600 ROYAL WILLOW PL	LAS VEGAS NV 89144-1439	
137-25-219-031	6,219.00	0.0155%		349.30	CRANE RONALD J	LEWIS JUDY ANN	10604 ROYAL WILLOW PL	LAS VEGAS NV 89144-1439	
137-25-219-032	6,219.00	0.0155%		349.30	VAKOS JAMES P	10608 ROYAL WILLOW PL	LAS VEGAS NV 89144-1439		
137-25-219-033	6,219.00	0.0155%		349.30	YOLLECK STEPHEN M	10612 ROYAL WILLOW PL	LAS VEGAS NV 89144-1439		
137-25-219-034	6,219.00	0.0155%		349.30	MINKOFF STEVEN J & HELEN R FAMILY TRUST	MINKOFF STEVEN J & HELEN R TRS	10816 CEDAR FOREST AVE	LAS VEGAS NV 89144	
137-25-219-035	6,219.00	0.0155%		349.30	SANDERS OWEN KENT & HOLLY ANN	909 ROYAL ELM LN	LAS VEGAS NV 89144		
137-25-219-036	6,219.00	0.0155%		349.30	GIORDANO BRIAN A	905 ROYAL ELM LN	LAS VEGAS NV 89144		
137-25-219-037	6,219.00	0.0155%		349.30	BERRY DAVID A	901 ROYAL ELM LN	LAS VEGAS NV 89144-1421		
137-25-219-038	6,219.00	0.0155%		349.30	LHUILLIER ERIC	821 ROYAL ELM LN	LAS VEGAS NV 89144-1420		
137-25-219-039	6,219.00	0.0155%		349.30	THOMPSON THOMAS V & DEBRA F	817 ROYAL ELM LN	LAS VEGAS NV 89144-1419		
137-25-219-040	6,219.00	0.0155%		349.30	DARREN MICHAEL LIVING TRUST	DARREN MICHAEL TRS	813 ROYAL ELM LN	LAS VEGAS NV 89144-1419	
137-25-219-041	6,219.00	0.0155%		349.30	JONES EMILY A	809 ROYAL ELM LN	LAS VEGAS NV 89144		
137-25-219-042	6,219.00	0.0155%		349.30	VILLANUEVA DON C & MARY A	805 ROYAL ELM LN	LAS VEGAS NV 89144-1419		
137-25-219-043	6,218.99	0.0155%		349.30	NATALI THOMAS B II & SUZANNE J	801 ROYAL ELM LN	LAS VEGAS NV 89144		
137-25-219-044	6,218.99	0.0155%		349.30	DIAZ FAMILY TRUST	DIAZ SHEILA J TRS	804 ROYAL BIRCH LN	LAS VEGAS NV 89144-1409	
137-25-219-045	6,218.99	0.0155%		349.30	ROYAL BIRCH TRUST	DAVID FREDRIC J TRS	808 ROYAL BIRCH LN	LAS VEGAS NV 89144	
137-25-219-046	6,218.99	0.0155%		349.30	MORENO LOIDA I	3924 BONITA PL	FULLERTON CA 92835		
137-25-219-047	6,218.99	0.0155%		349.30	KOZAK JAMES M	816 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-219-048	6,218.99	0.0155%		349.30	BUNKER SHERRY D	820 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-219-049	6,218.99	0.0155%		349.30	TRUST #824	ANDREASEN F TRS	%A MCLEOD	3603 LAS VEGAS BLVD N #116-47	LAS VEGAS NV 89115-0588
137-25-219-050	6,218.99	0.0155%		349.30	TORRES MARTHA E TRUST	GREGORY MARTHA E TRS	500 W SUPERIOR ST #1409	CHICAGO IL 60654	
137-25-219-051	6,219.00	0.0155%		349.30	TEHRANI FAMILY LIVING TRUST ETAL	FAKHARZADEH MAJID TRS	905 ROYAL PLUM LN	LAS VEGAS NV 89144	
137-25-219-052	6,219.00	0.0155%		349.30	GERBER NANCY J	901 ROYAL PLUM LN	LAS VEGAS NV 89144-1428		
137-25-219-053	6,219.00	0.0155%		349.30	LOPEZ ELIZABETH	821 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-219-054	6,219.00	0.0155%		349.30	HSIA ENTERPRISE INC	34 FOX RUN	DENVILLE NJ 7834		
137-25-219-055	6,219.00	0.0155%		349.30	HEMINGWAY CAROL T	813 ROYAL PLUM LN	LAS VEGAS NV 89144-1427		
137-25-219-056	6,219.00	0.0155%		349.30	HICKS TIMOTHY R & SUZANNE M	809 ROYAL PLUM LN	LAS VEGAS NV 89144-1427		
137-25-219-057	6,219.00	0.0155%		349.30	GOLDLAND INVESTMENT L L C	281 WATERTON LAKES AVE	LAS VEGAS NV 89148		
137-25-219-058	6,219.00	0.0155%		349.30	PEDEN DOLORES M	50 SCIA CHRISTINE	800 ROYAL ELM	LAS VEGAS NV 89144	
137-25-219-059	6,219.00	0.0155%		349.30	NETCASHFLOW L L C-SERIES II	23276 S POINTE DR #219	LAGUNA HILLS CA 92653		
137-25-219-060	6,219.00	0.0155%		349.30	KAWAGUCHI KATSUNORI & YUKO	808 ROYAL ELM LN	LAS VEGAS NV 89135		
137-25-219-061	6,219.00	0.0155%		349.30	BOLDUC FAMILY TRUST	BOLDUC ANDRE & JOYCE CO-TRS	812 ROYAL ELM LN	LAS VEGAS NV 89144-1419	
137-25-219-062	6,219.00	0.0155%		349.30	DICKENS ROGER B	PRIM-DICKENS ANDREA	9030 W SAHARA AVE #297	LAS VEGAS NV 89117	
137-25-219-063	6,219.00	0.0155%		349.30	JIMENEZ STEVEN M & S REV LIV TR	JIMENEZ STEVEN M & SHARON T TRS	380 TIERRAS BLANCOS CT	LAS VEGAS NV 89138-1595	
137-25-219-064	6,219.00	0.0155%		349.30	BONK BARBARA J	900 ROYAL ELM LN	LAS VEGAS NV 89144-1421		
137-25-219-065	6,219.00	0.0155%		349.30	BUTERA SAM JR	904 ROYAL ELM LN	LAS VEGAS NV 89144-1421		
137-25-220-001	6,219.00	0.0155%		349.30	HORTON DAVID BRANDON	920 ROYAL PLUM LN	LAS VEGAS NV 89144-1429		
137-25-220-002	6,219.00	0.0155%		349.30	URBANEK FREDERICK F	PECK DEBRA A	613 PINNACLE HEIGHTS LN	LAS VEGAS NV 89144	
137-25-220-003	6,219.00	0.0155%		349.30	IMBRIANI JAMES J & MARY T FAM TR	IMBRIANI JAMES J & MARY T TRS	1000 ROYAL PLUM LN	LAS VEGAS NV 89144-1437	
137-25-220-004	6,219.00	0.0155%		349.30	VERMA GAUTAM & KRITTIMA	1004 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-220-005	6,219.00	0.0155%		349.30	SREENAN RONALD E & DEBRA M	1008 ROYAL PLUM LN	LAS VEGAS NV 89144-1437		
137-25-220-006	6,219.00	0.0155%		349.30	BAXTER FERGUS & CHRISTINE M	1012 ROYAL PLUM LN	LAS VEGAS NV 89144-1437		
137-25-220-007	6,219.00	0.0155%		349.30	MCMAHAN JESSE	1016 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-220-008	6,219.00	0.0155%		349.30	CALLAGHAN PAUL REVOCABLE LIVING TRUST	CALLAGHAN PAUL TRS	1100 ROYAL PLUM LN	LAS VEGAS NV 89144-1441	
137-25-220-009	6,219.00	0.0155%		349.30	DANIELSON KATHRYN & BYRON	1104 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-220-010	6,219.00	0.0155%		349.30	LEVINE MARY S	1108 ROYAL PLUM LN	LAS VEGAS NV 89144-1441		
137-25-220-011	6,219.00	0.0155%		349.30	LEE MICHELLE & PATRICE	7128 TAVITA ST	LAS VEGAS NV 89113		
137-25-220-012	6,219.00	0.0155%		349.30	MEZA NORMA & EVELYN	1116 ROYAL PLUM LN	LAS VEGAS NV 89144		
137-25-220-013	6,219.00	0.0155%		349.30	VOSS JOEL & LUCIA	10600 OLIVEBRANCH AVE	LAS VEGAS NV 89144-1448		
137-25-220-014	6,219.00	0.0155%		349.30	TREZZA JANSON REVOCABLE LIVING TRUST	TREZZA JOSEPH J & PATRICIA J TRS	10604 OLIVEBRANCH AVE	LAS VEGAS NV 89144	
137-25-220-015	6,219.00	0.0155%		349.30	LITCHI SISTER L L C	%J MAO	5327 PECK RD #A	EL MONTE CA 91732	
137-25-220-016	6,219.00	0.0155%		349.30	ESTEBAN EVA N	10612 OLIVEBRANCH AVE	LAS VEGAS NV 89144-1448		
137-25-220-017	6,219.00	0.0155%		349.30	DAVIS SHAWNTELLE M	10616 OLIVEBRANCH AVE	LAS VEGAS NV 89144-1448		
137-25-220-018	6,219.00	0.0155%		349.30	LEVATON SHOSHANA FAMILY TRUST	LEVATON SHOSHANA TRS	10805 CEDAR FOREST AVE	LAS VEGAS NV 89144	
137-25-220-019	6,219.00	0.0155%		349.30	KLION MICHAEL L & JANET S LIV TR	KLION MICHAEL L & JANET S TRS	10624 OLIVEBRANCH AVE	LAS VEGAS NV 89144-1448	
137-25-220-020	6,219.00	0.0155%		349.30	LEVATON SHOSHANA FAMILY TRUST	LEVATON SHOSHANA TRS	10805 CEDAR FOREST AVE	LAS VEGAS NV 89144	
137-25-220-021	6,219.00	0.0155%		349.30	BORING JIMMY G & TRINA D	10632 OLIVEBRANCH AVE	LAS VEGAS NV 89144		
137-25-220-022	6,219.00	0.0155%		349.30	MELLOTT LISA MARIE	10636 OLIVEBRANCH AVE	LAS VEGAS NV 89144-1448		
137-25-220-023	6,219.00	0.0155%		349.30	SYMANOWSKI JAMES T & TERESA R	337 FOREST TRAIL DR	MATTHEWS NC 28105		
137-25-220-024	6,219.00	0.0155%		349.30	EDDY HAILEY	1109 ROYAL BIRCH LN	LAS VEGAS NV 89144-1452		
137-25-220-025	6,219.00	0.0155%		349.30	PYLE ANTHONY L & PENNY B	1105 ROYAL BIRCH LN	LAS VEGAS NV 89144-1452		
137-25-220-026	6,219.00	0.0155%		349.30	DALBA-NOVOA CARLA MARIE	1101 ROYAL BIRCH LN	LAS VEGAS NV 89144-1452		
137-25-220-027	6,219.00	0.0155%		349.30	DECKER JAMES D & MARY A	8465 W SAHARA #111-599	LAS VEGAS NV 89117		
137-25-220-028	6,219.00	0.0155%		349.30	PLATNER ROBERT S & SUSAN S	1013 ROYAL BIRCH LN	LAS VEGAS NV 89144-1412		
137-25-220-029	6,219.00	0.0155%		349.30	BRINSMADE SONYA D FAMILY TRUST	BRINSMADE SONYA D TRS	1009 ROYAL BIRCH LN	LAS VEGAS NV 89144-1412	
137-25-220-030	6,219.00	0.0155%		349.30	LEVATON SHOSHANA FAMILY TRUST	LEVATON SHOSHANA TRS	10805 CEDAR FOREST AVE	LAS VEGAS NV 89144	
137-25-220-031	6,219.00	0.0155%		349.30	HERMAN DEBBIE	1001 ROYAL BIRCH LN	LAS VEGAS NV 89144-1411		
137-25-220-032	6,219.00	0.0155%		349.30	LECUYER BRIAN J REVOCABLE TRUST	LECUYER BRIAN J TRS	1000 ROYAL BIRCH LN	LAS VEGAS NV 89144-1411	
137-25-220-033	6,219.00	0.0155%		349.30	WHITE LAWRENCE R & BARBARA A	5329 7TH AVE	LOS ANGELES CA 90043-4805		
137-25-220-034	6,219.00	0.0155%		349.30	AMIRKHANIAN SERJI N & KATHY R	215 SEDGEFIELD DR	CLEMSON SC 29631-1797		
137-25-220-035	6,219.00	0.0155%		349.30	KIM AARON & POLY	6830 NE BOTHELL WAY C-267	KENMORE WA 98028		
137-25-220-036	6,219.00	0.0155%		349.30	LAND RONNI J	1016 ROYAL BIRCH LN	LAS VEGAS NV 89144		
137-25-220-037	6,219.00	0.0155%		349.30	BOWERS BRIAN JOSEPH & BERNICE G	119 ONEKEA DR	KAILUA HI 96734-3259		
137-25-220-038	6,219.00	0.0155%		349.30	MANLEY MICHELLE R	1104 ROYAL BIRCH LN	LAS VEGAS NV 89144-1452		
137-25-220-039	6,219.00	0.0155%		349.30	BLACKSHAW DAVID LYN	WILSON DIANE	1108 ROYAL BIRCH LN	LAS VEGAS NV 89144	
137-25-220-040	6,219.00	0.0155%		349.30	MITCHELL GARETH J & DEBBIE M	1840 GOOSE CREEK PL	LAS VEGAS NV 89107		
137-25-220-041	6,219.00	0.0155%		349.30	CORWIN DAN & ELIZABETH L REVOCABLE LIVING TRUST	CORWIN DAN & ELIZABETH L TRS	10917 SALFORD DR	LAS VEGAS NV 89144-4498	
137-25-220-042	6,219.00	0.0155%		349.30	RED ROCK TRUST	POWELL MICHAEL T & MENG TRS	10613 OLIVEBRANCH AVE	LAS VEGAS NV 89144	
137-25-220-043	6,219.00	0.0155%		349.30	CATOZZI JOEL DENIS & STACY ANN	10609 OLIVEBRANCH AVE	LAS VEGAS NV 89144		
137-25-220-044	6,219.00	0.0155%		349.30	BLAZE GEORGIANN & RICHARD D	10605 OLIVEBRANCH AVE	LAS VEGAS NV 89144		
137-25-220-045	6,219.00	0.0155%		349.30	YEAKEL EDMISTON TRUST	EDMISTON KEITH TRS	10600 GUM TREE CT	LAS VEGAS NV 89144-1442	
137-25-220-046	6,219.00	0.0155%		349.30	JONES LIVING TRUST	JONES C OR TIFFANY TRS	10604 GUM TREE CT	LAS VEGAS NV 89144-1442	0
137-25-220-047	6,219.00	0.0155%		349.30	CHOI CHI KWUN	CHOI-CHAN KAM WAN	10608 GUM TREE CT	LAS VEGAS NV 89144-1442	
137-25-220-048	6,219.00	0.0155%		349.30	THOMPSON FRANKO & HEIDI	10612 GUM TREE CT	LAS VEGAS NV 89144-1442		
137-25-220-049	6,219.00	0.0155%		349.30	TINSLER JAMES E JR & DEBORAH J	10616 GUM TREE CT	LAS VEGAS NV 89144-1442		
137-25-220-050	6,219.00	0.0155%		349.30	SALABERRIOS DIMAS & ANTONIA	10617 GUM TREE CT	LAS VEGAS NV 89144-1442		
137-25-220-051	6,219.00	0.0155%		349.30	FINKE DAVID G & HELENE N	10613 GUM TREE CT	LAS VEGAS NV 89144-1442		
137-25-220-052	6,219.00	0.0155%		349.30	HULSE BLANCA TRUST	HULSE BLANCA L TRS	9913 RANCH HAND AVE	LAS VEGAS NV 89117-6902	
137-25-220-053	6,219.00	0.0155%		349.30	MUNOZ MIGDALIA	10605 GUM TREE CT	LAS VEGAS NV 89144-1442		
137-25-220-054	6,219.00	0.0155%		349.30	HSIEH MICHAEL & ANNIE	137-77 45TH AVE #5C	FLUSHING NY 11355		
137-25-220-055	6,219.00	0.0155%		349.30	LEVATON SHOSHANA FAMILY TRUST	LEVATON SHOSHANA TRS	10805 CEDAR FORREST AVE	LAS VEGAS NV 89144	
137-25-220-056	6,219.00	0.0155%		349.30	KAWAAUHAU ANTONE W JR & LUSHANYA	10604 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440		
137-25-220-057	6,219.00	0.0155%		349.30	STRAGER NATHAN	STRAGER-ESTES SUSAN	10608 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-220-058	6,219.00	0.01155%	349.30	SCHUMAN MARIO R & SILVIA P	10612 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440		
137-25-220-059	6,219.00	0.01155%	349.30	JU YIFENG	ZHANG LING	10616 UMBRELLA TREE CT	LAS VEGAS NV 89144	
137-25-220-060	6,219.00	0.01155%	349.30	ROYBAL-BENSON ALICE MARIE	TIRMAN ECKISUE R	10617 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440	
137-25-220-061	6,219.00	0.01155%	349.30	ZEPEDA ANTONIO	10613 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440		
137-25-220-062	6,219.00	0.01155%	349.30	FISHER HAROLD J	10609 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440		
137-25-220-063	6,219.00	0.01155%	349.30	HANSEN TROY C & LORETTA E	10605 UMBRELLA TREE CT	LAS VEGAS NV 89144-1440		
137-25-220-064	6,219.00	0.01155%	349.30	LEVATON SHOSHANA	10805 CEDAR FOREST AVE	LAS VEGAS NV 89144		
137-25-221-001	11,910.52	0.0298%	668.98	BAKER TROY W	821 STAR PINE DR	LAS VEGAS NV 89144-1415		
137-25-221-002	11,910.52	0.0298%	668.98	KIM JUN B	901 STAR PINE DR	LAS VEGAS NV 89144-1416		
137-25-221-003	11,910.52	0.0298%	668.98	PRIDHAM BERTRAND W	ANDREWS SUSAN K	905 STAR PINE DR	LAS VEGAS NV 89144-1416	
137-25-221-004	11,910.52	0.0298%	668.98	HAMMOND JAMES S & CARRIE B	909 STAR PINE DR	LAS VEGAS NV 89144-1416		
137-25-221-005	11,910.52	0.0298%	668.98	FRYE FAMILY TRUST	FRYE CHARLES C & KAREN L TRS	%C & K FRYE TRS	1001 STAR PINE DR	LAS VEGAS NV 89144
137-25-221-006	11,910.52	0.0298%	668.98	RAMAKRISHNAN GOPAL & RADHIKA	1005 STAR PINE DR	LAS VEGAS NV 89144-1417		
137-25-221-007	11,910.52	0.0298%	668.98	PALAGANAS BIENVENIDO EMMA D	1009 STAR PINE DR	LAS VEGAS NV 89144-1417		
137-25-221-008	11,910.52	0.0298%	668.98	SAVAGE BRIAN K	3793 PARK DR	EL DORADO HILLS CA 95762		
137-25-221-009	11,910.52	0.0298%	668.98	A R H REVOCABLE TRUST	LYBECKER LAURA K REVOCABLE TRUST	10828 ELM RIDGE AVE	LAS VEGAS NV 89144-1431	
137-25-221-010	11,910.52	0.0298%	668.98	FOERSCHLER DAVID & LORIE	OKUMURA THOMAS YUKIO & BERTHA A	10824 ELM RIDGE AVE	LAS VEGAS NV 89144-1431	
137-25-221-011	11,910.52	0.0298%	668.98	MAGNESS GREGORY A TRUST	MAGNESS GREGORY A TRS	10820 ELM RIDGE AVE	LAS VEGAS NV 89144-1431	
137-25-221-012	11,910.52	0.0298%	668.98	WASHINGTON THOMAS A & G D LIV TR	WASHINGTON THOMAS A & GLORIA TRS	10816 ELM RIDGE AVE	LAS VEGAS NV 89144-1431	
137-25-221-013	11,910.52	0.0298%	668.98	SONDGEROTH BRIAN LANE & MELISSA ANN	10812 ELM RIDGE AVE	LAS VEGAS NV 89144-1431		
137-25-221-014	11,910.52	0.0298%	668.98	CRUMPTON MARK H & KAREN L	CRUMPTON ADELE	10808 ELM RIDGE AVE	LAS VEGAS NV 89144-1431	
137-25-221-015	11,910.52	0.0298%	668.98	MORGA FRANCISCO & GRISELDA	10804 ELM RIDGE AVE	LAS VEGAS NV 89144-1430		
137-25-221-016	11,910.52	0.0298%	668.98	HUGH STEVEN G	BAIN LYNN K	10800 ELM RIDGE AVE	LAS VEGAS NV 89144-1430	
137-25-221-017	11,910.52	0.0298%	668.98	TISCARENO SYLVIA	10728 ELM RIDGE AVE	LAS VEGAS NV 89144		
137-25-221-018	11,910.52	0.0298%	668.98	MURPHY JERRY & PEGGY LIVING TR	MURPHY JERRY L & PEGGY R TRS	10724 ELM RIDGE AVE	LAS VEGAS NV 89144-1434	
137-25-221-019	11,910.52	0.0298%	668.98	LAUREN BARBARA	10720 ELM RIDGE AVE	LAS VEGAS NV 89144-1434		
137-25-221-020	11,910.52	0.0298%	668.98	HILL JAMES E	HEMINGWAY LAURA M	1109 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1443	
137-25-221-021	11,910.52	0.0298%	668.98	K K REAL ESTATE & INVESTMENT FUND L L C	2625 S RAINBOW BLVD #C106	LAS VEGAS NV 89146		
137-25-221-022	11,910.52	0.0298%	668.98	NICHOLS ROBERT C & FRANCINE L	1112 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1443		
137-25-221-023	11,910.52	0.0298%	668.98	CASTONGUAY DANIELA	1108 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1443		
137-25-221-024	11,910.52	0.0298%	668.98	KLINGENBERG KEVIN & MARYANNE TRUST	KLINGENBERG KEVIN P & MARYANNE TRS	1104 CYPRESS RIDGE LN	LAS VEGAS NV 89144	
137-25-221-025	11,910.52	0.0298%	668.98	GONZALES FELICITAS M TRUST	GONZALES FELICITAS M TRS	1100 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1443	
137-25-221-026	11,910.52	0.0298%	668.98	DOUGALL MARGARET M	1012 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1426		
137-25-221-027	11,910.52	0.0298%	668.98	LANDRUM KYLE & SHIRLEY	1082 3 MEADOW GARDEN CT	LAS VEGAS NV 89135		
137-25-221-028	11,910.52	0.0298%	668.98	CHO DIKIE DEWANA	1000 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1425		
137-25-221-029	11,910.52	0.0298%	668.98	WIEGAND FAMILY TRUST	WIEGAND SCOTT E & ERIN L TRS	912 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1424	
137-25-221-030	11,910.52	0.0298%	668.98	HINSHAW JAMES C TRUST	HINSHAW JAMES C TRS	251 ROYAL PALM WAY #215	PALM BEACH FL 33480	
137-25-221-031	11,910.52	0.0298%	668.98	RAISSI ROYA & JAMSHID FAMILY TRUST	HONARBAKHSH ROYA TRS	904 CYPRESS RIDGE LN	LAS VEGAS NV 89144	
137-25-221-032	11,910.52	0.0298%	668.98	COCHRAN FAMILY TRUST	COCHRAN THOMAS A & JUDY D TRS	900 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1424	
137-25-221-033	11,910.52	0.0298%	668.98	HOWES EDWIN C & JANET B	10721 COOLER FOREST AVE	LAS VEGAS NV 89144		
137-25-221-034	11,910.52	0.0298%	668.98	CANNON RUSSELL R & MICHELLE H	10725 CEDAR FOREST AVE	LAS VEGAS NV 89144-1413		
137-25-221-035	11,910.52	0.0298%	668.98	GASPERDEALBA MARIO GASPER & ETHEL D	828 CHERRY HILL LN	EL PASO TX 79912		
137-25-221-036	11,910.52	0.0298%	668.98	THREE ANGELS FAMILY TRUST	ANDERSON MARK & DIANE TRS	10801 CEDAR FOREST AVE	LAS VEGAS NV 89144-1414	
137-25-221-037	11,910.53	0.0298%	668.98	LEVATON SHOSHANA FAMILY TRUST	LEVATON SHOSHANA TRS	10805 CEDAR FOREST AVE	LAS VEGAS NV 89144-1414	
137-25-221-038	11,910.53	0.0298%	668.98	CALLAHAN JAMES J & LORRAINE C	10809 CEDAR FOREST AVE	LAS VEGAS NV 89144-1414		
137-25-221-039	11,910.53	0.0298%	668.98	KERZETSKI FAMILY TRUST	KERZETSKI RICHARD R & KAREN TRS	10813 CEDER FOREST AVE	LAS VEGAS NV 89144-1414	
137-25-221-040	11,910.53	0.0298%	668.98	COOK BRIAN & PAULA M	10817 CEDER FOREST AVE	LAS VEGAS NV 89144-1414		
137-25-221-041	11,910.53	0.0298%	668.98	MINKOFF STEVEN J & HELEN R FAMILY TRUST	MINKOFF STEVEN J & HELEN R TRS	10816 CEDAR FOREST AVE	LAS VEGAS NV 89144	
137-25-221-042	11,910.53	0.0298%	668.98	PETERSON RONALD E & LIESELOTTE	10812 CEDAR FOREST AVE	LAS VEGAS NV 89144-1414		
137-25-221-043	11,910.53	0.0298%	668.98	SPEARMINT RHINO CO WORLDWIDE	1875 TANDEM WAY	NORCO CA 92860-3606		
137-25-221-044	11,910.53	0.0298%	668.98	RANDALL DAVID P FAMILY TRUST	RANDALL DAVID P TRS	10804 CEDAR FOREST AVE	LAS VEGAS NV 89144-1414	
137-25-221-045	11,910.53	0.0298%	668.98	MACFADDEN CARMEN	11 ROCK MEADOW RD	WESTWOOD MA 2090		
137-25-221-046	11,910.53	0.0298%	668.98	LEE DIONISIO JR	656 RAVEL CT	LAS VEGAS NV 89145-8628		
137-25-221-047	11,910.53	0.0298%	668.98	TSIOURIS REVOCABLE TRUST DEC	TSIOURIS NIKOLAOS & KRISTEN TRS	905 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1424	
137-25-221-048	11,910.53	0.0298%	668.98	TSUNOKAWA MUTSKO	P O BOX 370277	LAS VEGAS NV 89137-0277		
137-25-221-049	11,910.53	0.0298%	668.98	RIES NORMA & MARTIN	10801 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422		
137-25-221-050	11,910.53	0.0298%	668.98	MARKLE FAMILY TRUST	10805 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422		
137-25-221-051	11,910.53	0.0298%	668.98	PIERCE TRUST	PIERCE BLUFORD H III & CHERRYL D TRS	10809 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422	
137-25-221-052	11,910.53	0.0298%	668.98	NETSKI FAMILY TRUST	NETSKI DALE & ALISON TRS	10813 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422	
137-25-221-053	11,910.53	0.0298%	668.98	HANRATTY J & M FAMILY TRUST	HANRATTY KEVIN M & KARI J CO-TRS	10817 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422	
137-25-221-054	11,910.53	0.0298%	668.98	HEYL LIVING TRUST	HEYL JEROME B & LYN A CO-TRS	10816 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422	
137-25-221-055	11,910.53	0.0298%	668.98	MILLER LARRY & AURA FAMILY TRUST	MILLER LARRY G & AURA TRS	10812 SLEEPY RIVER AVE	LAS VEGAS NV 89144-1422	
137-25-221-056	11,910.53	0.0298%	668.98	RENN MICHAEL & SOPHIA	10808 SLEEPY RIVER AVE	LAS VEGAS NV 89144		
137-25-221-057	11,910.53	0.0298%	668.98	MORISHIGE FAMILY REVOCABLE LIVING TRUST	MORISHIGE WALLACE JUN & SHARON SANAE TRS	1001 SLEEPY CREEK CT	LAS VEGAS NV 89144	
137-25-221-058	11,910.53	0.0298%	668.98	BANNISTER FAMILY TRUST	BANNISTER CHRISTOPHER R & KRISTINA A TRS	1005 SLEEPY CREEK CT	LAS VEGAS NV 89144	
137-25-221-059	11,910.53	0.0298%	668.98	NORTHCUTT FAMILY TRUST	NORTHCUTT DOUGLAS & JEANETTE TRS	1008 SLEEPY CREEK CT	LAS VEGAS NV 89144-1423	
137-25-221-060	11,910.53	0.0298%	668.98	SCHNEPF BRAD D & WENDY S	1004 SLEEPY CREEK CT	LAS VEGAS NV 89144-1423		
137-25-221-061	11,910.53	0.0298%	668.98	BROWN ROBERT LESLIE & WANDA WRAY	1102 S ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-25-221-062	11,910.53	0.0298%	668.98	SMITH ROBERT H & DARLEEN REV TR	SMITH ROBERT H & DARLEEN CO-TRS	1001 CYPRESS RIDGE LN	LAS VEGAS NV 89144-1425	
137-25-221-063	11,910.53	0.0298%	668.98	LINDHOLM CRISTINE C	1005 CYPRESS RIDGE LN	LAS VEGAS NV 89144		
137-25-221-064	11,910.53	0.0298%	668.98	HANNIG GARY J & MERISSA L	10717 ELM RIDGE AVE	LAS VEGAS NV 89144		
137-25-221-065	11,910.53	0.0298%	668.98	1928 HARVEST	225 S ROYAL ASCOT	LAS VEGAS NV 89144-4310		
137-25-221-066	11,910.53	0.0298%	668.98	RICHARDSON JEFFREY A LIVING TR	RICHARDSON JEFFREY A TRS	1660 FIRST ST	HIGHLAND PARK IL 60035-3591	
137-25-221-067	11,910.53	0.0298%	668.98	EASTWOOD CAPITAL TRUST	SALAS DANILO J TRS	%D SALAS	10729 ELM RIDGE AVE	LAS VEGAS NV 89144-1434
137-25-221-068	11,910.53	0.0298%	668.98	BEASLEY ROBERT R & GENEVA M	10801 ELM RIDGE AVE	LAS VEGAS NV 89144-1430		
137-25-221-069	11,910.53	0.0298%	668.98	YOUNG WINSTON B & JOANNE L	1190 OAKWOOD PL	SIERRA MADRE CA 91024-1536		
137-25-221-070	11,910.53	0.0298%	668.98	SAM-BOSCO L L C	10547 RIVA GRANDE CT	LAS VEGAS NV 89135		
137-25-221-071	11,910.53	0.0298%	668.98	LU HONG	2344 1/2 S BEVERLY GLEN BLVD	LOS ANGELES CA 90064		
137-25-221-072	11,910.53	0.0298%	668.98	L N MANAGEMENT LLC SER 10821 ELM	P O BOX 36208	LAS VEGAS NV 89133		
137-25-221-073	11,910.53	0.0298%	668.98	HALE RIO & JELANI	10825 ELM RIDGE AVE	LAS VEGAS NV 89144		
137-25-313-001	11,910.52	0.0298%	668.98	THOMPSON JAMES A SR & JUDITH R	608 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1403		
137-25-313-002	11,910.52	0.0298%	668.98	KOOGLER JEREMY D & CINDY	604 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1403		
137-25-313-003	11,910.52	0.0298%	668.98	LANGERMAN J REVOCABLE TRUST	LANGERMAN JILL TRS	600 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1403	
137-25-313-004	11,910.52	0.0298%	668.98	WU JIAOYING	LIU WEIZHENG	601 STAR PINE DR	LAS VEGAS NV 89144-1400	
137-25-313-005	11,910.52	0.0298%	668.98	SAWYER FRED A & ZELLA M	SAWYER KATRINA	605 STAR PINE DR	LAS VEGAS NV 89144	
137-25-313-006	11,910.52	0.0298%	668.98	SUTTON DOUGLAS B	MEDINA-SUTTON PATRICIA TOVAR	5574 PASEO NAVARRO	PLEASANTON CA 94566	
137-25-313-007	11,910.52	0.0298%	668.98	KOLBERG WALLACE C & CAROL D LIVING TRUST	KOLBERG WALLACE C & CAROL D TRS	701 STAR PINE DR	LAS VEGAS NV 89144-1401	
137-25-313-008	11,910.52	0.0298%	668.98	IRVING MICHAEL S	705 STAR PINE DR	LAS VEGAS NV 89144		
137-25-313-009	11,910.52	0.0298%	668.98	KEEVER TRUST	KEEVER PHILIP B & JOANN KIM TRS	709 STAR PINE DR	LAS VEGAS NV 89144-1401	
137-25-313-010	11,910.52	0.0298%	668.98	GARBER LAWRENCE & ROSALIE TRUST	GARBER LAWRENCE & ROSALIE CO-TRS	713 STAR PINE DR	LAS VEGAS NV 89144-1401	
137-25-313-011	11,910.52	0.0298%	668.98	MCCARTHY JOHN	717 STAR PINE DR	LAS VEGAS NV 89144		
137-25-313-012	11,910.52	0.0298%	668.98	RED MOUNTAIN PROPERTIES L L C	9670 W TROPICANA AVE #100	LAS VEGAS NV 89147		
137-25-313-013	11,910.52	0.0298%	668.98	TATARSKY JAMES A REV LIV TR	HUNN LYNDA J REVOCABLE LIVING TR	10812 BARKWOOD AVE	LAS VEGAS NV 89144-1407	
137-25-313-014	11,910.52	0.0298%	668.98	FERGUSON MICHAEL & KATHRYN FAMILY TRUST	FERGUSON MICHAEL R & KATHRYN L TRS	10808 BARKWOOD AVE	LAS VEGAS NV 89144-1407	
137-25-313-015	11,910.52	0.0298%	668.98	WEIMER BETH E	BRUCE PAUL V	10804 BARKWOOD AVE	LAS VEGAS NV 89144	
137-25-313-016	11,910.52	0.0298%	668.98	ANLOR PROPERTIES L L C	%L FILIPPO JR	713 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404	
137-25-313-017	11,910.52	0.0298%	668.98	PETROWSKI MARIE N REV LIV TR	PETROWSKI MARIE NICOLE TRS	712 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404	
137-25-313-018	11,910.52	0.0298%	668.98	POTTER EDWARD A & PHYLLIS FAM TR	POTTER EDWARD A & PHYLISS L TRS	708 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404	
137-25-313-019	11,910.52	0.0298%	668.98	BOUTIN FAMILY TRUST ETAL	BOUTIN CLAIRE M CO-TRS	704 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404	

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-313-020	11,910.52	0.02981%	**668.98**	MOSES JOSEPH N & KATHLEEN REV TR	MOSES KATHLEEN A TRS	700 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404	
137-25-313-022	11,910.52	0.02981%	**668.98**	NOLAN TRUST	608 STAR PINE DR	LAS VEGAS NV 89144		
137-25-313-023	11,910.52	0.02981%	**668.98**	LAFORTUNE A M & C L REV FAM TR	LAFORTUNE ALFRED M & CELINDA TRS	612 STAR PINE DR	LAS VEGAS NV 89144-1400	
137-25-313-024	11,910.52	0.02981%	**668.98**	DRESSER FAMILY TRUST	DRESSER GEORGE H & MARY B TRS	10817 BARKWOOD AVE	LAS VEGAS NV 89144-1407	
137-25-313-025	11,910.52	0.02981%	**668.98**	SALGO JOSEPH I & CAROLYN FAM TR	SALGO JOSEPH I & CAROLYN TRS	10809 BARKWOOD AVE	LAS VEGAS NV 89144-1407	
137-25-313-026	11,910.52	0.02981%	**668.98**	HELWIG-VANBUEGE TRUST ETAL	HELWIG LAURENCE D TRS	10805 BARKWOOD AVE	LAS VEGAS NV 89144-1407	
137-25-313-027	11,910.52	0.02981%	**668.98**	CARPENTER ANTOINETTE	10801 BARKWOOD AVE	LAS VEGAS NV 89144-1407		
137-25-314-001	6,311.24	0.01581%	**354.48**	MIKLAT JOSE R & LUALHATI B	613 JADE CLIFFS LN	LAS VEGAS NV 89144-4134		
137-25-314-002	6,311.24	0.01581%	**354.48**	FUNG TYLER	605 JADE CLIFFS LN	LAS VEGAS NV 89144-4134		
137-25-314-003	6,311.24	0.01581%	**354.48**	OZTEK TANER & SEVGI	601 JADE CLIFFS LN	LAS VEGAS NV 89144		
137-25-314-004	6,311.24	0.01581%	**354.48**	SAYYAR ADAM H & ASSLY	2348 FOOTHILL DR	VISTA CA 92084		
137-25-314-005	6,311.24	0.01581%	**354.48**	BYARS BROWN LIVING TRUST ETAL	BYARS CHARLES DAVID CO-TRS	549 JADE CLIFFS LN	LAS VEGAS NV 89144-4133	
137-25-314-006	6,311.24	0.01581%	**354.48**	NAGAI KUNIAKI & ANNA MARIE	545 JADE CLIFFS LN	LAS VEGAS NV 89144-4133		
137-25-314-007	6,311.24	0.01581%	**354.48**	JOAQUIN BENJAMIN S & MERCEDES A	2136 FAIRWAY GLEN DR	SANTA CLARA CA 95054-1442		
137-25-314-008	6,311.24	0.01581%	**354.48**	NELSON MATTHEW D & HOLLY	548 JADE CLIFFS LN	LAS VEGAS NV 89144		
137-25-314-009	6,311.24	0.01581%	**354.48**	PANZERA DONNA	552 JADE CLIFFS LN	LAS VEGAS NV 89144-4133		
137-25-314-010	6,311.24	0.01581%	**354.48**	ITAGAKI MARGARET K	5200 WHITE OAK AVE #51	ENCINO CA 91316-4518		
137-25-314-011	6,311.24	0.01581%	**354.48**	KARDOS TIBOR TRUST	KARDOS TIBOR TRS	7932 CASTELLON CT	LAS VEGAS NV 89128-2805	
137-25-314-012	6,311.24	0.01581%	**354.48**	BUTHELEZI THEMBELIHLE	9811 W CHARLESTON BLVD #2-524	LAS VEGAS NV 89117		
137-25-314-013	6,311.24	0.01581%	**354.48**	RED ROCK MOUNTAIN L L C SERIES A	%N ROUNANI	57 MEADOWHAWK LN	LAS VEGAS NV 89135-5200	
137-25-314-014	6,311.24	0.01581%	**354.48**	RITZO MELYSSA	529 RUBY VISTA CT	LAS VEGAS NV 89144		
137-25-314-016	6,311.24	0.01581%	**354.48**	TEERLINK MARK & RANELL	10709 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-017	6,311.24	0.01581%	**354.48**	CHAN CHERILYN C & YUK LIN	10705 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-018	6,311.24	0.01581%	**354.48**	HANIF ZIA & SHAZINA	10701 ROYAL VIEW AVE	LAS VEGAS NV 89144-4102		
137-25-314-019	6,311.24	0.01581%	**354.48**	VELASCO ABIFHIRAM	10673 ROYAL VIEW AVE	LAS VEGAS NV 89144		
137-25-314-020	6,311.24	0.01581%	**354.48**	DENG SHYANG-F & L H-Y C REV TR	DENG SHYANG-FENN & LINDA TRS	231 NEW HAVEN LN S W	AIKEN SC 29803-8065	
137-25-314-021	6,311.24	0.01581%	**354.48**	LOK JANE FAN LIN & DIANA K Y	LOK PRISCILLA Y	3926 KINGRIDGE DR	SAN MATEO CA 94403	
137-25-314-022	6,311.24	0.01581%	**354.48**	OLDEN LIVING TRUST	OLDEN O RICHARD TRS	10661 ROYAL VIEW AVE	LAS VEGAS NV 89144-4114	
137-25-314-023	6,311.24	0.01581%	**354.48**	LUHAR NITIN M & HETAL N	10657 ROYAL VIEW AVE	LAS VEGAS NV 89144		
137-25-314-024	6,311.24	0.01581%	**354.48**	VANVOOREN ANDREA M TRUST	VANVOOREN ANDREA M TRS	10653 ROYAL VIEW AVE	LAS VEGAS NV 89144-4114	
137-25-314-025	6,311.24	0.01581%	**354.48**	NISHIYAMA STEVEN K & CHRISTINA M	10652 BLUE NILE CT	LAS VEGAS NV 89144		
137-25-314-026	6,311.24	0.01581%	**354.48**	SANTOS FAMILY LIVING TRUST	SANTOS JEROME N & MYRA A TRS	10656 BLUE NILE CT	LAS VEGAS NV 89144-4115	
137-25-314-027	6,311.24	0.01581%	**354.48**	S C D C FAMILY TRUST	COOK DANIEL R & SUE E TRS	10664 BLUE NILE CT	LAS VEGAS NV 89144-4115	
137-25-314-028	6,311.24	0.01581%	**354.48**	SALAZAR DANIEL J & MARILYN M	10668 BLUE NILE CT	LAS VEGAS NV 89144-4115		
137-25-314-029	6,311.24	0.01581%	**354.48**	BLUE NILE L L C	4141 STATE AVE	BILLINGS MT 59101		
137-25-314-030	6,311.24	0.01581%	**354.48**	RASCH ROGER M & LINDA D	10676 BLUE NILE CT	LAS VEGAS NV 89144-4115		
137-25-314-031	6,311.24	0.01581%	**354.48**	SHEARER-SWANN SHARON E	10677 BLUE NILE CT	LAS VEGAS NV 89144		
137-25-314-032	6,311.24	0.01581%	**354.48**	ARAKELYAN ARA	10673 BLUE NILE CT	LAS VEGAS NV 89144-4115		
137-25-314-033	6,311.24	0.01581%	**354.48**	GELDFELD KARIN 2013 REVOCABLE TR	GELDFELD KARIN TRS	8 STADIUM WAY	KENTFIELD CA 94904-1624	
137-25-314-034	6,311.24	0.01581%	**354.48**	EDWARDS DAVID S & JILL C	10665 BLUE NILE CT	LAS VEGAS NV 89144-4115		
137-25-314-035	6,311.24	0.01581%	**354.48**	DERIDDER DEBORAH A LIVING TRUST	DERIDDER DEBORAH A TRS	10661 BLUE NILE CT	LAS VEGAS NV 89144-4115	
137-25-314-036	6,311.24	0.01581%	**354.48**	ZHANG ZHISHUN	WAN YAN	4850 W FLAMINGO RD #34	LAS VEGAS NV 89103	
137-25-314-037	6,311.24	0.01581%	**354.48**	MORRIS STEVEN M & DANIM K	10653 BLUE NILE CT	LAS VEGAS NV 89144		
137-25-314-038	6,311.24	0.01581%	**354.48**	ZHU CHENGBO	416 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-314-039	6,311.24	0.01581%	**354.48**	WINER ADAM REVOCABLE LIVING TRUST	WINER ADAM TRS	%A WINER	420 SILVER GROVE ST	LAS VEGAS NV 89144
137-25-314-040	6,311.24	0.01581%	**354.48**	KEATON BRADLEY W & REBECCA A	500 SILVER GROVE ST	LAS VEGAS NV 89144-4111		
137-25-314-041	6,311.24	0.01581%	**354.48**	MOUBAREK ISAAC & MONA	504 SILVER GROVE ST	LAS VEGAS NV 89144-4111		
137-25-314-042	6,311.24	0.01581%	**354.48**	TERRY MANUEL C & LISA	508 SILVER GROVE ST	LAS VEGAS NV 89144-4111		
137-25-314-043	6,311.24	0.01581%	**354.48**	GURURAJ VYMUTT & PREMA	10432 ORKINEY DR	LAS VEGAS NV 89144		
137-25-314-044	6,311.24	0.01581%	**354.48**	CURTIN TIMOTHY & ANNA FAM LIV TR	CURTIN TIMOTHY P & ANNA G TRS	516 SILVER GROVE ST	LAS VEGAS NV 89144-4111	
137-25-314-045	6,311.24	0.01581%	**354.48**	ALAIMO ANTHONY S	520 SILVER GROVE ST	LAS VEGAS NV 89144-4111		
137-25-314-046	6,311.24	0.01581%	**354.48**	WILLIAMS LEGACY TRUST	WILLIAMS JOHN F & LIMING W TRS	524 SILVER GROVE ST	LAS VEGAS NV 89144-4111	
137-25-314-047	6,311.24	0.01581%	**354.48**	MCDOWELL NADA	528 SILVER GROVE ST	LAS VEGAS NV 89144-4111		
137-25-314-048	6,311.24	0.01581%	**354.48**	ALI FAMILY REVOCABLE TRUST	ALI BARKAT ULLA TRS	%S MUTTAKIN	32535 LAKE BRIDGEPORT ST	FREMONT CA 94555
137-25-314-049	6,311.24	0.01581%	**354.48**	GOSS FAMILY TRUST	GOSS JERRY A & JACQUELINE W TRS	10652 ROYAL VIEW AVE	LAS VEGAS NV 89144-4114	
137-25-314-050	6,311.24	0.01581%	**354.48**	JACKSON ANTONIO	10660 ROYAL VIEW AVE	LAS VEGAS NV 89144-4114		
137-25-314-051	6,311.24	0.01581%	**354.48**	MCCORMACH ERIN E	KERNE JOEL	10664 ROYAL VIEW AVE	LAS VEGAS NV 89144	
137-25-314-052	6,311.24	0.01581%	**354.48**	SHOCKEY STEPHEN J & MARIA G	10668 ROYAL VIEW AVE	LAS VEGAS NV 89144		
137-25-314-053	6,311.24	0.01581%	**354.48**	BROWN ROBERT A & PAMELA L	10672 ROYAL VIEW AVE	LAS VEGAS NV 89144-4114		
137-25-314-054	6,311.24	0.01581%	**354.48**	TIERNEY GENE M	10700 ROYAL VIEW AVE	LAS VEGAS NV 89144-4102		
137-25-314-055	6,311.24	0.01581%	**354.48**	THOREN MICHAEL A & SHARON M	10704 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-056	6,311.24	0.01581%	**354.48**	LEUNG SUM CHI & TAMMY	10708 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-057	6,311.24	0.01581%	**354.48**	TORRES MARCELA	10712 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-058	6,311.24	0.01581%	**354.48**	NORWOOD ROBERT & CONSTANCE E	10716 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-059	6,311.24	0.01581%	**354.48**	WEST MICHAEL S	8635 W SAHARA AVE #250	LAS VEGAS NV 89117-5858		
137-25-314-060	6,311.24	0.01581%	**354.48**	BISHOP TERRY L & ANNA K	10724 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-314-061	6,311.24	0.01581%	**354.48**	PAYE FAMILY REVOCABLE LIVING TRUST	PAYE DENNIS & JOAN TRS	%D & J PAYE	10728 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103
137-25-314-062	6,311.24	0.01581%	**354.48**	DROST DONALD & ARLENE	10732 ROYAL VIEW AVE	LAS VEGAS NV 89144-4103		
137-25-315-001	5,361.52	0.01341%	**301.14**	SHON SHAOANN	300 CANYON DR	LAS VEGAS NV 89107		
137-25-315-002	5,361.52	0.01341%	**301.14**	FOX MARC A & CINDY	408 SILVER GROVE ST	LAS VEGAS NV 89144-4106		
137-25-315-003	5,361.52	0.01341%	**301.14**	BEHRMAN CLAYTON T	404 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-315-004	5,361.52	0.01341%	**301.14**	TRAN SQUARE L L C	%J & T TRAN	315 CALGROVE ST	LAS VEGAS NV 89138	
137-25-316-001	6,311.24	0.01581%	**354.48**	IRWIN D & L TRUST	IRWIN DOUGLAS L & LING TRS	621 JADE CLIFFS LN	LAS VEGAS NV 89144	
137-25-316-002	6,311.24	0.01581%	**354.48**	ZHANG XIUPING	2914 DOVE RUN CREEK DR	LAS VEGAS NV 89135		
137-25-316-003	6,311.24	0.01581%	**354.48**	HARLEY THOMAS P & SHANNON L	629 JADE CLIFFS LN	LAS VEGAS NV 89144-4135		
137-25-316-004	6,311.24	0.01581%	**354.48**	YOUSFI TONY	633 JADE CLIFFS LN	LAS VEGAS NV 89144-4135		
137-25-316-005	6,311.24	0.01581%	**354.48**	ROSENBERRY RONALD J & CYNTHIA Q	637 JADE CLIFFS LN	LAS VEGAS NV 89144-4135		
137-25-316-006	6,311.24	0.01581%	**354.48**	S S R TRUST	RAO SALIGRAMA & SHANTHA TRS	3152 WILLOW POINTE DR	RICHLAND WA 99354-2614	
137-25-316-007	6,311.24	0.01581%	**354.48**	ROCHESTER VENTURES TRUST	SHAIKH FAROOQ M TRS	P O BOX 37052 0	LAS VEGAS NV 89137	
137-25-316-008	6,311.24	0.01581%	**354.48**	REYES MARIA	REYES-ROMAN CARLOS	10728 ROYAL PINE AVE	LAS VEGAS NV 89144-4131	
137-25-316-009	6,311.24	0.01581%	**354.48**	MURPHY MARIANNE	10724 ROYAL PINE AVE	LAS VEGAS NV 89144-4131		
137-25-316-010	6,311.24	0.01581%	**354.48**	CHALIFOUX CRISTINE	6209 FARGO AVE	LAS VEGAS NV 89107		
137-25-316-011	6,311.24	0.01581%	**354.48**	LOUBERT BARBARA J	10716 ROYAL PINE AVE	LAS VEGAS NV 89144-4131		
137-25-316-012	6,311.24	0.01581%	**354.48**	ERNST FAMILY TRUST	ERNST MICHELLE R TRS	%M ERNST	10712 ROYAL PINE AVE	LAS VEGAS NV 89144-4131
137-25-316-013	6,311.24	0.01581%	**354.48**	GRUBER FAMILY REVOCABLE LIVING TRUST	GRUBER ALEXANDER & SARA TRS	10708 ROYAL PINE AVE	LAS VEGAS NV 89144-4131	
137-25-316-014	6,311.24	0.01581%	**354.48**	MITCHELL BRADLEY L & KAREN L	10704 ROYAL PINE AVE	LAS VEGAS NV 89144-4130		
137-25-316-015	6,311.24	0.01581%	**354.48**	HUYNH THUAN HUU	NGUYEN THIEN THANH NGOC	10530 ANGETON CT	SAN DIEGO CA 92126	
137-25-316-016	6,311.24	0.01581%	**354.48**	SHEN KO INVESTMENT GROUP L L C	7705 S E 34TH ST	MERCER ISLAND WA 98040-3426		
137-25-316-017	6,311.24	0.01581%	**354.48**	GRAEFF WILLIAM S & CHRISTINE FERNANDEZ	10664 ROYAL PINE AVE	LAS VEGAS NV 89144-4129		
137-25-316-018	6,311.24	0.01581%	**354.48**	MARTIN DANIEL S & TERA E	10660 ROYAL PINE AVE	LAS VEGAS NV 89144-4129		
137-25-316-019	6,311.24	0.01581%	**354.48**	AJDINI LISA S & EDUARD	10656 ROYAL PINE AVE	LAS VEGAS NV 89144-4129		
137-25-316-020	6,311.24	0.01581%	**354.48**	GUSTAFSON DAWN R	10652 ROYAL PINE AVE	LAS VEGAS NV 89144-4129		
137-25-316-021	6,311.24	0.01581%	**354.48**	REINTJES TRAVIS & JENNIFER	628 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-316-022	6,311.24	0.01581%	**354.48**	BEATTY DANA M & JAMES A	624 SILVER GROVE ST	LAS VEGAS NV 89144-4113		
137-25-316-023	6,311.24	0.01581%	**354.48**	WANG HONG	ZHANG FAN	2750 HIGHLAND DR #C	LAS VEGAS NV 89109	
137-25-316-024	6,311.24	0.01581%	**354.48**	LIN MING & DIANA H N	10606 NE 58TH ST	KIRKLAND WA 98033-7416		
137-25-316-025	6,311.24	0.01581%	**354.48**	HAMID SHAZIA	612 SILVER GROVE	LAS VEGAS NV 89144-4113		
137-25-316-026	6,311.24	0.01581%	**354.48**	NOMER-LORCELI INUMERABLE A B LIVING TRUST	INUMERABLE NOMER & LORCELI TRS	608 SILVER GROVE ST	LAS VEGAS NV 89144-4113	
137-25-316-027	6,311.24	0.01581%	**354.48**	MANLANGIT JUAN MARCO B & JUAN MATTHEO B	604 SILVER GROVE ST	LAS VEGAS NV 89144		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-316-028	6,311.24	0.0158%	354.48	WAND MIKEL & SANGUILLEN	10653 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123		
137-25-316-029	6,311.24	0.0158%	354.48	MELTON JAMES MITCHELL & GINNI	10657 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123		
137-25-316-030	6,311.24	0.0158%	354.48	SMITH DONALD D	10661 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123		
137-25-316-031	6,311.24	0.0158%	354.48	HOLPUCH FAMILY TRUST	HOLPUCH JAMES G & LINDA M TRS	10665 SILVER PYRAMID CT	LAS VEGAS NV 89144	
137-25-316-032	6,311.24	0.0158%	354.48	HURLEY JOHN CARL & CORA FAITH	10669 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123		
137-25-316-033	6,311.24	0.0158%	354.48	KEUNG WONG KIT	FONG CHAN WAI	10708 ROYAL VIEW AVE	LAS VEGAS NV 89144	
137-25-316-034	6,311.24	0.0158%	354.48	HERCZEG LASZLO & AMY	10705 SILVER PYRAMID CT	LAS VEGAS NV 89144		
137-25-316-035	6,311.24	0.0158%	354.48	SPINA VICTOR	3423 EUREKA CT	HAYWARD CA 94542-2423		
137-25-316-036	6,311.24	0.0158%	354.48	COLLIN PATRICK & DEBORAH	10713 SILVER PYRAMID CT	LAS VEGAS NV 89144-4124		
137-25-316-037	6,311.24	0.0158%	354.48	DAVIDSON CHRISTINE J LIV TR	DAVIDSON CHRISTINE J TRS	10717 SILVER PYRAMID CT	LAS VEGAS NV 89144-4124	
137-25-316-038	6,311.24	0.0158%	354.48	CAMPBELL GEOFFERY D & KRISTIN J	10721 SILVER PYRAMID CT	LAS VEGAS NV 89144-4124		
137-25-316-039	6,311.24	0.0158%	354.48	GADDY LIONEL R & REGINA L	10716 SILVER PYRAMID CT	LAS VEGAS NV 89144-4124		
137-25-316-040	6,311.24	0.0158%	354.48	MORENO JOSE	10712 SILVER PYRAMID CT	LAS VEGAS NV 89144		
137-25-316-041	6,311.24	0.0158%	354.48	HAYDT CHARLES & BARBARA S	10708 SILVER PYRAMID CT	LAS VEGAS NV 89144-4124		
137-25-316-042	6,311.24	0.0158%	354.48	U S CAPITAL HOLDINGS L L C	%KASCO PPTY MGT	10777 W TWAIN #333	LAS VEGAS NV 89135-3038	
137-25-316-043	6,311.24	0.0158%	354.48	MEZNARICH JEFF	P O BOX 371521	LAS VEGAS NV 89137-1521		
137-25-316-044	6,311.24	0.0158%	354.48	GUI YONGHONG	LI YANJUN	10664 SILVER PYRAMID CT	LAS VEGAS NV 89144	
137-25-316-045	6,311.24	0.0158%	354.48	LAE LIVING TRUST	EPSTEIN LYLE TRS	10660 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123	
137-25-316-046	6,311.24	0.0158%	354.48	WANG P U	33 BONITA ST #2	ARCADIA CA 91006		
137-25-316-047	6,311.24	0.0158%	354.48	MARCOZZI MICHAEL D & ANDREA C	10652 SILVER PYRAMID CT	LAS VEGAS NV 89144-4123		
137-25-316-048	6,311.24	0.0158%	354.48	LARSEN GLENN E	STANLEY-LARSEN MARY T	10657 ROYAL PINE AVE	LAS VEGAS NV 89144-4129	
137-25-316-049	6,311.24	0.0158%	354.48	NEVER FALES L L C SERIES A	1575 DUNEVILLE	LAS VEGAS NV 89146-1269		
137-25-316-050	6,311.24	0.0158%	354.48	CRISS STEVEN & DONNA	926 S MANSFIELD AVE	LOS ANGELES CA 90036-4922		
137-25-316-051	6,311.24	0.0158%	354.48	JIN FENGBIN & JING	93 GREENBRIAR DR	BERKELY HEIGHTS NJ 7922		
137-25-316-052	6,311.24	0.0158%	354.48	DELEON ADAM & LAURA LEIGH	10701 ROYAL PINE AVE	LAS VEGAS NV 89144-4130		
137-25-316-053	6,311.24	0.0158%	354.48	KO LILY SHEN	7705 S E 34TH ST	MERCER ISLAND WA 98040-3426		
137-25-316-054	6,311.24	0.0158%	354.48	HUGHES AMELIA M LIVING TRUST	HUGHES AMELIA M TRS	10709 ROYAL PINE AVE	LAS VEGAS NV 89144-4131	
137-25-316-055	6,311.24	0.0158%	354.48	CRONK FAMILY TRUST	CRONK RICHARD M & SHERI K	10713 ROYAL PINE AVE	LAS VEGAS NV 89144	
137-25-316-056	6,311.24	0.0158%	354.48	STEFANOVSKY KEVIN R	YESKA MARIE T	10717 ROYAL PINE AVE	LAS VEGAS NV 89144	
137-25-316-057	6,311.24	0.0158%	354.48	ORTEGA CARLOS & WENDY	10721 ROYAL PINE AVE	LAS VEGAS NV 89144		
137-25-316-058	6,311.24	0.0158%	354.48	FAULIS JOHN & DIANA REVOCABLE TRUST	FAULIS JOHN J SR TRS	%J FAULIS SR	636 JADE CLIFFS LN	LAS VEGAS NV 89144-4135
137-25-316-059	6,311.24	0.0158%	354.48	SUTTON FAMILY REVOCABLE LIVING TRUST	SUTTON ANDREW T JR & ESTRELLA BARTOLOME RAMOS TRS	632 JADE CLIFFS LN	LAS VEGAS NV 89144-4135	
137-25-316-060	6,311.24	0.0158%	354.48	ROMEO HOMES NEVADA L L C	103 FOULK RD #900	WILMINGTON DE 19803		
137-25-316-061	6,311.24	0.0158%	354.48	CARTER FAMILY REVOCABLE LIV TR	%C & S CARTER	624 JADE CLIFFS LN	LAS VEGAS NV 89144-4135	
137-25-317-001	6,311.24	0.0158%	354.48	WALLIS FAMILY TRUST	WALLIS JOEL & AURORA TRS	2365 VILLANDRY CT	HENDERSON NV 89074	
137-25-317-002	6,311.24	0.0158%	354.48	DURRILL FAMILY TRUST	DURRILL DAVID T & CATHERINE TRS	417 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-317-003	6,311.24	0.0158%	354.48	BOICE THOMAS O & TRINA L	421 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148		
137-25-317-004	6,311.24	0.0158%	354.48	MASTER CAPITAL TRUST	BELTRAN MARTHA TRS	425 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-317-005	6,311.24	0.0158%	354.48	HOSEA FAMILY TRUST	HOSEA ROBERT C III & JULIE TRS	428 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-317-006	6,311.24	0.0158%	354.48	ANDREWS TOD W & KATHRYN E	424 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148		
137-25-317-007	6,311.24	0.0158%	354.48	DOUGLASS BRIAN M & YEUAN MEI	420 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148		
137-25-317-008	6,311.24	0.0158%	354.48	MROWICKI RANDY W & CHERI A	416 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148		
137-25-317-009	6,311.24	0.0158%	354.48	TOP PROPS L L C	%S & T TOPHAM	700 CHARBONNE	LAS VEGAS NV 89145-8622	
137-25-317-010	6,311.24	0.0158%	354.48	TRUNCALE FAMILY TRUST	TRUNCALE MARK M & PAMELA K TRS	408 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-317-011	6,311.24	0.0158%	354.48	PINTO LORI & JACK	405 COPPER VALLEY CT	LAS VEGAS NV 89144-4142		
137-25-317-012	6,311.24	0.0158%	354.48	CHEN LIWU	LIN HONG	409 COPPER VALLEY CT	LAS VEGAS NV 89144-4142	
137-25-317-013	6,311.24	0.0158%	354.48	LARIOS NOE M JR & ALMA E	413 COPPER VALLEY CT	LAS VEGAS NV 89144-4142		0
137-25-317-014	6,311.24	0.0158%	354.48	DICKENSON-DASH BRENDA	417 COPPER VALLEY CT	LAS VEGAS NV 89144-4142		
137-25-317-015	6,311.24	0.0158%	354.48	THAEMERT MILES & STEPHANIE	33 VISTA DEL CIELO	CEDAR CREST NM 87008		
137-25-317-016	6,311.24	0.0158%	354.48	PALMER-BROWER REVOCABLE LIVING TRUST ETAL	BROWER DEEN ALVIN TRS	425 COPPER VALLEY CT	LAS VEGAS NV 89144-4143	
137-25-317-017	6,311.24	0.0158%	354.48	KIRK ROSALYNN WONG & JAMES LEE	429 COPPER VALLEY CT	LAS VEGAS NV 89144-4143		
137-25-317-018	6,311.24	0.0158%	354.48	VANBIEZEN CARY W	VALENTINO LEYLA M	433 COPPER VALLEY CT	LAS VEGAS NV 89144-4143	
137-25-317-019	6,311.24	0.0158%	354.48	NARVAEZ MIGUEL ANTONIO	19 HAWTHORNE CT	MURRISTOWN NJ 7960		
137-25-317-020	6,311.24	0.0158%	354.48	GOMBEDA JOHN P JR & JOY L	424 COPPER VALLEY CT	LAS VEGAS NV 89144-4143		
137-25-317-021	6,311.24	0.0158%	354.48	RAINBOW L L C	8132 SAPPHIRE BAY CIR	LAS VEGAS NV 89128		
137-25-317-022	6,311.24	0.0158%	354.48	416 COPPER VALLEY COURT REV TR	LEE DAVID S & DESIREE C TRS	1610 SONGLIGHT	LAS VEGAS NV 89117-1583	
137-25-317-023	6,311.24	0.0158%	354.48	BARNES TERENCE K & NATSUMI	412 COPPER VALLEY CT	LAS VEGAS NV 89144-4142		
137-25-317-024	6,311.24	0.0158%	354.48	MA'ALOT HOLDING L L C	11700 W CHARLESTON BLVD #170-123	LAS VEGAS NV 89135		
137-25-317-025	6,311.24	0.0158%	354.48	SMITH WILLIAM H JR & NATILEAN W REVOCABLE TRUST	SMITH WILLIAM H JR & NATILEAN W TRS	404 COPPER VALLEY CT	LAS VEGAS NV 89144	
137-25-317-026	6,311.24	0.0158%	354.48	ROSARIO HECTOR R	400 COPPER VALLEY CT	LAS VEGAS NV 89144		
137-25-317-027	6,311.24	0.0158%	354.48	HERNANDEZ RALPH & KAREN	10680 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4138		
137-25-317-028	6,311.24	0.0158%	354.48	DESPY ALFREDO & MELISSA A	10676 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-9144		0
137-25-317-029	6,311.24	0.0158%	354.48	TRUST #10672	ANDREASEN F TRS	%A MCLEOD	3603 LAS VEGAS BLVD N #116-47	LAS VEGAS NV 89115-0588
137-25-317-030	6,311.24	0.0158%	354.48	CHAPMAN JOAN A REVOCABLE TRUST	CHAPMAN JOAN A TRS	10668 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4137	
137-25-317-031	6,311.24	0.0158%	354.48	9786 SHADYMILL L L C	1309 W DEVERS ST	WEST COVINA CA 91790-3916		
137-25-317-032	6,311.24	0.0158%	354.48	OBATA JUDY S	10660 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4137		
137-25-317-033	6,311.24	0.0158%	354.48	CANDITO ZACHARY P & KELLEY A	10652 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144		
137-25-318-001	6,311.24	0.0158%	354.48	HRISTOV VIARA	417 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155		
137-25-318-002	6,311.24	0.0158%	354.48	REED HENRY M III & STEPHANIE D	4023 ROUSSEAU LN	PALOS VERDES PENINSULA CA 90274-3947		
137-25-318-003	6,311.24	0.0158%	354.48	BONUEL VICTORIA M	NAYVE CESAR A	425 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155	
137-25-318-004	6,311.24	0.0158%	354.48	VICENTE RICHARD J JR & MAY T	429 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155		
137-25-318-005	6,311.24	0.0158%	354.48	MONK GARY & ASTRID	433 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155		
137-25-318-006	6,311.24	0.0158%	354.48	GUERRERO RUBIE R & ROMEO G JR	P O BOX 4175	CERRITOS CA 90703-4175		
137-25-318-007	6,311.24	0.0158%	354.48	WRIGHT JOHN M & CRYSTAL L	441 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155		
137-25-318-008	6,311.24	0.0158%	354.48	SANDRO ESTELA & ARTHUR TRUST	SANDRO ARTHUR L & ESTELA C TRS	2894 DOVE RUN CREEK DR	LAS VEGAS NV 89135	
137-25-318-009	6,311.24	0.0158%	354.48	PEGADO JEAN-PAUL	525 JADE CLIFFS LN	LAS VEGAS NV 89144-4100		
137-25-318-010	6,311.24	0.0158%	354.48	DIB EDDIE	529 JADE CLIFFS LN	LAS VEGAS NV 89144-4100		
137-25-318-011	6,311.24	0.0158%	354.48	SACCAL TROY	533 JADE CLIFFS LN	LAS VEGAS NV 89144-4100		
137-25-318-012	6,311.24	0.0158%	354.48	DUBOIS KORIN K	537 JADE CLIFFS LN	LAS VEGAS NV 89144-4100		
137-25-318-013	6,311.24	0.0158%	354.48	BROWN KAREN S LIVING TRUST 2010	BROWN KAREN S TRS	541 JADE CLIFFS LN	LAS VEGAS NV 89144-4100	
137-25-318-014	6,311.24	0.0158%	354.48	HURST JON G & KIM POK HUI FAM TR	540 JADE CLIFFS LN	LAS VEGAS NV 89144-4100		
137-25-318-015	6,311.24	0.0158%	354.48	HU YUMEI	536 JADE CLIFFS LN	LAS VEGAS NV 89144		
137-25-318-016	6,311.24	0.0158%	354.48	D K L LIVING TRUST	LITTLE DAVID R & KATHERINE H TRS	532 JADE CLIFFS LN	LAS VEGAS NV 89144-4100	
137-25-318-017	6,311.24	0.0158%	354.48	LIU/TANG FAMILY TRUST	LIU LU TRS	2303 MIDDLEFIELD RD	PALO ALTO CA 94301	
137-25-318-018	6,311.24	0.0158%	354.48	FEIL MICHAEL & PATRICIA	432 EMERALD HEIGHTS ST	LAS VEGAS NV 89144		
137-25-318-019	6,311.24	0.0158%	354.48	DEMERS CHRISTOPHER & M FAM TR	DEMERS CHRISTOPHER M & M B TRS	428 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155	
137-25-318-020	6,311.24	0.0158%	354.48	LADWIG MATTHEW & NICOLE A	424 EMERALD HEIGHTS ST	LAS VEGAS NV 89144		
137-25-318-021	6,311.24	0.0158%	354.48	MOURI HANAN TRUST	MOURI HANAN TRS	420 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155	
137-25-318-022	6,311.24	0.0158%	354.48	SABO FAMILY TRUST	SABO GUY S & CARMEL TRS	416 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4155	
137-25-318-023	6,311.24	0.0158%	354.48	MCGETTIGAN MICHAEL E & SONIA H	412 EMERALD HEIGHTS ST	LAS VEGAS NV 89144		
137-25-318-024	6,311.24	0.0158%	354.48	WILSKE MICHAEL L	408 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4154		
137-25-318-025	6,311.24	0.0158%	354.48	TABET MOUHIB & FANIE A	409 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-318-026	6,311.24	0.0158%	354.48	CUNNINGHAM ROBERT B	413 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-318-027	6,311.24	0.0158%	354.48	SMITH JOSHUA L & WEN-CHI MAGGIE	417 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-318-028	6,311.24	0.0158%	354.48	KAWEE KAWIIM J	HARRIS TERRI L	421 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152	
137-25-318-029	6,311.24	0.0158%	354.48	HORSLEY STEPHEN & CHERI	425 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152		
137-25-318-030	6,311.24	0.0158%	354.48	DANIELS ARTHUR P & NICOLE Y	429 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152		
137-25-318-031	6,311.24	0.0158%	354.48	TEAL LISA M	433 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152		
137-25-318-032	6,311.24	0.0158%	354.48	GRAY DEWEY & KAREN J	428 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-318-033	6,311.24	0.0158%	**354.48**	424 BLOOMINGDALE COURT L L C	%ALBERT AIZENSTAT	1930 VILLAGE CENTER CIR #3-222	LAS VEGAS NV 89134-6299	
137-25-318-034	6,311.24	0.0158%	**354.48**	PEJAK TRUST	PEJAK LAZAR & ZAGORKA TRS	420 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152	
137-25-318-035	6,311.24	0.0158%	**354.48**	ZHANG JINQIANG	11161 VIVID AVE	LAS VEGAS NV 89144		
137-25-318-036	6,311.24	0.0158%	**354.48**	MERKLEY TRUST	MERKLEY VEARL R & VIRGINIA A TRS	412 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151	
137-25-318-037	6,311.24	0.0158%	**354.48**	LAURITA JOHN J & WENDY J	528 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-038	6,311.24	0.0158%	**354.48**	SEMENZA FAMILY TRUST	%M/M SEMENZA III	524 RUBY VISTA CT	LAS VEGAS NV 89144-4101	
137-25-318-039	6,311.24	0.0158%	**354.48**	SEMENZA FAMILY TRUST	524 RUBY VISTA CT	LAS VEGAS NV 89144		
137-25-318-040	6,311.24	0.0158%	**354.48**	MIRANDA AMBEE A JR & IRENE C	15 HUCKLEBERRY CT	BRISBANE CA 94005-1265		
137-25-318-041	6,311.24	0.0158%	**354.48**	BEHJAT K & S L L C	%M BEHJAT	8916 RAINBOW RIDGE	LAS VEGAS NV 89117-5816	
137-25-318-042	6,311.24	0.0158%	**354.48**	VEGA GEORGE L & GLADYS	508 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-043	6,311.24	0.0158%	**354.48**	WRIGHT DANIEL	504 RUBY VISTA CT	LAS VEGAS NV 89144		
137-25-318-044	6,311.24	0.0158%	**354.48**	WEIBLE ROBERT W & KAREN R	500 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-045	6,311.24	0.0158%	**354.48**	WHEELER CAROLYN	HERNANDEZ JAVIER	501 RUBY VISTA CT	LAS VEGAS NV 89144	
137-25-318-046	6,311.24	0.0158%	**354.48**	WHITAKER BRIAN E & KONI L	505 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-047	6,311.24	0.0158%	**354.48**	CONDRON PAT & HOLLY FAMILY TRUST	509 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-048	6,311.24	0.0158%	**354.48**	WANG JENN-HANN & ROSE	20611 VERCELLI WAY	NORTHRIDGE CA 91326		
137-25-318-049	6,311.24	0.0158%	**354.48**	SHACKLEY GARRY J & JACKIE	517 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-318-050	6,311.24	0.0158%	**354.48**	MANUEL F & C REV LIV FAM TR	MANUEL FREDERICO M TRS	521 RUBY VISTA CT	LAS VEGAS NV 89144-4101	
137-25-318-051	6,311.24	0.0158%	**354.48**	RITZO MARCO A & MELYSSA K	525 RUBY VISTA CT	LAS VEGAS NV 89144-4101		
137-25-411-001	151,898.72	0.3797%	**8,531.72**	CHURCH METHODIST DESERT SPRING	120 N PAVILION CENTER DR	LAS VEGAS NV 89144-4009		
137-25-413-001	5,361.52	0.0134%	**301.14**	THANT KYAW & AYE T	10625 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4109		
137-25-413-002	5,361.52	0.0134%	**301.14**	HEALEY MARY V TRUST	HEALEY MARY V	10621 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4109	
137-25-413-003	5,361.52	0.0134%	**301.14**	COHEN JEFFREY	4241 CAHUENGA BLVD #308	TOLUCA LAKE CA 91602		
137-25-413-004	5,361.52	0.0134%	**301.14**	SO RAYMOND HOK MO	5055 ARROWHEAD CT	WILLIAMSBURG MI 49690		
137-25-413-005	5,361.52	0.0134%	**301.14**	ROMEO HOMES NEVADA L L C	103 FOULK RD #900	WILMINGTON DE 19803		
137-25-413-006	5,361.52	0.0134%	**301.14**	DENDY FAMILY TRUST	10605 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-413-007	5,361.52	0.0134%	**301.14**	FOLLEN GLENN D & CANDICE L	10601 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-413-008	5,361.52	0.0134%	**301.14**	PATEL MONIKABEN	11423 SANTINI LN	PORTER RANCH CA 91326		
137-25-413-009	5,361.52	0.0134%	**301.14**	MOORE GEORGE EMERSON IV	VAN NESS JENNIFER L	304 SILVER GROVE ST	LAS VEGAS NV 89144-4104	
137-25-413-010	5,361.52	0.0134%	**301.14**	SWE & HLA FAMILY TRUST	147 N AVENIDA ALIPAZ DR	WALNUT CA 91789-2202		
137-25-413-011	5,361.52	0.0134%	**301.14**	CHAIDEZ DIANE	312 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-413-012	5,361.52	0.0134%	**301.14**	GRAHAM DEBORAH	316 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-013	5,361.52	0.0134%	**301.14**	OSTLER JOSHUA B & ANNE V	320 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-014	5,361.52	0.0134%	**301.14**	LOPEZ JIM E & LISA	324 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-015	5,361.52	0.0134%	**301.14**	TODOROV SIMEON K & ZHIVKA A	325 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-413-016	5,361.52	0.0134%	**301.14**	GILLIES LESLEY	321 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-017	5,361.52	0.0134%	**301.14**	YI YUKIKO KAWASAKI	317 SILVER GROVE ST	LAS VEGAS NV 89144		
137-25-413-018	5,361.52	0.0134%	**301.14**	GOLDEN LAND HOLDING INC	#1001-2688 W MALL	VANCOUVER BC V6T 2J8 CANADA		
137-25-413-019	5,361.52	0.0134%	**301.14**	BENSON TRACY L	309 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-020	5,361.52	0.0134%	**301.14**	FIORE SALVATORE & PHYLLIS	305 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-021	5,361.52	0.0134%	**301.14**	SCHWARTZ MATTHEW J	301 SILVER GROVE ST	LAS VEGAS NV 89144-4104		
137-25-413-022	5,361.52	0.0134%	**301.14**	PETERSEN 2001 REVOCABLE LIV TR	PETERSEN DALE L TRS	300 AUTUMN PALACE CT	LAS VEGAS NV 89144-4107	
137-25-413-023	5,361.52	0.0134%	**301.14**	MISIAK-KING REVOCABLE LIVING TRUST	%V KING	1409 CANYON LEDGE CT	LAS VEGAS NV 89117	
137-25-413-024	5,361.52	0.0134%	**301.14**	GARBISO RICKY & JULIE	312 AUTUMN PALACE CT	LAS VEGAS NV 89144-4107		
137-25-413-025	5,361.52	0.0134%	**301.14**	PRICE JONAH & KAITLYN L	316 AUTUMN PALACE CT	LAS VEGAS NV 89144		
137-25-413-026	5,361.52	0.0134%	**301.14**	MISCIOSCIA GLENDY & MICHAEL	320 AUTUMN PALACE CT	LAS VEGAS NV 89144		
137-25-413-027	5,361.52	0.0134%	**301.14**	CHRISTY FAMILY LIVING TRUST	CHRISTY LEONARD & JIANN-MEI TRS	324 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108	
137-25-413-028	5,361.52	0.0134%	**301.14**	GUEVARA ARACELI	INFANZON IGNACIO GUEVARA	328 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108	
137-25-413-029	5,361.52	0.0134%	**301.14**	MCGEE MICHAEL & JULIA	340 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-030	5,361.52	0.0134%	**301.14**	KIAN KAMBIZ	8756 AMESTOY AVE LWF	NORTHRIDGE CA 91325		
137-25-413-031	5,361.52	0.0134%	**301.14**	CLERICI JOHN LOUIS TRUST	CLERICI JOHN LOUIS TRS	337 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108	
137-25-413-032	5,361.52	0.0134%	**301.14**	WALL MICHAEL K & REGINA F	333 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-033	5,361.52	0.0134%	**301.14**	PROFFITT ROBERT J & MERRI A	329 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-034	5,361.52	0.0134%	**301.14**	RICHFUL L L C	325 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-035	5,361.52	0.0134%	**301.14**	SADOW JASON & WHITNEY	321 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-036	5,361.52	0.0134%	**301.14**	HENDERSON ROBERT T & DONNA M TRS	317 AUTUMN PALACE CT	LAS VEGAS NV 89144-4108		
137-25-413-037	5,361.52	0.0134%	**301.14**	JOYCE BRIAN	495 ADAMS WAY	PLEASANTON CA 94566		
137-25-413-038	5,361.52	0.0134%	**301.14**	KOVAL TIMOTHY R & CELESTE M	309 AUTUMN PALACE CT	LAS VEGAS NV 89144-4107		
137-25-413-039	5,361.52	0.0134%	**301.14**	GARRS WILLIAM	FARIS AMAL L	305 AUTUMN PALACE CT	LAS VEGAS NV 89144	
137-25-413-040	5,361.52	0.0134%	**301.14**	ZHENG GUANGHUI	FENG DU	7541 PORT ORCHARD AVE	LAS VEGAS NV 89113	
137-25-414-001	7,506.80	0.0188%	**421.64**	DELORIA FAMILY REVOEABLE LIVING TRUST	DELORIA ROGELIO A TRS	10664 AIRE DR	LAS VEGAS NV 89144-4283	
137-25-414-002	7,506.80	0.0188%	**421.64**	B L G LIVING TRUST	GALE BRUCE L TRS	10660 AIRE DR	LAS VEGAS NV 89144	
137-25-414-003	7,506.80	0.0188%	**421.64**	LEONG ALBERT	5339 SHELTER CREEK LN	SAN BRUNO CA 94066-6039		
137-25-414-004	7,506.80	0.0188%	**421.64**	ABBATUAN INOCENCIO L & FRANCES H	94-1241 HINAEA ST	WAIPAHU HI 96797-3836		
137-25-414-005	7,506.80	0.0188%	**421.64**	RENTERIA JOSEPH WILLIAM & JEAN R	10648 AIRE DR	LAS VEGAS NV 89144-4283		
137-25-414-006	7,506.80	0.0188%	**421.64**	ZAMORA DANIEL J & MICHELLE M	10644 AIRE DR	LAS VEGAS NV 89144-4283		
137-25-414-007	7,506.80	0.0188%	**421.64**	LAWRENCE BRANDON M	10640 AIRE DR	LAS VEGAS NV 89144-4283		
137-25-414-008	7,506.80	0.0188%	**421.64**	KAUFMAN ALVIN B & CAROL B	10632 TYNE PL	LAS VEGAS NV 89144-4280		
137-25-414-009	7,506.80	0.0188%	**421.64**	FENTON PETER ANDREW	9811 W CHARLESTON BLVD #2-301	LAS VEGAS NV 89117-7528		
137-25-414-010	7,506.80	0.0188%	**421.64**	J K FAMILY TRUST	KANG JU HYUN TRS	588 VIA FULVIA	HENDERSON NV 89011	
137-25-414-011	7,506.80	0.0188%	**421.64**	DOGGETTE JONATHAN W	10620 TYNE PL	LAS VEGAS NV 89144-4280		
137-25-414-012	7,506.80	0.0188%	**421.64**	MOWATT DAVID	10616 TYNE PL	LAS VEGAS NV 89144-4280		
137-25-414-013	7,506.80	0.0188%	**421.64**	SUNSHINE MARTIN	10612 TYNE PL	LAS VEGAS NV 89144		
137-25-414-014	7,506.80	0.0188%	**421.64**	ARNOLD NATHANIEL PAUL & CINDI R	10608 TYNE PL	LAS VEGAS NV 89144-4279		
137-25-414-015	7,506.80	0.0188%	**421.64**	VITTO ROBERT	WILSON ANNETTE J	10604 TYNE PL	LAS VEGAS NV 89144-4279	
137-25-414-016	7,506.80	0.0188%	**421.64**	MIZUMORI DANIEL	AOKI GAIL	533-129TH AVE	BELLEVUE WA 98005-3648	
137-25-414-017	7,506.80	0.0188%	**421.64**	OSBORNE BUCKSHANE & KIMBERLY	4425 ISSAQUAH PINE LAKE RD S E Q2	SAMMAMISH WA 98075		
137-25-414-018	7,506.80	0.0188%	**421.64**	APAO HENRY & SHARON A	10621 TYNE PL	LAS VEGAS NV 89144-4280		
137-25-414-019	7,506.80	0.0188%	**421.64**	SHINERT JOANIE	10625 TYNE PL	LAS VEGAS NV 89144-4280		
137-25-414-020	7,506.80	0.0188%	**421.64**	BRUMBAUGH FAMILY TRUST	BRUMBAUGH MARVIN P & JANET D TRS	10645 AIRE DR	LAS VEGAS NV 89144	
137-25-414-021	7,506.80	0.0188%	**421.64**	DAUGHERTY RANDALL S & JEANINE L	10649 AIRE DR	LAS VEGAS NV 89144-4283		
137-25-415-001	5,361.52	0.0134%	**301.14**	URBINA ANGELINA M & JORGE I	10729 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-415-002	5,361.52	0.0134%	**301.14**	MANDEL STEVEN B	10725 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4140		
137-25-415-003	5,361.52	0.0134%	**301.14**	TAVERA PATRICIA M	10721 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4140		
137-25-415-004	5,361.52	0.0134%	**301.14**	HP FAMILY EDUCATION FUND L P	106 NEST PINE	IRVINE CA 92602		
137-25-415-005	5,361.52	0.0134%	**301.14**	ASHER ISAAC	5124 HILDA RD	SAN DIEGO CA 92110		
137-25-415-006	5,361.52	0.0134%	**301.14**	HUNT TY F	10709 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4140		
137-25-415-007	5,361.52	0.0134%	**301.14**	STOCK MORDECHAI	5455 WILSHIRE BLVD #2112	LOS ANGELES CA 90036		
137-25-415-008	5,361.52	0.0134%	**301.14**	BLEVINS BERT K & SANDRA K	10701 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4140		
137-25-415-009	5,361.52	0.0134%	**301.14**	HURTADO VANESSA E	P O BOX 1144	EAGLE ID 83616-1144		
137-25-415-010	5,361.52	0.0134%	**301.14**	ANDERSON DONNA J	10657 TURQUOISE AVE	LAS VEGAS NV 89144-4110		
137-25-415-011	5,361.52	0.0134%	**301.14**	SAWATZKY TREVOR & SHERI	11515 MYSTIC ROSE CT	LAS VEGAS NV 89144		
137-25-415-012	5,361.52	0.0134%	**301.14**	GARCIA RAYMOND H	10649 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4110		
137-25-415-013	5,361.52	0.0134%	**301.14**	WU XIAOPING	10645 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-415-014	5,361.52	0.0134%	**301.14**	FABRE GHISLAINE	10228 ALESSANDRO AVE	LAS VEGAS NV 89134		
137-25-415-015	5,361.52	0.0134%	**301.14**	D L B 2007 REVOCABLE LIVING TRUST	BOUNCE DONNA L TRS	2126 ORCHARD MIST	LAS VEGAS NV 89135	
137-25-415-016	5,361.52	0.0134%	**301.14**	REDDY KALPANA K TRUST	REDDY KALPANA K TRS	10633 TURQIOISE VALLEY DR	LAS VEGAS NV 89144-4110	
137-25-415-017	5,361.52	0.0134%	**301.14**	CARAANG CHRIS ALEX M	10629 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4110		
137-25-415-018	5,361.52	0.0134%	**301.14**	YARD ALBERT J JR & LINDA	200 SUMMER PALACE WAY	LAS VEGAS NV 89144		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-415-019	5,361.52	0.0134%	**301.14**	LIU XU	YANG FAN	204 SUMMER PALACE WAY	LAS VEGAS NV 89144-4116	
137-25-415-020	5,361.52	0.0134%	**301.14**	SARIBAY JERRY G & JANICE U	208 SUMMER PALACE WAY	LAS VEGAS NV 89144		
137-25-415-021	5,361.52	0.0134%	**301.14**	MARTIN MELINDA	212 SUMMER PALACE WAY	LAS VEGAS NV 89144		
137-25-415-022	5,361.52	0.0134%	**301.14**	OUDYK BRIAN R	216 SUMMER PALACE WAY	LAS VEGAS NV 89144-4116		
137-25-415-023	5,361.52	0.0134%	**301.14**	G L H ASSETS L L C	3015 S JONES BLVD	LAS VEGAS NV 89146-6701		
137-25-415-024	5,361.52	0.0134%	**301.14**	THURNBECK EDWARD J & SUSAN L	301 AUTUMN PALACE WAY	LAS VEGAS NV 89144-4107		
137-25-415-025	5,361.52	0.0134%	**301.14**	2018-2 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-25-415-026	5,361.52	0.0134%	**301.14**	ALEXANDER JENNIFER H	312 SUMMER PALACE WAY	LAS VEGAS NV 89144-4117		
137-25-415-027	5,361.52	0.0134%	**301.14**	316 SUMMER PALACE L L C	3416 BELLINGTON RD	NORTH LAS VEGAS NV 89030		
137-25-415-028	5,361.52	0.0134%	**301.14**	YEH GLORI	121 E ADAMS AVE	ALHAMBRA CA 91801		
137-25-415-029	5,361.52	0.0134%	**301.14**	ROMERO ROBERT L & LINDY M	324 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		
137-25-415-030	5,361.52	0.0134%	**301.14**	KUZEMKA KRISTINE	O'NEILL NANCIE ANN	328 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118	
137-25-415-031	5,361.52	0.0134%	**301.14**	HAWKS KATE	316 EMERALD VISTA WAY	LAS VEGAS NV 89144		
137-25-415-032	5,361.52	0.0134%	**301.14**	POMBUENA ARTHUR JOHN & MARIA AGNES	336 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		
137-25-415-033	5,361.52	0.0134%	**301.14**	WU XIANFENG	YANG CHENXIANG	340 SUMMER PALACE WAY	LAS VEGAS NV 89144	
137-25-415-034	5,361.52	0.0134%	**301.14**	ALLEN DAVID W & DONNA A	344 SUMMER PALACE WAY	LAS VEGAS NV 89144		
137-25-415-035	5,361.52	0.0134%	**301.14**	WARLICK ROBERT B & SHERRI L	348 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		
137-25-415-036	5,361.52	0.0134%	**301.14**	GREENE TAMARA D & CEDRIC R	352 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		
137-25-415-037	5,361.52	0.0134%	**301.14**	BALCOM FAMILY TRUST	BALCOM DAVID L & LORETTA TRS	1705 AFTON DR	LAS VEGAS NV 89117	
137-25-415-038	5,361.52	0.0134%	**301.14**	J J C C PROPERTIES SERIES IX L L C	8909 GREENSBORO LN	LAS VEGAS NV 89134-0503		
137-25-415-039	5,361.52	0.0134%	**301.14**	ROGERS PAULA RICE	5043 PENSIER ST	LAS VEGAS NV 89135		
137-25-415-040	5,361.52	0.0134%	**301.14**	HEUSER BRIAN P	349 SUMMER PALACE WAY	LAS VEGAS NV 89144		
137-25-415-041	5,361.52	0.0134%	**301.14**	LUEDEMANN REBECCA	345 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		
137-25-415-042	5,361.52	0.0134%	**301.14**	ASHE JAMES E & STEPHANIE	341 SUMMER PALACE WY	LAS VEGAS NV 89144-4118		0
137-25-415-043	5,361.52	0.0134%	**301.14**	RHOADES KRISTINA ANGELA	333 SUMMER PALACE WAY	LAS VEGAS NV 89144-4118		0
137-25-415-044	5,361.52	0.0134%	**301.14**	EASON SUSAN L REVOCABLE LIV TR	EASON SUSAN L TRS	10700 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119	
137-25-415-045	5,361.52	0.0134%	**301.14**	ALLAN BRUCE S & MARGRIET D	10704 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119		
137-25-415-046	5,361.52	0.0134%	**301.14**	BAILEY PHILLIP L	19078 GARNET WAY	WALNUT CA 91789-4730		
137-25-415-047	5,361.52	0.0134%	**301.14**	ABITONG EMMANUEL & JULIA	10712 HIGHLAND PARK CT	LAS VEGAS NV 89144		
137-25-415-048	5,361.52	0.0134%	**301.14**	PICKARD DALE & KATHLEEN	10716 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119		
137-25-415-049	5,361.52	0.0134%	**301.14**	MASSANOVA JOSEPH EDWARD	10720 HIGHLAND PARK CT	LAS VEGAS NV 89144		
137-25-415-052	5,361.52	0.0134%	**301.14**	LARKIN LEVI SCHMUTZ & KIMBERLY	10713 HIGHLAND PARK CT	LAS VEGAS NV 89144		
137-25-415-053	5,361.52	0.0134%	**301.14**	ROBAINA MELISSA	10709 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119		
137-25-415-054	5,361.52	0.0134%	**301.14**	ORR KATIE B	10705 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119		
137-25-415-055	5,361.52	0.0134%	**301.14**	BYNUM JAMES W JR & JENNIFER L	10701 HIGHLAND PARK CT	LAS VEGAS NV 89144-4119		
137-25-415-056	5,361.52	0.0134%	**301.14**	ZAGORODNYUK ANDRIAN	217 SUMMER PALACE WAY	LAS VEGAS NV 89144-4116		
137-25-415-057	5,361.52	0.0134%	**301.14**	BERGET ALEXIS	DELAVEAGA JEFFREY	213 SUMMER PALACE WAY	LAS VEGAS NV 89144	
137-25-415-058	5,361.52	0.0134%	**301.14**	MARTIN CRYSTAL A LIVING TRUST	MARTIN CRYSTAL A TRS	209 SUMMER PALACE WAY	LAS VEGAS NV 89144-4116	
137-25-415-059	5,361.52	0.0134%	**301.14**	SHAH RITESH PRAVINKANT & LIZA R	11058 DESERT DOVE AVE	LAS VEGAS NV 89144		
137-25-415-060	5,361.52	0.0134%	**301.14**	FLANIGAN GREG W & TERRI L	201 SUMMER PALACE WAY	LAS VEGAS NV 89144-4116		
137-25-415-061	5,361.52	0.0134%	**301.14**	SNEFSKY DONNA M	540 MORELAND DR	PITTSBURGH PA 15243-1714		
137-25-415-062	5,361.52	0.0134%	**301.14**	KOLK BRUCE A & DEBORAH K	204 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-063	5,361.52	0.0134%	**301.14**	GRANDISON EVA A & ROBERT	208 DEPAUL CT	LAS VEGAS NV 89144		
137-25-415-064	5,361.52	0.0134%	**301.14**	GRANDISON EVA A & ROBERT	212 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-065	5,361.52	0.0134%	**301.14**	HICKS JOSEPH & JEANINE	216 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-066	5,361.52	0.0134%	**301.14**	JOLLY DONALD W & SUSAN D	217 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-067	5,361.52	0.0134%	**301.14**	EVERY PAUL O & LUISA C	213 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-068	5,361.52	0.0134%	**301.14**	D E C PROPERTIES L L C	22601 FEDERALIST RD	CALABASAS CA 91302		
137-25-415-069	5,361.52	0.0134%	**301.14**	WU DI	ZHANG RUI NIAN	6 BRIARWOOD CT	WHIPPANY NJ 7981	
137-25-415-070	5,361.52	0.0134%	**301.14**	STEELE MARY E & KENNETH R JR	201 DEPAUL CT	LAS VEGAS NV 89144-4136		
137-25-415-071	5,361.52	0.0134%	**301.14**	YUAN HUA	10712 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-415-072	5,361.52	0.0134%	**301.14**	GRIGORIAN VERJIN	10716 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4140		
137-25-415-073	5,361.52	0.0134%	**301.14**	N M K SERIES 10720 T V	5130 S FORT APACHE RD #215-395	LAS VEGAS NV 89148		
137-25-415-074	5,361.52	0.0134%	**301.14**	LEWIS DON W & WENDY	10728 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-416-001	5,361.52	0.0134%	**301.14**	HANKEN GEORGE & MICHELE	5 TAVO LN	NEW CITY NY 10956-4811		
137-25-416-002	5,361.52	0.0134%	**301.14**	SEE MICHAEL ALAN & KAY ELLEN	10737 TURQOUISE VALLEY DR	LAS VEGAS NV 89144-4141		
137-25-416-003	5,361.52	0.0134%	**301.14**	CROCKETT CECILIA G & DAVID W	10741 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4141		
137-25-416-004	5,361.52	0.0134%	**301.14**	CLARK PETE & HELEN M	10745 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4141		
137-25-416-005	5,361.52	0.0134%	**301.14**	KRALICK MARK M	10749 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-416-006	5,361.52	0.0134%	**301.14**	SHMATKOVA YULIA	10753 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-416-007	5,361.52	0.0134%	**301.14**	NEWMAN JERALD & HELEN REV LIV TR	NEWMAN JERALD D & HELEN M TRS	10757 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4141	
137-25-416-008	5,361.52	0.0134%	**301.14**	EALYVEGAS L L C	154-38 28TH AVE	FLUSHING NY 11354-1539		
137-25-416-009	5,361.53	0.0134%	**301.14**	722 ENTERPRISE LLC	2332 MEGAN DR	OAKLEY CA 94561		
137-25-416-010	5,361.53	0.0134%	**301.14**	BALDWIN JEFFERY & MELANIE	10764 TURQUOISE VALLEY DR	LAS VEGAS NV 89144-4141		
137-25-416-011	5,361.53	0.0134%	**301.14**	WONG DAVID M & KAREN W	13775 CALLE TACUBA	SARATOGA CA 95070-4920		
137-25-416-012	5,361.53	0.0134%	**301.14**	LEONG ALBERT	5339 SHELTER CREEK LN	SAN BRUNO CA 94066-6039		
137-25-416-013	5,361.53	0.0134%	**301.14**	MCCOOK ANDREW & BECKY	10752 TURQUOISE VALLEY DR	LAS VEGAS NV 89144		
137-25-416-014	5,361.53	0.0134%	**301.14**	MURPHY FRANK S & COLLEEN A	101 CLYBOURN CT	LAS VEGAS NV 89144-4149		
137-25-416-015	5,361.53	0.0134%	**301.14**	MOHANTY CHANDRA S & SUJATA	505 BIANCA BAY ST	LAS VEGAS NV 89144		
137-25-416-016	5,361.53	0.0134%	**301.14**	MIRA MANUEL L & VIRGINIA C	109 CLYBOURN CT	LAS VEGAS NV 89144-4149		
137-25-416-017	5,361.53	0.0134%	**301.14**	BLAKENEY GREGORY A & SHERI L	1562 FRENCHMANS BEND	MONROE LA 71203-8767		
137-25-416-018	5,361.53	0.0134%	**301.14**	BEST KELLY S & ANGELA M	125 CLYBOURN CT	LAS VEGAS NV 89144-4149		
137-25-416-019	5,361.53	0.0134%	**301.14**	EDGAR THOMAS M & KAZUKO	141 CLYBOURN CT	LAS VEGAS NV 89144-4150		
137-25-416-020	5,361.53	0.0134%	**301.14**	FITZPATRICK MERLON E & TRINA C	145 CLYBOURN CT	LAS VEGAS NV 89144-4150		
137-25-416-021	5,361.53	0.0134%	**301.14**	TURNER JULIAN	149 CLYBOURN CT	LAS VEGAS NV 89144		
137-25-416-022	5,361.53	0.0134%	**301.14**	MUSCAGLIONE JAMES	148 CLYBOURN CT	LAS VEGAS NV 89144		
137-25-416-023	5,361.53	0.0134%	**301.14**	JONES PATRICK M & LISA M	140 CLYBOURN CT	LAS VEGAS NV 89144-4150		
137-25-416-024	5,361.53	0.0134%	**301.14**	PLUM TREE 6 L L C	2577 CHATEAU CLERMONT ST	HENDERSON NV 89044		
137-25-416-025	5,361.53	0.0134%	**301.14**	BRIDGES SEPARATE PROPERTY TRUST	BRIDGES KATHLEEN A TRS	132 CLYBOURN CT	LAS VEGAS NV 89144-4150	
137-25-416-026	5,361.53	0.0134%	**301.14**	YAMACHIKA FAMILY 2005 REVOCABLE TRUST	YAMACHIKA AARON MAMORU & DEBRA MICHIE TRS	128 CLYBOURN CT	LAS VEGAS NV 89144-4149	
137-25-416-027	5,361.53	0.0134%	**301.14**	NIKSTER INVESTMENTS LLC-SERIES D	%D & P NARULA	9807 HIGHRIDGE DR	LAS VEGAS NV 89134-6728	
137-25-416-028	5,361.53	0.0134%	**301.14**	RUTHERFORD TARA & RYAN	120 CLYBOURN CT	LAS VEGAS NV 89144-4149		
137-25-416-029	5,361.53	0.0134%	**301.14**	ROSCH LEE JON & ANN H LIVING TRUST	ROSCH LEE JON & ANN H TRS	116 CLYBOURN CT	LAS VEGAS NV 89144-4149	
137-25-416-030	5,361.53	0.0134%	**301.14**	ZHU BAOZHEN	880 GALLERY COURSE DR	LAS VEGAS NV 89148		
137-25-416-031	5,361.53	0.0134%	**301.14**	NAVALTA EXEQUIEL A & SHARON A	108 CLYBOURN CT	LAS VEGAS NV 89144-4149		
137-25-416-032	5,361.53	0.0134%	**301.14**	GUARDADO JOSE	10732 TURQUOISE VALLEY	LAS VEGAS NV 89144-4140		
137-25-416-033	5,361.53	0.0134%	**301.14**	MARGATE FAMILY TRUST	MARGATE BOBBY U & OFELIA TRS	205 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145	
137-25-416-034	5,361.53	0.0134%	**301.14**	BAKER JOHN REVOCABLE LIVING TR	BAKER JOHN TRS	209 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145	
137-25-416-035	5,361.53	0.0134%	**301.14**	HUTCHINGS NORMAN E JR	213 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145		
137-25-416-036	5,361.53	0.0134%	**301.14**	BORJA MELINDA R & JOSE R	217 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145		
137-25-416-037	5,361.53	0.0134%	**301.14**	LIU FANG	221 EMERALD VISTA WAY	LAS VEGAS NV 89144		
137-25-416-038	5,361.53	0.0134%	**301.14**	MCGANN MARK K	%SILVER STATE REALTY & INVEST	9325 W SAHARA AVE	LAS VEGAS NV 89117	
137-25-416-039	5,361.53	0.0134%	**301.14**	WONG DAVID M & KAREN W	13775 CALLE TACUBA	SARATOGA CA 95070-4920		
137-25-416-040	5,361.53	0.0134%	**301.14**	NAKANO GORDON T & JULI L	233 EMERALD VISTA WAY	LAS VEGAS NV 89144-4146		
137-25-416-041	5,361.53	0.0134%	**301.14**	LAO MARIA ESTELA POLYANNA	201 EL BONITO WAY	MILLBRAE CA 94030-2228		
137-25-416-042	5,361.53	0.0134%	**301.14**	NOGGLE JANE E	10705 GLEN ELLYN CT	LAS VEGAS NV 89144-4144		
137-25-416-043	5,361.53	0.0134%	**301.14**	KJELLBERG FAMILY TRUST	KJELLBERG PETER & VALERIE TRS	33 DEERHILL DR	ROLLING HILLS ESTATES CA 90274	
137-25-416-044	5,361.53	0.0134%	**301.14**	TESORO EDWARD L & LOUISE REV TR	TESORO EDWARD L & LOUISE TRS	10713 GLEN ELLYN CT	LAS VEGAS NV 89144-4144	
137-25-416-045	5,361.53	0.0134%	**301.14**	SHEN LIJUN	600 RUNBRIDGE ST	LAS VEGAS NV 89144		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-416-046	5,361.53	0.0134%	**301.14**	CHISM FAMILY REVOCABLE LIVING TRUST	CHISM BRYAN L & JAN E TRS	10721 GLEN ELLYN CT	LAS VEGAS NV 89144-4144	
137-25-416-047	5,361.53	0.0134%	**301.14**	PARKER JOHN M & MARCIE A	123 KILMARTIN VALLEY CT	LAS VEGAS NV 89148-3814		
137-25-416-048	5,361.53	0.0134%	**301.14**	PIQUE FAMILY REVOCABLE LIVING TR	PIQUE ALBERTO ALBAN & E M TRS	10712 GLEN ELLYN CT	LAS VEGAS NV 89144-4144	
137-25-416-049	5,361.53	0.0134%	**301.14**	PISCOPO LAWRENCE J & DOREEN L	10704 GLEN ELLYN CT	LAS VEGAS NV 89144-4144		
137-25-416-050	5,361.53	0.0134%	**301.14**	SCHNEIDER RICHARD L	WOLF DAWN C	301 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147	
137-25-416-051	5,361.53	0.0134%	**301.14**	ENJOY LIFE TRUST	%FIRSTBANK MORTGAGE	425 PHILLIPS BLVD	EWING NJ 8618	
137-25-416-052	5,361.53	0.0134%	**301.14**	MARIANI MARIO-JOHN & CHARA L	11421 RANCHO VILLA VERDE PL	LAS VEGAS NV 89138		
137-25-416-053	5,361.53	0.0134%	**301.14**	NEGYESI ROBERT	SZABO CSILLA	325 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147	
137-25-416-054	5,361.53	0.0134%	**301.14**	WANG DAVID	1721 CHOICE HILLS DR	HENDERSON NV 89012		
137-25-416-055	5,361.53	0.0134%	**301.14**	ZHOU JOE HUAYUE	QIU DORA DONGXIA	3323 LOTUS DR	HACIENDA HEIGHTS CA 91745-6343	
137-25-416-056	5,361.53	0.0134%	**301.14**	LIU MASON	GUAN XIAO LI	10482 ALMOND ST	ALTA LOMA CA 91737-1797	
137-25-416-057	5,361.53	0.0134%	**301.14**	HANNA MIKE	9917 COZY GLEN CIR	LAS VEGAS NV 89117		
137-25-416-058	5,361.53	0.0134%	**301.14**	HAWKS KATE W	316 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147		
137-25-416-059	5,361.53	0.0134%	**301.14**	FRILEY TODD CHARLES & ENA MARIA	312 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147		
137-25-416-060	5,361.53	0.0134%	**301.14**	LUCAS JOHN C III & CATHERINE A	308 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147		
137-25-416-061	5,361.53	0.0134%	**301.14**	ERDMAN ROBERT J & IRENE D	304 EMERALD VISTA WAY	LAS VEGAS NV 89144-4147		
137-25-416-062	5,361.53	0.0134%	**301.14**	LONGLEY KIMBERLY A	300 EMERALD VISTA WAY	LAS VEGAS NV 89144		
137-25-416-063	5,361.53	0.0134%	**301.14**	CONNER LINDA REVOCABLE LIVING TRUST	CONNER LINDA TRS	244 EMERALD VISTA WAY	LAS VEGAS NV 89144	
137-25-416-064	5,361.53	0.0134%	**301.14**	FANG RUI	DING WEI	4990 S RAINBOW BLVD #120	LAS VEGAS NV 89118	
137-25-416-065	5,361.53	0.0134%	**301.14**	SHAHMIRZADI SHIBA	8617 ESTRELITA DR	LAS VEGAS NV 89128		
137-25-416-066	5,361.53	0.0134%	**301.14**	DE ORO FAMILY TRUST	232 EMERALD VISTA WAY	LAS VEGAS NV 89144-4146		
137-25-416-067	5,361.53	0.0134%	**301.14**	LUDYEN STEVEN M & TERESITA	228 EMERALD VISTA WAY	LAS VEGAS NV 89144-4146		
137-25-416-068	5,361.53	0.0134%	**301.14**	CHU SAMUEL	LAU KIMBLEY	224 EMERALD VISTA WAY	LAS VEGAS NV 89144	
137-25-416-069	5,361.53	0.0134%	**301.14**	ROSS CARL L & CHERYL R REVOCABLE LIVING TRUST	ROSS CARL L & CHERYL R TRS	220 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145	
137-25-416-070	5,361.53	0.0134%	**301.14**	PEE WEE TRUST	2940 CRYSTAL BAY DR	LAS VEGAS NV 89117		
137-25-416-071	5,361.53	0.0134%	**301.14**	TOPHAM STEVEN L & TERI L	700 CHARBONNE PL	LAS VEGAS NV 89145		
137-25-416-072	5,361.53	0.0134%	**301.14**	ASROCK PRO L L C	13988 STREET OF THE CHIMES	CHINO HILLS CA 91709		
137-25-416-073	5,361.53	0.0134%	**301.14**	HOANG MINH QUANG & CHAM T LIV TR	HOANG MINH QUANG & CHAM THI TRS	7954 ENGLISH OAKS COVE	SANDY UT 84093-6300	
137-25-416-074	5,361.53	0.0134%	**301.14**	RATH CHARLES V JR & NATALIE S	200 EMERALD VISTA WAY	LAS VEGAS NV 89144-4145		
137-25-417-001	6,311.24	0.0158%	**354.48**	GORDON STEPHEN F III & LYNN R	10653 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4137		
137-25-417-002	6,311.24	0.0158%	**354.48**	MOORE LIVING TRUST	MOORE E M TRS	3053 E CHAPALA DR	LAS VEGAS NV 89120-1934	
137-25-417-003	6,311.24	0.0158%	**354.48**	MACKENZIE THOMAS & K 2000 REV TR	MACKENZIE THOMAS IAN & KIM K TRS	255 DONEGAL WAY	MARTINEZ CA 94553-6215	
137-25-417-004	6,311.24	0.0158%	**354.48**	FISHER WILLIAM F & SYLVIA S	10665 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4137		
137-25-417-005	6,311.24	0.0158%	**354.48**	PARKES LANE R & MICHELLE R	1308 SWANBROOKE DR	LAS VEGAS NV 89144		
137-25-417-006	6,311.24	0.0158%	**354.48**	NISHIMURA ROLAND & VALERIE A	10673 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4137		
137-25-417-007	6,311.24	0.0158%	**354.48**	G 2 M 2 INVESTMENTS L L C	%A GHUMAN	1200 MOSELLE CT	LAS VEGAS NV 89144	
137-25-417-008	6,311.24	0.0158%	**354.48**	HUBER BERND M & KEIKO	10681 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4138		
137-25-417-009	6,311.24	0.0158%	**354.48**	LAO MARIA ESTELA POLYANNA	201 EL BONITO WAY	MILLBRAE CA 94030-2228		
137-25-417-010	6,311.24	0.0158%	**354.48**	BOOKER PHILLIP JEFFREY & CAROLYN LESLEY LIVING TR	BOOKER PHILLIP JEFFREY & CAROLYN LESLEY TRS	10705 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139	
137-25-417-011	6,311.24	0.0158%	**354.48**	BRUNER JOHN C & ENJOLI R	10709 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139		
137-25-417-012	6,311.24	0.0158%	**354.48**	MASSO GRACIELA	9103 ALTA DR #1003	LAS VEGAS NV 89145		
137-25-417-013	6,311.24	0.0158%	**354.48**	POKROPSKI RICHARD C & LINDSAY ANNE	10717 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139		
137-25-417-014	6,311.24	0.0158%	**354.48**	BURT ALAN J & LEANNE K	10721 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139		
137-25-417-015	6,311.24	0.0158%	**354.48**	SENDER DAVID A	10725 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139		
137-25-417-016	6,311.24	0.0158%	**354.48**	ARES KENNETH R	PASTRANO MAISIE M	10729 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4139	
137-25-417-017	6,311.24	0.0158%	**354.48**	SWIS LIVING TRUST	SWIS ITZHAK & ILANA TRS	6109 DEL VALLE DR	LOS ANGELES CA 90048-5303	
137-25-417-018	6,311.24	0.0158%	**354.48**	SHAPIRO BRIAN D & KRISTIN A	10737 SAPPHIRE VISTA	LAS VEGAS NV 89144-4153		
137-25-417-019	6,311.24	0.0158%	**354.48**	SAHU SUDHI R	135 CARMELITA DR	MOUNTAIN VIEW CA 94040		
137-25-417-020	6,311.24	0.0158%	**354.48**	POPOVICH HAUG LIVING TRUST ETAL	POPOVICH ROBERT D TRS	401 SILVER PRAIRIE CT	LAS VEGAS NV 89144	
137-25-417-021	6,311.24	0.0158%	**354.48**	W P TRUST	ALSLEBEN WALTER W TRS	405 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-417-022	6,311.24	0.0158%	**354.48**	DERASMO KIRSTEN K	409 SILVER PRAIRIE CT	LAS VEGAS NV 89144		
137-25-417-023	6,311.24	0.0158%	**354.48**	SEXTON WILLIAM M	404 SILVER PRAIRIE CT	LAS VEGAS NV 89144		
137-25-417-024	6,311.24	0.0158%	**354.48**	DAVIS ROSS WILLIAM	SHAYEGANI RAMONA	400 SILVER PRAIRIE CT	LAS VEGAS NV 89144-4148	
137-25-417-025	6,311.24	0.0158%	**354.48**	MIYASATO KRIS A	401 COPPER VALLEY CT	LAS VEGAS NV 89144-4142		0
137-25-418-001	6,311.24	0.0158%	**354.48**	HWANG ANDREW H & MARAGET M	HWANG ANDREW H & MARGARET M TRS	409 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4154	
137-25-418-002	6,311.24	0.0158%	**354.48**	RILLERA BARTOLOME D & CORAZON V	405 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4154		
137-25-418-003	6,311.24	0.0158%	**354.48**	HAJEER FATMEH B Z	1380 VILLAGE WAY #H-101	COSTA MESA CA 92626-4035		
137-25-418-004	6,311.24	0.0158%	**354.48**	AUSMAN BRIAN P & MANDI L	10833 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153		
137-25-418-005	6,311.24	0.0158%	**354.48**	WENG HUA KANG	10829 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153		
137-25-418-006	6,311.24	0.0158%	**354.48**	BURBANK JOHN R	BURBANK ROSEMARIE M REV LIV TR	10825 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153	
137-25-418-007	6,311.24	0.0158%	**354.48**	CHO YOON JIN	LEE BO HYUNG K	10821 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144	
137-25-418-008	6,311.24	0.0158%	**354.48**	MOONEY KATHRYN LIVING TRUST	MOONEY KATHRYN TRS	10817 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153	
137-25-418-009	6,311.24	0.0158%	**354.48**	KRATER FAMILY TRUST SURV SPOUSE TR	KRATER MIRIAM TRS	P O BOX 3577	BEVERLY HILLS CA 90212	
137-25-418-010	6,311.24	0.0158%	**354.48**	WEINSTEIN FAMILY TRUST	WEINSTEIN ALAN P & LINDA B TRS	10809 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153	
137-25-418-011	6,311.24	0.0158%	**354.48**	BIGELOW JOHN & SUSIE LIVING TR	BIGELOW JOHN C & SUSIE TRS	10805 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153	
137-25-418-012	6,311.24	0.0158%	**354.48**	BOCK LIVING TRUST	BOCK GREG & JULIE ANN TRS	10801 SAPPHIRE VISTA AVE	LAS VEGAS NV 89144-4153	
137-25-418-013	6,311.24	0.0158%	**354.48**	RAJEWSKI GEORGE REVOCABLE TRUST	RAJEWSKI GEORGE & TERRY TRS	400 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151	
137-25-418-014	6,311.24	0.0158%	**354.48**	BORDEN BILLY W & RHONDA A	404 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-418-015	6,311.24	0.0158%	**354.48**	DANG RICHARD & HUYENTRAN	408 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-418-016	6,311.24	0.0158%	**354.48**	SAFAEI SANA	405 BLOOMINGDALE CT	LAS VEGAS NV 89144		
137-25-418-017	6,311.24	0.0158%	**354.48**	DEMERS MICHAEL E & MARY SUE	401 BLOOMINGDALE CT	LAS VEGAS NV 89144-4151		
137-25-418-018	6,311.24	0.0158%	**354.48**	PEREZ V A & A L REV LIV TR	PEREZ VALENTINE A & ANGELA L TRS	400 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4154	
137-25-418-019	6,311.24	0.0158%	**354.48**	BUCHHOLZ BRYAN E & ELIZABETH E	404 EMERALD HEIGHTS ST	LAS VEGAS NV 89144-4154		
137-25-419-001	4,932.98	0.0123%	**277.07**	PAGLIONE GORDON EVAN JR	ZHOU JING	28 BERNERI DR	LAS VEGAS NV 89138	
137-25-419-002	4,932.98	0.0123%	**277.07**	ROSE JAN M	237 SILVER CASTLE ST	LAS VEGAS NV 89144-4121		
137-25-419-003	4,932.98	0.0123%	**277.07**	ZAPITAN ALFREDO & LILIAWATI	241 SILVER CASTLE ST	LAS VEGAS NV 89144		
137-25-419-004	4,932.98	0.0123%	**277.07**	MINGAO CESAR C	BARTOLOME-MINGAO LOIDA C	7729 CHARMAIN CT	ANTELOPE CA 95843	
137-25-419-005	4,932.98	0.0123%	**277.07**	THOMPSON JEREMY	301 SILVER CASTLE ST	LAS VEGAS NV 89144		
137-25-419-006	4,932.98	0.0123%	**277.07**	LUDWIG JOHN M & KAREN S	305 SILVER CASTLE ST	LAS VEGAS NV 89144-4132		
137-25-419-007	4,932.98	0.0123%	**277.07**	LINE RONALD R & LEANNE L TRUST 2018	LINE RONALD R & LEANNE L TRS	4930 MARSHALL CREEK DR	LA VERNE CA 91750	
137-25-419-008	4,932.98	0.0123%	**277.07**	KOVAR SUSANNE	313 SILVER CASTLE ST	LAS VEGAS NV 89144-4132		
137-25-419-009	4,932.98	0.0123%	**277.07**	GILL SARBJIT & RANJIT	3624 ROWLEY DR	SAN JOSE CA 95132		
137-25-419-010	4,932.98	0.0123%	**277.07**	MOVSESSIAN VARAND	5905 EVER VIEW CT	LAS VEGAS NV 89148-5527		
137-25-419-011	4,932.98	0.0123%	**277.07**	GREEN JESSICA A	1016 GOLDEN AGE CT	LAS VEGAS NV 89144		
137-25-419-012	4,932.98	0.0123%	**277.07**	BATES KEN L & PAM M LIVING TRUST	BATES KENNETH L & PAMELA M CO-TRS	300 SILVER CASTLE ST	LAS VEGAS NV 89144-4132	
137-25-419-013	4,932.98	0.0123%	**277.07**	ADABASHI ALEXANDER E & JOANNA	244 SILVER CASTLE ST	LAS VEGAS NV 89144-4121		
137-25-419-014	4,932.98	0.0123%	**277.07**	ANDERSON LYNN	240 SILVER CASTLE ST	LAS VEGAS NV 89144-4121		
137-25-419-015	4,932.98	0.0123%	**277.07**	PHILLIPS CHRISTOPHER J	2240 JAMAICA CT	LAS VEGAS NV 89117-2825		
137-25-419-016	4,932.98	0.0123%	**277.07**	DAVIS KAREN L	MONTANARELLA KARA LYN	232 SILVER CASTLE ST	LAS VEGAS NV 89144-4121	
137-25-419-017	4,932.98	0.0123%	**277.07**	MEPPEN FAMILY TRUST	P O BOX 370714	LAS VEGAS NV 89137		
137-25-419-018	4,932.98	0.0123%	**277.07**	BUCALO KELLY M	224 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-419-019	4,932.98	0.0123%	**277.07**	BACALLAO MARIO	220 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-419-020	4,932.98	0.0123%	**277.07**	MELBY LORENE S LIVING TRUST	MELBY LORENE S TRS	216 SILVER CASTLE ST	LAS VEGAS NV 89144-4120	
137-25-419-021	4,932.98	0.0123%	**277.07**	ADOLFO MARIA C SEPARATE PPTY TR	ADOLFO MARIA C TRS	1504 CHAMBOLLE CT	LAS VEGAS NV 89144-1137	
137-25-419-022	4,932.98	0.0123%	**277.07**	JAEGER BRENDA V	208 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-419-023	4,932.98	0.0123%	**277.07**	WELLS JEFFREY M	11021 DESERT DOVE AVE	LAS VEGAS NV 89144		
137-25-419-024	4,932.98	0.0123%	**277.07**	GONZALEZ-RIVERA OMAR	GONZALEZ YESENIA	10808 ARMITAGE AVE	LAS VEGAS NV 89144	
137-25-419-025	4,932.98	0.0123%	**277.07**	PUENTES ESTHER	10804 ARMITAGE AVE	LAS VEGAS NV 89144-4122		
137-25-419-026	4,932.98	0.0123%	**277.07**	IJIDAKINRO AYODELE A	10800 ARMITAGE AVE	LAS VEGAS NV 89144		

City

3/10/2019 Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-419-027	4,932.98	0.0123%	**277.07**	MERKOUCHE KARIM & KARIMA	10801 PALATINE CT	LAS VEGAS NV 89144		
137-25-419-028	4,932.98	0.0123%	**277.07**	HO TINLUN A	NG YEE LING	10805 PALATINE CT	LAS VEGAS NV 89144-4125	
137-25-419-029	4,932.98	0.0123%	**277.07**	WU BING	NI TING	11241 REVELRY LN	LAS VEGAS NV 89138	
137-25-419-030	4,932.98	0.0123%	**277.07**	CHIN FAMILY INVESTMENTS L L C	8000 DEL REY AVE	LAS VEGAS NV 89117-1365		
137-25-419-031	4,932.99	0.0123%	**277.07**	KWON SUNMEE	10808 PALATINE CT	LAS VEGAS NV 89144		
137-25-419-032	4,932.99	0.0123%	**277.07**	RHEE WILLIAM W & JEAN	10804 PALATINE CT	LAS VEGAS NV 89144		
137-25-419-033	4,932.99	0.0123%	**277.07**	ZHAN MENGHUA	WANG HUAIQING	3320 AQUINAS AVE	MISSISSAUGA ON L5M 7K8 CANADA	
137-25-419-034	4,932.99	0.0123%	**277.07**	PROGRESS RESIDENTIAL 2015-1 BORROWER L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-25-419-035	4,932.99	0.0123%	**277.07**	SULLIVAN HARRY R	%SIGNATURE REAL EST GROUP	9525 HILLWOOD DR #120	LAS VEGAS NV 89134	
137-25-419-036	4,932.99	0.0123%	**277.07**	FARRIS FAMILY TRUST	FARRIS LESLIE & SONDRA TRS	309 MCHENRY ST	LAS VEGAS NV 89144	
137-25-419-037	4,932.99	0.0123%	**277.07**	BAUER ANNALISE	JOHNSON PRESTON	313 MCHENRY ST	LAS VEGAS NV 89144-4128	
137-25-419-038	4,932.99	0.0123%	**277.07**	HOLDEN WILLIAM	DELEON ROYINA	317 MCHENRY ST	LAS VEGAS NV 89144-4128	
137-25-419-039	4,932.99	0.0123%	**277.07**	LAM CHARLES M	TAM-LAM KITTY	1185 CHISOLTRAIL DR	DIAMOND BAR CA 91765	
137-25-419-040	4,932.99	0.0123%	**277.07**	COLLOTON MARK G	312 MCHENRY ST	LAS VEGAS NV 89144-4128		
137-25-419-041	4,932.99	0.0123%	**277.07**	BAKER EDWARD & BARBARA	10732 PARADISE POINT DR	LAS VEGAS NV 89134-7436		
137-25-419-042	4,932.99	0.0123%	**277.07**	RATHGEB THERESE A & JEFFREY W	304 MCHENRY ST	LAS VEGAS NV 89144-4128		
137-25-419-043	4,932.99	0.0123%	**277.07**	HOSKIN JEANETTE M LIVING TRUST	HOSKIN JEANETTE M TRS	300 MCHENRY ST	LAS VEGAS NV 89144-4128	
137-25-419-044	4,932.99	0.0123%	**277.07**	DOVE KIMBERLY S & DALE E JR	232 MCHENRY ST	LAS VEGAS NV 89144		
137-25-419-045	4,932.99	0.0123%	**277.07**	SCHNEIDER BOWMAN E LIVING TRUST	SCHNEIDER BOWMAN E TRS	228 MCHENRY ST	LAS VEGAS NV 89144-4126	
137-25-419-046	4,932.99	0.0123%	**277.07**	SIMIONE FAMILY TRUST	SIMIONE FRED P & LINDA D TRS	8752 CARLITAS JOY CT	LAS VEGAS NV 89117-3539	
137-25-419-047	4,932.99	0.0123%	**277.07**	SUN YAN	7400 W FLAMINGO RD #2005	LAS VEGAS NV 89147		
137-25-419-048	4,932.99	0.0123%	**277.07**	SUPER INVESTMENTS L L C	6720 VIA AUSTI PKWY #170	LAS VEGAS NV 89119		
137-25-419-049	4,932.99	0.0123%	**277.07**	CALDERON FRIDYLAN T	212 MCHENRY ST	LAS VEGAS NV 89144-4126		
137-25-419-050	4,932.99	0.0123%	**277.07**	ZHENG MINGHUI	7212 RANCHO ROSA WAY	RANCHO CUCAMONGA CA 91701		
137-25-419-051	4,932.99	0.0123%	**277.07**	FRANKLIN JOHN E	204 MCHENRY ST	LAS VEGAS NV 89144-4126		
137-25-419-052	4,932.99	0.0123%	**277.07**	BOUMAN GREGORY & CHERYL	200 MCHENRY ST	LAS VEGAS NV 89144-4126		
137-25-419-053	4,932.99	0.0123%	**277.07**	BLOKHIN PAUL	2642 VILLAGE CT	UNION CITY CA 94587-3176		
137-25-419-054	4,932.99	0.0123%	**277.07**	MCLERNON CANDACE L LIVING TRUST	MCLERNON CANDACE L TRS	10805 ARMITAGE AVE	LAS VEGAS NV 89144-4122	
137-25-419-055	4,932.99	0.0123%	**277.07**	TRAN PHAT	10809 ARMITAGE AVE	LAS VEGAS NV 89144-4122		
137-25-419-056	4,932.99	0.0123%	**277.07**	SQUIRES PROPERTIES L L C ARMITAGE SERIES	10301 BENT BROOK PL	LAS VEGAS NV 89134		
137-25-419-057	4,932.99	0.0123%	**277.07**	ROYBAL AUDREY JEAN	SHEFTS JEFFREY & KATHLEEN LIVING TRUST	%K SHEFTS TRS	12044 HOFFMAN ST #201	STUDIO CITY CA 91604
137-25-419-058	4,932.99	0.0123%	**277.07**	WU SHIANG-YUH	10821 ARMITAGE AVE	LAS VEGAS NV 89144		
137-25-419-059	4,932.99	0.0123%	**277.07**	D & Z INVESTMENT L L C	%C ZHAO~%C DENG	1499 HUNTINGTON DR #400	SOUTH PASADENA CA 91030	
137-25-419-060	4,932.99	0.0123%	**277.07**	HASHIMOTO SHERRY	10829 ARMITAGE AVE	LAS VEGAS NV 89144-4122		
137-25-419-061	4,932.99	0.0123%	**277.07**	DEVALLE ROBERT J & MARIS A	GODINEZ FAMILY TRUST	100 LONGHORN RIDGE	NAPA CA 94558-9380	
137-25-419-062	4,932.99	0.0123%	**277.07**	HOT WHEELS LTD SERIES MERCEDES	1004 ARABIAN SAND CT	LAS VEGAS NV 89144		
137-25-419-063	4,932.99	0.0123%	**277.07**	CADENA CHELSIE M	205 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-419-064	4,932.99	0.0123%	**277.07**	SIMEON EMMANUEL G & ASUNCION C	39169 LEVI ST	NEWARK CA 94560		
137-25-419-065	4,932.99	0.0123%	**277.07**	SILVERMAN FAMILY TRUST	213 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-419-066	4,932.99	0.0123%	**277.07**	SOMMER ANTHONY G FAMILY TRUST	SOMMER ANTHONY G TRS	2324 SUNRISE MEADOWS DR	LAS VEGAS NV 89134-6927	
137-25-419-067	4,932.99	0.0123%	**277.07**	GANDHI FAMILY TRUST	5314 VISTA DEL SOL	CYPRESS CA 90630-3052		
137-25-419-068	4,932.99	0.0123%	**277.07**	COTE GAYE E	225 SILVER CASTLE ST	LAS VEGAS NV 89144-4120		
137-25-420-001	5,361.52	0.0134%	**301.14**	LYNNMARIE HOMES L L C	9913 FOX SPRINGS DR	LAS VEGAS NV 89117		
137-25-420-002	5,361.52	0.0134%	**301.14**	LEE TIMOTHY TZE-CHENG & SYLVIA S	358 MULLEN AVE	SAN FRANCISCO CA 94110		
137-25-421-001	7,570.12	0.0189%	**425.19**	JALALI HOSSEIN A	JALALI REZA & MAHEEN	649 OLD HWY NW #313	NEW BRIGHTON MN 55112	
137-25-421-002	7,570.12	0.0189%	**425.19**	WOODRUFF THOMAS SEPERATE PPTY TR	WOODRUFF THOMAS TRS	121 TORCHWOOD LN	LAS VEGAS NV 89144-4287	
137-25-421-003	7,570.12	0.0189%	**425.19**	BANKO DEBRA A	10525 TARATA CT	LAS VEGAS NV 89144-4295		
137-25-421-004	7,570.12	0.0189%	**425.19**	ACHESON FRASER W & SONIA S REV TR	ACHESON SONIA S TRS	10529 TARATA CT	LAS VEGAS NV 89144-4295	
137-25-421-005	7,570.12	0.0189%	**425.19**	RACOMA AGAPITO & ESTELA FAM TR	RACOMA AGAPITO & ESTELA TRS	10528 TARATA CT	LAS VEGAS NV 89144-4295	
137-25-421-006	7,570.12	0.0189%	**425.19**	DOSS WHITELEY LIVING TRUST ETAL	DOSS STEVEN F TRS	113 TORCHWOOD LN	LAS VEGAS NV 89144-4287	
137-25-421-007	7,570.12	0.0189%	**425.19**	PLUMMER RICHARD & VERA L	10529 NARRA PL	LAS VEGAS NV 89144		
137-25-816-001	14,656.15	0.0366%	**823.19**	MANN LOREN S & BRITTANY R	107 S ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-25-816-002	14,656.15	0.0366%	**823.19**	JONAYA MCKINNON TRUST	MCKINNON JONATHAN H & NAYA TRS	101 S ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-25-816-003	14,656.15	0.0366%	**823.19**	ROSEBECK JENNIFER S & GREGORY R	105 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4304		
137-25-816-004	14,656.15	0.0366%	**823.19**	HARLEY MATTHEW JAMES & ILSE MARIE	111 N ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-25-816-005	14,656.15	0.0366%	**823.19**	SAGHIR SHEIKH S	KHAN NAZIA S	113 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4304	
137-25-816-006	14,656.15	0.0366%	**823.19**	BHATTI MUHAMMAD A	KAUSER REHANA	201 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305	
137-25-816-007	14,656.15	0.0366%	**823.19**	ITKIN HENRY S LIVING TRUST	ITKIN HENRY S TRS	205 N ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-25-816-008	14,656.15	0.0366%	**823.19**	P A PROPERTY L L C	1120 N TOWN CENTER DR #160	LAS VEGAS NV 89144		
137-25-816-009	14,656.15	0.0366%	**823.19**	BELL STEVEN F SR	301 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4306		
137-25-816-010	14,656.15	0.0366%	**823.19**	WICKSON BRIAN G & SHIRLEY	10153 PRESTANCIA AVE	LAS VEGAS NV 89144-4302		
137-25-816-011	14,656.15	0.0366%	**823.19**	SHAW NEIL DAVID	DELUCE DANA	10157 PRESTANCIA AVE	LAS VEGAS NV 89144-4302	
137-25-816-012	14,656.15	0.0366%	**823.19**	GREENBERG FAMILY TRUST	GREENBERG SYBIL TRS	10201 PRESTANCIA AVE	LAS VEGAS NV 89144-4303	
137-25-816-013	14,656.15	0.0366%	**823.19**	M D B MANAGEMENT TRUST 1S	BARNEY MARK H & DEBORA A TRS	%M & D BARNEY	10205 PRESTANCIA AVE	LAS VEGAS NV 89144-4303
137-25-816-014	14,656.15	0.0366%	**823.19**	VIMONA FAMILY TRUST	VEERAPANENI VIVEK TRS ETAL	10209 PRESTANCIA AVE	LAS VEGAS NV 89144	
137-25-816-015	14,656.15	0.0366%	**823.19**	ALTRECHE SUZANNE RENEE & DARREN TROY	10213 PRESTANCIA AVE	LAS VEGAS NV 89144		
137-25-816-016	14,656.15	0.0366%	**823.19**	CHEVAL FAMILY TRUST	CHEVAL DAVID W & KRISTI R TRS	401 GRAND AUGUSTA LN	LAS VEGAS NV 89144-4300	
137-25-816-017	14,656.15	0.0366%	**823.19**	SUN SOWNA P	405 GRAND AUGUSTA LN	LAS VEGAS NV 89144		
137-25-816-018	14,656.15	0.0366%	**823.19**	PADILLA MARCO T	FERNANDEZ CARMEN A	409 GRAND AUGUSTA LN	LAS VEGAS NV 89144-4300	
137-25-816-019	14,656.15	0.0366%	**823.19**	BOECKLE HOMES L L C	4730 W POST RD #150	LAS VEGAS NV 89118		
137-25-816-020	14,656.15	0.0366%	**823.19**	LAURENT PHILIPPE	417 GRAND AUGUSTA LN	LAS VEGAS NV 89144		
137-25-816-021	14,656.15	0.0366%	**823.19**	SINAI ASSET PROTECTION TRUST	SINAI KEVIN P & REBECCA S TRS	421 GRAND AUGUSTA LN	LAS VEGAS NV 89144-4300	
137-25-816-022	14,656.15	0.0366%	**823.19**	GRAY JAMES R	425 GRAND AUGUSTA LN	LAS VEGAS NV 89129		
137-25-816-023	14,656.15	0.0366%	**823.19**	VITO MICHAEL JOHN & COURTNEY A	429 GRAND AUGUSTA LN	LAS VEGAS NV 89144		
137-25-816-024	14,656.15	0.0366%	**823.19**	CON TE PARTIRO ASSET PROTECT TR	MONTOYA RONALD ALLEN TRS	5996 EDMONDS ST	LAS VEGAS NV 89118-2856	
137-25-816-025	14,656.15	0.0366%	**823.19**	R I C L L C	1120 N TOWN CENTER DR #160	LAS VEGAS NV 89144		
137-25-816-027	14,656.15	0.0366%	**823.19**	GLUSHIEN FAMILY TRUST	DIFERIO DANIEL TRS	2172 COMMON BENT DR	SUNBURY OH 43074	
137-25-816-028	14,656.15	0.0366%	**823.19**	ARCAMUZI WILLIAM TRUST	P O BOX 577	ELIZABETH CO 80107-0577		
137-25-816-029	14,656.15	0.0366%	**823.19**	MAY ROBERT A & BRENDA A	420 GRAND AUGUSTA LN	LAS VEGAS NV 89144-4300		
137-25-816-030	14,656.15	0.0366%	**823.19**	MCINTOSH EARL E & PATRICIA L	416 GRAND AUGUSTA LN	LAS VEGAS NV 89144-4300		
137-25-816-031	14,656.15	0.0366%	**823.19**	VON GOETZ FAMILY TRUST	VON GOETZ HANS & DOMARINA TRS	408 GRAND AUGUSTA LN	LAS VEGAS NV 89144	
137-25-816-033	14,656.15	0.0366%	**823.19**	M R L SEPARATE PROPERTY TRUST ETAL	LARSON MICHAEL TRS	404 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4307	
137-25-816-034	14,656.15	0.0366%	**823.19**	A O S I R 2 LIVING TRUST	STERLING ROBERT A TRS	901 BEDFORD CT	WALDORF MD 20602	
137-25-816-035	14,656.15	0.0366%	**823.19**	SORIANO FAMILY TRUST	SORIANO LYDIANILA S TRS	312 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4306	
137-25-816-036	14,656.15	0.0366%	**823.19**	PLASTER FAMILY TRUST	PLASTER RICHARD H & WENDY A TRS	801 S RANCHO DR #E4	LAS VEGAS NV 89106-3812	
137-25-816-037	14,656.15	0.0366%	**823.19**	HINKLEY LANCE THOMAS TRUST	HINKLEY LANCE TRS	%L HINKLEY	304 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4306
137-25-816-038	14,656.15	0.0366%	**823.19**	LIM EDWIN PETER B	300 N ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-25-816-039	14,656.15	0.0366%	**823.19**	MILLER JOHN SCOTT & WENDI M	214 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305		
137-25-816-040	14,656.15	0.0366%	**823.19**	JADA IRREVOCABLE TRUST ETAL	APPELHANS JERRY W TRS	210 N ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-25-816-041	14,656.15	0.0366%	**823.19**	BAKER FAMILY REVOCABLE LIV TR	BAKER MARK & LIGIN TRS	204 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305	
137-25-816-042	14,656.15	0.0366%	**823.19**	WINGATE LEONARD M & NAOMI	200 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305		
137-25-816-043	14,656.15	0.0366%	**823.19**	J C L FAMILY TRUST	SPILOTRO JOHN & ORA TRS LTD TRS	%KINGSBRIDGE MGMT~%J LOVELESS	P O BOX 370938	LAS VEGAS NV 89137
137-25-816-044	14,656.15	0.0366%	**823.19**	RIKMANN WAYNE P & MARY E NEVADA JOINT REVOCABLE TR	RIXMANN WAYNE P & MARY E TRS	108 N ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-25-816-045	14,656.15	0.0366%	**823.19**	WOOD FAMILY TRUST	WOOD MICHAEL H & BARBARA J TRS	104 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4304	
137-25-816-046	14,656.15	0.0366%	**823.19**	FISHMAN RICHARD	100 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308		
137-25-817-001	14,656.15	0.0366%	**823.19**	BORETA RON S	10152 KEARNEY HILL PL	LAS VEGAS NV 89144-4301		
137-25-819-001	9,616.09	0.0240%	**540.11**	DUONG JOHN Q	TRAN KAREN	607 CHERVIL VALLEY DR	LAS VEGAS NV 89138	
137-25-819-002	9,616.09	0.0240%	**540.11**	HUYNH BRONSON T	NAGEL CHARLES R	105 N BUTEO WOODS LN	LAS VEGAS NV 89144	
137-25-819-003	9,616.09	0.0240%	**540.11**	WILSON RAYMOND C	109 N BUTEO WOODS LN	LAS VEGAS NV 89144-4312		

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Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-25-819-004	9,616.09	0.0240%		540.11	CAMPBELL CARA L	TOMSHECK JOSH	113 N BUTEO WOODS LN	LAS VEGAS NV 89144-4312	0
137-25-819-005	9,616.09	0.0240%		540.11	HARPIN KYLE & RACHEL	201 N BUTEO WOODS LN	LAS VEGAS NV 89144		
137-25-819-006	9,616.09	0.0240%		540.11	LOU QIAOMU	LI FEI	205 N BUTEO WOODS LN	LAS VEGAS NV 89144-4313	
137-25-819-007	9,616.09	0.0240%		540.11	BAILES BRIAN L & KATHRINE A	209 N BUTEO WOODS LN	LAS VEGAS NV 89144		
137-25-819-008	9,616.09	0.0240%		540.11	MAHER MICHAEL A & BRENDA L REV LIV TR	MAHER MICHAEL A & BRENDA L TRS	213 N BUTEO WOODS LN	LAS VEGAS NV 89144	
137-25-819-009	9,616.09	0.0240%		540.11	REPPOND DENNIS & ELIZABETH	217 N BUTEO WOODS LN	LAS VEGAS NV 89144-4313		
137-25-819-010	9,616.09	0.0240%		540.11	ORR RICHARD & MOLLY	221 N BUTEO WOODS LN	LAS VEGAS NV 89144-4313		
137-25-819-011	9,616.09	0.0240%		540.11	ASANK TRUST ETAL	GURURAJ ARJUN V TRS	10432 ORKINEY DR	LAS VEGAS NV 89144	
137-25-819-012	9,616.09	0.0240%		540.11	KUMAR SRI RAM & RADHA SRI	229 N BUTEO WOODS LN	LAS VEGAS NV 89144		
137-25-819-013	9,616.09	0.0240%		540.11	ARIAN AFSHIN SEAN	10224 HAWK BAY PL	LAS VEGAS NV 89144		
137-25-819-014	9,616.09	0.0240%		540.11	MCDANIEL PRESTON JR & MARTHE	10220 HAWK BAY PL	LAS VEGAS NV 89144-4320		
137-25-819-015	9,616.09	0.0240%		540.11	BROM DAVID & HELEN TRUST	BROM DAVID P & HELEN Y TRS	10212 HAWK BAY PL	LAS VEGAS NV 89144-4320	
137-25-819-016	9,616.09	0.0240%		540.11	EPSTEIN IRA & STEPHANIE	10208 HAWK BAY PL	LAS VEGAS NV 89144-4320		
137-25-819-017	9,616.09	0.0240%		540.11	PANORAMA TRUST	106 JADE VINE	IRVINE CA 92618		
137-25-819-018	9,616.09	0.0240%		540.11	MEJECO TRUST	COUVILLIER MAXIMILIANO D III & JENNIFER L	10200 HAWK BAY PL	LAS VEGAS NV 89144	
137-25-819-019	9,616.09	0.0240%		540.11	ORLANDO FRANCIS R & HOLLY A	208 N RING DOVE DR	LAS VEGAS NV 89144-4323		
137-25-819-020	9,616.09	0.0240%		540.11	WATSON RICHARD & DONNA	3623 W TAMPA CIR	TAMPA FL 33629		
137-25-819-021	9,616.09	0.0240%		540.11	NEHLS FAMILY TRUST	NEHLS CORTNEY R & KIMBERLY K TRS	200 N RING DOVE DR	LAS VEGAS NV 89144-4323	
137-25-819-022	9,616.09	0.0240%		540.11	ISKANDER ROBERT R	BASTA HANAA F	10205 HAWK BAY PL	LAS VEGAS NV 89144	
137-25-819-023	9,616.09	0.0240%		540.11	NIETLING JOHN & ELIZABETH	10209 HAWK BAY PL	LAS VEGAS NV 89144-4320		
137-25-819-024	9,616.09	0.0240%		540.11	DAY JEREMY	10213 HAWK BAY PL	LAS VEGAS NV 89144-4320		
137-25-819-025	9,616.09	0.0240%		540.11	PANORAMA TRUST	106 JADE VINE	IRVINE CA 92618		
137-25-819-026	9,616.09	0.0240%		540.11	PLANT LIVING TRUST	PLANT CHRISTOPHER K & KIM K TRS	17903 WHITE ROBIN CT	CHESTERFIELD MO 63005-4968	
137-25-819-027	9,616.09	0.0240%		540.11	LEVINE STEVEN & SANDRA	10216 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321		
137-25-819-028	9,616.09	0.0240%		540.11	BENHAM HARRY P	12187 QUEENS BRIGADE DR	FAIRFAX VA 22030-5935		
137-25-819-029	9,616.09	0.0240%		540.11	OFIER UZI	10208 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321		
137-25-819-030	9,616.09	0.0240%		540.11	GUEVARA NATALIE M ETAL	FERMIN JOSEPH N	10204 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321	
137-25-819-031	9,616.09	0.0240%		540.11	PISANELLI SHELLEY L	10205 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321		
137-25-819-032	9,616.09	0.0240%		540.11	VARIALE FAMILY TRUST	VARIALE VINCENZO & NICOLETTA TRS	10209 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321	
137-25-819-033	9,616.09	0.0240%		540.11	SCHWARTZ ADAM & CALINE	10213 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321		
137-25-819-034	9,616.09	0.0240%		540.11	SHIREY TERRANCE & TINA	10217 NIGHTOWL CREEK PL	LAS VEGAS NV 89144		
137-25-819-035	9,616.09	0.0240%		540.11	TOKUNAGA GLENN H	132 MONTE VILLA CT	CAMPBELL CA 95008		
137-25-819-036	9,616.09	0.0240%		540.11	SENEKAL FAMILY TRUST AGREEMENT	108 N BUTEO WOODS LN	LAS VEGAS NV 89144		
137-25-819-037	9,616.09	0.0240%		540.11	KARACHI PROPERTIES L L C	%A QURESHI & N KHAN	10 SUN GLOW LN	LAS VEGAS NV 89135	
137-25-820-001	9,616.09	0.0240%		540.11	TYUKE ROBERT J & MARIETTE M	100 S ANASAZI DR	LAS VEGAS NV 89144-4324		
137-25-820-002	9,616.09	0.0240%		540.11	JAMIL TAREQ	ZAMAN AFROZA	104 S ANASAZI DR	LAS VEGAS NV 89144	
137-25-820-003	9,616.09	0.0240%		540.11	SCHWARZ ALAN R & KELLY J	108 S ANASAZI DR	LAS VEGAS NV 89144-4324		
137-25-820-004	9,616.09	0.0240%		540.11	GONZALEZ GIOVANNI	EZZO-GONZALEZ CHRISTINA	112 S ANASAZI DR	LAS VEGAS NV 89144-4324	
137-25-820-005	9,616.09	0.0240%		540.11	HOLT KELLY FAMILY TRUST ETAL	HOLT DAVID F TRS	10201 OWLS PEAK CT	LAS VEGAS NV 89144-4332	
137-25-820-006	9,616.09	0.0240%		540.11	FILIOS ELENI SEPARATE PPTY TRUST	FILIOS ELENI TRS	10205 OWLS PEAK CT	LAS VEGAS NV 89144	
137-25-820-007	9,616.09	0.0240%		540.11	DROUKAS ERIC B & JENNIFER	10209 OWLS PEAK CT	LAS VEGAS NV 89144-4332		
137-25-820-008	9,616.09	0.0240%		540.11	CHUDD FAMILY TRUST	CHUDD MICHAEL W & LISA E TRS	10213 OWLS PEAK CT	LAS VEGAS NV 89144	
137-25-820-009	9,616.09	0.0240%		540.11	MASS PROPERTIES L L C	8805 PALM GREENS CT	LAS VEGAS NV 89134		
137-25-820-010	9,616.09	0.0240%		540.11	TRISTAN NEVADA TRUST ETAL	LANGILLE MICHELLE R TRS	9811 W CHARLESTON BLVD #2-367	LAS VEGAS NV 89117-7528	
137-25-820-011	9,616.09	0.0240%		540.11	HALEY FAMILY TRUST	HALEY JOSEPH A & LEILA TRS	10204 OWLS PEAK CT	LAS VEGAS NV 89144-4332	
137-25-820-012	9,616.10	0.0240%		540.11	4G LIVING TRUST	GALATI CRAIG S & SALLY L TRS	10200 OWLS PEAK CT	LAS VEGAS NV 89144-4332	
137-25-820-013	9,616.10	0.0240%		540.11	BASINGER DAVID P TRUST	BASINGER DAVID P TRS	10201 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321	
137-25-820-014	9,616.10	0.0240%		540.11	EARL FAMILY TRUST	EARL CAMERON I & DEBORAH W CO-TRS	10200 NIGHTOWL CREEK PL	LAS VEGAS NV 89144-4321	
137-25-820-015	9,616.09	0.0240%		540.11	WILK JASON & NATALIA	136 N RING DOVE DR	LAS VEGAS NV 89144		
137-25-820-016	9,616.09	0.0240%		540.11	PLUNKETT JOHN R IV	132 N RING DOVE DR	LAS VEGAS NV 89144		
137-25-820-017	9,616.09	0.0240%		540.11	AGARWAI & RAHUL	CHURAMANI SHAIVYA	128 N RING DOVE DR	LAS VEGAS NV 89144-4323	
137-25-820-018	9,616.09	0.0240%		540.11	SHEPARD MICHAEL S	ANDERSON JUDITH M	124 N RING DOVE DR	LAS VEGAS NV 89144-4323	
137-25-820-019	9,616.09	0.0240%		540.11	THOMAS DAVID L & ROSANNE E	120 N RING DOVE DR	LAS VEGAS NV 89144-4323		
137-25-820-020	9,616.09	0.0240%		540.11	TELLES FAMILY TRUST	TELLES VINCENT M & KATHRYN E TRS	116 N RING DOVE DR	LAS VEGAS NV 89144-4322	
137-25-820-021	9,616.09	0.0240%		540.11	GHELFI CRAIG I SEPARATE PPTY TR	GHELFI CRAIG I TRS	112 N RING DOVE DR	LAS VEGAS NV 89144	
137-25-821-001	7,570.12	0.0189%		425.19	FINK GAIL D REVOCABLE LIVING TR	FINK GAIL D TRS	109 TORCHWOOD LN	LAS VEGAS NV 89144-4287	
137-25-821-002	7,570.12	0.0189%		425.19	HENNING ROGER J & KAREN L	105 TORCHWOOD LN	LAS VEGAS NV 89144		
137-25-821-003	7,570.12	0.0189%		425.19	MALKIN BRADLEY A & F REV LIV TR	11 SABLE RIDGE CT	LAS VEGAS NV 89135-7868		
137-25-821-004	7,570.12	0.0189%		425.19	MCGARRY JAMES BERNARD REVOCABLE LIVING TRUST	MCGARRY JAMES BERNARD TRS	10528 NARRA PL	LAS VEGAS NV 89144-4297	
137-25-821-005	7,570.11	0.0189%		425.19	SMITH B F JR & L E AB LIV TR	10524 NARRA PL	LAS VEGAS NV 89144-4297		
137-25-821-006	7,570.11	0.0189%		425.19	SMITH ROBIN I	10520 NARRA PL	LAS VEGAS NV 89144		
137-25-821-007	7,570.11	0.0189%		425.19	PAK JEAN H	10516 NARRA PL	LAS VEGAS NV 89144-4297		
137-25-821-008	7,570.11	0.0189%		425.19	SORRENTINO ANTHONY V	10512 NARRA PL	LAS VEGAS NV 89144-4297		
137-25-821-009	7,570.11	0.0189%		425.19	KENNEDY-SQUIERS JULIE E	SQUIERS EDWIN R III	10508 NARRA PL	LAS VEGAS NV 89144	
137-25-821-010	7,570.11	0.0189%		425.19	SELLERS NATIVIDAD F	10504 NARRA PL	LAS VEGAS NV 89144-4297		
137-25-821-011	7,570.11	0.0189%		425.19	BOWERS BRIAN	10500 NARRA PL	LAS VEGAS NV 89144-4297		
137-25-821-012	7,570.11	0.0189%		425.19	THEROS JAMES C	100 SAPODILLA LN	LAS VEGAS NV 89144		
137-25-821-013	7,570.11	0.0189%		425.19	WEEMS GINA S	104 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-25-821-014	7,570.11	0.0189%		425.19	BRADLEY CLAIRE	108 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-25-821-015	7,570.11	0.0189%		425.19	KIDO MAY SHIZUKO REV LIV TR	KIDO MAY SHIZUKO TRS	112 SAPODILLA LN	LAS VEGAS NV 89144	
137-25-821-016	7,570.11	0.0189%		425.19	COLGAN JACQUELINE J	117 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-25-821-017	7,570.11	0.0189%		425.19	YOUNGMAN ERNESTA	113 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-25-821-018	7,570.11	0.0189%		425.19	WHITLEY	4012 S RAINBOW BLVD #K515	LAS VEGAS NV 89103		
137-25-821-019	7,570.11	0.0189%		425.19	LINDHOLM CRISTINE FAMILY TRUST	LINDHOLM CRISTINE C TRS	105 SAPODILLA LN	LAS VEGAS NV 89144-4292	
137-25-821-020	7,570.11	0.0189%		425.19	NISHIHARA RYAN	100 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-25-821-021	7,570.11	0.0189%		425.19	JACOVITZ FAMILY TRUST	104 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-25-821-022	7,570.11	0.0189%		425.19	FOX BRUCE C & MARTHA L	108 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-25-821-023	7,570.11	0.0189%		425.19	HOGAN JUDY A	112 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-25-821-024	7,570.11	0.0189%		425.19	NICKOLAS JOSEPH D & TERRI E	116 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-36-210-010	48,334.66	0.1208%		2,714.82	BRAUVIN NET INVESTMENTS L L C	21333 HAGGERTY RD #100	NOVI MI 48375		
137-26-511-003	158,972.44	0.3974%		8,929.03	HINDU SOCIETY NEVADA	%R JAIN	1701 SAGEBERRY DR	LAS VEGAS NV 89144-1660	
137-26-512-001	5,288.58	0.0132%		297.04	MILLER CAROL ANN W	338 CAMINO DE TEODORO	WALNUT CA 91789		
137-26-512-002	5,288.58	0.0132%		297.04	SUSMAN VIRGINIA	11105 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-003	5,288.58	0.0132%		297.04	GATLIN PAMELA G	11109 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-004	5,288.58	0.0132%		297.04	REED ROBIN K	11113 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-005	5,288.58	0.0132%		297.04	RAHN GARY A	PETKOVA SLAVA V	11117 GATEVIEW LN	LAS VEGAS NV 89144	
137-26-512-006	5,288.58	0.0132%		297.04	BARTEK CHRISTINA A	11121 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-007	5,288.58	0.0132%		297.04	SAURIOL JOCELYN A & DENYSE J	3708 BUTTERBALL CT	NORTH LAS VEGAS NV 89032-0137		
137-26-512-008	5,288.58	0.0132%		297.04	LOGAN MERLE A	11129 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-009	5,288.58	0.0132%		297.04	MUIR CHARLES D & JEANIE M	11133 GATEVIEW LN	LAS VEGAS NV 89144-1602		
137-26-512-010	5,288.58	0.0132%		297.04	OCAMPO ZARELEA FIGUEROA	1601 APRIL SHOWER PL	LAS VEGAS NV 89144		
137-26-512-011	5,288.58	0.0132%		297.04	BROUSSARD CAROLYN M	DAVIS LEE E	332 MARBLE FALLS ST	LAS VEGAS NV 89138-3000	
137-26-512-012	5,288.58	0.0132%		297.04	BADILLO CORY L & BERNARDO	1609 APRIL SHOWER PL	LAS VEGAS NV 89144		
137-26-512-013	5,288.58	0.0132%		297.04	WEISS MARLA FAMILY TRUST	WEISS MARLA TRS	10536 SHOALHAVEN DR	LAS VEGAS NV 89134-7424	
137-26-512-014	5,288.58	0.0132%		297.04	KELSEY R Z L L C	%R ZABEN	9504 ROYAL LAMB DR	LAS VEGAS NV 89145	
137-26-512-015	5,288.58	0.0132%		297.04	STECK RICHARD J	HOOD JOYCE R	1621 APRIL SHOWER PL	LAS VEGAS NV 89144-1603	
137-26-512-016	5,288.58	0.0132%		297.04	SHUSTERMAN RICHARD & JEAN FAMILY REVOCABLE TRUST	SHUSTERMAN RICHARD A & JEAN L TRS	134 LANSBERRY CT	LOS GATOS CA 95032-4711	
137-26-512-017	5,288.58	0.0132%		297.04	ZAFLOW DOUGLAS	3685 QUEENSPOINTE LN	SALT LAKE CITY UT 84119-4059		
137-26-512-018	5,288.58	0.0132%		297.04	AUSTRIA ORLANDO B & YOKO A	1705 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-512-019	5,288.58	0.0132%	**297.04**	NAPILI MANUEL & MELBA REV LIV TR	NAPILI MANUEL M TRS	24 COLONIAL WAY	SAN FRANCISCO CA 94112-2437	
137-26-512-020	5,288.58	0.0132%	**297.04**	FANN KENNETH CHARLES & MICHELE M	1624 APRIL SHOWER PL	LAS VEGAS NV 89144-1603		
137-26-512-021	5,288.58	0.0132%	**297.04**	MUELLER MARJORIE J & JACK D	1620 APRIL SHOWER PL	LAS VEGAS NV 89144		
137-26-512-022	5,288.58	0.0132%	**297.04**	MCVANN JAY P	9601 DOLPHIN RUN	NORFOLK VA 23518		
137-26-512-023	5,288.58	0.0132%	**297.04**	SLONSKY HENRY G & DEBORAH	11128 GATEVIEW LN	LAS VEGAS NV 89144		
137-26-512-024	5,288.58	0.0132%	**297.04**	LI CHUN	LIU XIAOZHI	5311 AREZZO DR	SAN JOSE CA 95138-2202	
137-26-512-025	5,288.58	0.0132%	**297.04**	VACCARI REGINA & MICHAEL	11120 GATEVIEW LN	LAS VEGAS NV 89144		
137-26-512-026	5,288.58	0.0132%	**297.04**	ROGERS RICHARD W	11116 GATEVIEW LN	LAS VEGAS NV 89144		
137-26-513-001	5,418.08	0.0135%	**304.32**	KAUTZ FAMILY REVOCABLE TRUST	KAUTZ PETER K & CELESTE A TRS	1312 ANIME DR	LAS VEGAS NV 89144-1612	
137-26-513-002	5,418.08	0.0135%	**304.32**	STRAUSS DOUGLAS J	7305 S PLATTE RIVER PKWY #208	LITTLETON CO 80120		
137-26-513-003	5,418.08	0.0135%	**304.32**	SHARABI SHARONA	1304 ANIME DR	LAS VEGAS NV 89144		
137-26-513-004	5,418.08	0.0135%	**304.32**	FLEMING ALBERLETTE K LIVING TR	FLEMING ALBERLETTE K TRS	1300 ANIME DR	LAS VEGAS NV 89144-1611	
137-26-513-005	5,418.08	0.0135%	**304.32**	ZHU PEIYI	3553 S VALLEY VIEW BLVD	LAS VEGAS NV 89144		
137-26-513-006	5,418.08	0.0135%	**304.32**	CALEV TRUST	CALEV ISSAC Y & ESTER CO-TRS	9 HICKORY	IRVINE CA 92614-7481	
137-26-513-007	5,418.08	0.0135%	**304.32**	CASSARA LOUIS MICHAEL & M	1212 ANIME DR	LAS VEGAS NV 89144-1610		
137-26-513-008	5,418.08	0.0135%	**304.32**	KOREN ISRAEL	1208 ANIME DR	LAS VEGAS NV 89144-1610		
137-26-513-009	5,418.08	0.0135%	**304.32**	YOUNES MEDHAT M	1204 ANIME DR	LAS VEGAS NV 89144-1610		
137-26-513-010	5,418.08	0.0135%	**304.32**	KARRER GARY G II	ANDERSON BRANDON R	1200 ANIME DR	LAS VEGAS NV 89144-1610	
137-26-513-011	5,418.08	0.0135%	**304.32**	ALVARENGA OSCAR OVIDIO	11141 CERISE ROSE AVE	LAS VEGAS NV 89144		
137-26-513-012	5,418.08	0.0135%	**304.32**	CERISE ROSE SERIES	%CR P GROSSMAN	304 S JONES BLVD #793	LAS VEGAS NV 89107	
137-26-513-013	5,418.08	0.0135%	**304.32**	CERELLA FAMILY TRUST	CERELLA JONATHAN C TRS	2915 ADAMS ST	ACTON CA 93510	
137-26-513-014	5,418.08	0.0135%	**304.32**	BULLARD RICKY D & ANGELINA E	11153 CERISE ROSE AVE	LAS VEGAS NV 89144		
137-26-513-015	5,418.08	0.0135%	**304.32**	HAN HYUN HO A	11201 CERISE ROSE AVE	LAS VEGAS NV 89144-1620		
137-26-513-016	5,418.08	0.0135%	**304.32**	LIZAMA JUAN CRUZ & MARILYN GADIANE	11205 CERISE ROSE AVE	LAS VEGAS NV 89144		
137-26-513-017	5,418.08	0.0135%	**304.32**	HAWKEN MARK JACOB & MIKKI S	11209 CERISE ROSE AVE	LAS VEGAS NV 89144		
137-26-513-018	5,418.08	0.0135%	**304.32**	TANG THOMAS K L	LO YUK C	1967 ONYX DR	WALNUT CA 91789-5114	
137-26-513-019	5,418.08	0.0135%	**304.32**	MALABON IRREVOCABLE TRUST	7366 BALMORAL WAY	SAN RAMON CA 94582-5380		
137-26-513-020	5,418.08	0.0135%	**304.32**	KAISERMAN TERRY DARENSBOURG	11221 CERISE ROSE AVE	LAS VEGAS NV 89144-1620		
137-26-513-021	5,418.08	0.0135%	**304.32**	PEKAROVIC WILLIAM P & CHERYL A	11225 CERISE ROSE AVE	LAS VEGAS NV 89144-1620		
137-26-513-022	5,418.08	0.0135%	**304.32**	CARTY CATHERINE L	YOUNG LINDA S	11229 CERISE ROSE AVE	LAS VEGAS NV 89144-1620	
137-26-513-023	5,418.08	0.0135%	**304.32**	CHEN ENHUA & STEPHANIE	11233 CERISE ROSE AVE	LAS VEGAS NV 89144		
137-26-513-024	5,418.08	0.0135%	**304.32**	MINETREE ANDREW & SUZIE	1201 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-025	5,418.08	0.0135%	**304.32**	WARSHAWSKY ALAN R & PATRICIA TR	WARSHAWSKY ALAN R & PATRICIA TRS	1205 SWANBROOKE DR	LAS VEGAS NV 89144-1636	
137-26-513-026	5,418.08	0.0135%	**304.32**	GHOLIZADEH MANOUCHEHR & MAHNAZ	6371 PALE PARILIAN AVE	LAS VEGAS NV 89139-6414		
137-26-513-027	5,418.08	0.0135%	**304.32**	C A I TRUST	%E SANCHEZ	1213 SWANBROOKE DR	LAS VEGAS NV 89144-1636	
137-26-513-028	5,418.08	0.0135%	**304.32**	KITCHENER WILLIAM R & TAMI M	1217 SWANBROOKE DR	LAS VEGAS NV 89144-1636		
137-26-513-029	5,418.07	0.0135%	**304.32**	HANNA MIKE	9917 COZY GLEN CIR	LAS VEGAS NV 89117		
137-26-513-030	5,418.07	0.0135%	**304.32**	JACKOVICH JASON MARK	1225 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-031	5,418.07	0.0135%	**304.32**	HARKAI TRUT-SURVIVOR'S TRUST	1229 SWANBROOKE DR	LAS VEGAS NV 89144-1636		
137-26-513-032	5,418.07	0.0135%	**304.32**	HARRIS KALYN & BRADFORD JOHN	1233 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-033	5,418.07	0.0135%	**304.32**	ULLOA JUAN MANUEL ROSAS	ROSAS LILIA E	1237 SWANBROOKE DR	LAS VEGAS NV 89144-1637	
137-26-513-034	5,418.07	0.0135%	**304.32**	CHAUHAN RASHMI H	DOVE ANDREW	1301 SWANBROOKE DR	LAS VEGAS NV 89144-1638	
137-26-513-035	5,418.07	0.0135%	**304.32**	LIWEI 11 L L C	7340 ELDORA AVE	LAS VEGAS NV 89117-2923		
137-26-513-036	5,418.07	0.0135%	**304.32**	BANCOD FAMILY TRUST	BANCOD JANUARIO & MARGARITA TRS	1309 SWANBROOKE DR	LAS VEGAS NV 89144-1638	
137-26-513-037	5,418.07	0.0135%	**304.32**	KONG ERIC & LAURA	1052 ESQUIMALT AVE	WEST VANCOUVER BC V7T 1J8 CANADA		
137-26-513-038	5,418.07	0.0135%	**304.32**	SABA L T D	17555 VENTURA BLVD #202	ENCINO CA 91316-3890		
137-26-513-039	5,418.07	0.0135%	**304.32**	SELLMANN KELSEY L	SELLMANN MICHAEL L & SUSAN L	1321 SWANBROOKE DR	LAS VEGAS NV 89144	
137-26-513-040	5,418.07	0.0135%	**304.32**	WOFFORD EMILY K	1325 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-041	5,418.07	0.0135%	**304.32**	JAGACINSKI PAUL	4944 CASS ST #805	SAN DIEGO CA 92109-2043		
137-26-513-042	5,418.07	0.0135%	**304.32**	KHANY KARIN	544 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-26-513-043	5,418.07	0.0135%	**304.32**	SANPEDRO MELCHOR	1337 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-044	5,418.07	0.0135%	**304.32**	RAINBOW BRIDGE FAMILY TRUST	VIGGIANI JODI K TRS	1401 SWANBROOKE DR	LAS VEGAS NV 89144-1645	
137-26-513-045	5,418.07	0.0135%	**304.32**	AUGIENELLO MICHAEL	65-73 162ND ST	FLUSHING NY 11365-2664		
137-26-513-046	5,418.07	0.0135%	**304.32**	LOPEZ VINCENT & DELIA	1409 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-047	5,418.07	0.0135%	**304.32**	C L S LIVING TRUST	1413 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-048	5,418.07	0.0135%	**304.32**	SOLOMON ZACHARY & KIRSTEN	1417 SWANBROOKE DR	LAS VEGAS NV 89144-1646		
137-26-513-049	5,418.07	0.0135%	**304.32**	GOODE MICHAEL B	1421 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-050	5,418.07	0.0135%	**304.32**	FOWLER MICHELE L	1425 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-051	5,418.07	0.0135%	**304.32**	RING TRUST	WANG LING & CHUNG K TRS	P O BOX 82135	LAS VEGAS NV 89180	
137-26-513-052	5,418.07	0.0135%	**304.32**	BABIKIAN FAMILY TRUST	BABIKIAN ANTRANIK & NVAIR TRS	11612 CRIMSON ROSE AVE	LAS VEGAS NV 89138	
137-26-513-053	5,418.07	0.0135%	**304.32**	BROWN SEAN	5072 WESTBURY CIR	GRANITE BAY CA 95746		
137-26-513-054	5,418.07	0.0135%	**304.32**	J J C C PROPERTIES SERIES VII L L C	8909 GREENSBORO LN	LAS VEGAS NV 89134-0503		
137-26-513-055	5,418.07	0.0135%	**304.32**	FALCON CAPITAL VENTURES L L C	8000 DEL REY AVE	LAS VEGAS NV 89117		
137-26-513-056	5,418.07	0.0135%	**304.32**	UPRETI HEM CHANDRA & RICHA	11164 ROSE REFLET PL	LAS VEGAS NV 89144		
137-26-513-057	5,418.07	0.0135%	**304.32**	TREBULES TERRI J	131 WINDY KNOLL LN	MOORESVILLE NC 28117		
137-26-513-058	5,418.07	0.0135%	**304.32**	YOUNG AMY A REVOCABLE LIVING TRUST	YOUNG AMY A TRS	1218 ALANI ST	HONOLULU HI 96817	
137-26-513-059	5,418.07	0.0135%	**304.32**	RODIS DAVID H	11152 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-060	5,418.07	0.0135%	**304.32**	WEAR ANDREA	11145 APRIL SHOWER PL	LAS VEGAS NV 89144-1605		
137-26-513-061	5,418.07	0.0135%	**304.32**	SOEHARMAN SARAH	11144 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-062	5,418.07	0.0135%	**304.32**	VIJAYA PROPERTIES L L C	8945 BROOK BAY CT	LAS VEGAS NV 89134		
137-26-513-063	5,418.07	0.0135%	**304.32**	MOON RANDY S	SINGLETON TYRONE	8049 DORINDA AVE	LAS VEGAS NV 89147	
137-26-513-064	5,418.07	0.0135%	**304.32**	PALEKAR DHAIRYASHILAND MILITA LIVING TRUST	PALEKAR DHAIRYASHIL R & MILITA D TRS	1416 ANIME DR	LAS VEGAS NV 89144-1613	
137-26-513-065	5,418.07	0.0135%	**304.32**	LOVE CAROL ANN LIVING TRUST	WINKLER CAROL A TRS	1412 ANIME DR	LAS VEGAS NV 89144	
137-26-513-066	5,418.07	0.0135%	**304.32**	GOODEN ROBIN	1408 ANIME DR	LAS VEGAS NV 89144-1613		
137-26-513-067	5,418.07	0.0135%	**304.32**	MAGSAYSAY JOSE & DOLORES	1321 TERRACE DR	MILLBRAE CA 94030		
137-26-513-068	5,418.07	0.0135%	**304.32**	ERLICH EYAL	1400 ANIME DR	LAS VEGAS NV 89144-1613		
137-26-513-069	5,418.07	0.0135%	**304.32**	TEMPLE STREET HOMES L L C	909 N PACIFIC COAST HWY #840	EL SEGUNDO CA 90245		
137-26-513-070	5,418.07	0.0135%	**304.32**	DAVENPORT SHELI DIANA	1213 ANIME DR	LAS VEGAS NV 89144-1610		
137-26-513-071	5,418.07	0.0135%	**304.32**	BARAJAS FAMILY REVOCABLE LIVING TRUST	BARAJAS JOSE BENJAMIN & MARCIA TRS	11649 ROYAL DERWENT DR	LAS VEGAS NV 89138	
137-26-513-072	5,418.07	0.0135%	**304.32**	CONROY THOMAS J & MARIA E S	1221 ANIME DR	LAS VEGAS NV 89144-1610		
137-26-513-073	5,418.07	0.0135%	**304.32**	ALIPON FREDERICK A	1301 ANIME DR	LAS VEGAS NV 89144-1611		
137-26-513-074	5,418.07	0.0135%	**304.32**	LEE VELIA	1305 ANIME DR	LAS VEGAS NV 89144-1611		
137-26-513-075	5,418.07	0.0135%	**304.32**	NAVONE GREGORY J	P O BOX 81076	LAS VEGAS NV 89180		
137-26-513-076	5,418.07	0.0135%	**304.32**	HARRER GARY L	11141 VIVID AVE	LAS VEGAS NV 89144-1657		
137-26-513-077	5,418.07	0.0135%	**304.32**	ZHANG ZHOU	11241 REVELRY LN	LAS VEGAS NV 89138		
137-26-513-078	5,418.07	0.0135%	**304.32**	11149 VIVID AVENUE L L C	%A AIZENSTAT	1930 VILLAGE CENTER CIR #3-222	LAS VEGAS NV 89134-6299	
137-26-513-079	5,418.07	0.0135%	**304.32**	BARAJAS FAMILY REVOCABLE LIVING TRUST	BARAJAS JOSE BENJAMIN & MARCIA TRS	11649 ROYAL DERWENT DR	LAS VEGAS NV 89138	
137-26-513-080	5,418.07	0.0135%	**304.32**	CHEEK BENSON M	11157 VIVID AVE	LAS VEGAS NV 89144-1657		
137-26-513-081	5,418.07	0.0135%	**304.32**	LIU WEILING	11161 VIVID AVE	LAS VEGAS NV 89144		
137-26-513-082	5,418.07	0.0135%	**304.32**	SAJADI FATEMEH	11165 VIVID AVE	LAS VEGAS NV 89144-1657		
137-26-513-083	5,418.07	0.0135%	**304.32**	NASTASE DAN IOAN	18253 CHELMSFERD DR	CUPERTINO CA 95014-6402		
137-26-513-084	5,418.07	0.0135%	**304.32**	MICHAUD ALEXIS G & THOMAS H	12109 EL PORTICO CT	LAS VEGAS NV 89138		
137-26-513-085	5,418.07	0.0135%	**304.32**	MILANO SALVATORE J & MARYANN	11149 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-086	5,418.07	0.0135%	**304.32**	JOHNSON KEVIN E	11153 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-087	5,418.07	0.0135%	**304.32**	DEJESUS RONALD & CYNTHIA	11157 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-088	5,418.07	0.0135%	**304.32**	ALLEN MARK	11161 ROSE REFLET PL	LAS VEGAS NV 89144		
137-26-513-089	5,418.07	0.0135%	**304.32**	PAIZ KELLY C & REYNOR C	11165 ROSE REFLET PL	LAS VEGAS NV 89144-1658		
137-26-513-090	5,418.07	0.0135%	**304.32**	RUIZDEESPARZA EDWARD TRUST	RUIZDEESPARZA EDWARD CO-TRS	1413 DREAM BRIDGE DR	LAS VEGAS NV 89144-1654	
137-26-513-091	5,418.07	0.0135%	**304.32**	HUYNH MICHELLE TRUST	HUYNH MICHELLE TRS	12114 CABO ROJO AVE	LAS VEGAS NV 89138	

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-513-092	5,418.07	0.0135%	304.32	MCNAMARA JOHN J III	1424 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-093	5,418.07	0.0135%	304.32	HSIEH ALAN	923 E VALLEY BLVD #106	SAN GABRIEL CA 91776		
137-26-513-094	5,418.07	0.0135%	304.32	MAROVICH MILAN & JEAN	1412 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-095	5,418.07	0.0135%	304.32	SONI RAJESH K	187 BARTIZAN DR	LAS VEGAS NV 89138-1528		
137-26-513-096	5,418.07	0.0135%	304.32	JACOBSEN MARTHA ELLEN 2002 TRUST	JACOBSEN MARTHA ELLEN TRS	1400 DREAM BRIDGE DR	LAS VEGAS NV 89144-1619	
137-26-513-097	5,418.07	0.0135%	304.32	TEOPHILOV NICKOLAY	GARCHEV ALEKSIY	3810 SHERVIEW DR	SHERMAN OAKS CA 91403-5033	
137-26-513-098	5,418.07	0.0135%	304.32	CATALANO MATTHEW T & HITOMI	1320 DREAM BRIDGE DR	LAS VEGAS NV 89144-1618		0
137-26-513-099	5,418.07	0.0135%	304.32	OCTAGON AND BLUE L L C	10334 JADE GARDENS DR	LAS VEGAS NV 89135		
137-26-513-100	5,418.07	0.0135%	304.32	TAO JING	1312 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-101	5,418.07	0.0135%	304.32	J J C C PROPERTIES SERIES IV L L C	8909 GREENSBORO LN	LAS VEGAS NV 89134-0503		
137-26-513-102	5,418.07	0.0135%	304.32	TSAI MARGARET	1304 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-103	5,418.07	0.0135%	304.32	RING TRUST	WANG LING & CHUNG K TRS	P O BOX 82135	LAS VEGAS NV 89180	
137-26-513-104	5,418.07	0.0135%	304.32	12220 DREAM BRIDGE DRIVE TRUST	COONS CLINT TRS	3225 MCLEOD DR #777	LAS VEGAS NV 89121	
137-26-513-105	5,418.07	0.0135%	304.32	BOWMAN DANIEL & NANCY	LI LU HUA	12213 LOST TREASURE AVE	LAS VEGAS NV 89138	
137-26-513-106	5,418.07	0.0135%	304.32	YANG ENBO	WANG HONGXIA	2432 SHADY VISTA DR	LAS VEGAS NV 89134-0191	
137-26-513-107	5,418.07	0.0135%	304.32	HAKIMI FARSHID	7714 VIA CAPRI	BURBANK CA 91504		
137-26-513-108	5,418.07	0.0135%	304.32	BRANT TAMMY	1204 DREAM BRIDGE DR	LAS VEGAS NV 89144-1616		
137-26-513-109	5,418.07	0.0135%	304.32	YACOBEN ABIGAIL	1200 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-110	5,418.07	0.0135%	304.32	LIU DAZHAO	AN QIAN	3018 VIA SIENA PL	SANTA CLARA CA 95051	
137-26-513-111	5,418.07	0.0135%	304.32	HADDEN DONALD G JR	WARE-HADDEN REGINA N	1205 DREAM BRIDGE DR	LAS VEGAS NV 89144-1616	
137-26-513-112	5,418.07	0.0135%	304.32	HAYNES-MINOR REVOCABLE LIVING TR	HAYNES-MINOR DELORES V TRS	1209 DREAM BRIDGE DR	LAS VEGAS NV 89144-1616	
137-26-513-113	5,418.07	0.0135%	304.32	SMITH RONNIE TEE REVOCABLE LIVING TRUST	SMITH RONNIE TEE TRS	10276 SWEET FENNEL DR	LAS VEGAS NV 89135-2822	
137-26-513-114	5,418.07	0.0135%	304.32	OBERG DAVID M & MARIA LEAH	1217 DREAM BRIDGE DR	LAS VEGAS NV 89144-1616		
137-26-513-115	5,418.07	0.0135%	304.32	PAN TZUMAN	712 W HELLMAN AVE	MONTEREY PARK CA 91754-1007		
137-26-513-116	5,418.07	0.0135%	304.32	MUSITELLI KATHLEEN TRUST	MUSITELLI KATHLEEN M TRS	12835 CRAWFORD DR	TUSTIN CA 92782-1057	
137-26-513-117	5,418.07	0.0135%	304.32	DAVIS ALEX & RENA	1305 DREAM BRIDGE DR	LAS VEGAS NV 89144-1617		
137-26-513-118	5,418.07	0.0135%	304.32	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-26-513-119	5,418.07	0.0135%	304.32	WANG STEVEN YUN SHEN	11061 WHOOPING CRANE LN	LAS VEGAS NV 89144		
137-26-513-120	5,418.07	0.0135%	304.32	NO NAME FOUND L L C	10517 ALMAYO AVE	LOS ANGELES CA 90064-2308		
137-26-513-121	5,418.07	0.0135%	304.32	TRAN QUAT	912 ALMADEN AVE	SUNNYVALE CA 94085-3425		
137-26-513-122	5,418.07	0.0135%	304.32	BELL FRANCIS P III & ASHLEY F	1325 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-123	5,418.07	0.0135%	304.32	MAYERS BARBARA	9600 MONROE AVE	APTOS CA 95003-4115		
137-26-513-124	5,418.07	0.0135%	304.32	2018-1 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-26-513-125	5,418.07	0.0135%	304.32	BLYNN JASON L	6512 MOSS AGATE DR	LAS VEGAS NV 89131-3706		
137-26-513-126	5,418.07	0.0135%	304.32	VANGORDON ALBERT D & EVELYN D	1413 DREAM BRIDGE DR	LAS VEGAS NV 89144-1654		
137-26-513-127	5,418.07	0.0135%	304.32	MUNOZ ARON & MIRIAM	1417 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-128	5,418.07	0.0135%	304.32	CUNNINGHAM WILLIAM E & GRETCHEN	1421 DREAM BRIDGE DR	LAS VEGAS NV 89144		
137-26-513-129	5,418.07	0.0135%	304.32	LUDTKE ELIOTT M & JENNIFER L	1425 DREAM BRIDGE DR	LAS VEGAS NV 89144-1654		
137-26-513-130	5,418.07	0.0135%	304.32	ABELLA NEVADA PROPERTIES L L C	%R ABELLA	433 JADE TREE DR	MONTEREY PARK CA 91754-2538	
137-26-513-131	5,418.07	0.0135%	304.32	MASNOTRA RAJESH	SHARMA SUMAN	11213 ROSE REFLET PL	LAS VEGAS NV 89144-1653	
137-26-513-132	5,418.07	0.0135%	304.32	MEZA IRMA	836 N HARVARD BLVD	LOS ANGELES CA 90029-3316		
137-26-513-133	5,418.07	0.0135%	304.32	SAMUELSON DEANNE R & JASON A	11221 ROSE REFLET PL	LAS VEGAS NV 89144-1653		
137-26-513-134	5,418.07	0.0135%	304.32	HALL FAMILY TRUST	HALL ROBERT FONG & PATTY M TRS	31 DUANE AVE	IRVINE CA 92620-2724	
137-26-513-135	5,418.07	0.0135%	304.32	BLUE CRYSTALS L L C	400 ALMARION DR	ROLLINGWOOD TX 78746		
137-26-513-136	5,418.07	0.0135%	304.32	MCKEN PATRICIA	1428 SWANBROOKE DR	LAS VEGAS NV 89144-1646		
137-26-513-137	5,418.07	0.0135%	304.32	BENTLEY TRUST	SPIGOTRO JOHN V INVESTMENT TRS	%COLDWELL BANKER PREMIER RLTY	8290 W SAHARA AVE #200	LAS VEGAS NV 89117
137-26-513-138	5,418.07	0.0135%	304.32	WIGGINS FREDDIE L & JOHANNA	1416 SWANBROOKE DR	LAS VEGAS NV 89144-1646		
137-26-513-139	5,418.07	0.0135%	304.32	PARK SEONG MIN	KIM SU KYUNG	693 CATALINA AISLE ST	LAS VEGAS NV 89138	
137-26-513-140	5,418.07	0.0135%	304.32	ESTRADA FERNANDO & TERESA	1408 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-141	5,418.07	0.0135%	304.32	SIBIO CANDIDA	1404 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-142	5,418.07	0.0135%	304.32	ROLDAN ANTHONY QUIZON & LYNN	10937 NAPA RIDGE DR	LAS VEGAS NV 89144		
137-26-513-143	5,418.07	0.0135%	304.32	BURNS ALLISON	1336 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-144	5,418.07	0.0135%	304.32	SAMPSON EVANS C & MARITZA E	1332 SWANBROOKE DR	LAS VEGAS NV 89144-1645		
137-26-513-145	5,418.07	0.0135%	304.32	JAEGERGRAT RANCH L L C	7312 W CHEYENNE AVE #6	LAS VEGAS NV 89129		
137-26-513-146	5,418.07	0.0135%	304.32	MATTHEWS FAMILY TRUST	MATTHEWS CHARLES T & FRAN E TRS	1324 SWANBROOKE DR	LAS VEGAS NV 89144-1645	
137-26-513-147	5,418.07	0.0135%	304.32	M I P LEASING L L C	3411 24TH AVE N W	CALGARY AB T2N 1N6 CANADA		
137-26-513-148	5,418.07	0.0135%	304.32	ADEN JEFFREY	1316 SWANBROOKE DR	LAS VEGAS NV 89144-1638		
137-26-513-149	5,418.07	0.0135%	304.32	MELTON LI JUEN	40 SAWGRASS CT	LAS VEGAS NV 89113		
137-26-513-150	5,418.07	0.0135%	304.32	DELOSREYES REYNALDO	1304 SWANBROOKE DR	LAS VEGAS NV 89144-1638		
137-26-513-151	5,418.07	0.0135%	304.32	IGNACIO CARL R & RONNIE R	7037 KENTWOOD AVE	LOS ANGELES CA 90045-1253		
137-26-513-152	5,418.07	0.0135%	304.32	RAMIREZ MICHAEL R	1236 SWANBROOKE DR	LAS VEGAS NV 89144-1637		
137-26-513-153	5,418.07	0.0135%	304.32	JETSON MONTE L & LORI A REV TR	JETSON MONTE L & LORI A TRS	P O BOX 7083	COTATI CA 94931-7083	
137-26-513-154	5,418.07	0.0135%	304.32	ROBERTS KYLE D & JENNIFER J	1228 SWANBROOKE DR	LAS VEGAS NV 89144		
137-26-513-155	5,418.07	0.0135%	304.32	SEDDIGHZADEH SIMON S & MERYEM R	P O BOX 270723	LAS VEGAS NV 89127		
137-26-513-156	5,418.07	0.0135%	304.32	SALUD DENNIS H & VILMA M	1220 SWANBROOKE DR	LAS VEGAS NV 89144-1636		
137-26-513-157	5,418.07	0.0135%	304.32	PAN LIN	YU MIN	4558 E ROYAL CLUB WAY	LAS VEGAS NV 89103	
137-26-513-158	5,418.07	0.0135%	304.32	WONG GARY K & NGUYEN NGA TRUST ETAL	WONG GARY K TRS	2059 PURCELL PL	SAN JOSE CA 95131	
137-26-513-159	5,418.07	0.0135%	304.32	BENKE DYLAN J T	1208 SWANBROOK DR	LAS VEGAS NV 89144-1636		
137-26-514-001	8,959.77	0.0224%	503.24	AIKEN BRIAN C & PATRICIA G	1417 PINE LEAF DR	LAS VEGAS NV 89144-1648		
137-26-514-002	8,959.77	0.0224%	503.24	TESORIERE CAROLYN J	1413 PINE LEAF DR	LAS VEGAS NV 89144-1648		
137-26-514-003	8,959.77	0.0224%	503.24	LAAK FAMILY TRUST	GUBLER JOHN G TRS	10655 PARK RUN DR #170	LAS VEGAS NV 89144	
137-26-514-004	8,959.77	0.0224%	503.24	FRUCHTER BERNARD & BARBARA	1405 PINE LEAF DR	LAS VEGAS NV 89144-1648		
137-26-514-005	8,959.77	0.0224%	503.24	SYED MUHAMMAD	1401 PINE LEAF DR	LAS VEGAS NV 89144-1648		
137-26-514-006	8,959.77	0.0224%	503.24	RAOUF STOREI	1317 PINE LEAF DR	LAS VEGAS NV 89144-1647		
137-26-514-007	8,959.77	0.0224%	503.24	CROW FAMILY TRUST	CROW MICHAEL R & CODY JAN TRS	1313 PINE LEAF DR	LAS VEGAS NV 89144-1647	
137-26-514-008	8,959.77	0.0224%	503.24	FREEMAN MARVIN	6348 S RAINBOW BLVD #105	LAS VEGAS NV 89118		
137-26-514-009	8,959.77	0.0224%	503.24	HANSON ERIC HOWARD & LYNENE	15490 NW NORWICH ST	BEAVERTON OR 97006		
137-26-514-010	8,959.77	0.0224%	503.24	BARKWILL FAMILY PROTECTION TR	WILLIAMS WYDELL L & SHARON TRS	11117 ARBOR PINE AVE	LAS VEGAS NV 89144-1628	
137-26-514-011	8,959.77	0.0224%	503.24	DRIEHORST THOMAS & CYNTHIA	11113 ARBOR PINE AVE	LAS VEGAS NV 89144-1628		
137-26-514-012	8,959.77	0.0224%	503.24	GALVIN SUSAN C & STEPHEN M	11109 ARBOR PINE AVE	LAS VEGAS NV 89144-1628		
137-26-514-013	8,959.77	0.0224%	503.24	HUTTON DAVID & KIVA	11105 ARBOR PINE AVE	LAS VEGAS NV 89144		
137-26-514-014	8,959.77	0.0224%	503.24	HOWALD FAMILY TRUST	HOWALD TIMOTHY M & JULIE A TRS	1516 SYLVAN #206	COLUMBIA MO 65202	
137-26-514-015	8,959.77	0.0224%	503.24	BROWN ROBERT & WANDA	11025 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-016	8,959.77	0.0224%	503.24	GJABEL RASTISLAV & MARCELA	11021 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-017	8,959.77	0.0224%	503.24	HYDE MARK E & LISA	11013 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-018	8,959.77	0.0224%	503.24	MORGAN DWAYNE & TONI K FAMILY TR	MORGAN DWAYNE & TONI K TRS	11009 ARBOR PINE AVE	LAS VEGAS NV 89144-1615	
137-26-514-019	8,959.77	0.0224%	503.24	SUITER MATTHEW & WEIJUN	11005 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-020	8,959.77	0.0224%	503.24	WADE HAROLD & ASSIA	11001 ARBOR PINE AVE	LAS VEGAS NV 89144		
137-26-514-021	8,959.77	0.0224%	503.24	BUBBA & MIMI'S FAMILY TRUST	MICHELBERGER PETER F & MIRIAM F TRS	1400 COLONY PINE ST	LAS VEGAS NV 89144	
137-26-514-022	8,959.77	0.0224%	503.24	NIENSTEDT MARTIN A	KAPLAN-NIENSTEDT YAFFA	3207 TAREZO DR	LOS ANGELES CA 90068	
137-26-514-023	8,959.77	0.0224%	503.24	GERAGHTY FAMILY TRUST	GERAGHTY KEVIN C & DANIELA L TRS	1408 COLONY PINE	LAS VEGAS NV 89144-1627	
137-26-514-024	8,959.77	0.0224%	503.24	KLEIN JEFFREY B & BARBARA C	1412 COLONY PINE ST	LAS VEGAS NV 89144-1627		
137-26-514-025	8,959.77	0.0224%	503.24	R A S ESTATE TRUST	K M K ESTATE TRUST	1416 COLONY PINE ST	LAS VEGAS NV 89144	
137-26-514-026	8,959.77	0.0224%	503.24	NUNN JAMES	BLACKWELL SHERRY	1420 COLONY PINE ST	LAS VEGAS NV 89144-1627	
137-26-514-027	8,959.77	0.0224%	503.24	HANSEN P MICHAEL & WENDY M	11000 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-028	8,959.77	0.0224%	503.24	DELAPAZ ENRIQUE M & DIANE	11004 ARBOR PINE AVE	LAS VEGAS NV 89144		
137-26-514-029	8,959.77	0.0224%	503.24	ASKEN FAMILY TRUST	ASKEN GREGORY & KATHRYN TRS	11008 ARBOR PINE AVE	LAS VEGAS NV 89144-1615	
137-26-514-030	8,959.77	0.0224%	503.24	ZARKO CATHLEN C & LISA K	11012 ARBOR PINE AVE	LAS VEGAS NV 89144-1615		
137-26-514-031	8,959.77	0.0224%	503.24	SCHAFFER TALI TENNE & HAGAI H	2336 STONE GLEN LN	LAS VEGAS NV 89134		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-514-032	8,959.77	0.0224%	503.24	HE WEN REVOCABLE LIVING TRUST	HE WEN TRS	11020 ARBOR PINE AVE	LAS VEGAS NV 89144-1615	
137-26-514-033	8,959.77	0.0224%	503.24	KADAGIAN FAMILY TRUST	KADAGIAN RAYMOND J & JONG S TRS	11024 ARBOR PINE AVE	LAS VEGAS NV 89144-1615	
137-26-514-034	8,959.77	0.0224%	503.24	DUHAMEL MIGUEL	2550 CREEK DR	PARK CITY UT 84060		
137-26-514-035	8,959.77	0.0224%	503.24	MARTIN TRUST	MARTIN KELLY L & VICKIE L TRS	11104 ARBOR PINE AVE	LAS VEGAS NV 89144-1628	
137-26-514-036	8,959.77	0.0224%	503.24	GUTIERREZ CRAIG	11108 ARBOR PINE AVE	LAS VEGAS NV 89144		
137-26-514-037	8,959.77	0.0224%	503.24	JJ CALLAN FAMILY TRUST	11112 ARBOR PINE AVE	LAS VEGAS NV 89144-1628		
137-26-514-038	8,959.77	0.0224%	503.24	EAGLETON PAUL REVOCABLE TRUST	EAGLETON PAUL TRS	10605 AGATE KNOLL LN	LAS VEGAS NV 89135	
137-26-514-040	8,959.77	0.0224%	503.24	PONTIKIS VIORELIS & MARGARET	9030 W SAHARA AVE #239	LAS VEGAS NV 89117-5744		
137-26-514-041	8,959.77	0.0224%	503.24	L G O TRUST	8635 W SAHARA AVE #591	LAS VEGAS NV 89117		
137-26-514-042	8,959.77	0.0224%	503.24	BERGEN EDWARD & ANNETTE TRUST	BERGEN EDWARD P TRS	1508 PINE LEAF DR	LAS VEGAS NV 89144-1661	
137-26-514-043	8,959.77	0.0224%	503.24	MAYERNIK SUSAN TR	MAYERNIK DELORES TRS	1512 PINE LEAF DR	LAS VEGAS NV 89144-1661	
137-26-514-044	8,959.77	0.0224%	503.24	CROWE DANIEL E	CROWE DAVID E & NANCY D	11021 SUMMER STORM CT	LAS VEGAS NV 89144	
137-26-514-045	8,959.77	0.0224%	503.24	HOLBROOK KANDRA K REVOCABLE TRUST	HOLBROOK KANDRA K TRS	411 1 YORKSHIRE LN	NORTHBROOK IL 60062	
137-26-514-046	8,959.77	0.0224%	503.24	MATHIS EDDIE	11013 SUMMER STORM CT	LAS VEGAS NV 89144-1614		
137-26-514-047	8,959.77	0.0224%	503.24	DELANEY JILL & LORNE	11009 SUMMER STORM CT	LAS VEGAS NV 89144-1614		
137-26-514-048	8,959.77	0.0224%	503.24	PALMIERE TRUST	PALMIERE JAMES P & AURORA A TRS	11005 SUMMER STORM CT	LAS VEGAS NV 89144	
137-26-514-049	8,959.77	0.0224%	503.24	GRIEGO BRENDA	11001 SUMMER STORM CT	LAS VEGAS NV 89144-1614		
137-26-514-051	8,959.77	0.0224%	503.24	CREA ROCCO & MAYERLING	1520 PINE LEAF DR	LAS VEGAS NV 89144-1661		
137-26-514-052	8,959.77	0.0224%	503.24	LAO DOMINADOR Y & LI LIN D	P O BOX 852	BECKLEY WV 25802-0852		
137-26-514-053	8,959.77	0.0224%	503.24	BARRETTO ANTOINETTE	1528 PINE LEAF DR	LAS VEGAS NV 89144-1661		
137-26-514-054	8,959.77	0.0224%	503.24	BORDER FAMILY TRUST	BORDER GARY L & KANDICE P TRS	1529 PINE LEAF DR	LAS VEGAS NV 89144-1661	
137-26-514-055	8,959.77	0.0224%	503.24	BEAR FAMILY TRUST	BEAR MATTHEW R & KELLY J TRS	1521 PINE LEAF DR	LAS VEGAS NV 89144-1661	
137-26-514-056	8,959.77	0.0224%	503.24	TYLER CASEY W	1505 PINE LEAF DR	LAS VEGAS NV 89144		
137-26-514-057	8,959.77	0.0224%	503.24	RAOUF PAYMON	4161 S MARYLAND PKWY	LAS VEGAS NV 89119		
137-26-515-001	13,548.51	0.0339%	760.98	MIRMAN SUSAN E	1225 MUSCATO CT	LAS VEGAS NV 89144-1122		
137-26-515-002	13,548.51	0.0339%	760.98	J T E E FAMILY TRUST	HIRSBERG GEORGE M II & TRACY TRS	P O BOX 370264	LAS VEGAS NV 89137-0264	
137-26-515-003	13,548.51	0.0339%	760.98	OHANA TRUST	%D & J CARVALHO	1217 MUSCATO CT	LAS VEGAS NV 89144-1122	
137-26-515-004	13,548.51	0.0339%	760.98	ETCHELL DAVID A LIVING TRUST	ETCHELL DAVID A TRS	P O BOX 34240	RENO NV 89533	
137-26-515-005	13,548.51	0.0339%	760.98	STARK S D JR & PAULINE N	1209 MUSCATO CT	LAS VEGAS NV 89144-1122		
137-26-515-006	13,548.51	0.0339%	760.98	KINBERG GUY & LANA	851 N KINGS RD #304	WEST HOLLYWOOD CA 90069		
137-26-515-007	13,548.51	0.0339%	760.98	OHLSON BROCK & SHANNON	1201 MUSCATO CT	LAS VEGAS NV 89144		
137-26-516-001	12,108.86	0.0303%	680.12	PANKO VINCENT & SHANEEN	1109 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-002	12,108.86	0.0303%	680.12	BRINGHURST CHRISTOPHER M & KRISTIE N	1113 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-003	12,108.86	0.0303%	680.12	MURPHY FAMILY TRUST	MURPHY JAMES E & JESSICA W TRS	1117 SABLE MIST CT	LAS VEGAS NV 89144-1632	
137-26-516-004	12,108.86	0.0303%	680.12	JUDD RODNEY & LADAWN	1121 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-005	12,108.86	0.0303%	680.12	HORSLEY STEPHEN B & CHERI	1125 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-006	12,108.86	0.0303%	680.12	ANDREWS MANAGEMENT TRUST	ANDREWS SAVVAS & SHARI A TRS	100 NAVARRA CANYON CT	LAS VEGAS NV 89138	
137-26-516-007	12,108.86	0.0303%	680.12	WELCH FENN HOLDEN & PHYLLIS	WELCH FENN & PHYLLIS TRS	1128 SABLE MIST CT	LAS VEGAS NV 89144-1632	
137-26-516-008	12,108.86	0.0303%	680.12	DAVIS MICHAEL A & KIMBERLY N	1124 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-009	12,108.86	0.0303%	680.12	PECK FAMILY TRUST	PECK STEVEN E & VICKY TRS	1116 SABLE MIST CT	LAS VEGAS NV 89144	
137-26-516-010	12,108.86	0.0303%	680.12	FERRARIO MARK E & TINA E	1112 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-011	12,108.86	0.0303%	680.12	FIELDS GRACE D	1108 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-516-012	12,108.86	0.0303%	680.12	MANGUS DUSTIN & CORIANNE TRUST	MANGUS DUSTIN B & CORIANNE G TRS	1104 GOLDEN AGE CT	LAS VEGAS NV 89144	
137-26-516-013	12,108.86	0.0303%	680.12	HUNTER CRAIG B & AUBREE	1108 GOLDEN AGE CT	LAS VEGAS NV 89144-1635		
137-26-516-014	12,108.86	0.0303%	680.12	LUZIER PATRICIA A LIVING TRUST	LUZIER PATRICIA A TRS	1112 GOLDEN AGE CT	LAS VEGAS NV 89144	
137-26-516-015	12,108.86	0.0303%	680.12	G A D INVESTMENTS PROTECTION TR	1116 GOLDEN AGE CT	LAS VEGAS NV 89144-1635		
137-26-516-016	12,108.86	0.0303%	680.12	BAECKER ROBERT SCOTT & JULIE	1120 GOLDEN AGE CT	LAS VEGAS NV 89144-1635		
137-26-518-001	8,685.61	0.0217%	487.85	HAMBRICK FAMILY TRUST	HAMBRICK JOHN CAMERON & NANCY MARIE TRS	11216 DELL CLIFFS CT	LAS VEGAS NV 89144	
137-26-518-002	8,685.61	0.0217%	487.85	FREITAS HEIDI E & SEAN M	11212 DELL CLIFFS CT	LAS VEGAS NV 89144		
137-26-518-003	8,685.61	0.0217%	487.85	LE SI & LIEM	11208 DELL CLIFFS CT	LAS VEGAS NV 89144		
137-26-518-004	8,685.61	0.0217%	487.85	MORASSO JOHN J & JOY C	11204 DELL CLIFFS CT	LAS VEGAS NV 89144		
137-26-518-005	8,685.61	0.0217%	487.85	DEANGELIS FRANK & CAROL	11200 DELL CLIFFS CT	LAS VEGAS NV 89144-1644		
137-26-518-006	8,685.61	0.0217%	487.85	STEWART CANDEE L & GREGG W	11164 DELL CLIFFS CT	LAS VEGAS NV 89144		
137-26-518-007	8,685.61	0.0217%	487.85	GINSBURG MARK & SACHRISON BETH T REVOCABLE TRUST	GINSBURG MARK TRS	5815 E PLACITA ROCOSA	TUCSON AZ 85750	
137-26-518-008	8,685.61	0.0217%	487.85	KANAMORI GLENN S & LYNNE M	14844 HONEYCRISP LN	ORLANDO FL 32827		
137-26-518-009	8,685.61	0.0217%	487.85	VATALARE FRANK A & DIANNE FAM TR	VATALARE FRANK A & DIANNE TRS	11152 DELL CLIFFS CT	LAS VEGAS NV 89144-1643	
137-26-518-010	8,685.61	0.0217%	487.85	WYMORE PERRY GUNNAR & JULIE	670 W 4200 S	RIVERDALE UT 84405		
137-26-518-011	8,685.61	0.0217%	487.85	ROCHELEAU BRUCE	1116 BOWER BASIN ST	LAS VEGAS NV 89144		
137-26-519-001	8,959.77	0.0224%	503.24	COIL DILLON G & REBECCA A	1309 PINE LEAF DR	LAS VEGAS NV 89144		
137-26-519-002	8,959.77	0.0224%	503.24	PLATYPUS TRUST	DAVIS LAUREL E TRS	1305 PINE LEAF DR	LAS VEGAS NV 89144-1647	0
137-26-519-003	8,959.77	0.0224%	503.24	A M H ROMAN TWO NV L L C	30601 AGOURA RD #200	AGOURA HILLS CA 91301		
137-26-519-004	8,959.77	0.0224%	503.24	SHAHPAR FAMILY TRUST	SHAHPAR MEHDI TRS	11129 PINE GREENS CT	LAS VEGAS NV 89144	
137-26-519-005	8,959.76	0.0224%	503.24	BALLIN JEFFREY H & MARCI G	11125 PINE GREENS CT	LAS VEGAS NV 89144-1651		
137-26-519-006	8,959.76	0.0224%	503.24	COWHIG MARY P & DANIEL J	11121 PINE GREENS CT	LAS VEGAS NV 89144-1651	0	
137-26-519-007	8,959.76	0.0224%	503.24	SIROKY GARY & ELIZABETH FAMILY TRUST	SIROKY GARY D & ELIZABETH A TRS	11117 PINE GREENS CT	LAS VEGAS NV 89144-1651	
137-26-519-008	8,959.76	0.0224%	503.24	LEN PEARLS L L C	%PINE GREENS SER	632 CANYON GREEN DR	LAS VEGAS NV 89144-0833	
137-26-519-009	8,959.76	0.0224%	503.24	CAPECE STEPHEN & JOSEPHINE REVOCABLE TRUST	CAPECE STEPHEN & JOSEPHINE TRS	%S & J CAPECE	11109 PINE GREENS CT	LAS VEGAS NV 89144-1651
137-26-519-010	8,959.76	0.0224%	503.24	KETELSEN JOHN & MELISSA J	11105 PINE GREENS CT	LAS VEGAS NV 89144		
137-26-519-011	8,959.76	0.0224%	503.24	MASSENZI GINA	11101 PINE GREENS CT	LAS VEGAS NV 89144-1651		
137-26-519-012	8,959.76	0.0224%	503.24	HAN XUEJIAO	O'NEIL CHRISTOPHER J	11025 PINE KNOLLS CT	LAS VEGAS NV 89144	
137-26-519-013	8,959.76	0.0224%	503.24	JAFFE STEVEN T	11021 PINE KNOLLS CT	LAS VEGAS NV 89144-1652		
137-26-519-014	8,959.76	0.0224%	503.24	PATCHEFSKY STEWART G & MELISSA M	11017 PINE KNOLLS CT	LAS VEGAS NV 89144-1652		
137-26-519-015	8,959.76	0.0224%	503.24	T S P FAMILY TRUST	PORTER TRENTON & SARAH TRS	11009 PINE KNOLLS CT	LAS VEGAS NV 89117	
137-26-519-016	8,959.76	0.0224%	503.24	RABE BETHANY & MATT	11005 PINE KNOLLS CT	LAS VEGAS NV 89144		
137-26-519-017	8,959.76	0.0224%	503.24	GLATZ JUDITH & GERLAD TRUST	11001 PINE KNOLLS CT	LAS VEGAS NV 89144-1652		
137-26-519-018	8,959.76	0.0224%	503.24	D'ERRICO MICHAEL S 2000 REV TR	D'ERRICO MICHAEL S TRS	10161 PARK RUN DR #150	LAS VEGAS NV 89145-8872	
137-26-519-019	8,959.76	0.0224%	503.24	COLVIN E & J FAMILY TRUST	COLVIN ERIC M & JESSICA L CO-TRS	1304 COLONY PINE ST	LAS VEGAS NV 89144-1639	
137-26-519-020	8,959.76	0.0224%	503.24	LOZZI ROBERT J & CHRISTINE A	1308 COLONY PINE ST	LAS VEGAS NV 89144-1639		
137-26-519-021	8,959.76	0.0224%	503.24	FRANCIS STANLEY S REVOCABLE TR	FRANCIS STANLEY S TRS	1312 COLONY PINE ST	LAS VEGAS NV 89144-1639	
137-26-519-022	8,959.76	0.0224%	503.24	LIST FAMILY TRUST	LIST ROBERT F & MARY MINOR TRS	1316 COLONY PINE ST	LAS VEGAS NV 89144	
137-26-519-023	8,959.76	0.0224%	503.24	SUN GANG	ZHAO LIHUA	1762 WESTBURY DR	HOFFMAN ESTATES IL 60192	
137-26-519-024	8,959.76	0.0224%	503.24	ROYA & RAISSI JAMSHID FAMILY TRUST	HONARBAKHSH ROYA TRS	904 CYPRESS RIDGE LN	LAS VEGAS NV 89144	
137-26-519-025	8,959.76	0.0224%	503.24	KROHN DUANE R & AUDREY F FAMILY TRUST	KROHN DUANE R & AUDREY F TRS	11008 PINE KNOLLS CT	LAS VEGAS NV 89144-1652	
137-26-519-026	8,959.76	0.0224%	503.24	MOLONEY FAMIY TRUST	MOLONEY MICHAEL & JANIS LYNN TRS	11012 PINE KNOLLS CT	LAS VEGAS NV 89144-1652	
137-26-519-027	8,959.76	0.0224%	503.24	OLD WORLD WINES TRUST	11016 PINE KNOLLS CT	LAS VEGAS NV 89144-1652		
137-26-519-028	8,959.76	0.0224%	503.24	O'MARA JOHN JOSEPH	11020 PINE KNOLLS CT	LAS VEGAS NV 89144		
137-26-519-029	8,959.76	0.0224%	503.24	CHRISTIE KAILEE LAUREN & BRIAN	11024 PINE KNOLLS CT	LAS VEGAS NV 89144		
137-26-519-030	8,959.76	0.0224%	503.24	RAGHAVAN RADHIKA & VIJAY	10412 LAS ONDAS WAY	CUPERTINO CA 95014		
137-26-519-031	8,959.76	0.0224%	503.24	GRAY FAMILY TRUST	GRAY STEVEN M & JEAN M TRS	11100 PINE GREENS CT	LAS VEGAS NV 89144-1651	
137-26-519-032	8,959.76	0.0224%	503.24	CASSELLA RAYMOND TRUST 2013	CASSELLA RAYMOND MICHAEL TRS	11104 PINE GREENS CT	LAS VEGAS NV 89144	
137-26-519-033	8,959.76	0.0224%	503.24	GAHAGAN BILLY E & KIMBERLY A	11112 PINE GREENS CT	LAS VEGAS NV 89144-1651		
137-26-519-034	8,959.76	0.0224%	503.24	KARES43 TRUST	WISEMAN KIRK T & SHARON C TRS	11116 PINE GREENS CT	LAS VEGAS NV 89144-1651	
137-26-519-035	8,959.76	0.0224%	503.24	COHAN MARIANNE	851 S RAMPART BLVD #230	LAS VEGAS NV 89145		
137-26-519-036	8,959.76	0.0224%	503.24	YOUNG JASON C	11124 PINE GREENS CT	LAS VEGAS NV 89144-1651		
137-26-520-001	12,108.86	0.0303%	680.12	WOODS JOHN L & KELLIE A	1104 SPARKLING AMBER CT	LAS VEGAS NV 89144-1667		
137-26-520-002	12,108.86	0.0303%	680.12	DELGADO DANA R & DANA	1108 SPARKLING AMBER CT	LAS VEGAS NV 89144-1667		
137-26-520-003	12,108.86	0.0303%	680.12	HEINSSEN EDWARD & MARIE	1112 SPARKLING AMBER CT	LAS VEGAS NV 89144-1667		
137-26-520-004	12,108.86	0.0303%	680.12	LEE TRUST 1970	8925 W POST RD #200	LAS VEGAS NV 89148-2434		
137-26-520-005	12,108.86	0.0303%	680.12	MISSY T D TRUST	XANADU TRS	%OSHINS & ASSOC LLC	1645 VILLAGE CENTER CIR #170	LAS VEGAS NV 89134

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-520-006	12,108.86	0.0303%	680.12	DONDLINGER COREY J & ANNETTE L	1124 ARABIAN SAND CT	LAS VEGAS NV 89144-1669		
137-26-520-007	12,108.86	0.0303%	680.12	BORDON ANTONIO M & SHIRLEY E	4501 DARCELLE DR	UNION CITY CA 94587-4719		
137-26-520-008	12,108.86	0.0303%	680.12	GRAY NAYSAN & MELISSA	1116 ARABIAN SAND CT	LAS VEGAS NV 89144-1669		
137-26-520-009	12,108.86	0.0303%	680.12	NEUMANN JA REVOCABLE TRUST	NEUMANN JASON S & ANNE T TRS	8930 SPANISH RIDGE AVE	LAS VEGAS NV 89148-1302	
137-26-520-010	12,108.86	0.0303%	680.12	WILLEY ERIN & JEFF	1108 ARABIAN SAND CT	LAS VEGAS NV 89144-1669		
137-26-520-011	12,108.86	0.0303%	680.12	MALIK SUZAN H & PETER M	1104 ARABIAN SAND CT	LAS VEGAS NV 89144-1669		
137-26-520-012	12,108.85	0.0303%	680.12	ZDOROVYAK INNA	SENDEROVITZ ZIV	1104 EMERALD TINT CT	LAS VEGAS NV 89144	
137-26-520-013	12,108.85	0.0303%	680.12	HOLLIS GLENN S JR & CHERYL G	2016 WARWICKSHIRE DR	GREENSBORO NC 27455-2207		
137-26-520-014	12,108.85	0.0303%	680.12	PULIDO WALDO V & MICHELLE Z	1112 EMERALD CT	LAS VEGAS NV 89144-1663		
137-26-520-015	12,108.85	0.0303%	680.12	LUDI WILLIAM C JR LIVING TRUST	LUDI MARGARET R LIVING TRUST	1116 EMERALD TINT CT	LAS VEGAS NV 89144-1663	
137-26-520-016	12,108.85	0.0303%	680.12	VAUGHAN PATRICK & KRISTEN	1120 EMERALD TINT	LAS VEGAS NV 89144-1663		
137-26-520-017	12,108.85	0.0303%	680.12	GUERRERO ROBERT & MICHELLE	1116 SALEM ROSE CT	LAS VEGAS NV 89144-1665		
137-26-520-018	12,108.85	0.0303%	680.12	NELSON 2018 TRUST	NELSON EMILY MARINE & BOYD SCHENK TRS	1112 SALEM ROSE CT	LAS VEGAS NV 89144	
137-26-520-019	12,108.85	0.0303%	680.12	GLANCZ GIL	1108 SALEM ROSE CT	LAS VEGAS NV 89144		
137-26-520-020	12,108.85	0.0303%	680.12	BARBIERI MARCO	1104 SALEM ROSE CT	LAS VEGAS NV 89144-1665		
137-26-520-021	12,108.85	0.0303%	680.12	FELLER JED & JAMIE	1100 SALEM ROSE CT	LAS VEGAS NV 89144-1665		
137-26-611-001	7,589.20	0.0190%	426.26	CLAUSEN NICK & AMY REVOCABLE TRUST	CLAUSEN NICK & AMY TRS	813 WHITE FALCON ST	LAS VEGAS NV 89144-1454	
137-26-611-002	7,589.20	0.0190%	426.26	AGOSTO-MARQUEZ JANELLE	817 WHITE FALCON ST	LAS VEGAS NV 89144-1454		
137-26-611-003	7,589.20	0.0190%	426.26	VILLARREAL IGNACIO & CLAUDIA	901 WHITE FALCON ST	LAS VEGAS NV 89144-1455		
137-26-611-004	7,589.20	0.0190%	426.26	GREUSEL EVAN & PAMELA J	905 WHITE FALCON ST	LAS VEGAS NV 89144-1455		
137-26-611-005	7,589.20	0.0190%	426.26	ROYBAL COLLEEN	909 WHITE FALCON ST	LAS VEGAS NV 89144		
137-26-611-006	7,589.20	0.0190%	426.26	SHIPLEY AARON & ELIZABETH	913 WHITE FALCON ST	LAS VEGAS NV 89144-1455		
137-26-611-007	7,589.20	0.0190%	426.26	BRODSKY CRAIG	11036 CARDINAL CREST LN	LAS VEGAS NV 89144		
137-26-611-008	7,589.20	0.0190%	426.26	BARONAK MARK S	BRENNAN IDA P	11032 CARDINAL CREST LN	LAS VEGAS NV 89144-1461	
137-26-611-009	7,589.20	0.0190%	426.26	BAER JAY P & CRISTIN A	11028 CARDINAL CREST LN	LAS VEGAS NV 89144		
137-26-611-010	7,589.20	0.0190%	426.26	SANCHEZ FAMILY REVOCABLE LIVING TRUST	SANCHEZ RALPH & STEPHANIE TRS	11024 CARDINAL CREST LN	LAS VEGAS NV 89144	
137-26-611-011	7,589.20	0.0190%	426.26	J R J B TRUST ETAL	READ JAMES T TRS	11020 CARDINAL CREST LN	LAS VEGAS NV 89144	
137-26-611-012	7,589.20	0.0190%	426.26	BIRNBAUM MARVIN A & S L TR AGMT	BIRNBAUM MARVIN A TRS	2925 HAYDEN CREEK TERR	HENDERSON NV 89052-7089	
137-26-611-013	7,589.20	0.0190%	426.26	POLK ALAN D JR & DELORES L	11012 CARDINAL CREST LN	LAS VEGAS NV 89144-1461		
137-26-611-014	7,589.20	0.0190%	426.26	PURDY MAURICE J & BARBARA B	11008 CARDINAL CREST AVE	LAS VEGAS NV 89144-1461		
137-26-611-015	7,589.20	0.0190%	426.26	HEMMINGS THOMAS E & DEDE R	11004 CARDINAL CREST AVE	LAS VEGAS NV 89144-1460		
137-26-611-016	7,589.21	0.0190%	426.26	MICH LILLIAN CHENG KWANG	11000 CARDINAL CREST LN	LAS VEGAS NV 89144-1460		
137-26-611-017	7,589.21	0.0190%	426.26	COHEN MALCOLM & STEWART SARAH A REV LIV TR ETAL	COHEN MALCOLM J TRS	10924 CARDINAL CREST LN	LAS VEGAS NV 89144	
137-26-611-018	7,589.21	0.0190%	426.26	BEVRE GEORGE M & CLYDE	10920 CARDINAL CREST LN	LAS VEGAS NV 89144-1459		
137-26-611-019	7,589.21	0.0190%	426.26	TERRY NATHAN D & EMMAROSE V	10916 CARDINAL CREST LN	LAS VEGAS NV 89144		
137-26-611-020	7,589.21	0.0190%	426.26	BROSTERMAN & ADAMS-BROSTERMAN TR	BROSTERMAN THOMAS PETER TRS	9811 W CHARLESTON BLVD #2-412	LAS VEGAS NV 89117-7528	
137-26-611-021	7,589.21	0.0190%	426.26	HAFEN 1 L L C	161 KIMBERLEY DR	HENDERSON NV 89015-7904		
137-26-611-022	7,589.21	0.0190%	426.26	CHENG ROLAND LIVING TRUST	CHENG ROLAND TRS	10909 CARDINAL CREST LN	LAS VEGAS NV 89144-1459	
137-26-611-023	7,589.21	0.0190%	426.26	COOK FAMILY TRUST	COOK WILLIAM G & STACY E TRS	10913 CARDINAL CREST LN	LAS VEGAS NV 89144-1459	
137-26-611-024	7,589.21	0.0190%	426.26	GRIFFITH JOHN E	DZIURZYNSKI MAGDALENA	10917 CARDINAL CREST	LAS VEGAS NV 89144-1459	
137-26-611-025	7,589.21	0.0190%	426.26	DIPUCCIO FAMILY TRUST	10921 CARDINAL CREST LN	LAS VEGAS NV 89144-1459		
137-26-611-026	7,589.21	0.0190%	426.26	BAUTISTA JOSIE	9608 KILDARE AVE	SKOKIE IL 60076-1149		
137-26-611-027	7,589.21	0.0190%	426.26	WALKER SCOTT & SHERRY	1005 EAGLEWOOD	LAS VEGAS NV 89144-1447		
137-26-611-028	7,589.21	0.0190%	426.26	NAVAL FAMILY TRUST	2442 HARTFORD AVE	FULLERTON CA 92835		
137-26-611-029	7,589.21	0.0190%	426.26	RAMPOLDI DEAN D & MARCELLA R	1017 EAGLEWOOD DR	LAS VEGAS NV 89144		
137-26-611-030	7,589.21	0.0190%	426.26	CUTTING JAYMIE & DAMON	1025 EAGLEWOOD DR	LAS VEGAS NV 89144-1447		
137-26-611-031	7,589.21	0.0190%	426.26	DAVIS EUGENE C JR	KEPHART-DAVIS JENNIFER L	1029 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-032	7,589.21	0.0190%	426.26	TOLBERT REINHOLD J	1024 EAGLEWOOD DR	LAS VEGAS NV 89144-1447		
137-26-611-033	7,589.21	0.0190%	426.26	MECHAM TODD C & JULIE M	MECHAM CHARI	1020 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-034	7,589.21	0.0190%	426.26	TOBIN TRUST	ARCENAS ELAINE TRS	1016 EAGLEWOOD AVE	LAS VEGAS NV 89114	
137-26-611-035	7,589.21	0.0190%	426.26	JOST RICHARD F IV & JENNIFER R	1012 EAGLEWOOD DR	LAS VEGAS NV 89144		
137-26-611-036	7,589.21	0.0190%	426.26	KUMAR JENNIFER & JAY	KUMAR SEAN	1008 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-037	7,589.21	0.0190%	426.26	PHAM HO H	NGUYEN TRINA T	1004 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-038	7,589.21	0.0190%	426.26	DRISCOLL JAMES P TRUST	DRISCOLL JAMES P TRS	1000 EAGLEWOOD DR	LAS VEGAS NV 89144-1447	
137-26-611-039	7,589.21	0.0190%	426.26	SHAMBO GEORGE R & DONNA M	912 EAGLEWOOD DR	LAS VEGAS NV 89144		
137-26-611-040	7,589.21	0.0190%	426.26	CHAMBERLAIN DARREL & SUSAN	908 EAGLEWOOD DR	LAS VEGAS NV 89144		
137-26-611-041	7,589.21	0.0190%	426.26	HYMAS PAUL	150 LAS VEGAS BLVD N #1712	LAS VEGAS NV 89101		
137-26-611-042	7,589.21	0.0190%	426.26	VACCARINO PATRICIA	900 EAGLEWOOD DR	LAS VEGAS NV 89144-1446		
137-26-611-043	7,589.21	0.0190%	426.26	REYNOLDS FRANK E	VACCARINO-REYNOLDS MARISSA A	812 EAGLEWOOD DR	LAS VEGAS NV 89144-1445	
137-26-611-044	7,589.21	0.0190%	426.26	SOLIZ JOSHUA J	808 EAGLEWOOD DR	LAS VEGAS NV 89144-1445		
137-26-611-045	7,589.21	0.0190%	426.26	JIANG YIKUN	GAO XIAOXIA	804 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-046	7,589.21	0.0190%	426.26	HE HUI & SHANHONG	11012 DESERT DOVE AVE	LAS VEGAS NV 89144		
137-26-611-047	7,589.21	0.0190%	426.26	GRIGORIAN VAL & MARIA	11008 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-611-048	7,589.21	0.0190%	426.26	EXCEL CAPITAL 3 L L C	6280 SPRING MOUNTAIN RD #110	LAS VEGAS NV 89146		
137-26-611-049	7,589.21	0.0190%	426.26	MEHDIAN RAMIN & MISUN	24034 PARK CASINO	CALABASAS CA 92302		
137-26-611-050	7,589.21	0.0190%	426.26	GUNDERSEN THOMAS	10912 DESERT DOVE AVE	LAS VEGAS NV 89144-1449		
137-26-611-051	7,589.21	0.0190%	426.26	HSU SAM Y	10908 DESERT DOVE AVE	LAS VEGAS NV 89144-1449		
137-26-611-052	7,589.21	0.0190%	426.26	FRYATT EDWARD G & KATHLEEN S	10904 DESERT DOVE AVE	LAS VEGAS NV 89144		
137-26-611-053	7,589.21	0.0190%	426.26	WAILEA SANDS TRUST	10900 DESERT DOVE AVE	LAS VEGAS NV 89144-1449		
137-26-611-054	7,589.21	0.0190%	426.26	TESFAY GIDEY	MARIAM TADU W	704 EAGLEWOOD DR	LAS VEGAS NV 89144	
137-26-611-055	7,589.21	0.0190%	426.26	WARSO MARK H & CYNTHIA S	10905 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-056	7,589.21	0.0190%	426.26	S R P SUB L L C	%SRP SUB LLC~INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-26-611-057	7,589.21	0.0190%	426.26	REEVES SCOTT & RHONDA	10917 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-058	7,589.21	0.0190%	426.26	SCARBROUGH CARL & JOYCE	10921 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-059	7,589.21	0.0190%	426.26	RIES MARTIN	11001 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456		
137-26-611-060	7,589.21	0.0190%	426.26	BITUME PAUL & CAROLYN	11005 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456		
137-26-611-061	7,589.21	0.0190%	426.26	CICCARELLI FAMILY REVOCABLE LIVING TRUST	CICCARELLI ENRICO ANTHONY & RANDI SUE TRS	11009 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-062	7,589.21	0.0190%	426.26	PSYK ANTHONY & VERA	11013 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456		
137-26-611-063	7,589.21	0.0190%	426.26	SARAZIN DANIEL S TRUST	SARAZIN DANIEL S TRS	11017 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-064	7,589.21	0.0190%	426.26	PHILLIPS TRUST	PHILLIPS DONOVAN C & JO ANN TRS	11021 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-065	7,589.21	0.0190%	426.26	MCGUIRE FAMILY TRUST	MCGUIRE JERRY E & CONNIE M TRS	11020 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-066	7,589.21	0.0190%	426.26	11016 SUMMER QUAIL AVENUE L L C	%A AIZENSTAT	1930 VILLAGE CENTER CIR #3-222	LAS VEGAS NV 89134	
137-26-611-067	7,589.21	0.0190%	426.26	LEE FAMILY REVOCABLE LIVING TR	LEE FREDERICK & KAY TRS	11012 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-068	7,589.21	0.0190%	426.26	B G O FAMILY TRUST	OPHIR GIL F & BETH F TRS	11008 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456	
137-26-611-069	7,589.21	0.0190%	426.26	OLSEN MICHAEL & VINA	11004 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456		
137-26-611-070	7,589.21	0.0190%	426.26	ROSE BRIAN & BARBARA	11000 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1456		
137-26-611-071	7,589.21	0.0190%	426.26	KAUSER REHANA SEPARATE PPTY TR	KAUSER REHANA TRS	201 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305	
137-26-611-072	7,589.21	0.0190%	426.26	SINGH KARAN	10916 SUMMER QUAIL AVE	LAS VEGAS NV 89144		
137-26-611-073	7,589.21	0.0190%	426.26	PRIBIL JERRY & MARIA	10912 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-074	7,589.21	0.0190%	426.26	NICHOLS RAYMOND L & JAMESETTA C	10908 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-075	7,589.21	0.0190%	426.26	CLENNAN PATRICK & DIANA REBECCA	CLENNAN PATRICK D & DIANA R TRS	10904 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457	
137-26-611-076	7,589.21	0.0190%	426.26	FOUR COMMAS LIVING TRUST	10900 SUMMER QUAIL AVE	LAS VEGAS NV 89144-1457		
137-26-611-077	7,589.21	0.0190%	426.26	SMITH MARK & SABOL LAURIE LIV TR	%ALVERSON TAYLOR MORTENSEN ETAL ~ %K BONDS	7401 W CHARLESTON BLVD	LAS VEGAS NV 89117-1401	
137-26-611-078	7,589.21	0.0190%	426.26	LEE ROBERT & LINDA FAMILY TRUST	LEE ROBERT T & LINDA C TRS	145 CERCADO LN	LITCHFIELD AZ 85340-4228	
137-26-611-079	7,589.21	0.0190%	426.26	KAMINSKY SANFORD	BRYSKIN STELLA	102 SANCHEZ CT	PONTE VEDRA FL 32082-2443	
137-26-611-080	7,589.21	0.0190%	426.26	EWING THOMAS & JULIE	10913 WINTER TEAL AVE	LAS VEGAS NV 89144-1458		
137-26-611-081	7,589.21	0.0190%	426.26	RASMUSSEN GWEN L	11001 CARDINAL CREST LN	LAS VEGAS NV 89144-1460		
137-26-611-082	7,589.21	0.0190%	426.26	D A W FAMILY TRUST	WHITE DANA F II & ANNE L TRS	10801 W CHARLESTON BLVD #600	LAS VEGAS NV 89135-1208	
137-26-611-083	7,589.21	0.0190%	426.26	SADEGHI ROBERT & DEBORAH L	11009 CARDINAL CREST LN	LAS VEGAS NV 89144-1461		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-611-084	7,589.21	0.0190%	**426.26**	GLASS JILL D & JEFFREY	11013 CARDINAL CREST LN	LAS VEGAS NV 89144		
137-26-611-085	7,589.21	0.0190%	**426.26**	VERDIN FAMILY TRUST	VERDIN ANTHONY R & NANETTE J TRS	11017 CARDINAL CREST LN	LAS VEGAS NV 89144-1461	
137-26-611-086	7,589.21	0.0190%	**426.26**	MURPHY RAY F & LYNN A	11021 CARDINAL CREST LN	LAS VEGAS NV 89144-1461		
137-26-611-087	7,589.21	0.0190%	**426.26**	COTTER JUDITH	254 E 68TH ST #12E	NEW YORK NY 10065		
137-26-611-088	7,589.21	0.0190%	**426.26**	OKERBERG FAMILY TRUST	OKERBERG CARLIN V & JANE TRS	11029 CARDINAL CREST LN	LAS VEGAS NV 89144	
137-26-611-089	7,589.21	0.0190%	**426.26**	MICHAEL JAMES & YOLANDA	11033 CARDINAL CREST LN	LAS VEGAS NV 89144-1461		
137-26-612-001	12,108.86	0.0303%	**680.12**	NICOLINI MARIA ERNESTINA LIV TR	NICOLINI MARIA ERNESTINA TRS	1029 SABLE MIST CT	LAS VEGAS NV 89144-1633	
137-26-612-002	12,108.86	0.0303%	**680.12**	SAPOSHNIK FAMILY TRUST	SAPOSHNIK DORON & LAURIE WASSER TRS	1025 SABLE MIST CT	LAS VEGAS NV 89144	
137-26-612-003	12,108.86	0.0303%	**680.12**	OLSEN JAMES B & IOLE T	2109 KITTIWAKE LANE	CEDAR PARK TX 78613		
137-26-612-004	12,108.86	0.0303%	**680.12**	PAVONE GREGG J & CHRISTY A	1017 SABLE MIST CT	LAS VEGAS NV 89144		
137-26-612-005	12,108.86	0.0303%	**680.12**	MACHAN MAC L & LINDSEY S REVOCABLE LIVING TRUST	MACHAN MAC L & LINDSEY S TRS	1013 SABLE MIST CT	LAS VEGAS NV 89144	
137-26-612-006	12,108.86	0.0303%	**680.12**	MATEYKA RICHARD J & LEIGH-ANNE	1009 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-007	12,108.86	0.0303%	**680.12**	IRIZARI ALEXIS MA V & VICTORIA F	1005 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-008	12,108.86	0.0303%	**680.12**	JONGBLOED DANIEL & QINGLIN HUANG	1001 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-009	12,108.86	0.0303%	**680.12**	GAROFALO STEVEN J & JEANNE C	1000 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-010	12,108.86	0.0303%	**680.12**	GASPAR DE ALBA MARIO J & KATRINA	1004 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-011	12,108.86	0.0303%	**680.12**	MOLINE CHARLES E & RHONDA MARIE	1008 SABLE MIST CT	LAS VEGAS NV 89144-1633		
137-26-612-012	12,108.86	0.0303%	**680.12**	THOMPSON ARTHUR R	HERMAN DONA L	1012 SABLE MIST CT	LAS VEGAS NV 89144-1633	
137-26-612-013	12,108.86	0.0303%	**680.12**	AKN FAMILY TRUST	NICHOLS KEVIN J & AIME R TRS	1016 SABLE MIST CT	LAS VEGAS NV 89144-1633	
137-26-612-014	12,108.86	0.0303%	**680.12**	CHAMBERLAIN FAMILY TRUST	CHAMBERLAIN SCOTT R & MIMI TRS	1020 SABLE MIST CT	LAS VEGAS NV 89144	
137-26-612-015	12,108.86	0.0303%	**680.12**	K N J FAMILY TRUST ETAL	WANG HENRY H TRS	1024 SABLE MIST CT	LAS VEGAS NV 89144-1633	
137-26-612-016	12,108.86	0.0303%	**680.12**	SHEN PAUL	TSAO HSIU-PING	1024 GOLDEN AGE CT	LAS VEGAS NV 89144	
137-26-612-017	12,108.86	0.0303%	**680.12**	BAKER ADAM J	SOARES DIVYA J	1020 GOLDEN AGE CT	LAS VEGAS NV 89117	
137-26-612-018	12,108.86	0.0303%	**680.12**	PATEL NAKUL	GREEN JESSICA	1016 GOLDEN AGE CT	LAS VEGAS NV 89144	
137-26-612-019	12,108.86	0.0303%	**680.12**	NETSKI RANDY D & MELISSA M	1012 GOLDEN AGE CT	LAS VEGAS NV 89144-1634		
137-26-612-020	12,108.86	0.0303%	**680.12**	ROGERS FAMILY REVOCABLE LIV TR	ROGERS EBEN TRS	1008 GOLDEN AGE CT	LAS VEGAS NV 89144-1634	
137-26-612-021	12,108.86	0.0303%	**680.12**	PRIESTLEY-BLACK MERRY	9720 SUNDIAL DR	LAS VEGAS NV 89134		
137-26-612-022	12,108.86	0.0303%	**680.12**	CLARK GEORGE D III & NANCY L	1000 GOLDEN AGE CT	LAS VEGAS NV 89144-1634		
137-26-612-023	12,108.86	0.0303%	**680.12**	LURIE REBECCA	1100 GOLDEN AGE CT	LAS VEGAS NV 89144-1635		
137-26-612-024	12,108.86	0.0303%	**680.12**	FLOYD MADELINE B & ARLEND	1100 SABLE MIST CT	LAS VEGAS NV 89144		
137-26-612-025	12,108.86	0.0303%	**680.12**	WALLER WILLIAM	1104 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-612-026	12,108.86	0.0303%	**680.12**	NAJBICZ FAMILY LIVING TRUST	NAJBICZ CHRISTOPHER & D TRS	1105 SABLE MIST CT	LAS VEGAS NV 89144-1632	
137-26-612-027	12,108.86	0.0303%	**680.12**	CURRIDEN DANIEL E & LORRIE L	1101 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-614-001	8,685.60	0.0217%	**487.85**	DICOSTANZO LIVING TRUST	DICOSTANZO JOSEPH L TRS	1012 BOWER BASIN ST	LAS VEGAS NV 89144-1623	
137-26-614-002	8,685.60	0.0217%	**487.85**	WILSON REVOCABLE LIVING TRUST	1004 BOWER BASIN ST	LAS VEGAS NV 89134		
137-26-614-003	8,685.60	0.0217%	**487.85**	DRABEK WARREN	%I YERMUSHIN	285 WINGHAM ST	STATEN ISLAND NY 10305	
137-26-614-004	8,685.60	0.0217%	**487.85**	GRAY MARY JO TRUST	GRAY MARY JO TRS	1000 BOWER BASIN ST	LAS VEGAS NV 89144-1623	
137-26-614-005	8,685.60	0.0217%	**487.85**	POWELL FAMILY TRUST	POWELL NORMAN C & ANGELA R TRS	916 BOWER BASIN ST	LAS VEGAS NV 89144-1622	
137-26-614-006	8,685.60	0.0217%	**487.85**	MCKEAGUE DIANA P LIVING TRUST	MCKEAGUE DIANA P TRS	912 BOWER BASIN ST	LAS VEGAS NV 89144	
137-26-614-007	8,685.60	0.0217%	**487.85**	MARTIN MYRON R & HYE Y	908 BOWER BASIN ST	LAS VEGAS NV 89144-1622		
137-26-614-008	8,685.60	0.0217%	**487.85**	LIGGIO 1999 REVOCABLE LIVING TR	%M LIGGIO	904 BOWER BASIN ST	LAS VEGAS NV 89144-1622	
137-26-614-009	8,685.60	0.0217%	**487.85**	WONG LINDY & GEORGE TRUST	WONG GEORGE & LINDY GISELLE TRS	900 BOWER BASIN ST	LAS VEGAS NV 89144	
137-26-614-010	8,685.60	0.0217%	**487.85**	RAMAN D E LIVING TRUST	RAMAN DALE E TRS	P O BOX 370356	LAS VEGAS NV 89137	
137-26-614-011	8,685.60	0.0217%	**487.85**	AUSBON GEROLD E & DELORES	11157 SHADOW NOOK CT	LAS VEGAS NV 89144-1621		
137-26-614-012	8,685.60	0.0217%	**487.85**	LOGAN JEFFREY A & LISA C	606 ALAMO PINTADO RD #3-286	SOLVANG CA 93463		
137-26-614-013	8,685.60	0.0217%	**487.85**	LOVELL TERENCE G REVOCABLE TRUST	LOVELL TERENCE G TRS	11165 SHADOW NOOK CT	LAS VEGAS NV 89144-1621	
137-26-614-014	8,685.60	0.0217%	**487.85**	BORING C V & S L REV FAM TR	BORING CHARLES V & SANDRA L TRS	11201 SHADOW NOOK CT	LAS VEGAS NV 89144-1624	
137-26-614-015	8,685.61	0.0217%	**487.85**	ORTA RAYMOND JR & ANNA	11205 SHADOW NOOK CT	LAS VEGAS NV 89144		
137-26-614-016	8,685.61	0.0217%	**487.85**	CALLAHAN LINDA	11209 SHADOW NOOK CT	LAS VEGAS NV 89144-1624		
137-26-614-017	8,685.61	0.0217%	**487.85**	REES DAVID & CALLIE LIVING TRUST	REES DAVID & CALLIE JEAN TRS	11213 SHADOW NOOK CT	LAS VEGAS NV 89144-1624	
137-26-614-018	8,685.61	0.0217%	**487.85**	PADGETT JAMES E & DEBORAH	11216 SHADOW NOOK CT	LAS VEGAS NV 89144-1624		
137-26-614-019	8,685.61	0.0217%	**487.85**	OTTAVIANI PAUL & MICHELE	MAZZOCHITTI RITA ELIZABETH	11212 SHADOW NOOK CT	LAS VEGAS NV 89144	
137-26-614-020	8,685.61	0.0217%	**487.85**	RAZMDJOU GITA A M LIVING TRUST	ESPINOSA GITA A M TRS	11208 SHADOW NOOK CT	LAS VEGAS NV 89144-1624	
137-26-614-021	8,685.61	0.0217%	**487.85**	WONG HAZEL	11204 SHADOW NOOK CT	LAS VEGAS NV 89144		
137-26-614-022	8,685.61	0.0217%	**487.85**	FORMISAFT TRUST	COCHRAN JULES N TRS	11200 SHADOW NOOK CT	LAS VEGAS NV 89144	
137-26-614-023	8,685.61	0.0217%	**487.85**	K & L FAMILY TRUST	OCHS BRIAN K & LOURDES M TRS	11164 SHADOW NOOK CT	LAS VEGAS NV 89144-1621	
137-26-614-024	8,685.61	0.0217%	**487.85**	SOPHIE LIVING TRUST	SOMMELLA JANET ANNE TRS	11160 SHADOW NOOK CT	LAS VEGAS NV 89144-1621	
137-26-614-025	8,685.61	0.0217%	**487.85**	W M F LIVING TRUST	FLANGAS WILLIAM G & MARILYN TRS	11156 SHADOW NOOK CT	LAS VEGAS NV 89144-1621	
137-26-614-026	8,685.61	0.0217%	**487.85**	PEREZ ALBERTO & JENNIFER M	11152 SHADOW NOOK CT	LAS VEGAS NV 89144		
137-26-614-027	8,685.61	0.0217%	**487.85**	TENNEY JAMES F	YURCHICK KELLY	11153 PERGOLA POINT CT	LAS VEGAS NV 89144-1625	
137-26-614-028	8,685.61	0.0217%	**487.85**	COLE JAMES M & SHARON A	2451 N MURPHY ST	PAHRUMP NV 89060		
137-26-614-029	8,685.61	0.0217%	**487.85**	WIELAND EMERSON O & NORA P TRUST	WIELAND NORA P TRS	11161 PEGOLA POINT CT	LAS VEGAS NV 89144-1625	
137-26-614-030	8,685.61	0.0217%	**487.85**	KRINER KEVIN C & MARY K	11165 PERGOLA POINT CT	LAS VEGAS NV 89144		
137-26-614-031	8,685.61	0.0217%	**487.85**	PAWLOSKI KIDD REVOCABLE LIV TR	PAWLOSKI BERNARD P TRS	11201 PERGOLA POINT CT	LAS VEGAS NV 89144-1626	
137-26-614-032	8,685.61	0.0217%	**487.85**	COLVIN KELLY J & LORI L	11205 PERGOLA POINT CT	LAS VEGAS NV 89144-1626		
137-26-614-033	8,685.61	0.0217%	**487.85**	ELWOOD ROBERT H	ELWOOD ALICE M REVOCABLE LIVING TRUST	11209 PERGOLA POINT CT	LAS VEGAS NV 89144-1626	
137-26-614-034	8,685.61	0.0217%	**487.85**	A G S E TRUST	SOMMELLA CHRISTINE A TRS	11213 PERGOLA POINT CT	LAS VEGAS NV 89144-1626	
137-26-614-035	8,685.61	0.0217%	**487.85**	EMERY J D REVOCABLE LIVING TRUST	EMERY JOSEPH D TRS	11217 PERGOLA POINT CT	LAS VEGAS NV 89144-1626	0
137-26-614-036	8,685.61	0.0217%	**487.85**	AHMAD SYED M & NUSRAT	11216 PERGOLA POINT CT	LAS VEGAS NV 89144-1626		
137-26-614-037	8,685.61	0.0217%	**487.85**	ABEITA DENISE & GINO	11212 PERGOLA POINT CT	LAS VEGAS NV 89144		
137-26-614-038	8,685.61	0.0217%	**487.85**	PINES MELVIN J & SUSAN Z	11208 PERGOLA POINT CT	LAS VEGAS NV 89144-1626		
137-26-614-039	8,685.61	0.0217%	**487.85**	MALAMA PONO L L C	%C & J CHING	10813 ELK LAKE DR	LAS VEGAS NV 89144	
137-26-614-040	8,685.61	0.0217%	**487.85**	BEHNAM BEN & TIFFANEY	11200 PERGOLA POINT CT	LAS VEGAS NV 89144		
137-26-614-041	8,685.61	0.0217%	**487.85**	WALTERS WILLIAM L REVOCABLE LIV TR	WALTERS WILLIAM L TRS	11164 PERGOLA POINT CT	LAS VEGAS NV 89144-1625	
137-26-614-042	8,685.61	0.0217%	**487.85**	COLUMBUS CHAD	11160 PERGOLA POINT CT	LAS VEGAS NV 89144		
137-26-614-043	8,685.61	0.0217%	**487.85**	GONGORA JORGE A & YAZMIN	11156 PERGOLA POINT CT	LAS VEGAS NV 89144-1625		
137-26-614-044	8,685.61	0.0217%	**487.85**	FARR JODI & TREVOR W	11152 PERGOLA POINT CT	LAS VEGAS NV 89144-1625		
137-26-614-045	8,685.61	0.0217%	**487.85**	EDWARDS FAMILY TRUST	EDWARDS GERALD L & MERRIE LYNN TRS	P O BOX 370807	LAS VEGAS NV 89137-0807	
137-26-614-046	8,685.61	0.0217%	**487.85**	PARK JYSTYNG & KYUNG	11157 SANDY GROVE AVE	LAS VEGAS NV 89144		
137-26-614-047	8,685.61	0.0217%	**487.85**	RENNEWANZ SANDRA B	%LOAN DEPOT	26642 TOWN CENTER DR	FOOTHILL RANCH CA 92610	
137-26-614-048	8,685.61	0.0217%	**487.85**	ZELUFF FAMILY TRUST	ZELUFF JAMES W & CARLA C TRS	11165 SANDY GROVE AVE	LAS VEGAS NV 89144-1640	
137-26-614-049	8,685.61	0.0217%	**487.85**	STEADMAN CHRISTOPHER	11201 SANDY GROVE AVE	LAS VEGAS NV 89144-1641		
137-26-614-050	8,685.61	0.0217%	**487.85**	CRESS SUE A	11205 SANDY GROVE AVE	LAS VEGAS NV 89144-1641		
137-26-614-051	8,685.61	0.0217%	**487.85**	WARKENTIN LARRY GENE & CANDACE L	11209 SANDY GROVE AVE	LAS VEGAS NV 89144-1641		
137-26-614-052	8,685.61	0.0217%	**487.85**	DELUZ MELITA	1909 OAKRIDGE CT	CONCORD CA 94521-1548		
137-26-614-053	8,685.61	0.0217%	**487.85**	ABRAHAM ERICK STEPHAN & JEANNE MAREI M LIV TR	ABRAHAM ERICK STEPHAN & JEANNE MARIE MCMILLIAN TRS	11217 SANDY GROVE AVE	LAS VEGAS NV 89144	
137-26-614-054	8,685.61	0.0217%	**487.85**	CORNISH RICHARD M & JULIE L	11216 SANDY GROVE AVE	LAS VEGAS NV 89144-1641		
137-26-614-055	8,685.61	0.0217%	**487.85**	FORBES FAMILY TRUST	FORBES BARBARA D TRS	1204 MERSAULT CT	LAS VEGAS NV 89144-1113	
137-26-614-056	8,685.61	0.0217%	**487.85**	KYOMURA LIVING TRUST	KIYOMURA IRA I & JUDITH S TRS	11208 SANDY GROVE AVE	LAS VEGAS NV 89144-1641	
137-26-614-057	8,685.61	0.0217%	**487.85**	SWETT ALICE E REVOCABLE LIV TR	SWETT ALICE E TRS	11204 SANDY GROVE AVE	LAS VEGAS NV 89144-1641	
137-26-614-058	8,685.61	0.0217%	**487.85**	SPARKS ROBERT A & GAIL A	11200 SANDY GROVE AVE	LAS VEGAS NV 89144-1641		
137-26-614-059	8,685.61	0.0217%	**487.85**	PEREZ FAMILY TRUST	PEREZ CECILIA TRS	11164 SANDY GROVE AVE	LAS VEGAS NV 89144-1640	
137-26-614-060	8,685.61	0.0217%	**487.85**	LEGER WILLIAM & AMANDA A	11160 SANDY GROVE AVE	LAS VEGAS NV 89144		
137-26-614-061	8,685.61	0.0217%	**487.85**	KIMURA RANDALL M	11156 SANDY GROVE AVE	LAS VEGAS NV 89144-1640		
137-26-614-062	8,685.61	0.0217%	**487.85**	KINNEY WILLIAM A JR & SUSAN S	11152 SANDY GROVE AVE	LAS VEGAS NV 89144-1640		
137-26-614-063	8,685.61	0.0217%	**487.85**	KNUDSEN TERRY A & KARI M	11153 DELL CLIFFS CT	LAS VEGAS NV 89144		
137-26-614-064	8,685.61	0.0217%	**487.85**	DIMARIA ANTHONY JOHN & JOLENE M	11157 DELL CLIFFS CT	LAS VEGAS NV 89144-1643		
137-26-614-065	8,685.61	0.0217%	**487.85**	SEVERSON JOHN F	SMITH BOBBY R	11161 DELL CLIFFS CT	LAS VEGAS NV 89144-1643	
137-26-614-066	8,685.61	0.0217%	**487.85**	FORTUNE CHRIS	LEE DOREEN A	11165 DELL CLIFFS CT	LAS VEGAS NV 89144-1643	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-614-067	8,685.61	0.0217%	**487.85**	RICHARD & CYNDE TRUST	CARPENTER RICHARD & CYNDE CO-TRS	11201 DELL CLIFFS CT	LAS VEGAS NV 89144-1644	
137-26-614-068	8,685.61	0.0217%	**487.85**	MOSBERGEN WINSTON H	MARIANO NOEMI	840 S WILDFLOWER LN	ANAHEIM CA 92808	
137-26-614-069	8,685.61	0.0217%	**487.85**	LEWIS PHILIP ALLEN	PALLAISE LAUREN M	605 DEL GIORNO ST	LAS VEGAS NV 89138	
137-26-614-070	8,685.61	0.0217%	**487.85**	BOLAND FAMILY 2006 TRUST	BOLAND JOHN C & PATRICIA A TRS	11213 DELL CLIFFS CT	LAS VEGAS NV 89144-1644	
137-26-614-071	8,685.61	0.0217%	**487.85**	KRAMER STEVEN & ROSEMARIE	11217 DELL CLIFFS CT	LAS VEGAS NV 89144-1644		
137-26-614-072	8,685.61	0.0217%	**487.85**	ARTICLE III TRUST	MARTONE JANET TRS	32 EAST DR	GARDEN CITY NY 11530-1927	
137-26-614-073	8,685.61	0.0217%	**487.85**	BANGLADESH HOMES L L C	1027 S RAINBOW BLVD #189	LAS VEGAS NV 89145		
137-26-614-074	8,685.61	0.0217%	**487.85**	NAKAMOTO JULIE & NORMAN	P O BOX 829	FORT LUPTON CO 80621-0829		
137-26-614-075	8,685.61	0.0217%	**487.85**	CHYNOWETH THOMAS & JOAN LIVING REVOCABLE TRUST	CHYNOWETH THOMAS S & JOAN F TRS	1108 BOWER BASIN ST	LAS VEGAS NV 89144	
137-26-614-076	8,685.61	0.0217%	**487.85**	MADDEN LIVING TRUST	MADDEN MARY M TRS	1104 BOWER BASIN ST	LAS VEGAS NV 89144	
137-26-614-077	8,685.61	0.0217%	**487.85**	CERVA JAN E & SMITH SUSAN J TR	SMITH SUSAN JEAN TRS	%J CERVA	1100 BOWER BASIN ST	LAS VEGAS NV 89144-1642
137-26-615-001	4,652.73	0.0116%	**261.33**	MALONEY YESENIA CAROLINA & THOMAS C	828 SISTINE ST	LAS VEGAS NV 89144		
137-26-615-002	4,652.73	0.0116%	**261.33**	JACKSON R D FAMILY TRUST	JACKSON RICHARD F & DONNA J TRS	832 SISTINE ST	LAS VEGAS NV 89144	
137-26-615-003	4,652.73	0.0116%	**261.33**	ADRIANO ROLANDO & RACHEL	836 SISTINE ST	LAS VEGAS NV 89144		
137-26-615-004	4,652.73	0.0116%	**261.33**	BOBBETT JAMES W & EDWARD J	1052 HIGHLAND AVE	FULLERTON CA 92835-3730		
137-26-615-005	4,652.73	0.0116%	**261.33**	HEILMAN TIMOTHY P & PAMELA K	844 SISTINE ST	LAS VEGAS NV 89144-4034		
137-26-615-006	4,652.73	0.0116%	**261.33**	BOVORNTHAT TRIPITRA	AMORNSRISUK NOPPARAT	11904 LOVE ORCHID LN	LAS VEGAS NV 89138	
137-26-615-007	4,652.73	0.0116%	**261.33**	MA SHIH-WEI REVOCABLE LIVING TRUST	400 KEAWE ST #302	HONOLULU HI 96813		
137-26-615-008	4,652.74	0.0116%	**261.33**	CHRISTENSEN HENRICK V & BELVA E	856 SISTINE ST	LAS VEGAS NV 89144-4034		
137-26-615-009	4,652.74	0.0116%	**261.33**	BURNETT ANDREW J	776 PORTO MIO WAY #L	LAS VEGAS NV 89138		
137-26-615-010	4,652.74	0.0116%	**261.33**	GARRETT ERNESTINA & JOHN	11016 CALDER AVE	LAS VEGAS NV 89144		
137-26-615-011	4,652.74	0.0116%	**261.33**	BAKER PATTI J	11020 CALDER AVE	LAS VEGAS NV 89144-1464		
137-26-615-012	4,652.74	0.0116%	**261.33**	HIRAKI KENNETH & ROBIN	2835 PUUMELE PL	HONOLULU HI 96817-1421		
137-26-615-013	4,652.74	0.0116%	**261.33**	TRAINOR PEGGY A	11028 CALDER AVE	LAS VEGAS NV 89144-1464		
137-26-615-014	4,652.74	0.0116%	**261.33**	SURICO PHILIP N	5370 E 3850 N	EDEN UT 84310		
137-26-615-015	4,652.74	0.0116%	**261.33**	DYE DOUGLAS M & KATHLEEN REV TR	DYE DOUGLAS M & KATHLEEN P TRS	9705 SUMMER BLISS AVE	LAS VEGAS NV 89149	
137-26-615-016	4,652.74	0.0116%	**261.33**	CARDOSO KEISHMER & MAYRA	11104 CALDER AVE	LAS VEGAS NV 89144		
137-26-615-017	4,652.74	0.0116%	**261.33**	URIARTE MICHELLE	564 SIERRA MORENA ST	LAS VEGAS NV 89144		
137-26-615-018	4,652.74	0.0116%	**261.33**	RAFIA FAMILY TRUST	RAFIA FRED & SORAYA TRS	1812 MADERA CANYON PL	LAS VEGAS NV 89128-7949	
137-26-615-019	4,652.74	0.0116%	**261.33**	CAVANAUGH PATRICK W & CAROL A	CAVANAUGH JAMES P	12167 DORADA COAST AVE	LAS VEGAS NV 89138	
137-26-615-020	4,652.74	0.0116%	**261.33**	BEARD NIEESHA	11120 CALDER AVE	LAS VEGAS NV 89144-1463		
137-26-615-021	4,652.74	0.0116%	**261.33**	ROSS CHARLES D III TRSUT	ROSS CHARLES D TRS	8513 WILEY POST AVE	LOS ANGELES CA 90045-4242	
137-26-615-022	4,652.74	0.0116%	**261.33**	BRIESSA L L C	P O BOX 12268	ZEPHYR COVE NV 89448		
137-26-615-023	4,652.74	0.0116%	**261.33**	ENTERPRISE L C PROPERTIES L L C	P O BOX 5600	VAIL CO 81658-5600		
137-26-615-024	4,652.73	0.0116%	**261.33**	TALBERT JEFFERY S & BARBARA R	7539 KALMALII AVE	LAS VEGAS NV 89114		
137-26-615-025	4,652.73	0.0116%	**261.33**	GRAND CITY INC	18 THE QUADRANGLE	GLEN WAVERLEY VIC 3150 AUSTRALIA		
137-26-615-026	4,652.73	0.0116%	**261.33**	SHILIAN AWNI	11101 CALDER AVE	LAS VEGAS NV 89144-1463		
137-26-615-027	4,652.73	0.0116%	**261.33**	J O S HOLDINGS L L C	%J SU	1330 21 AVE NW	CALGARY AB T2M 1L4 CANADA	
137-26-615-028	4,652.73	0.0116%	**261.33**	BERNINGER LISA CORINNE & CRAIG	11217 SWEET CICELY AVE	LAS VEGAS NV 89138		
137-26-615-029	4,652.73	0.0116%	**261.33**	ROGERS ROBERT J & RUTH M	P O BOX 371045	LAS VEGAS NV 89137		
137-26-615-030	4,652.73	0.0116%	**261.33**	PROGRESS RESIDENTIAL BORROWER 5 L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-26-615-031	4,652.73	0.0116%	**261.33**	MIELE PROPERTIES II L L C	P O BOX 311	HALF MOON BAY CA 94019		
137-26-615-032	4,652.73	0.0116%	**261.33**	G M SOLUTION HOLDINGS L L C	14701 PRINCETON AVE	MOORPARK CA 93021		
137-26-616-001	12,108.85	0.0303%	**680.12**	DEVRIES JON L & JERI L	1100 SPARKLING AMBER CT	LAS VEGAS NV 89144-1667		
137-26-616-002	12,108.85	0.0303%	**680.12**	UHLER JACOB & MICHELLE	1020 SPARKLING AMBER CT	LAS VEGAS NV 89144-1666		
137-26-616-003	12,108.85	0.0303%	**680.12**	MORRIS THEODORE A & ANGELA	1016 SPARKLING AMBER CT	LAS VEGAS NV 89144-1666		
137-26-616-004	12,108.85	0.0303%	**680.12**	STUBBEN MICHAEL & MELISSA	1012 SPARKLING AMBER CT	LAS VEGAS NV 89144		
137-26-616-005	12,108.85	0.0303%	**680.12**	ALLISON WES & BRENDA FAMILY TR	ALLISON WESLEY D & BRENDA M TRS	1008 SPARKLING AMBER CT	LAS VEGAS NV 89144-1666	
137-26-616-006	12,108.85	0.0303%	**680.12**	STEINLINE THOMAS A & DEDRA M	1004 SPARKLING AMBER CT	LAS VEGAS NV 89144-1666		
137-26-616-007	12,108.85	0.0303%	**680.12**	GREENWOOD WINFIELD C & EMILY A	1000 SPARKLING AMBER CT	LAS VEGAS NV 89144		
137-26-616-008	12,108.85	0.0303%	**680.12**	CLAWSON FAMILY TRUST	CLAWSON CHARLES II & M'RECIA TRS	1004 ARABIAN SAND CT	LAS VEGAS NV 89144-1668	
137-26-616-009	12,108.85	0.0303%	**680.12**	CHAISSON JAMES & LYNETTE JUNIOR FAMILY TRUST	CHAISSON JAMES JEREMIAH JR & LYNNETTE MARIE TRS	1008 ARABIAN SAND CT	LAS VEGAS NV 89144	
137-26-616-010	12,108.85	0.0303%	**680.12**	PETERSON FAMILY TRUST	PETERSON BRADLEY G TRS	1012 ARABIAN SAND CT	LAS VEGAS NV 89144-1668	
137-26-616-011	12,108.85	0.0303%	**680.12**	FIELDEN SCOTT DAVID	1016 ARABIAN SAND CT	LAS VEGAS NV 89144		
137-26-616-012	12,108.85	0.0303%	**680.12**	GRISCAVAGE-FRISBEE LORRAINE	GRISCAVAGE LIVING TRUST AGMT	1100 ARABIAN SAND CT	LAS VEGAS NV 89144-1669	
137-26-616-013	12,108.85	0.0303%	**680.12**	MUSSER GARY L & IRENE H FAM TR	MUSSER GARY L & IRENE H TRS	1100 EMERALD TINT CT	LAS VEGAS NV 89144-1663	
137-26-616-014	12,108.85	0.0303%	**680.12**	PIETTE JOANNA LIVING TRUST	1016 EMERALD TINT CT	LAS VEGAS NV 89144-1662		
137-26-616-015	12,108.85	0.0303%	**680.12**	ANDERSON DANIEL G II & GINGER G	1012 EMERALD TINT CT	LAS VEGAS NV 89144-1662		
137-26-616-016	12,108.85	0.0303%	**680.12**	BERENATO FAMILY TRUST	BERENATO THOMAS B & MARCI J TRS	1008 EMERALD TINT CT	LAS VEGAS NV 89144-1662	
137-26-616-017	12,108.85	0.0303%	**680.12**	VERSACI JOSEPH D & MEGAN C	1012 SALEM ROSE CT	LAS VEGAS NV 89144		
137-26-616-018	12,108.85	0.0303%	**680.12**	GORDON ANDREW P & SUSAN M	1016 SALEM ROSE CT	LAS VEGAS NV 89144-1664		
137-26-712-001	4,614.49	0.0115%	**259.18**	AHMED WASEEM	12575 FIELDCREEK LANE	RENO NV 89511-6633		
137-26-712-002	4,614.49	0.0115%	**259.18**	SECCO JOHN M & MICHELE H	UNIT 3120 BOX 55	DPO AA 34055		
137-26-712-003	4,614.49	0.0115%	**259.18**	FAYNGOR STEPHANIE	17162 HILLSIDE CIR	HUNTINGTON BEACH CA 92649-6301		
137-26-712-004	4,614.49	0.0115%	**259.18**	GONG TRUST	2240 MOON VIEW DR	HACIENDA HEIGHTS CA 91745-5739		
137-26-712-005	4,614.49	0.0115%	**259.18**	LAYSON JOEL N & JASPER M	11005 SUTTER HILLS AVE	LAS VEGAS NV 89144-4043		
137-26-712-006	4,614.49	0.0115%	**259.18**	RUELOS RONALDO B & ROSE M 1995 FAMILY TRUST	RUELOS RONALDO B & ROSE M TRS	498 CASTLE ST	DALY CITY CA 94014-2306	
137-26-712-007	4,614.49	0.0115%	**259.18**	RAMOS EDMUNDO C & DANTE C	866 VIA COLONIA	SAN DIEGO CA 92126-7413		
137-26-712-008	4,614.49	0.0115%	**259.18**	ESPINO VICTORIA	10281 WOLVES DEN LN	LAS VEGAS NV 89178		
137-26-712-009	4,614.49	0.0115%	**259.18**	WENG FEIZHI	6480 W SPRING MOUNTAIN #3	LAS VEGAS NV 89143		
137-26-712-010	4,614.49	0.0115%	**259.18**	HYRA L L C	1952 ALCOVA RIDGE DR	LAS VEGAS NV 89135-1550		
137-26-712-011	4,614.49	0.0115%	**259.18**	TOLENTINO CARMELITA M	1 BLUXOME ST LOFT 408	SAN FRANCISCO CA 94107-5522		
137-26-713-001	4,614.49	0.0115%	**259.18**	V T CAPITAL L L C	8146 FESTUCA WAY	LAS VEGAS NV 89113		
137-26-713-002	4,614.49	0.0115%	**259.18**	S B I CO L L C	9320 TOURNAMENT CANYON DR	LAS VEGAS NV 89144		
137-26-713-003	4,614.49	0.0115%	**259.18**	KOKAS DOUG RAY	10948 SUTTER HILLS AVE	LAS VEGAS NV 89144-4003		
137-26-713-004	4,614.49	0.0115%	**259.18**	B I SERVICES AMERICA L L C	%MILLER RICE & ASSOC	4801 S CLIFF AVE #214B	INDEPENDENCE MO 64055-6960	
137-26-713-005	4,614.49	0.0115%	**259.18**	HERRERIA LOURDES S	1300 PARAISO ST	LAS VEGAS NV 89117		
137-26-713-006	4,614.49	0.0115%	**259.18**	NOMURA RAY & AYAKO	10936 SUTTER HILLS AVE	LAS VEGAS NV 89144-4002		
137-26-713-007	4,614.49	0.0115%	**259.18**	CHEE FAMILY TRUST	CHEE HSIA SHEN & KATEY PO-KAM TRS	1265 OLD MILL RD	SAN MARINO CA 91108-1844	
137-26-713-008	4,614.49	0.0115%	**259.18**	2001 LIM MAYMAR SOE & SHU EUGENE LEE M REV TR ETAL	LIM MAYMAR SOE TRS	101 LUNADO WAY	SAN FRANCISCO CA 94124	
137-26-713-009	4,614.49	0.0115%	**259.18**	MCCAMEY GARY L & LAURA A	10920 SUTTER HILLS AVE	LAS VEGAS NV 89144-4002		
137-26-713-010	4,614.49	0.0115%	**259.18**	HUCH SOKHENA KENNY	TON MIKI N	10304 HUXLEY CROSS LN	LAS VEGAS NV 89144	
137-26-713-011	4,614.49	0.0115%	**259.18**	ELDEN TOWERS L L C	415 DAIRY RD #E641	KAHULUI HI 96732		
137-26-713-012	4,614.49	0.0115%	**259.18**	BAHAT PAULINE REVOCABLE TRUST	BAHAT PAULINE TRS	1964 SONDRIO DR	LAS VEGAS NV 89134	
137-26-713-013	4,614.49	0.0115%	**259.18**	FRITZ COLLIN M	MILLER-FRITZ SUSYN	829 ONAHA ST	HONOLULU HI 96816-5105	
137-26-713-014	4,614.49	0.0115%	**259.18**	NIBERT KEITH	P O BOX 1431	1515 GOMPERS AVE	INDIANA PA 15701	
137-26-713-015	4,614.49	0.0115%	**259.18**	LUO LINGANG	JIANG YU	428 WINERY RIDGE ST	LAS VEGAS NV 89144	
137-26-713-016	4,614.49	0.0115%	**259.18**	TOTAL CAPITAL INVESTMENTS L L C	2618 SAN MIGUEL DR #316	NEWPORT BEACH CA 92660		
137-26-713-017	4,614.49	0.0115%	**259.18**	SAFARI ALEX K	23751 ST ELENA	MISSION VIEJO CA 92691-3604		
137-26-713-018	4,614.49	0.0115%	**259.18**	PONTRELLI DANIEL	416 WINERY RIDGE ST	LAS VEGAS NV 89144		
137-26-713-019	4,614.49	0.0115%	**259.18**	NEWCOMER LANCE & IRENE	412 WINERY RIDGE ST	LAS VEGAS NV 89144		
137-26-713-020	4,614.49	0.0115%	**259.18**	WRAY WILLIAM	4017 ABERNATHY FOREST PL	LAS VEGAS NV 89141-4334		
137-26-713-021	4,614.49	0.0115%	**259.18**	SUMAWAY CHRISTOPHER & CHERUBIN	84 HONORS COURSE DR	LAS VEGAS NV 89148		
137-26-713-022	4,614.49	0.0115%	**259.18**	YAGHOUBI EHSAN & JILA FAMILY TRUST	YAGHOUBI EHSAN & JILA TRS	454 S LA PEER DR	BEVERLY HILLS CA 90211	
137-26-713-023	4,614.49	0.0115%	**259.18**	NING HAIYI	11207 AVENIDA DE LOS LOBOS #H	SAN DIEGO CA 92127		
137-26-713-025	4,614.49	0.0115%	**259.18**	SIBUCAO ALFREDO A JR & MISTY A	336 WINERY RIDGE ST	LAS VEGAS NV 89144-4005		
137-26-713-026	4,614.49	0.0115%	**259.18**	HE DANNA	1499 HUNTINGTON DR #400	SOUTH PASADENA CA 91030		
137-26-713-027	4,614.49	0.0115%	**259.18**	SEAMANS PAUL F	27892 244TH ST	DRAPER SD 57531		
137-26-713-028	4,614.49	0.0115%	**259.18**	SAITO JANICE M	98 SUNSET BAY ST	LAS VEGAS NV 89148		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-713-029	4,614.49	0.01159%	259.18	S R P SUB L L C	%SRP SUB LLC~INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-26-713-030	4,614.49	0.01159%	259.18	LUONG LEENA L	2718 COLIN CT	SAN JOSE CA 95148		
137-26-713-031	4,614.49	0.01159%	259.18	HOUGHTON WILLIAM L & JENIFER G	3116 CARDINAL DR NW	OLYMPIA WA 98502-3290		
137-26-713-032	4,614.49	0.01159%	259.18	BALLWEG MICHAEL T	PURSELL SHANE M	10925 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144	
137-26-713-033	4,614.49	0.01159%	259.18	THOMPSON ABIGAIL	10929 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144-4007		
137-26-713-034	4,614.49	0.01159%	259.18	LOPEZ TRANQUILINO & HERLINDA	LOPEZ HERMILA	10730 E ALLERTON ST	WHITTIER CA 90606-1701	
137-26-713-035	4,614.49	0.01159%	259.18	GALANTUOMINI ELIZABETH V	10937 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144		
137-26-713-036	4,614.49	0.01159%	259.18	CRUZ ANGELA J RICKER	1188 CONCERTINO AVE	LAS VEGAS NV 89123-0427		
137-26-713-037	4,614.49	0.01159%	259.18	YEH JOHN	WANG JANET	10945 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144	
137-26-713-038	4,614.49	0.01159%	259.18	METOYER MONICA L	10949 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144-1438		
137-26-713-039	4,614.49	0.01159%	259.18	SHUSTERMAN RICHARD & JEAN FAMILY REVOCABLE TRUST	SHUSTERMAN RICHARD A & JEAN L TRS	134 LANSBERRY CT	LOS GATOS CA 95032-4711	
137-26-713-040	4,614.49	0.01159%	259.18	KING ANDREW MCLAREN	10961 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144		
137-26-713-041	4,614.49	0.01159%	259.18	WANG QIN	4145 WAGON TRAIL AVE	LAS VEGAS NV 89118		
137-26-713-042	4,614.49	0.01159%	259.18	TURNER DEBRA M	8624 RIVER RIDGE DR	LAS VEGAS NV 89131-1725		
137-26-713-043	4,614.49	0.01159%	259.18	SHADY TRUST	MOORMANN JESSE TRS	10952 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144	
137-26-713-044	4,614.49	0.01159%	259.18	CROCITTO PETER A	665 GRAND AVE	LINDENHURST NY 11757-3124		
137-26-713-045	4,614.49	0.01159%	259.18	FERNANDEZ PETER	5225 MISSION HILLS DR	BANNING CA 92220		
137-26-713-046	4,614.49	0.01159%	259.18	FRIEDMAN LAYNA	16660 CUMBRE VERDE CT	PACIFIC PALISADES CA 90272-1914		
137-26-713-047	4,614.49	0.01159%	259.18	YUAN JAY J & HUA HOU	1617 EAGLE DR	SUNNYVALE CA 94087-4636		
137-26-713-048	4,614.49	0.01159%	259.18	OSPINA MARIANELLA	9360 W FLAMINGO RD #110-498	LAS VEGAS NV 89147-6410		
137-26-713-049	4,614.49	0.01159%	259.18	SIGMAN RYAN	10928 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144		
137-26-713-050	4,614.49	0.01159%	259.18	FAIRWEATHER TRUST	FAIRWEATHER PAUL A & IDA RENEE TRS	9659 COOSA ST	VENTURA CA 93004	
137-26-713-051	4,614.49	0.01159%	259.18	HIRAHARA RONALD M ETAL	HIRAHARA RONALD YOSHIMITSU TR	%OHANA RLTY GROUP	2620 REGATTA DR #211	LAS VEGAS NV 89128
137-26-713-052	4,614.49	0.01159%	259.18	LI ZHIYONG	ZHANG HONGYAN	1193 LAURELES DR	LOS ALTOS CA 94022-1008	
137-26-713-053	4,614.49	0.01159%	259.18	D W J L TRUST	WOO DAVID TRS	%OISHIS PPTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134-6251
137-26-713-054	4,614.49	0.01159%	259.18	SMITH LYNNE M LIVING TRUST	SMITH LYNNE M TRS	10906 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144-4007	
137-26-713-055	4,614.49	0.01159%	259.18	LEACH FAMILY REVOCABLE LIVING TRUST ETAL	LEACH MAXIMO T & SONIA A TRS	10900 CALISTOGA SPRINGS CT	LAS VEGAS NV 89144	
137-26-713-056	4,614.49	0.01159%	259.18	BLACK DENNIS K	10901 SUTTER HILLS AVE	LAS VEGAS NV 89144-4002		
137-26-713-057	4,614.49	0.01159%	259.18	JUNG MIN-YEN	57 MAGNOLIA LN #4426	BEAVERCREEK OH 45440		
137-26-713-058	4,614.49	0.01159%	259.18	GU YAN & CHONG	%HOMEWOOD ASSET	10120 S EASTERN #232	HENDERSON NV 89052	
137-26-713-059	4,614.49	0.01159%	259.18	TROLLIER KIMBERLY	3008 CHERUM ST	LAS VEGAS NV 89135		
137-26-713-060	4,614.49	0.01159%	259.18	BARNETT GREGORY DAVID FAMILY TR	BARNETT GREGORY DAVID TRS	10925 SUTTER HILLS AVE	LAS VEGAS NV 89144	
137-26-713-061	4,614.49	0.01159%	259.18	Y W H PROPERTIES INC	40 SLOPING GREEN DR	LAS VEGAS NV 89148		
137-26-713-062	4,614.49	0.01159%	259.18	FAN RENYONG	941 BIMMERLE PL	SAN JOSE CA 95123		
137-26-713-063	4,614.49	0.01159%	259.18	P T & J T L L C	11513 WHITE CLIFFS AVE	LAS VEGAS NV 89138-3017		
137-26-713-064	4,614.49	0.01159%	259.18	GONG JOHN S	20823 E CLIFFSIDE LN	WALNUT CA 91789-4044		
137-26-713-065	4,614.49	0.01159%	259.18	FORTUNE WORLDWIDE L L C	6409 COOPER PL	PLANO TX 75093		
137-26-713-066	4,614.49	0.01159%	259.18	T4 PROPERTY HOLDINGS INC	2407 TRAIL DUST LN	ROCKLIN CA 95765		
137-26-713-067	4,614.49	0.01159%	259.18	DEVNEY FAMILY REVOCABLE LIVING TRUST	DEVNEY CARMEN TRS	914 ROXBURY DR	FULLERTON CA 92833	
137-26-713-068	4,614.49	0.01159%	259.18	DYNABURSKY INVESTMENTS VIII L L C	1420 IRON HILLS LN	LAS VEGAS NV 89134		
137-26-713-069	4,614.49	0.01159%	259.18	WOODRING THOMAS J	412 NAPA HILLS DR	LAS VEGAS NV 89144-4018		
137-26-713-070	4,614.49	0.01159%	259.18	HSIEH EDWARD	SHAO DEBBIE YUSHAN	1808 WINCANTON DR	LAS VEGAS NV 89134-6171	
137-26-713-071	4,614.49	0.01159%	259.18	HANNA ANGELE G	9917 COZY GLEN CIR	LAS VEGAS NV 89117		
137-26-713-072	4,614.49	0.01159%	259.18	DERBYSHIRE BRUCE	7408 REDHEAD DR	NORTH LAS VEGAS NV 89084		
137-26-713-074	4,614.49	0.01159%	259.18	WALKOWSKI WILLIAM W & MICHELE A	336 NAPA HILLS DR	LAS VEGAS NV 89144-4018		
137-26-713-075	4,614.49	0.01159%	259.18	ZHU MINGYUE	9177 DAWN GARDEN AVE	LAS VEGAS NV 89147		
137-26-713-076	4,614.49	0.01159%	259.18	QIU XIAOJUN	50 MARSH HARBOR CT	LAS VEGAS NV 89148		
137-26-714-001	7,589.20	0.01909%	426.26	HOLPUCH MICHAEL & RIKI J	809 WHITE FALCON ST	LAS VEGAS NV 89144-1454		
137-26-714-002	7,589.20	0.01909%	426.26	J R Y 3 FAMILY TRUST	YEAGER JOHN R III TRS	805 WHITE FALCON ST	LAS VEGAS NV 89144	
137-26-714-003	7,589.20	0.01909%	426.26	PETERSEN WAYNE D & DEBORAH D	801 WHITE FALCON ST	LAS VEGAS NV 89144		
137-26-714-004	7,589.21	0.01909%	426.26	XIAO JINJIANG	LU JINDI	712 SHARON HILLS ST	HENDERSON NV 89052	
137-26-714-005	7,589.21	0.01909%	426.26	SMITH ROSIE M REV LIV TR	SMITH ROSIE M TRS	717 WHITE FALCON ST	LAS VEGAS NV 89144-1453	
137-26-714-006	7,589.21	0.01909%	426.26	DAVIS LIVING TRUST	DAVIS JACK L & DIANA L TRS	713 WHITE FALCON ST	LAS VEGAS NV 89144-1453	
137-26-714-007	7,589.21	0.01909%	426.26	HENNINGS HELARD G BALLON	709 WHITE FALCON ST	LAS VEGAS NV 89144		
137-26-714-008	7,589.21	0.01909%	426.26	AVILA CHRISTIAN M & ELSSY	705 WHITE FALCON ST	LAS VEGAS NV 89144		
137-26-714-009	7,589.21	0.01909%	426.26	PETRESCU ADRIANA	701 WHITE FALCON AVE	LAS VEGAS NV 89144-1453		
137-26-714-010	7,589.21	0.01909%	426.26	ALMAZAN CYNTHIA TOMBOC	7792 OSAGE CANYON ST	LAS VEGAS NV 89113		
137-26-714-011	7,589.21	0.01909%	426.26	GASSETT JON & CAROLE	11009 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1436		
137-26-714-012	7,589.21	0.01909%	426.26	ISOLA JOHN A & LISA A	11001 CLIFF SWALLOW AVE	LAS VEGAS NV 89144		
137-26-714-013	7,589.21	0.01909%	426.26	HAAS JOSEPH T & KAREN K	425 SOUTH ST #1701	HONOLULU HI 96813-5061		
137-26-714-014	7,589.21	0.01909%	426.26	GROSSL LINDA A TRUST	GROSSL LINDA A TRS	1920 CR SE 3370	WINNSBORO TX 75494	
137-26-714-015	7,589.21	0.01909%	426.26	ACCOLTI-GIL GIORGIO & SANDRA L	1946 MACARTHUR ST	RANCHO PALOS VERDES CA 90275-1111		
137-26-714-016	7,589.21	0.01909%	426.26	KORICH COLLIN & KIM	10905 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1435		
137-26-714-017	7,589.21	0.01909%	426.26	HUGHES TERRI M	10901 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1435		
137-26-714-018	7,589.21	0.01909%	426.26	TOLLEFSEN 2003 TRUST	TOLLEFSEN TAY R TRS	700 EAGLEWOOD DR	LAS VEGAS NV 89144-1444	
137-26-714-019	7,589.21	0.01909%	426.26	TESFAY GIDEY	MARIAM TADELU	704 EAGLEWOOD DR	LAS VEGAS NV 89144-1444	
137-26-714-020	7,589.21	0.01909%	426.26	BROWN MARK	708 EAGLEWOOD DR	LAS VEGAS NV 89144-1444		
137-26-714-021	7,589.21	0.01909%	426.26	CIUCCI JOHN A & REBECCA L	629 SADDLEBACK RD	CARBONDALE CO 81623		
137-26-714-022	7,589.21	0.01909%	426.26	JOHNSON DAVID R & RACHEL L	716 EAGLEWOOD DR	LAS VEGAS NV 89144-1444		
137-26-714-023	7,589.21	0.01909%	426.26	11016 DESERT DOVE AVENUE L L C	%A AIZENSTAT TRS	1930 VILLAGE CENTER CIR #3-222	LAS VEGAS NV 89134-6299	
137-26-714-024	7,589.21	0.01909%	426.26	K M O TRUST	O'CONNOR KATHLAINE M TRS	11020 DESERT DOVE AVE	LAS VEGAS NV 89144-1451	
137-26-714-025	7,589.21	0.01909%	426.26	WELLS JEFFREY M	11021 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-714-026	7,589.21	0.01909%	426.26	NAKAMA PAUL Y & MICHELLE A	11017 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-714-027	7,589.21	0.01909%	426.26	2018-1 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-26-714-028	7,589.21	0.01909%	426.26	JIA XIAOFAN	PAN XIAORONG	5 ASHLAND CT	MT ZION IL 62549	
137-26-714-029	7,589.21	0.01909%	426.26	PASLEY HENRY E	11001 DESERT DOVE AVE	LAS VEGAS NV 89144-1450		
137-26-714-030	7,589.21	0.01909%	426.26	LETOFSKY JOEL & JORENE	10913 DESERT DOVE AVE	LAS VEGAS NV 89144-1449		
137-26-714-031	7,589.21	0.01909%	426.26	PHILLIPS JOHN PATRICK	PHILLIPS JOHN RAY & LINDA SUE	10909 DESERT DOVE AVE	LAS VEGAS NV 89144	
137-26-714-032	7,589.21	0.01909%	426.26	RIGGERS JOSEPHINE B DELISA	DELISA DONALD J	10905 DESERT DOVE AVE	LAS VEGAS NV 89144-1449	
137-26-714-033	7,589.21	0.01909%	426.26	10901 DESERT DOVE AVENUE L L C	%ALBERT AIZENSTAT	1930 VILLAGE CENTER CIR #3-222	LAS VEGAS NV 89134-6299	
137-26-714-034	7,589.21	0.01909%	426.26	WATERS STEVEN L & CAROLYN L	10900 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1435		
137-26-714-035	7,589.21	0.01909%	426.26	ORCULLO AGAPITO LIVING TR-FAM TR	BLACKMON CYNTHIA M TRS	%OISHIS PPTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134
137-26-714-036	7,589.21	0.01909%	426.26	COOK SCOTT G & RIKA	10912 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1435		
137-26-714-037	7,589.21	0.01909%	426.26	GERBER ZEROMEH LORELEI	10916 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1435		
137-26-714-038	7,589.21	0.01909%	426.26	GOLDSTEIN MICHAEL S	11000 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1436		
137-26-714-039	7,589.21	0.01909%	426.26	PIERCE JOHN J TRUST	PIERCE JOHN J TRS	11004 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1436	
137-26-714-040	7,589.21	0.01909%	426.26	MARIN FAMILY TRUST	MARIN THOMAS M & KAREN D TRS	11008 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1436	0
137-26-714-041	7,589.21	0.01909%	426.26	JACKSON KEVIN D	ORMAN JACQUELINE M	11012 CLIFF SWALLOW AVE	LAS VEGAS NV 89144-1436	
137-26-715-001	4,614.50	0.01159%	259.18	NGUYEN PAULINE PHUONG THANH LIVING TRUST	NGUYEN PAULINE PHUONG THANH TRS	417 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039	
137-26-715-002	4,614.50	0.01159%	259.18	SOBEL LAURENCE & JOAN	421 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039		
137-26-715-003	4,614.50	0.01159%	259.18	MANIPON ALBERTO & PLOCERFINA S	425 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039		
137-26-715-004	4,614.50	0.01159%	259.18	AHMADY MASHOOQ & GITA	429 SONOMA VALLEY ST	LAS VEGAS NV 89144		
137-26-715-005	4,614.50	0.01159%	259.18	LIU REVOCABLE TRUST NO 1	LIU DAVID K & VALERIE H TRS	7627 GRAYSTONE DR	WEST HILLS CA 91304-5253	
137-26-715-006	4,614.50	0.01159%	259.18	VELASQUEZ RICARDO & SEGUNDINA	11068 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4017		
137-26-715-007	4,614.50	0.01159%	259.18	VEGAS INVESTING PARTNERS L P	200 W SAHARA AVE #2009	LAS VEGAS NV 89102		
137-26-715-008	4,614.50	0.01159%	259.18	ZHAO QIANG	11247 PLAYA BONITA AVE	LAS VEGAS NV 89138		
137-26-715-009	4,614.50	0.01159%	259.18	VICTORIO JIMMY R & EMMY M FAMILY TRUST	VICTORIO JIMMY R & EMMY M TRS	51 REDROCK LN	POMONA CA 91766-4943	
137-26-715-010	4,614.50	0.01159%	259.18	HERNANDEZ NORA M	SPANGENTHAL MICHAEL M	11052 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144	
137-26-715-011	4,614.50	0.01159%	259.18	MOREIMI JOSEPH & BRONISLAVA	11048 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4017		

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Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-715-012	4,614.50	0.01115%	**259.18**	FONG KENNETH CRAIG	2631 SUNSHINE VALLEY CT	SIMI VALLEY CA 93063-6304		
137-26-715-013	4,614.50	0.01115%	**259.18**	G M X NEVADA L L C	5405 W FLAMINGO RD	LAS VEGAS NV 89103-3590		
137-26-715-014	4,614.50	0.01115%	**259.18**	LUSSIER GREGORY P & SUSAN M	11028 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-015	4,614.50	0.01115%	**259.18**	COSTA LISA	11024 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144		
137-26-715-016	4,614.50	0.01115%	**259.18**	KAGAN SCOTT & TERRY	11020 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-017	4,614.50	0.01115%	**259.18**	PETERSON TANNER DON & HANNAH LAUREN	11016 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144		
137-26-715-018	4,614.50	0.01115%	**259.18**	MARTZ LINDA & DARYL	11170 W DUMBARTON WAY	LITTLETON CO 80127-1256		
137-26-715-019	4,614.50	0.01115%	**259.18**	ROSS JOYCE E & RHONDA R	11008 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-020	4,614.50	0.01115%	**259.18**	CHEN SHENZE & WU WEN-XIONG FAMILY REV LIV TR ETAL	CHEN SHENZE TRS	1356 PRIMROSE WAY	CUPERTINO CA 95014	
137-26-715-021	4,614.50	0.01115%	**259.18**	P A R C L V L L C	912 GRANGER FARM WAY	LAS VEGAS NV 89145		
137-26-715-022	4,614.50	0.01115%	**259.18**	ZHEN & HUANG FAMILY TRUST	ZHEN JINGBO TRS	11005 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016	
137-26-715-023	4,614.50	0.01115%	**259.18**	MEYERS WILLARD S & EMILIA S	11009 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-024	4,614.50	0.01115%	**259.18**	KEMP KATHERINE	11017 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-025	4,614.50	0.01115%	**259.18**	NGUYEN & LE L L C	%C NGUYEN~K LE	309 ONYX CREST ST	LAS VEGAS NV 89145	
137-26-715-026	4,614.50	0.01115%	**259.18**	DOOLEY MICHAEL & JEAN	11025 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-027	4,614.50	0.01115%	**259.18**	UMALI VENERANDO A	11029 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4016		
137-26-715-028	4,614.50	0.01115%	**259.18**	A H C C L L C	20265 VALLEY BLVD #R	WALNUT CA 91789-2656		
137-26-715-029	4,614.50	0.01115%	**259.18**	ZAMORA JASON WAYNE	11037 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144		
137-26-715-030	4,614.50	0.01115%	**259.18**	WINDSER L L C	17321 LA MESA LN	HUNTINGTON BEACH CA 92647-6109		
137-26-715-031	4,614.50	0.01115%	**259.18**	BURGESS NANCY D & JIMMY D	11045 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4017		
137-26-715-032	4,614.50	0.01115%	**259.18**	DOUGLASS MARY E & STEVEN C	11049 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144		
137-26-715-033	4,614.50	0.01115%	**259.18**	BALTAZAR JENNY M & GONZALO C III	11053 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144-4017		
137-26-715-034	4,614.50	0.01115%	**259.18**	WAGNER HAYLEY N	11057 PIEDMONT VALLEY AVE	LAS VEGAS NV 89144		
137-26-715-035	4,614.50	0.01115%	**259.18**	ROXAS FAMILY REVOCABLE TRUST	ROXAS MANUEL M & ANTONITA B TRS	416 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039	
137-26-715-036	4,614.50	0.01115%	**259.18**	NEDJELOVA ANISSA	412 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039		
137-26-715-037	4,614.50	0.01115%	**259.18**	N F SONOMA INC	P O BOX 5412	LOS ALAMITOS CA 90721-5412		
137-26-715-038	4,614.50	0.01115%	**259.18**	LUONG HOA DIEU & KIET C	AU KHANH LE	3480 BUTTERFLY BUSH	LAS VEGAS NV 89117	
137-26-715-039	4,614.50	0.01115%	**259.18**	ADOLFO EDWIN & MARIA	1054 CHAMBOLLE CT	LAS VEGAS NV 89144		
137-26-715-040	4,614.50	0.01115%	**259.18**	REDDY KALPANA K	12231 SEA VOYAGE AVE	LAS VEGAS NV 89135		
137-26-715-041	4,614.50	0.01115%	**259.18**	LEE FAMILY TRUST	LEE DAVID H & JENNIE N CO-TRS	940 S WYNNEWOOD DR	DIAMOND BAR CA 91765-4602	
137-26-715-042	4,614.50	0.01115%	**259.18**	RAWSON ARLENE M	11036 SONOMA CREEK CT	LAS VEGAS NV 89144-4020		
137-26-715-043	4,614.50	0.01115%	**259.18**	AZI REAL ESTATE TRUST	11001 SALFORD DR	LAS VEGAS NV 89144-4499		
137-26-715-044	4,614.50	0.01115%	**259.18**	WANG YONG	ZHANG HUIFEN	370 CALIFORNIA ST	SANTA CLARA CA 95050	
137-26-715-045	4,614.50	0.01115%	**259.18**	PETKOV ROSTISLAV V	11024 SONOMA CREEK CT	LAS VEGAS NV 89144		
137-26-715-046	4,614.50	0.01115%	**259.18**	LEE SCOTT	WORRALL SCOTT	5409 FLOWERING BUSH	LAS VEGAS NV 89130-1676	
137-26-715-047	4,614.50	0.01115%	**259.18**	YEE ANDREW C & LAUREN L	473 KIHOLO ST	HONOLULU HI 96821-1630		
137-26-715-048	4,614.50	0.01115%	**259.18**	SHAHABEDDIN ALEX	10447 ROSELLE ST #1	SAN DIEGO CA 92121-1559		
137-26-715-049	4,614.50	0.01115%	**259.18**	SENDEROVITZ ZIV	ZDOROVYAK INNA	P O BOX 371853	LAS VEGAS NV 89137-1853	
137-26-715-050	4,614.50	0.01115%	**259.18**	WHITCOMB MARY-NOEL MARGRET	11004 SONOMA CREEK CT	LAS VEGAS NV 89144-4019		
137-26-715-051	4,614.50	0.01115%	**259.18**	DYNABURSKY INVESTMENTS VII L L C	1420 IRON HILLS LN	LAS VEGAS NV 89134		
137-26-715-052	4,614.50	0.01115%	**259.18**	LY HUY & NGA	4787 WHITETAIL LN	SAN JOSE CA 95138-2472		
137-26-715-053	4,614.50	0.01115%	**259.18**	PEREZ BERNARDO GOMEZ	DELGADO GUADALUPE LUNA	11009 SONOMA CREEK CT	LAS VEGAS NV 89144-4019	
137-26-715-054	4,614.50	0.01115%	**259.18**	LEE KRISTEN TAMIKO	11013 SONOMA CREEK CT	LAS VEGAS NV 89144-4019		
137-26-715-055	4,614.50	0.01115%	**259.18**	BLAYLOCK LYNN	11017 SONOMA CREEK CT	LAS VEGAS NV 89144		
137-26-717-001	4,652.73	0.01116%	**261.33**	REBELLO FERDINAND D & DELICE B	708 SISTINE ST	LAS VEGAS NV 89144-4022		
137-26-717-002	4,652.73	0.01116%	**261.33**	NUNN STEVEN D & SHELLI K	704 SISTINE ST	LAS VEGAS NV 89144-4022		
137-26-717-003	4,652.73	0.01116%	**261.33**	RONGINE ENTERPRISES L L C	10138 EMERALD SUNSET CT	LAS VEGAS NV 89148		
137-26-717-004	4,652.73	0.01116%	**261.33**	H J M PROPERTY INC	9809 ROYAL LAMB DR	LAS VEGAS NV 89145		
137-26-717-005	4,652.73	0.01116%	**261.33**	SHERLOCK & MCGARITY INC	P O BOX 12292	SANTA ROSA CA 95406-2292		
137-26-717-006	4,652.73	0.01116%	**261.33**	GALVEZ EUGENIA	628 SISTINE ST	LAS VEGAS NV 89144-4021		
137-26-717-007	4,652.73	0.01116%	**261.33**	CLAIRE HOLLY & JASON	624 SISTINE ST	LAS VEGAS NV 89144-4021		
137-26-717-008	4,652.73	0.01116%	**261.33**	HADLEY MARK F	620 SISTINE ST	LAS VEGAS NV 89144-4021		
137-26-717-009	4,652.73	0.01116%	**261.33**	ALO MARK	TUYOR MAYA	616 SISTINE ST	LAS VEGAS NV 89144-4021	
137-26-717-010	4,652.73	0.01116%	**261.33**	TY WINIFREDO L & EVANGELINE S	9673 AVIGNON CT	LAS VEGAS NV 89148		
137-26-717-011	4,652.73	0.01116%	**261.33**	LI JIANGUANG	SHOU JINHUN	20254 VISTA CT	CUPERTINO CA 95014	
137-26-717-012	4,652.73	0.01116%	**261.33**	LEWIS JOYCE M	604 SISTINE ST	LAS VEGAS NV 89144-4021		
137-26-717-013	4,652.73	0.01116%	**261.33**	JACOBS TRUDI K	11001 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-014	4,652.73	0.01116%	**261.33**	LEE JENNIFER	11005 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-015	4,652.73	0.01116%	**261.33**	NOGART THOMAS L & FE CORAZON	11009 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-016	4,652.73	0.01116%	**261.33**	WAGNER JOSEPH M & ANGELA E	7986 GOFFIVE CIR	HENDERSON NV 89058		
137-26-717-017	4,652.73	0.01116%	**261.33**	VALENZUELA-HIGHT PATRICIA A	11017 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-018	4,652.73	0.01116%	**261.33**	ARCALAS FROILAN & LORELIE REV TR	ARCALAS FROILAN & LORELIE TRS	94-693 KUPUNA LP	WAIPAHU HI 96797-1120	
137-26-717-019	4,652.73	0.01116%	**261.33**	SHAPIRO-HOFFMAN CHERYL	11025 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-020	4,652.73	0.01116%	**261.33**	OXSEN MICHAEL W	11029 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-021	4,652.73	0.01116%	**261.33**	PANG XIAO LING	11033 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-022	4,652.73	0.01116%	**261.33**	GONG JOHN S	20823 E CLIGGSIDE LN	WALNUT CA 91789		
137-26-717-023	4,652.73	0.01116%	**261.33**	EVELY CAROLYN	11105 ROSSI AVE	LAS VEGAS NV 89144-4030		
137-26-717-024	4,652.73	0.01116%	**261.33**	FIKES STAN C	11377 RANCHO VILLA VERDE PL	LAS VEGAS NV 89138-1551		
137-26-717-025	4,652.73	0.01116%	**261.33**	ZHANG XIAOTAO	11113 ROSSI AVE	LAS VEGAS NV 89144-4030		
137-26-717-026	4,652.73	0.01116%	**261.33**	CHIN DAVIN	P O BOX 6411	BELLVUE WA 98008-0411		
137-26-717-027	4,652.73	0.01116%	**261.33**	CHEN XIA	7991 TEAL HARBOR AVE	LAS VEGAS NV 89117		
137-26-717-028	4,652.73	0.01116%	**261.33**	TANG FENG	11125 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-029	4,652.73	0.01116%	**261.33**	GALICINAO CHRISTOPHER & JEANNETH	11129 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-030	4,652.73	0.01116%	**261.33**	CARUNCHO EMILIA R	2519 PLUM ST	FULLERTON CA 92835-4424		
137-26-717-031	4,652.73	0.01116%	**261.33**	MORCOS MAURICE N & GLADYS FAM TR	MORCOS MAURICE N & GLADYS J TRS	29082 DEAN ST	LAGUNA NIGUEL CA 92677-4612	
137-26-717-032	4,652.73	0.01116%	**261.33**	MOK LEE-CHU	YIP SARETH S	5211 E WASHINGTON BLVD #2-101	COMMERCE CA 90040	
137-26-717-033	4,652.73	0.01116%	**261.33**	BALLINGER CAROL A	513 BERNINI ST	LAS VEGAS NV 89144-4031		
137-26-717-034	4,652.73	0.01116%	**261.33**	BATES KEMBERLY	517 BERNINI ST	LAS VEGAS NV 89144		
137-26-717-035	4,652.73	0.01116%	**261.33**	PENA-MONTERROSA JOSE R	521 BERNINI ST	LAS VEGAS NV 89144		
137-26-717-036	4,652.73	0.01116%	**261.33**	SCHOLZ JANET M	525 BERNINI ST	LAS VEGAS NV 89144-4031		
137-26-717-037	4,652.73	0.01116%	**261.33**	WORTHAM FAMILY TRUST 2001	WORTHAM EASTOL G & MIEKO TRS	%D WORTHAM	665 W MONTECITO AVE	SIERRA MADRE CA 91024-1617
137-26-717-038	4,652.73	0.01116%	**261.33**	BROWN ROBERT	3897 OCEAN FRONT WALK	SAN DIEGO CA 92109-7043		
137-26-717-039	4,652.73	0.01116%	**261.33**	KANG E & J FAMILY TRUST	KANG JOHN W & ELIZABETH G TRS	1805 HILL CANYON LN	LAS VEGAS NV 89144-5422	
137-26-717-040	4,652.73	0.01116%	**261.33**	GUARIN GERALD G	GUARIN MARIANO Q JR & FE G	1358 LA CRESCINTIA DR	CHULA VISTA CA 91910-7942	
137-26-717-041	4,652.73	0.01116%	**261.33**	L & L TRUMP VENTURE L L C	FINE EDWARD & VICTORIA	17162 HILLSIDE CIR	HUNTINGTON BEACH CA 92649-6301	
137-26-717-042	4,652.73	0.01116%	**261.33**	TERZIAN MICHAEL	616 BERNINI ST	LAS VEGAS NV 89144		
137-26-717-043	4,652.73	0.01116%	**261.33**	T C P MANAGEMENT L L C	2714 STINGLE AVE	ROSEMEAD CA 91770		
137-26-717-044	4,652.73	0.01116%	**261.33**	YAO YAO	QIN LIANG	9080 TELSTAR AVE #323	EL MONTE CA 91731	
137-26-717-045	4,652.73	0.01116%	**261.33**	TEMPLE JEFF & AMY	604 BERNINI ST	LAS VEGAS NV 89144-4036		
137-26-717-046	4,652.73	0.01116%	**261.33**	NEW DAY PPTYS SER VIII L L C	1950 TROON DR	HENDERSON NV 89074-1039		
137-26-717-047	4,652.73	0.01116%	**261.33**	COHEN CAROLYN D	153 N HWY 101 #102	SOLANA BEACH CA 92075-1196		
137-26-717-048	4,652.73	0.01116%	**261.33**	520 BERNINI L L C	212 N FOGG ST	LAS VEGAS NV 89101		
137-26-717-049	4,652.73	0.01116%	**261.33**	M I U INVESTMENTS L C	1733 COTTAM CT	ST GEORGE UT 84790		
137-26-717-050	4,652.73	0.01116%	**261.33**	KNOX IAN F	512 BERNINI ST	LAS VEGAS NV 89144-4031		
137-26-717-051	4,652.73	0.01116%	**261.33**	LAI DANIEL	837 FULFORT CT	HENDERSON NV 89052		
137-26-717-052	4,652.73	0.01116%	**261.33**	MANDERSCHEID MARY D	11112 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-053	4,652.73	0.01116%	**261.33**	WANG YI & PAN RONG REVOCABLE TRUST ETAL	WANG YI TRS	4699 ENGLEWOOD DR	SAN JOSE CA 95128	
137-26-717-054	4,652.73	0.01116%	**261.33**	T & B I I L L C	2506 GRASSY SPRING PL	LAS VEGAS NV 89135		
137-26-717-055	4,652.73	0.01116%	**261.33**	L C L PROPERTIES L L C	2827 RED ARROW DR	LAS VEGAS NV 89135-1630		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-717-056	4,652.73	0.01166%	**261.33**	O'REILLY JOHN J	11040 ROSSI AVE	LAS VEGAS NV 89144-4030		
137-26-717-057	4,652.73	0.01166%	**261.33**	DUCASSES GERMILINA E & DELMAR A	11036 ROSSI AVE	LAS VEGAS NV 89144-4030		
137-26-717-058	4,652.73	0.01166%	**261.33**	KAMITA ROY Y & KUNIKO O	11032 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-059	4,652.73	0.01166%	**261.33**	KING JIMMY & TRACY	11028 ROSSI AVE	LAS VEGAS NV 89144		
137-26-717-060	4,652.73	0.01166%	**261.33**	SARDISCO JIMMY E	11024 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-061	4,652.73	0.01166%	**261.33**	A M H 2014-1 BORROWER L L C	30601 AGOURA RD #200	AGOURA HILLS CA 91301		
137-26-717-062	4,652.73	0.01166%	**261.33**	OPENDOOR PROPERTY C L L C	405 HOWARD ST #550	SAN FRANCISCO CA 94105		
137-26-717-063	4,652.73	0.01166%	**261.33**	GUNDERSON FLOYD G & ANGELA E	11008 ROSSI AVE	LAS VEGAS NV 89144-4023		
137-26-717-064	4,652.73	0.01166%	**261.33**	PHUNG SANG T & Y SLU	11 TERRY CIR	NOVATO CA 94947-4923		
137-26-717-065	4,652.73	0.01166%	**261.33**	TAWFIK ANTOINE W	YOUSSEF AMANI N	11017 OKEEFE CT	LAS VEGAS NV 89144-4024	
137-26-717-066	4,652.73	0.01166%	**261.33**	CHONG STEVEN	TAO AMY	P O BOX 1367	MONTEREY PARK CA 91754	
137-26-717-067	4,652.73	0.01166%	**261.33**	OMURA FAMILY TRUST	OMURA TED T & SALLY S CO-TRS	18939 MT DEMETER CIR	FOUNTAIN VALLEY CA 92708-6334	
137-26-717-068	4,652.73	0.01166%	**261.33**	MAI MICHAEL CA	PHAN THAO THI PHUONG	2041 LORDSBURG LN	LAS VEGAS NV 89134	
137-26-717-069	4,652.73	0.01166%	**261.33**	BERNAL SUSAN L LIVING TRUST	BERNAL SUSAN L TRS	11033 OKEEFE CT	LAS VEGAS NV 89144-4024	
137-26-717-070	4,652.73	0.01166%	**261.33**	LINDGREN BRENT & ERIN	11037 OKEEFE CT	LAS VEGAS NV 89144-4024		
137-26-717-071	4,652.73	0.01166%	**261.33**	ROBINSON 1996 TRUST	ROBINSON CLAUDETTE J	9216 YUCCA BLOSSOM DR	LAS VEGAS NV 89134-8918	
137-26-717-072	4,652.73	0.01166%	**261.33**	BUCKREIS DEBORAH J	11105 OKEEFE CT	LAS VEGAS NV 89144-4025		
137-26-717-073	4,652.73	0.01166%	**261.33**	VEGAS INVESTING PARTNERS	200 W SAHARA AVE #2009	LAS VEGAS NV 89102		
137-26-717-074	4,652.73	0.01166%	**261.33**	HAMM PENEYRA TRUST	11113 OKEEFE CT	LAS VEGAS NV 89144		
137-26-717-075	4,652.73	0.01166%	**261.33**	AROMA JIAN IMPORT EXPORT COMPANY L L C	717 RUNNING PUTT WAY	LAS VEGAS NV 89148		
137-26-717-076	4,652.73	0.01166%	**261.33**	SWEENEY BRIAN	11116 OKEEFE CT	LAS VEGAS NV 89144-4025		
137-26-717-077	4,652.73	0.01166%	**261.33**	ZEECK SEAN A	%C ZEECK	215 LELAND WAY	ARCADIA CA 91006-4245	
137-26-717-078	4,652.73	0.01166%	**261.33**	BANK U S TRUST N A TRS	%CALIBER HOME LOANS INC~%SPOC DEPT	3701 REGENT BLVD	IRVING TX 75063	
137-26-717-079	4,652.73	0.01166%	**261.33**	BRADLEY RONALD & BROOKS G	6441 CAMINITO ESTRELLADO	SAN DIEGO CA 92120-3022		
137-26-717-080	4,652.73	0.01166%	**261.33**	GULLIFORD BRIAN	11100 OKEEFE CT	LAS VEGAS NV 89144-4025		
137-26-717-081	4,652.73	0.01166%	**261.33**	CHAN KENNETH	428 E WISTARIA AVE	ARCADIA CA 91006		
137-26-717-082	4,652.73	0.01166%	**261.33**	LOH SIEW PENG	9113 LOWER AZUSA RD	ROSEMEAD CA 91770		
137-26-717-083	4,652.73	0.01166%	**261.33**	LIU WINNIE & TZU-SHANG THOMAS	12277 APPLE VALLEY RD #288	APPLE VALLEY CA 92308		
137-26-717-084	4,652.73	0.01166%	**261.33**	TANAKA RANDAL M & CORYN Y	1268 KALUAWAA ST	HONOLULU HI 96816		
137-26-717-085	4,652.73	0.01166%	**261.33**	JECKY'S PROPERTIES NV L L C	26450 SUMMIT CIR	SANTA CLARITA CA 91350		
137-26-718-001	4,652.73	0.01166%	**261.33**	TURCIOS MAXIMILIANO & MIRIAN R	6195 SUNKISS DR	LAS VEGAS NV 89110		
137-26-718-002	4,652.73	0.01166%	**261.33**	MAI-REN DIANA S	26 BIG CREEK CT	LAS VEGAS NV 89148-2798		
137-26-718-003	4,652.73	0.01166%	**261.33**	YOUNG PETER REVOCABLE TRUST	YOUNG PETER TRS	%P YOUNG	4600 BOTTICELLI CT	ANTIOCH CA 94509-6296
137-26-718-004	4,652.73	0.01166%	**261.33**	PRATT BRENDA	812 SISTINE ST	LAS VEGAS NV 89144		
137-26-718-005	4,652.73	0.01166%	**261.33**	CAI MEI	10004 PEACH FLOWER CT	LAS VEGAS NV 89147		
137-26-718-006	4,652.73	0.01166%	**261.33**	P S I RESIDENTIAL-SISTINE L L C	6161 S RAINBOW BLVD	LAS VEGAS NV 89118		
137-26-718-007	4,652.73	0.01166%	**261.33**	LEUNG WILSON T	CHEE GRACE Y	5603 WELLAND AVE	TEMPLE CITY CA 91780	
137-26-718-008	4,652.73	0.01166%	**261.33**	WALLIS BRUCE M	11014 VASARI CT	LAS VEGAS NV 89144-4035		
137-26-718-009	4,652.73	0.01166%	**261.33**	VOGEL KELLY	11018 VASARI CT	LAS VEGAS NV 89144-4035		
137-26-718-010	4,652.73	0.01166%	**261.33**	CHOU CHIA LI	TSENG MEI HUI	11022 VASARI CT	LAS VEGAS NV 89144	
137-26-718-011	4,652.73	0.01166%	**261.33**	PELKA ZDZISLAW	KOLAKOWSKA JOANNA	11570 VELICATA CT	LAS VEGAS NV 89138-7581	
137-26-718-012	4,652.73	0.01166%	**261.33**	GLOBEVISION PROPERTIES L L C	%VI P GROSSMAN	304 S JONES BLVD #793	LAS VEGAS NV 89107	
137-26-718-013	4,652.73	0.01166%	**261.33**	EBATA KELLI J M TRUST	EBATA KELLI J M TRS	2724 DATE ST	HONOLULU HI 96816	
137-26-718-014	4,652.73	0.01166%	**261.33**	B A J L L C	GIULIANI GEORGE A & CAROL A	%C GIULIANI	2112 STONE CROFT ST	LAS VEGAS NV 89134-2541
137-26-718-015	4,652.73	0.01166%	**261.33**	NEVAREZ RUBEN	ENCINAS ELEANOR M	7847 HAZELNUT DR	EASTVALE CA 92880	
137-26-718-016	4,652.73	0.01166%	**261.33**	CARTER FAMILY TRUST	CARTER BRETT A & MICHELLE E TRS	2973 KEDLESTON ST	LAS VEGAS NV 89135-2232	
137-26-718-017	4,652.73	0.01166%	**261.33**	FONG KAI SAN & YAP YEN FOON TR	FONG KAI SAN TRS	11101 VASARI CT	LAS VEGAS NV 89144-4035	
137-26-718-018	4,652.73	0.01166%	**261.33**	SUN JINGYU	YANG FAN	3130 S RAINBOW #301	LAS VEGAS NV 89146	
137-26-718-019	4,652.73	0.01166%	**261.33**	HENDRICKS ROBERT C & MIGUELINA G	11027 VASARI CT	LAS VEGAS NV 89144		
137-26-718-020	4,652.73	0.01166%	**261.33**	ESTOPINAN RAQUEL B	MADISON TATSUMI J	11023 VASARI CT	LAS VEGAS NV 89144	
137-26-718-021	4,652.73	0.01166%	**261.33**	URANGO TRUST	URANGO KEVIN I TRS	%K URANGO	1012 SPARKLING AMBER CT	LAS VEGAS NV 89144
137-26-718-022	4,652.73	0.01166%	**261.33**	YOSHIMOTO STEVEN K & JAN N LIVING TRUST	YOSHIMOTO STEVEN K & JAN N TRS	1355 MOANALUALANI PL #A	HONOLULU HI 96819-1212	
137-26-718-023	4,652.73	0.01166%	**261.33**	KAMATH SUBHAS & PRABHA	11046 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-718-024	4,652.73	0.01166%	**261.33**	CHEN XIA	7991 TEAL HARBOR AVE	LAS VEGAS NV 89117		
137-26-718-025	4,652.73	0.01166%	**261.33**	YOKOYAMA HERBERT H TRUST	YOKOYAMA EVELYN K TRUST	1631 ALA MAKANI PL	HONOLULU HI 96819-1467	
137-26-718-026	4,652.73	0.01166%	**261.33**	JUDD RODNEY S & LADAWN	1121 SABLE MIST CT	LAS VEGAS NV 89144-1632		
137-26-718-027	4,652.73	0.01166%	**261.33**	KEY MATTHEW C	QUY TAM T	11062 DESERT DOVE AVE	LAS VEGAS NV 89144-1451	
137-26-718-028	4,652.73	0.01166%	**261.33**	REINING CHARLES J	11100 DESERT DOVE AVE	LAS VEGAS NV 89144-1462		
137-26-718-029	4,652.73	0.01166%	**261.33**	MARCOS MARY V	11104 DESERT DOVE AVE	LAS VEGAS NV 89144-1462		
137-26-718-030	4,652.73	0.01166%	**261.33**	KALAS JENNIFER TRUST	KALAS JENNIFER SURFACE TRS	11108 DESERT DOVE AVE	LAS VEGAS NV 89144-1462	
137-26-718-031	4,652.73	0.01166%	**261.33**	LOPEZ AURELIO V & ZENAIDA S	1078 LONGVIEW DR	DIAMOND BAR CA 91765		
137-26-718-032	4,652.73	0.01166%	**261.33**	RAMOS FAMILY REVOCABLE LIVING TR	RAMOS DIMAS & NORMA URGEL TRS	697 STEVE WRUCK CT	HENDERSON NV 89052	
137-26-718-033	4,652.73	0.01166%	**261.33**	LEE DAVID 2000 TRUST	LEE DAVID TRS	15330 METROPOL DR	HACIENDA HEIGHTS CA 91745-6167	
137-26-718-034	4,652.73	0.01166%	**261.33**	G M X NEVADA L L C	5405 W FLAMINGO RD	LAS VEGAS NV 89103-3590		
137-26-718-035	4,652.73	0.01166%	**261.33**	LUK KAYE C & DIANA A	10313 POMPEI PL	LAS VEGAS NV 89144-1208		
137-26-718-036	4,652.73	0.01166%	**261.33**	L & C L L C	8925 LOGGERS MILL AVE	LAS VEGAS NV 89143		
137-26-718-037	4,652.73	0.01166%	**261.33**	BAYLIFF AARON J & ANNE M	11053 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-718-038	4,652.73	0.01166%	**261.33**	CORDOVA JERRY J	11049 DESERT DOVE AVE	LAS VEGAS NV 89144		
137-26-718-039	4,652.73	0.01166%	**261.33**	ALTMAN JOEL	11045 DESERT DOVE AVE	LAS VEGAS NV 89144-1451		
137-26-718-040	4,652.73	0.01166%	**261.33**	TRUJILLO CURTIS	700 BERNINI ST	LAS VEGAS NV 89144-4037		
137-26-718-041	4,652.73	0.01166%	**261.33**	RAMIREZ ELEANOR & ROBERT	704 BERNINI ST	LAS VEGAS NV 89144		
137-26-718-042	4,652.73	0.01166%	**261.33**	ALEJANDRE DANIEL E & CYNTHIA R	708 BERNINI ST	LAS VEGAS NV 89144		
137-26-718-043	4,652.73	0.01166%	**261.33**	WANG CAIYING	2943 BRANCH CREEK CT	LAS VEGAS NV 89135		
137-26-718-044	4,652.73	0.01166%	**261.33**	PASH NATAHAN A	716 BERNINI ST	LAS VEGAS NV 89144-4038		
137-26-718-045	4,652.73	0.01166%	**261.33**	JONES THOMAS E & MARIE	800 BERNINI ST	LAS VEGAS NV 89144-4040		
137-26-718-046	4,652.73	0.01166%	**261.33**	REESE JOHN & DONNA	804 BERNINI ST	LAS VEGAS NV 89144-4040		
137-26-718-047	4,652.73	0.01166%	**261.33**	JACKSON JENNIFER R	808 BERNINI ST	LAS VEGAS NV 89144-4040		
137-26-718-048	4,652.73	0.01166%	**261.33**	DOVEIKO MARINA	812 BERNINI ST	LAS VEGAS NV 89144-4040		
137-26-718-049	4,652.73	0.01166%	**261.33**	ASHEAR MITCHELL J & LILA I	18976 COREOPSIS TERR	LEESBURG VA 20176-8462		
137-26-718-050	4,652.73	0.01166%	**261.33**	WENTE BRYAN C	820 BERNINI ST	LAS VEGAS NV 89134		
137-26-718-051	4,652.73	0.01166%	**261.33**	WANG CHUNLIANG	JIANG CHUNLIN	824 BERNINI ST	LAS VEGAS NV 89144-4041	
137-26-718-052	4,652.73	0.01166%	**261.33**	ZYKA ANDON & DANIELA	828 BERNINI ST	LAS VEGAS NV 89144		
137-26-718-053	4,652.74	0.01166%	**261.33**	LARZIK SHILOH & PATRICK	825 BERNINI ST	LAS VEGAS NV 89144		
137-26-718-054	4,652.74	0.01166%	**261.33**	PEARSON BRENDA A	821 BERNINI ST	LAS VEGAS NV 89144-4041		
137-26-718-055	4,652.74	0.01166%	**261.33**	YANEZ ALEJANDRO P	588 DOLETTO ST	LAS VEGAS NV 89138-7518		
137-26-718-056	4,652.74	0.01166%	**261.33**	QUIROZ PEDRO G	P O BOX 371 #885	LAS VEGAS NV 89137		
137-26-718-057	4,652.74	0.01166%	**261.33**	DYE DOUGLAS M & KATHLEEN REV TR	DYE DOUGLAS M & KATHLEEN P TRS	9705 SUMMER BLISS AVE	LAS VEGAS NV 89149	
137-26-718-058	4,652.74	0.01166%	**261.33**	DANG QUAN	HUYNH DIEM CHI	5305 KNIGHTS ESTATES	SAN JOSE CA 95135	
137-26-718-059	4,652.74	0.01166%	**261.33**	JIAN SARA	QU LINKANG	801 BERNINI ST	LAS VEGAS NV 89144	
137-26-718-060	4,652.74	0.01166%	**261.33**	OOMS JORDAN W	713 BERNINI ST	LAS VEGAS NV 89144-4038		0
137-26-718-061	4,652.74	0.01166%	**261.33**	CLAIBORNE VICKIE L	709 BERNINI ST	LAS VEGAS NV 89144-4038		
137-26-718-062	4,652.74	0.01166%	**261.33**	JOLLEY DEREK & CASIE A	5815 ANGELIC DREAMS CT	LAS VEGAS NV 89149		
137-26-718-063	4,652.74	0.01166%	**261.33**	RILEY MONICA D	701 BERNINI ST	LAS VEGAS NV 89144-4037		
137-26-718-064	4,652.74	0.01166%	**261.33**	VIDAL MARGARET A	621 BERNINI ST	LAS VEGAS NV 89144-4036		
137-26-811-001	4,614.49	0.01151%	**259.18**	J Z 2006 LIVING TRUST	ZENG JIANWEN TRS	3432 CLASSIC BAY LN	LAS VEGAS NV 89117	
137-26-811-002	4,614.49	0.01151%	**259.18**	BANK U S NATIONAL ASSOCIATION TRS	9990 RICHMOND #400 S	HOUSTON TX 77042		
137-26-811-003	4,614.49	0.01151%	**259.18**	KOBAYASHI CRAIG AKIO & G LIV TR	KOBAYASHI CRAIG AKIO & GALE TRS	%DESERT SAND PPTY MGT	6847 W CHARLESTON BLVD #A	LAS VEGAS NV 89117
137-26-811-004	4,614.49	0.01151%	**259.18**	COLLIER COREY H	320 WINERY RIDGE ST	LAS VEGAS NV 89144-4008		
137-26-811-005	4,614.49	0.01151%	**259.18**	LEMMON SHERREE	KAUFMAN ANDREW D	316 WINERY RIDGE ST	LAS VEGAS NV 89144	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-811-006	4,614.49	0.01159%	259.18	BOLIVAR ALICE LIFETIME TRUST	RODRIGUEZ ALFONSO TRS	370 EL NIDO AVE	PASADENA CA 91107	
137-26-811-007	4,614.49	0.01159%	259.18	OBISPO ROMEO F & FERMINA S	308 WINERY RIDGE ST	LAS VEGAS NV 89144-4004		
137-26-811-008	4,614.49	0.01159%	259.18	EVANS MELVIN	306 WINERY RIDGE ST	LAS VEGAS NV 89144-4004		
137-26-811-009	4,614.49	0.01159%	259.18	KISS VANESSA M	300 WINERY RIDGE ST	LAS VEGAS NV 89144		
137-26-811-010	4,614.49	0.01159%	259.18	MYER BRETT	301 WINERY RIDGE ST	LAS VEGAS NV 89144-4004		
137-26-811-011	4,614.49	0.01159%	259.18	JOHNSON WILLIAM P	WILLHIDE ROSEMARY D	305 WINERY RIDGE ST	LAS VEGAS NV 89144-4004	
137-26-811-012	4,614.49	0.01159%	259.18	HSIN SHENG INVESTMENT L L C	6480 DU SAULT DR	SAN JOSE CA 95119-1914		
137-26-811-013	4,614.49	0.01159%	259.18	MUHAMMAD CAMILLA	10905 NAPA RIDGE DR	LAS VEGAS NV 89144-4014		
137-26-811-014	4,614.49	0.01159%	259.18	MAKRIS WILLIAM J	110 NORTHGATE ST	WOODSIDE CA 94062		
137-26-811-015	4,614.49	0.01159%	259.18	HERNANDEZ FERNANDO	10913 NAPA RIDGE DR	LAS VEGAS NV 89144-4014		
137-26-811-016	4,614.49	0.01159%	259.18	NU CHI KIM TON	10917 NAPA RIDGE DR	LAS VEGAS NV 89144-4014		
137-26-811-017	4,614.49	0.01159%	259.18	CHAN GARY & MONICA	991 BLAIR CT	PALO ALTO CA 94303-3448		
137-26-811-018	4,614.49	0.01159%	259.18	R J AMER HOMES 4 RENT ONE L L C	30601 AGOURA RD #200	AGOURA HILLS CA 91301		
137-26-811-019	4,614.49	0.01159%	259.18	HAMACHI JOE TRUST	HAMACHI JOE TRS	113 PASEO DE LAS DELICIAS	REDONDO BEACH CA 90277	
137-26-811-020	4,614.49	0.01159%	259.18	GAUGHAN SHU YUN LIVING TRUST	GAUGHAN SHU YUN TRS	301 VILBERTI CT	LAS VEGAS NV 89144-4013	
137-26-811-021	4,614.49	0.01159%	259.18	HENMI ROBIN GINN & MIKE MITSUYA	308 VIA BUENA VENTURA	REDONDO BEACH CA 90277-6111		
137-26-811-022	4,614.49	0.01159%	259.18	CAMPBELL KAREN M	10929 NAPA RIDGE DR	LAS VEGAS NV 89144-4015		
137-26-811-023	4,614.49	0.01159%	259.18	BU DEAN	LIU CELIA YU	6855 LONGMONT AVE	SAN GABRIEL CA 91775	
137-26-811-024	4,614.49	0.01159%	259.18	ABOLT KAREN R TRUST	ABOLT KAREN ROSE TRS	%K ABOLT	10937 NAPA RIDGE DR	LAS VEGAS NV 89144-4015
137-26-811-025	4,614.49	0.01159%	259.18	SCHRAMM EDWARD J & JOANNE M	10945 NAPA RIDGE DR	LAS VEGAS NV 89144-4015		
137-26-811-026	4,614.49	0.01159%	259.18	ENG GENGHMUN	DREIFUSS SOPHIE	5215 LENORE ST	TORRANCE CA 90503-6348	
137-26-811-027	4,614.49	0.01159%	259.18	GOO SHARON	9022 DULCIMER LN	LAS VEGAS NV 89123-3072		
137-26-811-028	4,614.49	0.01159%	259.18	B H O O M I L L C	%R APTE	7420 YORK DR	CLAYTON MO 63105-2928	
137-26-811-029	4,614.49	0.01159%	259.18	MILLER RYAN	320 NAPA HILLS DR	LAS VEGAS NV 89144		
137-26-811-030	4,614.49	0.01159%	259.18	SYED SHEENA B	10952 NAPA RIDGE DR	LAS VEGAS NV 89144-4015		
137-26-811-031	4,614.49	0.01159%	259.18	PARKER CHRISTOPHER A	10948 NAPA RIDGE DR	LAS VEGAS NV 89144		
137-26-811-032	4,614.49	0.01159%	259.18	CHUANG MAO L & DENISE C C REV TR	CHUANG DENISE CHIN CHU TRS	17570 MARENGO DR	ROWLAND HEIGHTS CA 91748-4118	
137-26-811-033	4,614.49	0.01159%	259.18	FILIPPO LOUIS JR & LORRAINE	713 CYPRESS MEADOWS LN	LAS VEGAS NV 89144-1404		
137-26-811-034	4,614.49	0.01159%	259.18	JOHNS TRISTRAM A & EVANGELINE P	10936 NAPA RIDGE DR	LAS VEGAS NV 89144-4015		
137-26-811-035	4,614.49	0.01159%	259.18	PROGRESS RESIDENTIAL BORROWER 5 L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-26-811-036	4,614.49	0.01159%	259.18	MALLARI JOHNELL V & EMILY P	10928 NAPA RIDGE DR	LAS VEGAS NV 89144-4014		
137-26-811-037	4,614.49	0.01159%	259.18	VENTURA NICHOLAS WADE LIVING TRUST	VENTURA NICHOLAS WADE TRS	10926 NAPA RIDGE DR	LAS VEGAS NV 89144-4014	
137-26-811-038	4,614.49	0.01159%	259.18	SELA FAMILY TRUST	SELA ZVI & MARGARET G TRS	801 CANYON GREENS DR	LAS VEGAS NV 89144-0836	
137-26-811-039	4,614.49	0.01159%	259.18	G L H ASSETS L L C	%AWARD REALTY	3015 S JONES BLVD	LAS VEGAS NV 89146-6701	
137-26-811-040	4,614.49	0.01159%	259.18	WHITE KAREN L	10912 NAPA RIDGE AVE	LAS VEGAS NV 89144-4014		
137-26-811-041	4,614.49	0.01159%	259.18	CONKLIN ANDREA R	10908 NAPA RIDGE DR	LAS VEGAS NV 89144-4014		
137-26-811-042	4,614.49	0.01159%	259.18	BLOOMGREEN HOLDINGS L L C- SERIES 7	%D & S HOANG	68 PEPPERMINT	IRVINE CA 92620	
137-26-811-043	4,614.49	0.01159%	259.18	TENG LE	325 WINERY RIDGE ST	LAS VEGAS NV 89144		
137-26-811-044	4,614.49	0.01159%	259.18	TEAL LISA M	433 BLOOMINGDALE CT	LAS VEGAS NV 89144-4152		
137-26-811-045	4,614.49	0.01159%	259.18	ALMOSAWY JAMAL F & MARIA R	333 WINERY RIDGE ST	LAS VEGAS NV 89144-4005		
137-26-812-001	4,614.49	0.01159%	259.18	ZENG JENNY	2551 30TH AVE	SAN FRANCISCO CA 94116-2931		
137-26-812-002	4,614.49	0.01159%	259.18	ENG GENGHMUN	DREIFUSS SOPHIE	5215 LENORE ST #2	TORRANCE CA 90503-6348	
137-26-812-003	4,614.49	0.01159%	259.18	TAN JAYNE	30 JAY ST #3	CAMBRIDGE MA 02139-3213		
137-26-812-004	4,614.49	0.01159%	259.18	CROW JOHN J JR & CAROL ANN	301 NAPA HILLS DR	LAS VEGAS NV 89144		
137-26-812-005	4,614.49	0.01159%	259.18	HANSON JEAN	305 NAPA HILLS DR	LAS VEGAS NV 89144-4026		
137-26-812-006	4,614.49	0.01159%	259.18	NAPA BOSSIDE L L C	P O BOX 35878	LAS VEGAS NV 89133-5878		
137-26-812-007	4,614.49	0.01159%	259.18	GONZALEZ DANIEL & SONDRA ANN	313 NAPA HILLS DR	LAS VEGAS NV 89144-4026		
137-26-812-008	4,614.49	0.01159%	259.18	HAN MIKYUNG	11001 NAPA RIDGE DR	LAS VEGAS NV 89144		
137-26-812-009	4,614.49	0.01159%	259.18	DELOSANGELES EFREN & LUISITA TR	DELOSANGELES EFREN & L G CO-TRS	187 WARWICK ST	DALY CITY CA 94015-2828	
137-26-812-010	4,614.49	0.01159%	259.18	JACOBS ANDREW J & ANGELA N	11009 NAPA RIDGE DR	LAS VEGAS NV 89144-4027		
137-26-812-011	4,614.49	0.01159%	259.18	ZENQUIS LORI E	11013 NAPA RIDGE DR	LAS VEGAS NV 89144-4028		
137-26-812-012	4,614.49	0.01159%	259.18	BANKSTON JODSON W & MARY K	11017 NAPA RIDGE DR	LAS VEGAS NV 89144-4028		
137-26-812-013	4,614.49	0.01159%	259.18	BERGSTROM AMY	11021 NAPA RIDGE DR	LAS VEGAS NV 89144-4028		
137-26-812-014	4,614.49	0.01159%	259.18	FIETZ JANE	2913 SONOMA ST	TORRANCE CA 90503-6036		
137-26-812-015	4,614.49	0.01159%	259.18	VILLALPANDO ANTHONY	INGRAM JENNIFER	304 BERTELLI CT	LAS VEGAS NV 89144	
137-26-812-016	4,614.49	0.01159%	259.18	FRICKX LACEY RAE & STEPHEN	300 BERTELLI CT	LAS VEGAS NV 89144-4029		
137-26-812-017	4,614.49	0.01159%	259.18	WILSON BARCLAY A & MARGARET E	301 BERTELLI CT	LAS VEGAS NV 89144-4029		
137-26-812-018	4,614.49	0.01159%	259.18	S F R 2012-1 U S WEST L L C	8665 E HARTFORD DR #200	SCOTTSDALE AZ 85255		
137-26-812-019	4,614.49	0.01159%	259.18	ALKHOV GRIGORIY & ELODIE	309 BERTELLI CT	LAS VEGAS NV 89144-4029		
137-26-812-020	4,614.49	0.01159%	259.18	ORTIZ M & J FAMILY TRUST	ORTIZ MARIO ALBERTO & JANICE FAYE TRS	313 BERTELLI CT	LAS VEGAS NV 89144	
137-26-812-021	4,614.49	0.01159%	259.18	ZHANG ZHOU	11241 REVELRY LN	LAS VEGAS NV 89138		
137-26-812-022	4,614.49	0.01159%	259.18	ELY CAPITAL L L C	9501 BALATTA CANYON CT	LAS VEGAS NV 89144		
137-26-812-023	4,614.49	0.01159%	259.18	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-26-812-024	4,614.49	0.01159%	259.18	COPPOLA MICHAEL & YOLANDA D	312 SONOMA VALLEY ST	LAS VEGAS NV 89144-4032		
137-26-812-025	4,614.49	0.01159%	259.18	TANAKA BRANT TORAO REV LIV TR	TANAKA JOY MASAKO REV LIV TR	4018 KILAUEA AVE	HONOLULU HI 96816-4449	
137-26-812-026	4,614.49	0.01159%	259.18	TEMPLETON ANTON	304 SONOMA VALLEY ST	LAS VEGAS NV 89144		
137-26-812-027	4,614.50	0.01159%	259.18	G M X NEVADA L L C	5405 W FLAMINGO RD	LAS VEGAS NV 89103-3590		
137-26-812-028	4,614.50	0.01159%	259.18	VALENCIA JOSE LUIS & M FAM TR	VALENCIA JOSE LUIS & MONIKA TRS	301 SONOMA VALLEY ST	LAS VEGAS NV 89144-4032	
137-26-812-029	4,614.50	0.01159%	259.18	SUNDITA EVELYN VARGAS	TEJANO ELAINE SUNDITA	305 SONOMA VALLEY ST	LAS VEGAS NV 89144	
137-26-812-030	4,614.50	0.01159%	259.18	SHANAHAN JOHN & NINA LIVING TRUST	SHANAHAN JOHN N & NINA P TRS	309 SONOMA VALLEY ST	LAS VEGAS NV 89144-4032	
137-26-812-031	4,614.50	0.01159%	259.18	VOLPERT RANDALL	313 SONOMA VALLEY ST	LAS VEGAS NV 89144		
137-26-812-032	4,614.50	0.01159%	259.18	ANGALA TERESITA	CABLITAS BENIGNO	317 SONOMA VALLEY ST	LAS VEGAS NV 89144-4032	
137-26-812-033	4,614.50	0.01159%	259.18	BANK H S B C USA NATIONAL ASSOCIATION TRS	%OCWEN LOAN SERVICING L L C~%TRAILING DOCS	5720 PREMIER PARK DR	WEST PALM BEACH FL 33407	
137-26-812-034	4,614.50	0.01159%	259.18	SUTTON CHRISTOPHER ROSS	325 SONOMA VALLEY ST	LAS VEGAS NV 89144		
137-26-812-035	4,614.50	0.01159%	259.18	G M E T PROPERTY AQUISITIONS LLC	7266 PALMYRA AVE	LAS VEGAS NV 89117-3112		
137-26-812-036	4,614.50	0.01159%	259.18	SODERBERG KRISTEN	333 SONOMA VALLEY ST	LAS VEGAS NV 89144-4033		
137-26-812-037	4,614.50	0.01159%	259.18	LI THOMAS & DIANA FAMILY TRUST	LI THOMAS C S & DIANA C TRS	2505 HATHAWAY AVE	ALHAMBRA CA 91803-4617	
137-26-812-038	4,614.50	0.01159%	259.18	CLAYTON DARLENE A	P O BOX 1970	LAS VEGAS NV 89125-1970		
137-26-812-039	4,614.50	0.01159%	259.18	BETHARDS BILLY	345 SONOMA VALLEY ST	LAS VEGAS NV 89144-4033		
137-26-812-040	4,614.50	0.01159%	259.18	REYES BARBARA L	349 SONOMA VALLEY ST	LAS VEGAS NV 89144-4033		
137-26-812-041	4,614.50	0.01159%	259.18	MAMANGUN ROMEO GALI	401 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039		
137-26-812-042	4,614.50	0.01159%	259.18	HUANG & BODTMANN MARITAL TRUST	HUANG LIYANG TRS	405 SONOMA VALLEY ST	LAS VEGAS NV 89144	
137-26-812-043	4,614.50	0.01159%	259.18	REINERT GRETCHEN K	409 SONOMA VALLEY ST	LAS VEGAS NV 89144-4039		
137-26-812-044	4,614.50	0.01159%	259.18	GUTIERREZ BERTHA A	5081 COLLEGE VIEW AVE #3	LOS ANGELES CA 90041-1800		
137-26-812-045	4,614.50	0.01159%	259.18	WARNER LINDA K	LIGGETT RUSSELL J	400 SONOMA VALLEY ST	LAS VEGAS NV 89144	
137-26-812-046	4,614.50	0.01159%	259.18	KRAFT WENDY RUTH	2700 MASON AVE	LAS VEGAS NV 89102		
137-26-812-047	4,614.50	0.01159%	259.18	AVILA PAULINA	344 SONOMA VALLEY ST	LAS VEGAS NV 89144-4033		
137-26-812-048	4,614.50	0.01159%	259.18	LASKOWSKI WOJCIECH	KRUSZEWSKA-LASKOWSKI MARIA	13015 MONTANA AVE	LOS ANGELES CA 90049	
137-26-812-049	4,614.50	0.01159%	259.18	WOLTERS VINCENT L	336 SONOMA VALLEY ST	LAS VEGAS NV 89144-4033		
137-26-812-050	4,614.50	0.01159%	259.18	LU JIEHUA	SHEN XIZHE	1862 YOSEMITE DR	MILPITAS CA 95035	
137-26-812-051	4,614.50	0.01159%	259.18	JAY MELVIN	590 2ND AVE #5	SAN FRANCISCO CA 94118-4033		
137-26-812-052	4,614.50	0.01159%	259.18	CHO KWANG J & SUN H	11233 WOODLAND VIOLET AVE	LAS VEGAS NV 89138		
137-26-812-053	4,614.50	0.01159%	259.18	MONTREUX INVESTMENTS SERIES III L L C	P O BOX 401424	LAS VEGAS NV 89140		
137-26-812-054	4,614.50	0.01159%	259.18	KANG PAUL	LO LIH JEN	4981 CONCANNON CT	SAN DIEGO CA 92130	
137-26-812-055	4,614.50	0.01159%	259.18	2018-4 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-26-812-056	4,614.50	0.01159%	259.18	A M H 2014-1 BORROWER L L C	30601 AGOURA RD #200	AGOURA HILLS CA 91301		
137-26-812-057	4,614.50	0.01159%	259.18	GUO PING & UTA SIYU	WANG SHUANG SHUANG	11024 NAPA RIDGE DR	LAS VEGAS NV 89144	
137-26-812-058	4,614.50	0.01159%	259.18	HAYWOOD CASANDRA P	11020 NAPA RIDGE DR	LAS VEGAS NV 89144		
137-26-812-059	4,614.50	0.01159%	259.18	MANTELLO MICHAEL & GINNY	60 WOODVALE LOOP	STATEN ISLAND NY 10309-3518		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-26-812-060	4,614.50	0.01115%	**259.18**	PERALTA LORVINA R & DUANE S	11012 NAPA RIDGE DR	LAS VEGAS NV 89144-4028		
137-26-812-061	4,614.50	0.01115%	**259.18**	TANG CUIMING	1608 SUSSEX ST #203	LAS VEGAS NV 89144		
137-26-812-062	4,614.50	0.01115%	**259.18**	AGUILERA-VACA GABRIEL R	CAMPOS-AGUILERA MARINA J	11004 NAPA RIDGE DR	LAS VEGAS NV 89144-4027	
137-26-812-063	4,614.50	0.01115%	**259.18**	MAHONEY THOMAS E & SHERLEY P	11000 NAPA RIDGE DR	LAS VEGAS NV 89144-4027		
137-26-812-064	4,614.50	0.01115%	**259.18**	SHENG YEJUAN	11021 SONOMA CREEK CT	LAS VEGAS NV 89144-4019		
137-26-812-065	4,614.50	0.01115%	**259.18**	NI TING	ZHANG WEI WEI	1536 89TH ST NE	SEATTLE WA 98115	
137-26-812-066	4,614.50	0.01115%	**259.18**	CHUNG YEH TRUST ET AL	YEH MING YANG TRS	%MI YEH	1535 WEMBLEY RD	SAN MARINO CA 91180
137-26-812-067	4,614.50	0.01115%	**259.18**	GABRIEL LAURIE E	11033 SONOMA CREEK CT	LAS VEGAS NV 89144		
137-26-812-068	4,614.50	0.01115%	**259.18**	MAWHINNEY MATTHEW J	608 RUN BRIDGE ST	LAS VEGAS NV 89144		
137-26-812-069	4,614.50	0.01115%	**259.18**	LI XUEFANG	11041 SONOMA CREEK CT	LAS VEGAS NV 89144		
137-26-812-070	4,614.50	0.01115%	**259.18**	GLOBEVISION PROPERTIES L L C	%SC P GROSSMAN	304 S JONES BLVD #793	LAS VEGAS NV 89107	
137-26-812-071	4,614.50	0.01115%	**259.18**	CALICO KID L L C	20369 LAKE CANYON DR	WALNUT CA 91789		
137-35-611-001	8,147.18	0.0204%	**457.60**	TANNO CRAIG & GWEN	2111 HAKANU ST	HONOLULU HI 96821		
137-35-611-002	8,147.18	0.0204%	**457.60**	SERRANO JANETTE & PAUL	11005 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4483		
137-35-611-003	8,147.18	0.0204%	**457.60**	WOLFF FAMILY TRUST	WOLFF JEFFREY S & STACEY B TRS	11009 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-35-611-004	8,147.18	0.0204%	**457.60**	LIU LU	10253 COUNTRY FLATS LN	LAS VEGAS NV 89135		
137-35-611-005	8,147.18	0.0204%	**457.60**	DONAHOO LIVING TRUST	DONAHOO BOYD PATRICK & CIDNEY TRS	11017 MOUNT ROYAL AVE	LAS VEGAS NV 89114	
137-35-611-006	8,147.18	0.0204%	**457.60**	MILLS FAMILY TRUST	MILLS MICHAEL C & DEIDRE G TRS	4036 BIRD MAN LN	NORTH LAS VEGAS NV 89084-3501	
137-35-611-007	8,147.18	0.0204%	**457.60**	BARRERA DANILO R & SUSAN REV TR	BARRERA DANILO R & SUSAN F TRS	11025 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484	
137-35-611-008	8,147.18	0.0204%	**457.60**	CATLETT RONALD W & LINDA J	11029 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484		
137-35-611-009	8,147.18	0.0204%	**457.60**	CANYON RIVER TRUST	GARDNER SCOTT D & JULIE A TRS	11033 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-35-611-010	8,147.18	0.0204%	**457.60**	RICHARDS PHILLIP & ALLISON	11032 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484		
137-35-611-011	8,147.18	0.0204%	**457.60**	WHITTEN JOSHUA L & MEGAN	11028 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484		
137-35-611-012	8,147.18	0.0204%	**457.60**	COOK SARVEY TRUST	COOK GEORGE TRS	11024 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484	
137-35-611-013	8,147.18	0.0204%	**457.60**	MAGNESS FAMILY TRUST	MAGNESS GARRY O & LISA L TRS	11020 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4484	
137-35-611-014	8,147.18	0.0204%	**457.60**	BOUCHARD 2017 TRUST	BOUCHARD PHILIP MICHAEL & MICHELLE RENEE CO-TRS	11016 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-35-611-015	8,147.18	0.0204%	**457.60**	RINGEL BOYD K	11012 MOUNT ROYAL AVE	LAS VEGAS NV 89144		
137-35-611-016	8,147.18	0.0204%	**457.60**	FALLON DOUGLAS & ROXANE	10001 ROLLING GLEN CT	LAS VEGAS NV 89117-0953		
137-35-611-017	8,147.18	0.0204%	**457.60**	GREEN FAMILY TRUST	GREEN EDNA TRS	11004 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4483	
137-35-611-018	8,147.18	0.0204%	**457.60**	WALSH CAROLYN M	11000 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4483		
137-35-611-019	8,147.18	0.0204%	**457.60**	HENRY CHAD R	ESPINOZA JOSEPH C	10936 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-35-611-020	8,147.18	0.0204%	**457.60**	HARRIS FAMILY TRUST	HARRIS EARL E & LISA A TRS	10932 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4482	
137-35-611-021	8,147.18	0.0204%	**457.60**	FARRAR DONALD JACK & PATRICIA E	10928 MT ROYAL AVE	LAS VEGAS NV 89144		
137-35-611-022	8,147.18	0.0204%	**457.60**	CHU PETER K	CHEN KA RENA M	10924 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4482	
137-35-611-023	8,147.18	0.0204%	**457.60**	KAYADETH ARIYA	10920 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481		
137-35-611-024	8,147.18	0.0204%	**457.60**	MYRO PAUL P III & TERESA L	MARTINEZ DEBRA	10916 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-35-611-025	8,147.18	0.0204%	**457.60**	PIAZZA RICHARD J & HEATHER C	10912 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481		
137-35-611-026	8,147.18	0.0204%	**457.60**	GUMS ANDREW & NICOLE	10908 MOUNT ROYAL AVE	LAS VEGAS NV 89144		
137-35-611-027	8,147.18	0.0204%	**457.60**	DOMANICO ERNEST PAUL JR	10904 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481		
137-35-611-028	8,147.18	0.0204%	**457.60**	MORRISON FAMILY TRUST	MORRISON LAURIE G TRS	10900 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481	
137-35-611-029	8,147.18	0.0204%	**457.60**	MATHES MICHAEL & CYNTHIA	552 RUNBRIDGE ST	LAS VEGAS NV 89147		
137-35-611-030	8,147.18	0.0204%	**457.60**	GILLASPIE DANNY ALLEN & MARIE A	556 RUNBRIDGE ST	LAS VEGAS NV 89144-4495		
137-35-611-031	8,147.18	0.0204%	**457.60**	BRIDGES DAN C	560 RUNBRIDGE ST	LAS VEGAS NV 89144-4495		
137-35-611-032	8,147.18	0.0204%	**457.60**	LANDINI LUIGI M & JOAN M	561 RUNBRIDGE ST	LAS VEGAS NV 89144		
137-35-611-033	8,147.18	0.0204%	**457.60**	MAGPANTAY FAMILY TRUST	MAGPANTAY EDUARDO M & ANITA TRS	557 RUNBRIDGE ST	LAS VEGAS NV 89144-4495	
137-35-611-034	8,147.18	0.0204%	**457.60**	SERIES 43 OF YAS L L C	8025 S RAINBOW BLVD #119	LAS VEGAS NV 89139		
137-35-611-035	8,147.18	0.0204%	**457.60**	BARGA ROBERT L & JUDY K	10913 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481		
137-35-611-036	8,147.18	0.0204%	**457.60**	BLISS ROBERT DEAN JR SEP PPTY TR	BLISS ROBERT DEAN JR TRS	4925 CONQUISTADOR ST	LAS VEGAS NV 89149-1108	
137-35-611-037	8,147.18	0.0204%	**457.60**	MACINTYRE ALLEN DAVID & HOLLY M	10921 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4481		
137-35-611-038	8,147.18	0.0204%	**457.60**	WOO DAVID Y & GRACE L	9 CHAPARRAL CT	RANCHO SANTA MARGARITA CA 92688-5553		
137-35-611-039	8,147.18	0.0204%	**457.60**	TOLEDO MARTIN & MARTIN J	10933 MOUNT ROYAL AVE	LAS VEGAS NV 89144-4482		
137-35-611-040	8,147.18	0.0204%	**457.60**	PHAN TU THANH	NGUYEN HOA THI	725 S MAXINE ST	SANTA ANA CA 92704-1825	
137-35-611-041	8,147.18	0.0204%	**457.60**	HAMBLETON FAMILY TRUST	HAMBLETON DALE A & MONNA J TRS	560 NAPATREE ST	LAS VEGAS NV 89144-4501	
137-35-611-042	8,147.18	0.0204%	**457.60**	LEVINE ADAM	10920 MARYVILLE AVE	LAS VEGAS NV 89144-4497		
137-35-611-043	8,147.18	0.0204%	**457.60**	MANGSETH DANA	10916 MARYVILLE AVE	LAS VEGAS NV 89144		
137-35-612-001	8,147.19	0.0204%	**457.60**	WANG XINGHUO	HUANG YEJUN	2448 S CULPEPPER ST	ARLINGTON VA 22206	
137-35-612-002	8,147.19	0.0204%	**457.60**	BROWN RUSSELL A & MANDI S	11032 EDINA CT	LAS VEGAS NV 89144-4507		
137-35-612-003	8,147.19	0.0204%	**457.60**	OSBURN STEVEN R & JODY CLEO	11028 EDINA CT	LAS VEGAS NV 89144-4507		
137-35-612-004	8,147.19	0.0204%	**457.60**	GALANG LAMBERTO L & MARILYN G	11024 EDINA CT	LAS VEGAS NV 89144-4507		
137-35-612-005	8,147.19	0.0204%	**457.60**	C P A C S LIVING TRUST	CASTOR SAMUEL DEE & ANNALISE HYER TRS	11020 EDINA CT	LAS VEGAS NV 89144	
137-35-612-006	8,147.19	0.0204%	**457.60**	LAIRD TODD M & ESTHER S	11016 EDINA CT	LAS VEGAS NV 89144		
137-35-612-007	8,147.19	0.0204%	**457.60**	HANSEN STEPHEN & ERIN	11012 EDINA CT	LAS VEGAS NV 89144-4506		
137-35-612-008	8,147.19	0.0204%	**457.60**	TZELALIS VASO TRUST	TZELALIS VASILIKI TRS	11008 EDINA CT	LAS VEGAS NV 89144-4506	
137-35-612-009	8,147.19	0.0204%	**457.60**	HOLMES BLAIN E	11004 EDINA CT	LAS VEGAS NV 89144		
137-35-612-010	8,147.19	0.0204%	**457.60**	CHEN JING REVOCABLE TRUST	11000 EDINA CT	LAS VEGAS NV 89144		
137-35-613-001	4,758.46	0.0119%	**267.27**	HATHAWAY JEFF	BUCHANAN DENISE	569 ARTOLA ST	LAS VEGAS NV 89144-4516	
137-35-613-002	4,758.46	0.0119%	**267.27**	WILSON MICHELLE R	565 ARTOLA ST	LAS VEGAS NV 89144-9144		0
137-35-613-003	4,758.46	0.0119%	**267.27**	LEE JENNIFER	214 MONTEREY AVE	MENLO PARK CA 94025		
137-35-613-004	4,758.46	0.0119%	**267.27**	MCLARRY BETTY LACY TRUST	MCLARRY BETTY LACY TRS	557 ARTOLA ST	LAS VEGAS NV 89144	
137-35-613-005	4,758.47	0.0119%	**267.27**	D & Z INVESTMENT L L C	1499 HUNTINGTON DR #400	SOUTH PASADENA CA 91030		
137-35-613-006	4,758.47	0.0119%	**267.27**	CHEW NANCY M LIVING TRUST	CHEW NANCY M TRS	248 AMHERST ST	SAN FRANCISCO CA 94134-1306	
137-35-613-007	4,758.47	0.0119%	**267.27**	BONAVENTURE JOSEPH M	545 ARTOLA ST	LAS VEGAS NV 89144-4517		
137-35-613-008	4,758.47	0.0119%	**267.27**	QABAZARD SAHAR	541 ARTOLA ST	LAS VEGAS NV 89144		
137-35-613-009	4,758.47	0.0119%	**267.27**	O'MALLEY CAROLYN M & DOUGLAS	537 ARTOLA ST	LAS VEGAS NV 89144-4517		
137-35-613-010	4,758.47	0.0119%	**267.27**	REED BRANDON & BRENDA	533 ARTOLA ST	LAS VEGAS NV 89144-4519		
137-35-613-011	4,758.47	0.0119%	**267.27**	VAZIN SHAHLA	522 E VERMONT AVE	ANAHEIM CA 92805		
137-35-613-012	4,758.47	0.0119%	**267.27**	PLEHN R J FAMILY TRUST	PLEHN RAYE JEAN TRS	525 ARTOLA ST	LAS VEGAS NV 89144-4519	
137-35-613-013	4,758.47	0.0119%	**267.27**	WHITTINGTON VINA	P O BOX 73261	PHOENIX AZ 85050		
137-35-613-014	4,758.47	0.0119%	**267.27**	FORTUNE INTERNATIONAL INVEST INC	6045 ICARUS DR	NANAIMO BC V9V 1B7 CANADA		
137-35-613-015	4,758.47	0.0119%	**267.27**	CHI PETER	CHUNG LINGLING	955 MONTE VERDE DR	ARCADIA CA 91007	
137-35-613-016	4,758.47	0.0119%	**267.27**	GUBALLA ALEXANDER	AMPER ERLINDA	370 SUTLEY ST	SACRAMENTO CA 95835-2043	
137-35-613-017	4,758.47	0.0119%	**267.27**	CHACON MARINA	10918 LA VENUS AVE	LAS VEGAS NV 89144-4518		
137-35-613-018	4,758.47	0.0119%	**267.27**	WEYRAUCH SCOTT J REVOCABLE TRUST	WEYRAUCH SCOTT J TRS	530 LOS HERMANOS ST	LAS VEGAS NV 89144-4521	
137-35-613-019	4,758.47	0.0119%	**267.27**	LU ZHENTAO	212 N MCPHERRIN AVE #E	MONTEREY PARK CA 91754		
137-35-613-020	4,758.47	0.0119%	**267.27**	BOGATYREV VASILY	538 LOS HERMANOS ST	LAS VEGAS NV 89144-4521		
137-35-613-021	4,758.47	0.0119%	**267.27**	ZHANG PENG	LI SIWEN	542 LOS HERMANOS ST	LAS VEGAS NV 89144	
137-35-613-022	4,758.47	0.0119%	**267.27**	CARVALHO JEFFREY	2200 32ND AVE	SAN FRANCISCO CA 94116-1625		
137-35-613-023	4,758.47	0.0119%	**267.27**	PHAN TU	NGUYEN HOA	725 S MAXINE ST	SANTA ANA CA 92704-1825	
137-35-613-024	4,758.47	0.0119%	**267.27**	DONG ROBERT ALLEN ETAL	MA LISA MARIKO	580 SKYLINE BLVD	SAN BRUNO CA 94066	
137-35-613-025	4,758.47	0.0119%	**267.27**	WIGGETMAN ALAN & ARLEEN LIVING TRUST	WIGGETMAN ALAN P TRS	545 LOS HERMANOS ST	LAS VEGAS NV 89144-4521	
137-35-613-026	4,758.47	0.0119%	**267.27**	NAKASHIMA FAMILY REVOCABLE TRUST	NAKASHIMA MICHAEL M & FILIZ K TRS	12 HAVRE CT	FOOTHILL RANCH CA 92610	
137-35-613-027	4,758.47	0.0119%	**267.27**	BULGATZ SAMANTHA & MARY KELLY	537 LOS HERMANOS ST	LAS VEGAS NV 89144-4521		
137-35-613-028	4,758.47	0.0119%	**267.27**	CERVANTEZ LIVING TRUST	CERVANTEZ RUBEN A & BECKY B TRS	533 LOS HERMANOS ST	LAS VEGAS NV 89144	
137-35-613-029	4,758.47	0.0119%	**267.27**	CUENCA-MIRANDA OMAR	CUENCA-SERVIN ELIZABETH	530 ARTOLA ST	LAS VEGAS NV 89144	
137-35-613-030	4,758.47	0.0119%	**267.27**	AKOPYAN VAHAGN	534 ARTOLA ST	LAS VEGAS NV 89144-4519		
137-35-613-031	4,758.47	0.0119%	**267.27**	LUCAS MICHELLE D	P O BOX 371913	LAS VEGAS NV 89137		
137-35-613-032	4,758.47	0.0119%	**267.27**	PEARSON BRIAN C & SHARON L	542 ARTOLA ST	LAS VEGAS NV 89144-4517		
137-35-613-033	4,758.47	0.0119%	**267.27**	KUTCHER JOSHUA M	JEWELL KRISTINA M	546 ARTOLA ST	LAS VEGAS NV 89144-4517	
137-35-613-034	4,758.47	0.0119%	**267.27**	K B T L L C	7330 SKYLINE VISTA CT	LAS VEGAS NV 89149		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-35-613-035	4,758.47	0.01199%	**267.27**	TRUONG HUY N & HELLEN C	7467 SONORA LN	HIGHLAND CA 92346-7737		
137-35-613-036	4,758.47	0.01199%	**267.27**	PINGATORE JENNIFER	26571 SAN TORINI RD	MISSION VIEJO CA 92692		
137-35-613-037	4,758.47	0.01199%	**267.27**	CHENG GLORIA	188 E 3RD ST #3-S	NEW YORK NY 10009-7771		
137-35-613-038	4,758.47	0.01199%	**267.27**	JACOBSEN TRUST	JACOBSEN DANIEL GRANT & JESSICA LYNN TRS	10923 VISTA MARBELLA AVE	LAS VEGAS NV 89144	
137-35-613-039	4,758.47	0.01199%	**267.27**	GAO DE	10927 VISTA MARBELLA AVE	LAS VEGAS NV 89144-4520		
137-35-613-040	4,758.47	0.01199%	**267.27**	C Q L H ENTERPRISES L L C	%10926 ESTA PONIA SER	9967 BERRYMAN WAY	LAS VEGAS NV 89148	
137-35-613-041	4,758.47	0.01199%	**267.27**	MULTI-TECH INTERNATIONAL CORP	10922 ESTA PONIA CT	LAS VEGAS NV 89144		
137-35-613-042	4,758.47	0.01199%	**267.27**	COHEN JESSICA W LIVING TRUST	COHEN JESSICA W TRS	%J COHEN	7500 VIA SISTINA ST	LAS VEGAS NV 89131
137-35-613-043	4,758.47	0.01199%	**267.27**	MIZRAHIE PHILIP & ELAINE	4926 ENCINO AVE	ENCINO CA 91316		
137-35-613-044	4,758.47	0.01199%	**267.27**	ZHANG FAYE	1549 S BURNSIDE AVE	LOS ANGELES CA 90019		
137-35-613-045	4,758.47	0.01199%	**267.27**	KHAN FAMILY TRUST	KHAN EDWARD & SADAF TRS	10921 ESTA PONIA CT	LAS VEGAS NV 89144-4515	
137-35-613-046	4,758.47	0.01199%	**267.27**	FURR JOSEPH P	10925 ESTA PONIA CT	LAS VEGAS NV 89144-4515		
137-35-613-047	4,758.47	0.01199%	**267.27**	MOORE SHAWN	ANDERSON MARTIZA	10481 COYOTE HILL GLEN	ESCONDIDO CA 92026-8910	
137-35-613-048	4,758.47	0.01199%	**267.27**	NAZEMI ALI	5 BOB WHITE LN	ALISO VIEJO CA 92656-1753		
137-35-613-049	4,758.47	0.01199%	**267.27**	HEIDEN FAMILY REVOCABLE LIV TR	HEIDEN QUENTIN & JULIE TRS	215 AVE C	REDONDO BEACH CA 90277	
137-35-614-001	4,296.29	0.0107%	**241.31**	LAI MING-TAIN & SHOWMAY	52 DOUGLASS RD	LANSDALE PA 19446-1449		
137-35-614-002	4,296.29	0.0107%	**241.31**	HOLMAN D & ZHANG Y REV LIV TR	HOLMAN DAVID A TRS	1112 GARFIELD AVE	ALBANY CA 94706	
137-35-614-003	4,296.29	0.0107%	**241.31**	STUHMER MEGHAN	11032 LINDEN LEAF AVE	LAS VEGAS NV 89144		
137-35-614-004	4,296.29	0.0107%	**241.31**	ASHRAFIANI ZOHREH	11028 LINDEN LEAF AVE	LAS VEGAS NV 89144		
137-35-614-005	4,296.29	0.0107%	**241.31**	BALDWIN RAYMOND & JOSEPHINE REVOCABLE TRUST	BALDWIN RAYMOND DEE & JOSEPHINE Y TRS	2444 FERNWOOD AVE	SAN JOSE CA 95128-1503	
137-35-614-006	4,296.29	0.0107%	**241.31**	MARTIN MARIO Q & YOLANDA M	11020 LINDEN LEAF AVE	LAS VEGAS NV 89144-4567		
137-35-614-007	4,296.29	0.0107%	**241.31**	LAUE KENT	11016 LINDEN LEAF AVE	LAS VEGAS NV 89144-4567		
137-35-614-008	4,296.29	0.0107%	**241.31**	FAYNGOR JEFFREY LEONARD	17162 HILLSIDE CIR	HUNTINGTON BEACH CA 92649		
137-35-614-009	4,296.29	0.0107%	**241.31**	SALMAN GUY	22 NOV ST NEVE DEKALIM	RISHON LEZIYYEN ISRAEL		
137-35-614-010	4,296.29	0.0107%	**241.31**	WANG JIANYIN	2017 BROCKWELL AVE	MONTEREY PARK CA 91754		
137-35-614-011	4,296.29	0.0107%	**241.31**	SZENTTORNYAY HUNOR	519 POPLAR LEAF ST	LAS VEGAS NV 89144-4571		
137-35-614-012	4,296.29	0.0107%	**241.31**	PACILLO ROBERT A LIVING TRUST	PACILLO ROBERT A TRS	2537 YOUNGDALE DR	LAS VEGAS NV 89134	
137-35-614-013	4,296.29	0.0107%	**241.31**	THIPSOUVANH SOUMONTHA	511 POPLAR LEAF ST	LAS VEGAS NV 89144-4571		
137-35-614-014	4,296.29	0.0107%	**241.31**	BERKLEY SAMUEL B	510 POPLAR LEAF ST	LAS VEGAS NV 89144		
137-35-614-015	4,296.29	0.0107%	**241.31**	KRIENSKY JANE C	514 POPLAR LEAF ST	LAS VEGAS NV 89144-4571		
137-35-614-016	4,296.29	0.0107%	**241.31**	POLUMBAUM JUDITH	GAO KARL	518 POPLAR LEAF ST	LAS VEGAS NV 89144	
137-35-614-017	4,296.29	0.0107%	**241.31**	SUBIN BILL MD RETIREMENT TRUST	31 SUNSHINE COAST LN	LAS VEGAS NV 89148-2710		
137-35-614-018	4,296.29	0.0107%	**241.31**	MACHERET PIERRE E	11009 LINDEN LEAF AVE	LAS VEGAS NV 89144-4567		
137-35-614-019	4,296.29	0.0107%	**241.31**	PETKEVICIUS VAIDAS & IRENA	11013 LINDEN LEAF AVE	LAS VEGAS NV 89144-4567		
137-35-614-020	4,296.29	0.0107%	**241.31**	MOORE KYLE P	11017 LINDEN LEAF AVE	LAS VEGAS NV 89144-4567		
137-35-614-021	4,296.29	0.0107%	**241.31**	SPRING TRUST	CHIANG GINGER Y TRS	548 PUENTA DEL REY ST	LAS VEGAS NV 89138	
137-35-614-022	4,296.29	0.0107%	**241.31**	HAYWOOD KENNETH	11025 LINDEN LEAF AVE	LAS VEGAS NV 89144		
137-35-614-023	4,296.29	0.0107%	**241.31**	WAIBEL 2002 TRUST	WAIBEL FRED C TRS	8243 SADDLEBACK LEDGE	LAS VEGAS NV 89147	
137-35-614-024	4,296.29	0.0107%	**241.31**	PRESANT CARY A & SHEILA	2345 CUMBERLAND RD	SAN MARINO CA 91108-2106		
137-35-614-025	4,296.29	0.0107%	**241.31**	SPRING TRUST	CHIANG GINGER Y TRS	548 PUENTA DEL REY ST	LAS VEGAS NV 89138	
137-35-614-026	4,296.29	0.0107%	**241.31**	TOBLER BRANDON & AMBER	528 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-027	4,296.29	0.0107%	**241.31**	SETTY FAMILY LIVING TRUST	SETTY KUMAR M & KANYAKUMARI TRS	4834 VIA ESTRELLA	NEWBURY PARK CA 91320	
137-35-614-028	4,296.29	0.0107%	**241.31**	536 ASPEN LEAF SERIES IV L L C	353 E BONNEVILLE AVE #557	LAS VEGAS NV 89101		
137-35-614-029	4,296.29	0.0107%	**241.31**	MERRITT JOSEPH T JR	540 ASPEN LEAF ST	LAS VEGAS NV 89144-4562		
137-35-614-030	4,296.29	0.0107%	**241.31**	GONDREZICK KELAN B	GRAYSON MERRY G	544 ASPEN LEAF ST	LAS VEGAS NV 89144-4562	
137-35-614-031	4,296.29	0.0107%	**241.31**	UDY SARAH M	548 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-032	4,296.29	0.0107%	**241.31**	COY BRIAN C	552 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-033	4,296.29	0.0107%	**241.31**	HARRIS JEFFREY B & HANNA	556 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-034	4,296.29	0.0107%	**241.31**	MATALAVY MICHAEL & SHANNON	560 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-035	4,296.29	0.0107%	**241.31**	PATZER ANDREW J	564 ASPEN LEAF ST	LAS VEGAS NV 89144-4563		
137-35-614-036	4,296.29	0.0107%	**241.31**	HU TRACY YI-HUA	6259 PANGEA AVE	LAS VEGAS NV 89139		
137-35-614-037	4,296.29	0.0107%	**241.31**	D & Z INVESTMENTS L L C	1499 HUNTINGTON DR #400	SOUTH PASADENA CA 91030		
137-35-614-038	4,296.29	0.0107%	**241.31**	FEREBEE LYNN M	576 ASPEN LEAF ST	LAS VEGAS NV 89144-4563		
137-35-614-039	4,296.29	0.0107%	**241.31**	VEGAS INVESTING PARTNERS L P	200 W SAHARA AVE #2009	LAS VEGAS NV 89102		
137-35-614-040	4,296.29	0.0107%	**241.31**	LOVELADY THOMAS J & AMANDA M	11024 MEADOW LEAF AVE	LAS VEGAS NV 89144		
137-35-614-041	4,296.29	0.0107%	**241.31**	VEGA ANTONIO & VIRGINIA	11045 MEADOW LEAF AVE	LAS VEGAS NV 89144-4565		
137-35-614-042	4,296.29	0.0107%	**241.31**	FARKAS PAUL J & TONI M	11049 MEADOW LEAF AVE	LAS VEGAS NV 89144-4565		
137-35-614-043	4,296.29	0.0107%	**241.31**	MORALES JUAN R JR	CHAVEZ MARGARITA A	11053 MEADOW LEAF AVE	LAS VEGAS NV 89144	
137-35-614-044	4,296.29	0.0107%	**241.31**	CACCIATORE CAROL M	11057 MEADOW LEAF AVE	LAS VEGAS NV 89144-4565		
137-35-614-045	4,296.29	0.0107%	**241.31**	COMMON CASTLE L L C SERIES #2 P S	%COMMON CASTLE LLC	9030 W SAHARA AVE #160	LAS VEGAS NV 89117	
137-35-614-046	4,296.29	0.0107%	**241.31**	BIDAS ARIK & SHLOMO	P O BOX 531048	HENDERSON NV 89053		
137-35-614-047	4,296.29	0.0107%	**241.31**	GIL CARLOS FRANCISCO	569 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-048	4,296.29	0.0107%	**241.31**	SIMONS MARK W LIVING TRUST	565 ASPEN LEAF ST	LAS VEGAS NV 89144-4563		
137-35-614-049	4,296.29	0.0107%	**241.31**	GRAFIADA KAMI & ENRIQUE I	561 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-050	4,296.29	0.0107%	**241.31**	GARCIA JENNIFER R	557 ASPEN LEAF ST	LAS VEGAS NV 89144-4563		
137-35-614-051	4,296.29	0.0107%	**241.31**	PREMIERE HOLDINGS RES DIV LLC	10120 W FLAMINGO RD #4-12	LAS VEGAS NV 89147-8392		
137-35-614-052	4,296.29	0.0107%	**241.31**	L & L TRUMP VENTURE L L C	17162 HILLSIDE CIR	HUNTINGTON BEACH CA 92649		
137-35-614-053	4,296.29	0.0107%	**241.31**	NEUERBURG STEPHEN C TRUST	NEUERBURG STEPHEN C TRS	545 ASPEN LEAF ST	LAS VEGAS NV 89144-4562	
137-35-614-054	4,296.29	0.0107%	**241.31**	CHAN KA MAN & STEVEN Y	447 DRAKE RD	ARCADIA CA 91007-6253		
137-35-614-055	4,296.29	0.0107%	**241.31**	DICKERSON GARRY F & XUEMIN H	601 MCALLISTER DR	BENICIN CA 94510-3993		
137-35-614-056	4,296.29	0.0107%	**241.31**	GONZALEZ PORFIRIO RAMON & DOROTHY L	533 ASPEN LEAF ST	LAS VEGAS NV 89144		
137-35-614-057	4,296.29	0.0107%	**241.31**	LODGE BRYAN	529 ASPEN LEAF ST	LAS VEGAS NV 89144-4562		
137-35-614-058	4,296.29	0.0107%	**241.31**	DRAGON M H N 2006 REV LIV TR	1200 TRANQUIL RAIN AVE	HENDERSON NV 89012		
137-35-614-059	4,296.29	0.0107%	**241.31**	ADOLFO EDWIN N & MARIA C	1504 CHAMBOLLE CT	LAS VEGAS NV 89144		
137-35-616-001	4,296.29	0.0107%	**241.31**	YEE EDWARD M & BERNICE G	26925 WHITEHORSE PL	SANTA CLARITA CA 91387-3982		
137-35-616-002	4,296.28	0.0107%	**241.31**	PROGRESS RESIDENTIAL 2015-1 BORROWER L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-35-616-003	4,296.28	0.0107%	**241.31**	CHEN JASON & SAM	115 E WINDMILL LN	LAS VEGAS NV 89123		
137-35-616-004	4,296.28	0.0107%	**241.31**	TINGZON MIGUELA R LIVING TRUST	TINGZON MONINA G TRS	538 POPLAR LEAF ST	LAS VEGAS NV 89144	
137-35-616-005	4,296.28	0.0107%	**241.31**	HSIEH EDWARD	SHAO DEBBIE YU SHAN	188 WINCANTON DR	LAS VEGAS NV 89134-6171	
137-35-616-008	4,296.28	0.0107%	**241.31**	BORS JOHN	554 POPLAR LEAF ST	LAS VEGAS NV 89144-4574		
137-35-616-009	4,296.28	0.0107%	**241.31**	JOHNSTON KRISTEN C & KRISTEN	558 POPLAR LEAF ST	LAS VEGAS NV 89144-4574		
137-35-616-010	4,296.28	0.0107%	**241.31**	MILLER ARTHUR & CECILIA	562 POPLAR LEAF	LAS VEGAS NV 89144-4577		
137-35-616-011	4,296.28	0.0107%	**241.31**	ROBERTS JENNIFER	566 POPLAR LEAF ST	LAS VEGAS NV 89144-4577		
137-35-616-012	4,296.28	0.0107%	**241.31**	FUGITT DYLAN REVOCABLE LIVING TR	FUGITT DYLAN TRS	35 SOARING BIRD CT	LAS VEGAS NV 89135-7866	
137-35-616-013	4,296.28	0.0107%	**241.31**	GRIGORIEV EMMANUIL & REGINA	7816 TURNING CREEK CT	POTOMAC MD 20854-4076		
137-35-616-014	4,296.28	0.0107%	**241.31**	ELDEN TOWERS L L C	415 DAIRY RD #E641	KAHULUI HI 96732		
137-35-616-015	4,296.28	0.0107%	**241.31**	CHEN JOHN	584 POPLAR LEAF ST	LAS VEGAS NV 89144		
137-35-616-016	4,296.28	0.0107%	**241.31**	SCULLIN FAMILY TRUST ETAL	SCULLIN ALFRED LOUIS JR TRS	2251 RAMPART BLVD #2545	LAS VEGAS NV 89128	
137-35-616-017	4,296.28	0.0107%	**241.31**	ROCCA RICARDO J	DEROCCA ELIZABETH CADENAS	11001 MEADOW LEAF AVE	LAS VEGAS NV 89144-4564	
137-35-616-018	4,296.28	0.0107%	**241.31**	NI TING	3369 GRACEFUL ORCHID ST	LAS VEGAS NV 89117		
137-35-616-019	4,296.28	0.0107%	**241.31**	SHILEV MIROSLAV I	VASILEVA VIKTORIYA G	11009 MEADOW LEAF AVE	LAS VEGAS NV 89144	
137-35-616-020	4,296.28	0.0107%	**241.31**	BRADSHAW DEAN & LINDA M	11013 MEADOW LEAF AVE	LAS VEGAS NV 89144-4564		
137-35-616-021	4,296.28	0.0107%	**241.31**	SERRANO CAROLINA	11017 MEADOW LEAF AVE	LAS VEGAS NV 89144-4564		
137-35-616-022	4,296.28	0.0107%	**241.31**	LAS VEGAS TRUST	11021 MEADOW LEAF AVE	LAS VEGAS NV 89144-4564		
137-35-616-023	4,296.28	0.0107%	**241.31**	TANG FANG STEVEN	FENG ZHUOQUN	4908 DESERT LIME CT	LAS VEGAS NV 89148	
137-35-616-024	4,296.28	0.0107%	**241.31**	SUMMERSTONE PROPERTIES L L C	9525 QUEEN CHARLOTTE DR	LAS VEGAS NV 89145-8673		
137-35-616-025	4,296.28	0.0107%	**241.31**	PIRTLE JONATHAN G	HUNGERFORD MICHELLE	11033 MEADOW LEAF AVE	LAS VEGAS NV 89144	
137-35-616-026	4,296.28	0.0107%	**241.31**	ZHU XUELIN	2225 VILLAGE WAK DR #200	HENDERSON NV 89052		
137-35-616-027	4,296.28	0.0107%	**241.31**	LAU PAT & HERALD	106 NEST PINE	IRVINE CA 92602		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-35-616-028	4,296.28	0.0107%	**241.31**	J Z 2006 LIVING TRUST	ZENG JIANWEN TRS	3432 CLASSIC BAY LN	LAS VEGAS NV 89117	
137-35-616-029	4,296.28	0.0107%	**241.31**	TSUI RICK TINHSIANG & PHANNIE	2330 ROUTH DR	ROWLAND HEIGHTS CA 91748-4859		
137-35-616-030	4,296.28	0.0107%	**241.31**	CRAWFORD PIA W	11016 MEADOW LEAF AVE	LAS VEGAS NV 89144-4564		
137-35-616-031	4,296.28	0.0107%	**241.31**	BARYLSKY RICHARD & DENISE	11012 MEADOW LEAF AVE	LAS VEGAS NV 89144		
137-35-616-032	4,296.28	0.0107%	**241.31**	B J F J D F TRUST	573 POPLAR LEAF ST	LAS VEGAS NV 89144		
137-35-616-033	4,296.28	0.0107%	**241.31**	KATAYAMA 1993 TRUST	P O BOX 371785	LAS VEGAS NV 89137-1785		
137-35-616-034	4,296.28	0.0107%	**241.31**	BERMUDEZ DARRIN & MARY	35 MOUNTAIN LAUREL WAY	AZUSA CA 91702-6265		
137-35-616-035	4,296.28	0.0107%	**241.31**	SANTOMERO ANTONIO	%L THORNLEY	151 WINDSHIP DR	PORT TOWNSEND WA 98368	
137-35-616-036	4,296.28	0.0107%	**241.31**	MENDIOLA DINDO D & MELISSA L	729 BEECHWOOD DR	DALY CITY CA 94015-3702		
137-35-616-037	4,296.28	0.0107%	**241.31**	KITTUSAMY KOTHAI N	11011 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570		
137-35-616-038	4,296.28	0.0107%	**241.31**	BARTLANG JOHN F JR	45 PRAIRIE PARK #403	WHEELING IL 60090-2729		
137-35-616-039	4,296.28	0.0107%	**241.31**	JACKSON DONNA A LIVING TRUST	JACKSON DONNA A TRS	11019 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570	
137-35-616-040	4,296.28	0.0107%	**241.31**	NOVRUZOV UZEYER	11023 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570		
137-35-616-041	4,296.28	0.0107%	**241.31**	TANAKA JULIAN K	CHO DANBI	11027 MIMOSA LEAF ST	LAS VEGAS NV 89144	
137-35-616-042	4,296.28	0.0107%	**241.31**	VEGA-COLON PEDRO	11031 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570		
137-35-616-043	4,296.28	0.0107%	**241.31**	MIMOSE LEAF COURT L L C	%J H FREEMAN CPA	20520 BLAIRMOORE ST	CHATSWORTH CA 91311-2447	
137-35-616-044	4,296.28	0.0107%	**241.31**	EAGLE HEIGHTS L L C	1141 E PHILADELPHIA ST	ONTARIO CA 91761		
137-35-616-045	4,296.28	0.0107%	**241.31**	ROSE VICTORIA	11022 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570		
137-35-616-046	4,296.28	0.0107%	**241.31**	SINKOVEC JUDITH BARG	3699 SCHIRRA ST	SAN DIEGO CA 92154-2361		
137-35-616-047	4,296.28	0.0107%	**241.31**	REYNOLDS JERRILL D	11014 MIMOSA LEAF CT	LAS VEGAS NV 89144		
137-35-616-048	4,296.28	0.0107%	**241.31**	SHIFLET DANUELLE	11010 MIMOSA LEAF CT	LAS VEGAS NV 89144-4570		
137-35-616-049	4,296.28	0.0107%	**241.31**	GREEN MARK A	P O BOX 1089	MOUNTAIN VIEW CA 94042		
137-35-616-050	4,296.28	0.0107%	**241.31**	VEGAS INVESTING PARTNERS LP	200 W SAHARA AVE #2009	LAS VEGAS NV 89102		
137-35-616-051	4,296.28	0.0107%	**241.31**	PUGRAD ELEANOR R	GLOROSO MARILYN A	109 WATER LAND CT	FREDERICK MD 21702-6232	
137-35-616-052	4,296.28	0.0107%	**241.31**	H W REAL ESTATE L L C	SUN MIAO	10300 ROCKY MESA CT	LAS VEGAS NV 89144	
137-35-616-053	4,296.28	0.0107%	**241.31**	SUMMERSTONE INVESTMENTS L L C	9525 QUEEN CHARLOTTE DR	LAS VEGAS NV 89145-8673		
137-35-616-054	4,296.28	0.0107%	**241.31**	FUKUSHIMA BRIAN Y	1310 E SANTA RITA #58	CHULA VISTA CA 91913		
137-35-620-001	4,296.28	0.0107%	**241.31**	S R P SUB L L C	%SRP SUB LLC~INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-35-620-002	4,296.28	0.0107%	**241.31**	NAFFAS PAYAM	PERTOVI ELHAM	6179 JARED CT	WOODLAND HILLS CA 91367-1043	
137-35-711-001	8,147.18	0.0204%	**457.60**	WU JASON JIEN-HSIN	ZHANG XIAO YUAN	600 RUNBRIDGE ST	LAS VEGAS NV 89144-4496	
137-35-711-002	8,147.18	0.0204%	**457.60**	4033 SUNSET L L C	9030 N SAHARA #229	LAS VEGAS NV 89117		
137-35-711-003	8,147.18	0.0204%	**457.60**	MAWHINNEY MATTHEW J	608 RUNBRIDGE ST	LAS VEGAS NV 89144-4496		
137-35-711-006	8,147.18	0.0204%	**457.60**	JOHNSON DIRK J & LAURA A	10905 SALFORD DR	LAS VEGAS NV 89144-4498		
137-35-711-007	8,147.18	0.0204%	**457.60**	GALSKY MARK B & DEBRA J	10909 SALFORD DR	LAS VEGAS NV 89144-4498		
137-35-711-008	8,147.18	0.0204%	**457.60**	FRANKLIN-DILLON VICTROIA	10913 SALFORD DR	LAS VEGAS NV 89144-4498		
137-35-711-009	8,147.18	0.0204%	**457.60**	CORWIN DANIEL & ELIZABETH L REVOCABLE LIVING TRUST	CORWIN DANIEL & ELIZABETH L TRS	10917 SALFORD DR	LAS VEGAS NV 89144-4498	
137-35-711-010	8,147.18	0.0204%	**457.60**	TUMBLESON T TODD & KAREN D	AMERICAN EMBASSY RABAT	UNIT 9400 BOX 30	DPO AE 09718-9718	
137-35-711-011	8,147.18	0.0204%	**457.60**	BRAVO THREE SIX L L C	%B & K LUCKETT	555 FIESTA CT	FAIRFIELD CA 94533	
137-35-711-012	8,147.18	0.0204%	**457.60**	BAYRON JESUS	608 NAPATREE ST	LAS VEGAS NV 89144-4501		
137-35-711-013	8,147.18	0.0204%	**457.60**	BRIGHI MICHELLE D	612 NAPATREE ST	LAS VEGAS NV 89144-4501		
137-35-711-014	8,147.18	0.0204%	**457.60**	LANOR TRUST	SMITH PAM TRUST	%W SMITH TRS	10912 SALFORD DR	LAS VEGAS NV 89144-4498
137-35-711-015	8,147.18	0.0204%	**457.60**	KOSA RAAD & JULEEN	10908 SALFORD DR	LAS VEGAS NV 89144		
137-35-711-016	8,147.18	0.0204%	**457.60**	J W ASSET HOLDINGS L L C	%609 RUNBRIDGE LLC	2932 COAST LINE CT	LAS VEGAS NV 89117	
137-35-711-017	8,147.18	0.0204%	**457.60**	KYRSTAL MANAGEMENT L L C	1468 JAMES RD	GARDNERVILLE NV 89460		
137-35-711-018	8,147.18	0.0204%	**457.60**	SIZER SUSAN C	601 RUNBRIDGE ST	LAS VEGAS NV 89144-4496		
137-35-711-019	8,147.18	0.0204%	**457.60**	PASZEK CAROLYN W & THOMAS	10917 MARYVILLE AVE	LAS VEGAS NV 89144-4497		
137-35-711-020	8,147.18	0.0204%	**457.60**	BOLAND MATTHEW	HECK-BOLAND TRACEY	10921 MARYVILLE AVE	LAS VEGAS NV 89144-4497	
137-35-712-001	8,147.18	0.0204%	**457.60**	KNECHT ADAM	10921 SALFORD DR	LAS VEGAS NV 89144		
137-35-712-002	8,147.18	0.0204%	**457.60**	PERSONAL A S A TRUST	11001 SALFORD DR	LAS VEGAS NV 89144		
137-35-712-003	8,147.18	0.0204%	**457.60**	CHANG JOHN	1600 BROCK CT	LAS VEGAS NV 89117		
137-35-712-004	8,147.18	0.0204%	**457.60**	DELPH JEREMY LIVING TRUST	DELPH JEREMY T TRS	11009 SALFORD DR	LAS VEGAS NV 89144	
137-35-712-005	8,147.18	0.0204%	**457.60**	ALAMEDA JASON A & ANGELINA	11013 SALFORD DR	LAS VEGAS NV 89144		
137-35-712-006	8,147.18	0.0204%	**457.60**	BENTT ROZANNE G E	11017 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-007	8,147.18	0.0204%	**457.60**	BALOGH RICHARD LEE JR	11021 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-008	8,147.18	0.0204%	**457.60**	214 TRUST	11025 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-009	8,147.18	0.0204%	**457.60**	GRUZIN LINDA J & DAVID M	11029 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-010	8,147.18	0.0204%	**457.60**	NELSON WILLIAM M & MARY J LIV TR	NELSON WILLIAM MARK & MARY J TRS	11003 SALFORD DR	LAS VEGAS NV 89144-4500	
137-35-712-011	8,147.18	0.0204%	**457.60**	Z Z Z TRUST	11037 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-012	8,147.18	0.0204%	**457.60**	FITTS STEWART & SUZANNE	11041 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-013	8,147.18	0.0204%	**457.60**	HOLTHUS MARY KAY & BRIAN	11040 SALFORD DR	LAS VEGAS NV 89135		
137-35-712-014	8,147.18	0.0204%	**457.60**	MCELROY KIMBERLY C & MICHAEL P	11036 SALFORD DR	LAS VEGAS NV 89144-4500		
137-35-712-015	8,147.18	0.0204%	**457.60**	DARCY CYNTHIA L	11032 SALFORD DR	LAS VEGAS NV 89145		
137-35-712-016	8,147.18	0.0204%	**457.60**	E A D LIVING TRUST	DALY ERIC A TRS	11028 SALFORD DR	LAS VEGAS NV 89144-4500	
137-35-712-017	8,147.18	0.0204%	**457.60**	MOCZAN JENNIFER E & MICHAEL S JR	11024 SALFORD AVE	LAS VEGAS NV 89144-4500		
137-35-712-018	8,147.18	0.0204%	**457.60**	MCCORMICK FAMILY TRUST	MCCORMICK DEWAYNE L & JUDY K TRS	11020 SALFORD DR	LAS VEGAS NV 89144-4500	
137-35-712-019	8,147.18	0.0204%	**457.60**	VALE FAMILY REVOCABLE LIV TR	VALE HAROLD D & VERNELLE L TRS	11016 SALFORD DR	LAS VEGAS NV 89144-4500	
137-35-712-020	8,147.18	0.0204%	**457.60**	JONES DONALD J & MAUREEN	11001 CHERWELL CT	LAS VEGAS NV 89144-4526		
137-35-712-021	8,147.18	0.0204%	**457.60**	VANCAMP KELLEY & KAREN	11005 CHERWELL CT	LAS VEGAS NV 89144-4526		
137-35-712-022	8,147.18	0.0204%	**457.60**	FELLER JEDEDIAH M & JAMIE A	11009 CHERWELL CT	LAS VEGAS NV 89144-4526		
137-35-712-023	8,147.18	0.0204%	**457.60**	SPITLER DAVID	11013 CHERWELL CT	LAS VEGAS NV 89144-4526		
137-35-712-024	8,147.18	0.0204%	**457.60**	ENCE FAMILY TRUST	ENCE BLAYNE A & TRACY A TRS	11017 CHERWELL CT	LAS VEGAS NV 89144-4526	
137-35-712-025	8,147.18	0.0204%	**457.60**	BRAUN LES & SUSAN B	11021 CHERWELL CT	LAS VEGAS NV 89144-4527		
137-35-712-026	8,147.18	0.0204%	**457.60**	MORTENSON PETER B & JULIE A	11025 CHERWELL CT	LAS VEGAS NV 89144-4527		
137-35-712-027	8,147.18	0.0204%	**457.60**	MATSON TINA M	11029 CHERWELL CT	LAS VEGAS NV 89144		
137-35-712-028	8,147.19	0.0204%	**457.60**	WALL-OMARA HEATHER R & RYAN L	11033 CHERWELL CT	LAS VEGAS NV 89144-4527		
137-35-712-029	8,147.19	0.0204%	**457.60**	SIESE SHAWN WILLIAM & STACEY	11036 CHERWELL CT	LAS VEGAS NV 89144		
137-35-712-030	8,147.19	0.0204%	**457.60**	EARL BRYCE & SHAUNA	11032 CHERWELL CT	LAS VEGAS NV 89144-4527		
137-35-712-031	8,147.19	0.0204%	**457.60**	ROGERS WILLIAM T & CRISTIN D	ROGER WILLIAM T JR & CRISTIN TRS	11028 CHERWELL CT	LAS VEGAS NV 89144-4527	
137-35-712-032	8,147.19	0.0204%	**457.60**	SANDERS EDWARD D & DEANNA J	PATTERSON TANYA	11024 CHERWELL CT	LAS VEGAS NV 89134	
137-35-712-033	8,147.19	0.0204%	**457.60**	BELTRAN ERNESTO & NICETAS LIV TR	BELTRAN ERNESTO B & NICETAS TRS	11020 CHERWELL CT	LAS VEGAS NV 89144-4527	
137-35-712-034	8,147.19	0.0204%	**457.60**	KANDAHARIAN SARKIS & ANNA LIV TR	KANDAHARIAN SARKIS & ANNA TRS	11016 CHERWELL CT	LAS VEGAS NV 89144-4526	
137-35-712-035	8,147.19	0.0204%	**457.60**	SPARKES MARGARET	11012 CHERWELL CT	LAS VEGAS NV 89144-4526		
137-35-712-036	8,147.19	0.0204%	**457.60**	WU LAMBERT A	CHU LI-YING	11008 CHERWELL CT	LAS VEGAS NV 89144	
137-35-712-037	8,147.19	0.0204%	**457.60**	CASES NORMAN C & MARIA LUISA C	103 SONJA RD	SO SAN FRANSISCO CA 94080-1578		
137-35-712-038	8,147.19	0.0204%	**457.60**	STEWART FAMILY TRUST	STEWART MONTE TRS	300 S FOURTH ST #701	LAS VEGAS NV 89101	
137-35-712-039	8,147.19	0.0204%	**457.60**	COOK JAMES P & JOY L	11001 EDINA CT	LAS VEGAS NV 89144		
137-35-712-040	8,147.19	0.0204%	**457.60**	FLORATOS PETER	NGUYEN-FLORATOS LILIANE	11005 EDINA CT	LAS VEGAS NV 89144-4506	
137-35-712-041	8,147.19	0.0204%	**457.60**	AUSTIN FRANKLIN C & JULIE H	11009 EDINA CT	LAS VEGAS NV 89144-4506		
137-35-712-042	8,147.19	0.0204%	**457.60**	PEDERSEN REX LYNN & LUZ E	11013 EDINA CT	LAS VEGAS NV 89144		
137-35-712-043	8,147.19	0.0204%	**457.60**	HUMPHREY DAVID & TERRI	11017 EDINA CT	LAS VEGAS NV 89144-4506		
137-35-712-044	8,147.19	0.0204%	**457.60**	MEYER ANTHONY ROBERT	LEE YOUNG BIN	11021 EDINA CT	LAS VEGAS NV 89144-4507	
137-35-712-045	8,147.19	0.0204%	**457.60**	OLSON DANIEL & MAUREEN	11025 EDINA CT	LAS VEGAS NV 89144-4507		
137-35-712-046	8,147.19	0.0204%	**457.60**	SULLIVAN ELAINE L	%REISS PPTYS	7040 LAREDO ST #D	LAS VEGAS NV 89117-3044	
137-35-712-047	8,147.18	0.0204%	**457.60**	KILEY PATRICK	11033 EDINA CT	LAS VEGAS NV 89144		
137-35-713-001	8,147.18	0.0204%	**457.60**	A & T LIVING TRUST	HANSEN LINDSAY & MARIA E TRS	612 RUNBRIDGE ST	LAS VEGAS NV 89144-4496	
137-35-713-002	8,147.18	0.0204%	**457.60**	HAMBRECHT SCOTT F & CINDY B	10901 SALFORD DR	LAS VEGAS NV 89144-4498		
137-35-714-001	648,447.18	1.6211%	**36,421.45**	COSTCO WHOLESALE CORPORATION	%PPTY TAX DEPT 685	999 LAKE DR	ISSAQUAH WA 98027	
137-35-812-006	62,213.65	0.1555%	**3,494.36**	T H SERVICE STATIONS I L L C	5195 S LAS VEGAS BLVD	LAS VEGAS NV 89119		
137-35-812-007	587,189.29	1.4680%	**32,980.76**	C P M PARTNERS L L C	%KIMCO REALTY CORP ~%P DOOLEY	3333 NEW HYDE PARK RD	NEW HYDE PARK NY 11042-1204	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-35-812-011	58,757.33	0.1469%	**3,300.23**	D M C P L L C	1400 MAIDEN LANE	DEL MAR CA 92014		
137-35-812-012	515,374.78	1.2884%	**28,947.15**	LOWE'S H I W INC	%D BECKHAM 1ETA	P O BOX 1000	MOORESVILLE NC 28115-1000	
137-35-812-013	54,518.39	0.1363%	**3,062.14**	D M C P L L C	1400 MAIDEN LANE	DEL MAR CA 92014		
137-35-812-014	111,743.37	0.2794%	**6,276.31**	D M C P L L C	1400 MAIDEN LANE	DEL MAR CA 92014		
137-36-111-001	7,506.79	0.0188%	**421.64**	SPARKS WILLIAM M & SARAH L FAMILY TRUST	SPARKS WILLIAM M & SARAH L TRS	10700 AIRE DR	LAS VEGAS NV 89144-4205	
137-36-111-002	7,506.79	0.0188%	**421.64**	KONHORST JACK D & VICTORIA A	10708 AIRE DR	LAS VEGAS NV 89144-4205		
137-36-111-003	7,506.79	0.0188%	**421.64**	CHAMPERY RENTAL R E O L L C	2320 POTOSI ST #130	LAS VEGAS NV 89146		
137-36-111-004	7,506.80	0.0188%	**421.64**	M N S F II ACQUISITIONS L L C	6836 MORRISON BLVD #320	CHARLOTTE NC 28211		
137-36-111-005	7,506.80	0.0188%	**421.64**	DILLON WILLIAM E & PATRICIA C	10720 AIRE DR	LAS VEGAS NV 89144-4205		
137-36-111-006	7,506.80	0.0188%	**421.64**	XIE HUIMIN	10724 AIRE DR	LAS VEGAS NV 89144		
137-36-111-007	7,506.80	0.0188%	**421.64**	P D F INVESTMENTS LLC	RDSM INVESTMENTS LLC	5870 SKY CLOUD LN	LAS VEGAS NV 89135	
137-36-111-008	7,506.80	0.0188%	**421.64**	MARTINA LOUIS P III & MARIA-LUISA Y REVOCABLE TR	MARTINA LOUIS P III & MARIA-LUISA Y TRS	10732 AIRE DR	LAS VEGAS NV 89144	
137-36-111-009	7,506.80	0.0188%	**421.64**	PALMA CAROL REVOCABLE TRUST	PALMA CAROL TRS	10800 AIRE DR	LAS VEGAS NV 89144-4207	
137-36-111-010	7,506.80	0.0188%	**421.64**	FRIEDMAN CHARLES E & DIANE M	10804 AIRE DR	LAS VEGAS NV 89144-4207		
137-36-111-011	7,506.80	0.0188%	**421.64**	HARNED ALFRED J & REGINA A	10808 AIRE DR	LAS VEGAS NV 89144-4207		
137-36-111-012	7,506.80	0.0188%	**421.64**	LEHMAN STEVEN & RHONDA FAYE	10020 HUNTERS RETREAT	FORT WAYNE IN 46804		
137-36-111-013	7,506.80	0.0188%	**421.64**	PAYNE RONALD	P O BOX 127	GOLDFIELD NV 89013-0127		
137-36-111-014	7,506.80	0.0188%	**421.64**	PERRY BRENDA	157 DERWENT PL	LAS VEGAS NV 89144-4261		
137-36-111-015	7,506.80	0.0188%	**421.64**	WANG RICHARD & WEIJUN	161 DERWENT PL	LAS VEGAS NV 89144		
137-36-111-016	7,506.80	0.0188%	**421.64**	WIENER RENEE' J REVOCABLE LIV TR	WIENER RENEE' J TRS	165 DERWENT PL	LAS VEGAS NV 89144-4261	
137-36-111-017	7,506.80	0.0188%	**421.64**	LOMAX HARVARD JR	169 DERWENT PL	LAS VEGAS NV 89144-4261		
137-36-111-018	7,506.80	0.0188%	**421.64**	PAGE JUDY TRUST	PAGE JUDY TRS	1289 IMPERIA DR	HENDERSON NV 89052	
137-36-111-019	7,506.80	0.0188%	**421.64**	HUANG QING	205 DERWENT PL	LAS VEGAS NV 89144		
137-36-111-020	7,506.80	0.0188%	**421.64**	TRABUCCO MARIE & RONALD C	209 DERWENT PL	LAS VEGAS NV 89144-4262		
137-36-111-021	7,506.80	0.0188%	**421.64**	WEINER ROBERT & GAIL	WEINER TODD	213 DERWENT PL	LAS VEGAS NV 89144-4262	
137-36-111-022	7,506.80	0.0188%	**421.64**	ORTIZ FELICIA	10737 ESK DR	LAS VEGAS NV 89144		
137-36-111-023	7,506.80	0.0188%	**421.64**	GREEN FAMILY TRUST	GREEN BRUCE S & ETHEL F CO-TRS	500 TORWOOD LN	LOS ALTOS CA 94022-2159	
137-36-111-024	7,506.80	0.0188%	**421.64**	HAYDE RYAN & ERIN P	10729 ESK DR	LAS VEGAS NV 89144-4266		
137-36-111-025	7,506.80	0.0188%	**421.64**	BACK HYUN KI & ANDREW SUNG	10725 ESK DR	LAS VEGAS NV 89144-4266		
137-36-111-026	7,506.80	0.0188%	**421.64**	SEANEL LEGACY TRUST	MCKAY SEAN & CHANEL TRS	10721 ESK DR	LAS VEGAS NV 89144	
137-36-111-027	7,506.80	0.0188%	**421.64**	JOHNSON TIMOTHY & RACHAEL	10717 ESK DR	LAS VEGAS NV 89144-4265		
137-36-111-028	7,506.80	0.0188%	**421.64**	CIESIELSKI KRISTY A	4851 SWEETIE CT	LAS VEGAS NV 89149		
137-36-111-029	7,506.80	0.0188%	**421.64**	LAMERE JOHN	STEWART BARBARA	10709 ESK DR	LAS VEGAS NV 89144-4265	
137-36-111-030	7,506.80	0.0188%	**421.64**	IZADKHASTI MANSOUR	MOKHTARIFARD NEDA	10705 ESK DR	LAS VEGAS NV 89144-4265	
137-36-111-031	7,506.80	0.0188%	**421.64**	SADHWANI RAKESH S	JESWANI SHALOO	39300 CIVIC CENTER DR #230	FREMONT CA 94538	
137-36-111-032	7,506.80	0.0188%	**421.64**	BOMBARD CHARLES E	CULVER-BOMBARD ELIZABETH E	10637 ESK DR	LAS VEGAS NV 89144	
137-36-111-033	7,506.80	0.0188%	**421.64**	CLARK AARON & CHRISTINA	10633 ESK DR	LAS VEGAS NV 89144-4272		
137-36-111-034	7,506.80	0.0188%	**421.64**	MCDOWELL ELSIE J REVOCABLE TRUST	10629 ESK DR	LAS VEGAS NV 89144		
137-36-111-035	7,506.80	0.0188%	**421.64**	STERETT FAMILY REVOCABLE LIVING TRUST	STERETT RICHARD REIF & KATHY RENE TRS	10621 ESK DR	LAS VEGAS NV 89144-4271	
137-36-111-036	7,506.80	0.0188%	**421.64**	S J TRUST	10617 ESK DR	LAS VEGAS NV 89144-4271		
137-36-111-037	7,506.80	0.0188%	**421.64**	WANG QIN	329 LILAC AMBER ST	LAS VEGAS NV 89144		
137-36-111-038	7,506.80	0.0188%	**421.64**	KRAUSS GIRAUD & ROSEMARY REV TR	KRAULL GIRAUD E TRS	10609 ESK DR	LAS VEGAS NV 89144-4271	
137-36-111-039	7,506.80	0.0188%	**421.64**	ESK DRIVE L L C	%J H FREEMAN CPA	20520 BLAIRMOORE ST	CHATSWORTH CA 91311-2447	
137-36-111-040	7,506.80	0.0188%	**421.64**	EAST SUNSHINE VEGAS L L C	500 N LARCHMONT BLVD	LOS ANGELES CA 90004		
137-36-111-041	7,506.80	0.0188%	**421.64**	HARVEY SANDRA J	216 SWALE LN	LAS VEGAS NV 89144-4277		
137-36-111-042	7,506.80	0.0188%	**421.64**	SMART DELBRA SUE	212 SWALE LN	LAS VEGAS NV 89144		
137-36-111-043	7,506.80	0.0188%	**421.64**	PIJURKOWSKI FRANCES M & GARY J	208 SWALE LN	LAS VEGAS NV 89144-4277		
137-36-111-044	7,506.80	0.0188%	**421.64**	HASS ROBIN	FIGUEROA ALEXA	204 SWALE LN	LAS VEGAS NV 89144-4277	
137-36-111-045	7,506.80	0.0188%	**421.64**	MIRACLE LINDA R	200 SWALE LN	LAS VEGAS NV 89144-4277		
137-36-111-046	7,506.80	0.0188%	**421.64**	BOUCHARD 2017 TRUST	BOUCHARD PHILIP MICHAEL & MICHELLE RENEE CO-TRS	11016 MOUNT ROYAL AVE	LAS VEGAS NV 89144	
137-36-111-047	7,506.80	0.0188%	**421.64**	MITCHELL JAMES R	235 W AVENIDA SAN ANTONIO	SAN CLEMENTE CA 92672-4357		
137-36-111-048	7,506.80	0.0188%	**421.64**	ZAMIR MAYA M	156 SWALE LN	LAS VEGAS NV 89144		
137-36-111-049	7,506.80	0.0188%	**421.64**	WITKOSKI ERIC	152 SWALE LN	LAS VEGAS NV 89144-4276		
137-36-111-050	7,506.80	0.0188%	**421.64**	SHIMOMURA WILLIAM & IRENE	SHIMOMURA ALTON	94-156 KAPUNA LOOP	WAIPAHU HI 96797-1116	
137-36-111-051	7,506.80	0.0188%	**421.64**	M G Z PROPERTY 7 L L C	P O BOX 20635	LAS VEGAS NV 89112		
137-36-111-052	7,506.80	0.0188%	**421.64**	ALTMAN HERBERT & ROBERTA J REVOCABLE TRUST	10640 DART DR	LAS VEGAS NV 89144-4270		
137-36-111-053	7,506.80	0.0188%	**421.64**	ABBAI TAMYALEW	BESRAT SEBA	10661 AIRE DR	LAS VEGAS NV 89144-4283	
137-36-111-054	7,506.80	0.0188%	**421.64**	LUPTOWITZ LISA M	1561 PIMLICO HILLS ST	HENDERSON NV 89014-7589		
137-36-111-055	7,506.80	0.0188%	**421.64**	MCDERMOTT SCOTT	10653 AIRE DR	LAS VEGAS NV 89144-4283		
137-36-111-056	7,506.80	0.0188%	**421.64**	BROWN LUIS A JR & ADRIENNE H	5130 S FORT APACHE RD #215-336	LAS VEGAS NV 89148		
137-36-111-057	7,506.80	0.0188%	**421.64**	CROSS JEREMIAH M & LINDSAY P	172 WELLAND CT	LAS VEGAS NV 89144-4274		
137-36-111-058	7,506.80	0.0188%	**421.64**	HURD ROBERT L & STACIE A	168 WELLAND CT	LAS VEGAS NV 89144		
137-36-111-059	7,506.80	0.0188%	**421.64**	MAILLOUX STEPHEN R & STEPHEN	164 WELLAND CT	LAS VEGAS NV 89144-4274		
137-36-111-060	7,506.80	0.0188%	**421.64**	JEWELL FAMILY TRUST	JEWELL JACK M & REGINA H TRS	160 WELLAND CT	LAS VEGAS NV 89144	
137-36-111-061	7,506.80	0.0188%	**421.64**	ROMERO LARRY A & AMANDA	156 WELLAND CT	LAS VEGAS NV 89144-4274		
137-36-111-062	7,506.80	0.0188%	**421.64**	ZEHNER ZACHARY ADAM & HEATHER R	152 WELLAND CT	LAS VEGAS NV 89144-4274		
137-36-111-063	7,506.80	0.0188%	**421.64**	LETOURNEAU JEFFREY A	10609 TYNE PL	LAS VEGAS NV 89144		
137-36-111-064	7,506.80	0.0188%	**421.64**	WANG EMILY	2781 TIOGA PINES CIR	LAS VEGAS NV 89117-2959		
137-36-111-065	7,506.80	0.0188%	**421.64**	COOPER AMY G	10601 TYNE PL	LAS VEGAS NV 89144-4279		
137-36-111-066	7,506.80	0.0188%	**421.64**	BURGESE DARA	153 SWALE LN	LAS VEGAS NV 89144-4276		
137-36-111-067	7,506.80	0.0188%	**421.64**	LEONG JOSE DANILO & GLORIA	157 SWALE LN	LAS VEGAS NV 89144		
137-36-111-068	7,506.80	0.0188%	**421.64**	MAINARDI BARRY A	161 SWALE LN	LAS VEGAS NV 89144-4276		
137-36-111-069	7,506.80	0.0188%	**421.64**	LUECKE LAWRENCE & LORNA	165 SWALE LN	LAS VEGAS NV 89144-4276		
137-36-111-070	7,506.80	0.0188%	**421.64**	SULE TIBOR & ZOLTAN	201 SWALE LN	LAS VEGAS NV 89144		
137-36-111-071	7,506.80	0.0188%	**421.64**	RADAN KIMBERLY A	205 SWALE LN	LAS VEGAS NV 89144-4277		
137-36-111-072	7,506.80	0.0188%	**421.64**	HOUSEWORTH JAMES & NINA	209 SWALE LN	LAS VEGAS NV 89144		
137-36-111-073	7,506.80	0.0188%	**421.64**	ASHCRAFT JOANNE & JOANNE R	213 SWALE LN	LAS VEGAS NV 89144-4277		
137-36-111-074	7,506.80	0.0188%	**421.64**	TIGHE MICHAEL J & NICOLA	212 STOUR LN	LAS VEGAS NV 89144-4273		
137-36-111-075	7,506.80	0.0188%	**421.64**	MUNOZ CESAR ORLANDO & JOCELYN MELISSA	208 STOUR LN	LAS VEGAS NV 89144		
137-36-111-076	7,506.80	0.0188%	**421.64**	BERNSTEIN PETER S	LAU LISA	P O BOX 370742	LAS VEGAS NV 89137	
137-36-111-077	7,506.80	0.0188%	**421.64**	SAWYER ROBERT H & CANDACE M	200 STOUR LN	LAS VEGAS NV 89144		
137-36-111-078	7,506.80	0.0188%	**421.64**	STRATTON FAMILY REVOCABLE LIV TR	STRATTON JAMES W & JEAN M TRS	10620 DART DR	LAS VEGAS NV 89144-4270	
137-36-111-079	7,506.80	0.0188%	**421.64**	RED TAG L L C	10640 DART DR	LAS VEGAS NV 89144-4270		
137-36-111-080	7,506.80	0.0188%	**421.64**	BLACK ROBIN J	10628 DART DR	LAS VEGAS NV 89144-4270		
137-36-111-081	7,506.80	0.0188%	**421.64**	FOROUZANNIA F T LIVING TRUST	FOROUZANNIA FARIDEH TRS	8226 DUTCH HARBOR CIR	LAS VEGAS NV 89113	
137-36-111-082	7,506.80	0.0188%	**421.64**	RANDALL CATHERINE E REVOCABLE LIVING TRUST	RANDALL CATHERINE E TRS	10636 DART DR	LAS VEGAS NV 89144-4270	
137-36-111-083	7,506.80	0.0188%	**421.64**	GREENE DAVID H REVOCABLE TRUST	GREENE DAVID H TRS	10649 DART DR	LAS VEGAS NV 89144-4270	
137-36-111-084	7,506.80	0.0188%	**421.64**	ROBINSON AARON J & CLAUDINE GARCIA	10645 DART DR	LAS VEGAS NV 89144-4270		
137-36-111-085	7,506.80	0.0188%	**421.64**	G L H ASSETS L L C	3015 S JONES BLVD	LAS VEGAS NV 89146-6701		
137-36-111-086	7,506.80	0.0188%	**421.64**	IRISH DAVID A	10637 DART DR	LAS VEGAS NV 89144		
137-36-111-087	7,506.80	0.0188%	**421.64**	GRAFF ANDIE TRUST	GRAFF ANDREA L TRS	10633 DART DR	LAS VEGAS NV 89144-4270	
137-36-111-088	7,506.80	0.0188%	**421.64**	KESNER NORA D REVOCABLE TRUST	KESNER NORA D TRS	10629 DART DR	LAS VEGAS NV 89144-4270	
137-36-111-089	7,506.80	0.0188%	**421.64**	JOHNSON JOHN M & CHERYLE D	10625 DART DR	LAS VEGAS NV 89144-4270		
137-36-111-090	7,506.80	0.0188%	**421.64**	WEINBAUM SARA	SANBORN JONATHAN	10620 ESK DR	LAS VEGAS NV 89144	
137-36-111-091	7,506.80	0.0188%	**421.64**	KEARNEY JOHN & CHALLEE	10624 ESK DR	LAS VEGAS NV 89144		
137-36-111-092	7,506.80	0.0188%	**421.64**	RAMBO TRUST	10628 ESK DR	LAS VEGAS NV 89144-4272		
137-36-111-093	7,506.80	0.0188%	**421.64**	HOWARD CLIFFORD L & NUANANONG S	1115 LOS PADRES ST SE	ALBUQUERQUE NM 87123-5914		
137-36-111-094	7,506.80	0.0188%	**421.64**	CHENG QIUHUI FAMILY TRUST	CHENG QIUHUI TRS	%Q CHENG	9801 MISS PEACH AVE	LAS VEGAS NV 89145
137-36-111-095	7,506.80	0.0188%	**421.64**	JONES JULIUS CEASAR JR REV TR	JONES JULIUS C JR TRS	10408 SUMMIT CANYON DR	LAS VEGAS NV 89144-4341	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-111-096	7,506.80	0.0188%	421.64	VILLANI MICHAEL P	168 NENE CT	LAS VEGAS NV 89144-4263		
137-36-111-097	7,506.80	0.0188%	421.64	THOMPSON JOHN C & ROBIN E	164 NENE CT	LAS VEGAS NV 89144-4263		
137-36-111-098	7,506.80	0.0188%	421.64	DEVAUL CHRISTOPHER G & CHERYL A	160 NENE CT	LAS VEGAS NV 89144		
137-36-111-099	7,506.80	0.0188%	421.64	WALKER GREGORY	161 NENE CT	LAS VEGAS NV 89144-4263		
137-36-111-100	7,506.80	0.0188%	421.64	MALDONADO MARIO A & DARLA D	165 NENE CT	LAS VEGAS NV 89144-4263		
137-36-111-101	7,506.80	0.0188%	421.64	DUFFY WILLIAM J & DEBRA L	10708 ESK DR	LAS VEGAS NV 89144		
137-36-111-102	7,506.80	0.0188%	421.64	KRANISH MICHAEL & PATRICIA	10712 ESK DR	LAS VEGAS NV 89144-4265		
137-36-111-103	7,506.80	0.0188%	421.64	HAMILTON FAMILY TRUST	HAMILTON TERRY L & CHRIS A TRS	10716 ESK DR	LAS VEGAS NV 89144-4265	
137-36-111-104	7,506.80	0.0188%	421.64	EDWARDS LIVING TRUST	EDWARDS MARTHA B TRS	168 KENNET CT	LAS VEGAS NV 89144-4264	
137-36-111-105	7,506.80	0.0188%	421.64	WILSON TINA	160 KENNET CT	LAS VEGAS NV 89144-4264		
137-36-111-106	7,506.80	0.0188%	421.64	LEMBCKE LISA M & JAMES	161 KENNET CT	LAS VEGAS NV 89144-4264		
137-36-111-107	7,506.80	0.0188%	421.64	FOCUS GROUP INVESTMENTS L L C	165 KENNET CT	LAS VEGAS NV 89144		
137-36-111-108	7,506.80	0.0188%	421.64	KWIST KIMBERLY K	169 KENNET CT	LAS VEGAS NV 89144-4264		
137-36-111-109	7,506.80	0.0188%	421.64	VILLARREAL JUAN J	10724 ESK DR	LAS VEGAS NV 89144-4266		
137-36-111-110	7,506.80	0.0188%	421.64	FAULIS KAREN ANN REVOCABLE LIVING TRUST	FAULIS KAREN TRS	299 LOCH LOMOND RD	RANCHO MIRAGE CA 92270	
137-36-111-111	7,506.80	0.0188%	421.64	OPENDOOR PROPERTY C L L C	405 HOWARD ST #550	SAN FRANCISCO CA 94105		
137-36-111-112	7,506.80	0.0188%	421.64	JOYFUL TRUST	204 DERWENT PL	LAS VEGAS NV 89144-4262		
137-36-111-113	7,506.80	0.0188%	421.64	AVESTRUZ FAMILY TRUST	AVESTRUZ ALNER L & SUSANN L TRS	23 JAPONICA	IRVINE CA 92618-3986	
137-36-111-114	7,506.80	0.0188%	421.64	BAKHTIAR FERIDOON & FERESHTEH	168 DERWENT PL	LAS VEGAS NV 89144-4261		
137-36-111-115	7,506.80	0.0188%	421.64	GAPUTAN HALSTON-SERGE U & ROBIN M	164 DERWENT PL	LAS VEGAS NV 89144-4261		
137-36-111-116	7,506.80	0.0188%	421.64	PORTER RALPH & KAREN FAMILY TR	PORTER RALPH E & KAREN K TRS	160 DERWENT PL	LAS VEGAS NV 89144-4261	
137-36-111-117	7,506.80	0.0188%	421.64	BOGGIONI STEPHEN SR & BERNADETTE	10801 AIRE DR	LAS VEGAS NV 89144-4207		
137-36-111-118	7,506.80	0.0188%	421.64	NOYES RICHARD DANIEL	10733 AIRE DR	LAS VEGAS NV 89144-4206		
137-36-111-119	7,506.80	0.0188%	421.64	GUENTHER CRAIG D	608 HERMOSA CANYON DR	LAS VEGAS NV 89145		
137-36-111-120	7,506.80	0.0188%	421.64	STOCKMAN HARLAN W & CHRISTINE T	10725 AIRE DR	LAS VEGAS NV 89144-4206		
137-36-111-121	7,506.80	0.0188%	421.64	GONYEA MICHAEL C	10233 GARDEN GLEN LN	LAS VEGAS NV 89135		
137-36-111-122	7,506.80	0.0188%	421.64	LEE JONGKYU	10717 AIRE DR	LAS VEGAS NV 89144		
137-36-111-123	7,506.80	0.0188%	421.64	SUH ANDREW & MICHELLE	10713 AIRE DR	LAS VEGAS NV 89144-4205		
137-36-111-124	7,506.80	0.0188%	421.64	PANTOJA ARMANDO & AUDREY	10709 AIRE DR	LAS VEGAS NV 89144-4205		
137-36-111-125	7,506.80	0.0188%	421.64	AURBACH BETTY J FAMILY TRUST	AURBACH BETTY JANE TRS	10705 AIRE DR	LAS VEGAS NV 89144-4205	
137-36-111-126	7,506.80	0.0188%	421.64	WILEY STEPHEN	10701 AIRE DR	LAS VEGAS NV 89144-4205		
137-36-112-001	5,567.84	0.0139%	312.73	AVILA LETICIA LIVING TRUST	AVILA LETICIA TRS	313 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4255	
137-36-112-002	5,567.84	0.0139%	312.73	T L INVESTMENTS L L C	10601 UMBRELLA TREE	LAS VEGAS NV 89144		
137-36-112-003	5,567.84	0.0139%	312.73	BOYLES JONATHAN B	305 JACARANDA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-004	5,567.84	0.0139%	312.73	GLICK YUFEI	1063 LAGRANGE AVE	LOS ANGELES CA 90025		
137-36-112-005	5,567.84	0.0139%	312.73	LUONG THANH VI	324 MADDOCK WAY NE	CALGARY AB T2A 3X6 CANADA		
137-36-112-006	5,567.84	0.0139%	312.73	LANGE ROLAND & STEPHANIE J	10744 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4201		
137-36-112-007	5,567.84	0.0139%	312.73	TRAN DUNG H	5092 DOUBLE POINT WAY	DISCOVERY BAY CA 94505		
137-36-112-008	5,567.84	0.0139%	312.73	ZAYAS LUIS A & KELSEE E	10736 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-009	5,567.84	0.0139%	312.73	WALKER JERALD F JR & LATASHA	10732 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-010	5,567.84	0.0139%	312.73	PATTERSON FAMILY REV LIV TR	PATTERSON GLEN E & SUSAN M TRS	14 CAPSWELLS CT	FISHPONDS RD HITCHIN SG5 1ET UNITED KINGDOM	
137-36-112-011	5,567.84	0.0139%	312.73	STRACZEK LEINOR GAY	10724 PRIMROSE ARBOR	LAS VEGAS NV 89144		
137-36-112-012	5,567.84	0.0139%	312.73	HAUN FAYE	10720 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-013	5,567.84	0.0139%	312.73	SPRINGFIELD ENTERPRISE L L C	15 TRIMBLE TURN	HOCKESSIN DE 19707		
137-36-112-014	5,567.84	0.0139%	312.73	G W T FAMILY L P	6190 W CHARLESTON BLVD	LAS VEGAS NV 89146		
137-36-112-015	5,567.84	0.0139%	312.73	RASOOL DAWN	10708 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4200		
137-36-112-016	5,567.84	0.0139%	312.73	LAWSON M MARIE	10704 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4200		
137-36-112-017	5,567.84	0.0139%	312.73	FRANKLIN JOHN A IV & MEREDITH M	10700 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4200		
137-36-112-018	5,567.84	0.0139%	312.73	PARK JYONG & KYUNG	11157 SANDY GROVE AVE	LAS VEGAS NV 89144		
137-36-112-019	5,567.84	0.0139%	312.73	MAZUK RAYMOND ANTHONY	4938 STONERIDGE CT	OAKLAND CA 94605		
137-36-112-020	5,567.84	0.0139%	312.73	VISELLI KAREN L	10648 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4209		
137-36-112-021	5,567.84	0.0139%	312.73	RICHEY DAVID	HUYNH CHARLIE C	10484 ROSE PARK AVE	LAS VEGAS NV 89135	
137-36-112-022	5,567.84	0.0139%	312.73	DIELEMAN ROGER J LIVING TRUST	5454 ARVILLE ST	LAS VEGAS NV 89118		
137-36-112-023	5,567.84	0.0139%	312.73	OBI CHARLES E & JULIE C	6433 MORVEN PARK LN	GAINESVILLE VA 20155-4450		
137-36-112-024	5,567.84	0.0139%	312.73	EL-KATCHA REVOCABLE TRUST	EL-KATCHA KARIM & MIRA TRS	400 BEALE ST #1707	SAN FRANCISCO CA 94105-4432	
137-36-112-025	5,567.84	0.0139%	312.73	EAGLE HEIGHTS L L C	1141 E PHILADELPHIA ST	ONTARIO CA 91761		
137-36-112-026	5,567.84	0.0139%	312.73	ISRAEL MAGGIE	9705 DOUBLE ROCK DR	LAS VEGAS NV 89134		
137-36-112-027	5,567.84	0.0139%	312.73	10616 PRIM ROSE ARBOR L L C	%S YAO	222 TARRAGONA BREEZE AVE	LAS VEGAS NV 89138	
137-36-112-028	5,567.84	0.0139%	312.73	MIURA THOMAS H & MAY K	2823 CALLE GUADALAJARA	SAN CLEMENTE CA 92673		
137-36-112-029	5,567.84	0.0139%	312.73	COLE KEVIN A	10608 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4208		
137-36-112-030	5,567.84	0.0139%	312.73	HEATH STEVEN B	10604 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-031	5,567.84	0.0139%	312.73	MEI RONALD F	18146 COASTLINE DR	MALIBU CA 90265		
137-36-112-032	5,567.84	0.0139%	312.73	RICHARDS MICHAEL A & LINDA D	300 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-112-033	5,567.84	0.0139%	312.73	SALCEDA MARIBETH	616 SISTINE ST	LAS VEGAS NV 89144-4021		
137-36-112-034	5,567.84	0.0139%	312.73	OAKZ FAMILY LIVING TRUST	%O & A FERNANDEZ	2164 EAGLEPATH CIR	HENDERSON NV 89074-0685	
137-36-112-035	5,567.84	0.0139%	312.73	JOSEFA & WINFRIED LIVING TRUST ETAL	HOFACKER WINFRIED CO-TRS	%ACE PPTY MGMT	4525 W RENO AVE #A-1	LAS VEGAS NV 89118
137-36-112-036	5,567.84	0.0139%	312.73	SIVONGSA SOMPHETH & PILAR I	316 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-037	5,567.84	0.0139%	312.73	P Y PROPERTIES L L C	621 VIA LINDA CT	LAS VEGAS NV 89144		
137-36-112-038	5,567.84	0.0139%	312.73	FLUERAS ANDREI	324 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-039	5,567.84	0.0139%	312.73	FAULKNER LAURA	11731 KINGSLAND AVE	LAS VEGAS NV 89138		
137-36-112-040	5,567.84	0.0139%	312.73	COHEN BRYAN J	329 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-112-041	5,567.84	0.0139%	312.73	GEARY FRANK & JULIET CASEY	325 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-042	5,567.84	0.0139%	312.73	GUNSALUS GREGORY W & ANNA M	321 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-112-043	5,567.84	0.0139%	312.73	JUN EUN K	316 SWEET PEA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-044	5,567.84	0.0139%	312.73	D C N C PROPERTIES L L C	10 MAGIC STONE LN	LAS VEGAS NV 89135		
137-36-112-046	5,567.84	0.0139%	312.73	2018-1 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-36-112-047	5,567.84	0.0139%	312.73	GAO PENGXIANG	10637 LACE VINE ARBOR	LAS VEGAS NV 89144		
137-36-112-048	5,567.84	0.0139%	312.73	LEPATNER HOWARD & JOY	516 CANCHA	NEWPORT BEACH CA 92660-3508		
137-36-112-049	5,567.84	0.0139%	312.73	GENCARELLI HEATHER D	10645 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267		
137-36-112-050	5,567.84	0.0139%	312.73	FRANKOT FAMILY TRUST	FRANKOT THOMAS ALBERT & YUKIYO TRS	10644 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267	
137-36-112-051	5,567.84	0.0139%	312.73	SANTOS MELINDA VILLANUEVA	10640 LACE VINE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-052	5,567.84	0.0139%	312.73	GAYNOR STEVEN J & DONNA-JEAN M	4275 N PLACITA DE SANDRA	TUCSON AZ 85718-7421		
137-36-112-053	5,567.84	0.0139%	312.73	DAPHNEY IRREVOCABLE TRUST	BONANNO BERTHA TRS	4763 SPINDLERIDGE CIR	LAS VEGAS NV 89147	
137-36-112-054	5,567.84	0.0139%	312.73	DAVIS SHAWN L	SHU JING	10628 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267	
137-36-112-055	5,567.84	0.0139%	312.73	JOSEFA & WINFRIED LIVING TRUST ETAL	HOFACKER WINFRIED TRS	4660 S EASTERN AVE #205	LAS VEGAS NV 89119	
137-36-112-056	5,567.84	0.0139%	312.73	GUY KURTIS ALAN	10620 LACE VINE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-057	5,567.84	0.0139%	312.73	PAGADUAN CRISTINA	10616 LACE VINE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-058	5,567.84	0.0139%	312.73	FRANCO AMELIA D	10612 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267		
137-36-112-059	5,567.84	0.0139%	312.73	GLOVER TERESITA	10608 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267		
137-36-112-060	5,567.84	0.0139%	312.73	MORADIAN RUSLANA H	10604 LACE VINE ARBOR AVE	LAS VEGAS NV 89144-4267		
137-36-112-061	5,567.84	0.0139%	312.73	SCISCENTO MARIA AMALIA	3641 ALGONQUIN DR	LAS VEGAS NV 89169-3160		
137-36-112-062	5,567.84	0.0139%	312.73	MILLER JAMES A & SHIRLEY ANN	10613 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4208		
137-36-112-063	5,567.84	0.0139%	312.73	STMARTIN MARIE M TRUST	STMARTIN MARIE M TRS	10617 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144	
137-36-112-064	5,567.84	0.0139%	312.73	HARBIN STACY L	10621 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4208		
137-36-112-065	5,567.84	0.0139%	312.73	STEWART MARK DOMINIC	10625 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-066	5,567.84	0.0139%	312.73	SANTAYANA SALVADOR & P L REV TR	SANTAYANA SALVADOR & P L TRS	10629 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4208	
137-36-112-067	5,567.84	0.0139%	312.73	Y W H PROPERTIES INC	%W YE	40 SLOPING GREEN DR	LAS VEGAS NV 89148	
137-36-112-068	5,567.84	0.0139%	312.73	ZHOU JIE	10637 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144		
137-36-112-069	5,567.84	0.0139%	312.73	A M H 2014-1 BORROWER L L C	30601 AGOURA RD #200	AGOURA HILLS CA 91301		

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3/10/2019 Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-112-070	5,567.84	0.0139%	**312.73**	CATALPA HOLDINGS L L C	204 LUXAIRE CT	LAS VEGAS NV 89144		
137-36-112-071	5,567.84	0.0139%	**312.73**	WANG QIN	%C WANG	329 LILAC ARBOR ST	LAS VEGAS NV 89144	
137-36-112-072	5,567.84	0.0139%	**312.73**	DIELEMAN ROGER J LIVING TRUST	DIELEMAN MICHAEL & ROBERT TRS	%M DIELEMAN	2210 3RD ST # 319	SANTA MONICA CA 90405
137-36-112-073	5,567.84	0.0139%	**312.73**	DUDEK JOHN JOSEPH JR REV LIV TR	DUDEK MARY LANE SLACK REV LIV TR	9617 CANYON MESA DR	LAS VEGAS NV 89144-1524	
137-36-112-074	5,567.84	0.0139%	**312.73**	SLADE LARRY L & CECILIA T	10701 PRIMROSE ARBOR AVE	LAS VEGAS NV 89144-4200		
137-36-112-075	5,567.84	0.0139%	**312.73**	STRABANE COURT L L C	%M B WARD	4428 MARLENA CT	LAS VEGAS NV 89108-2004	
137-36-112-076	5,567.84	0.0139%	**312.73**	MORRIS LINDA I REVOCABLE FAM TR	MORRIS LINDA I TRS	300 LILAC ARBOR ST	LAS VEGAS NV 89144-4203	
137-36-112-077	5,567.84	0.0139%	**312.73**	ARNAUD HELENE MONIQUE	304 LILAC ARBOR ST	LAS VEGAS NV 89144-4203		
137-36-112-078	5,567.84	0.0139%	**312.73**	DEPAOLI DARIN J	308 LILAC ARBOR ST	LAS VEGAS NV 89144		
137-36-112-079	5,567.84	0.0139%	**312.73**	BROWN RICH & LAURA LIVING TRUST	BROWN RICH & LAURA C TRS	5072 WESTBURY CIR	GRANITE BAY CA 95746-7193	
137-36-112-080	5,567.84	0.0139%	**312.73**	BAHR LOUIS R & SONIA E LIVING TRUST A	BAHR LOUIS R & SONIA E LIVING TRUST B	%S BAHR	316 LILAC ARBOR ST	LAS VEGAS NV 89144-4203
137-36-112-081	5,567.84	0.0139%	**312.73**	SLAVIN SUBTRUST	%DAVID LESSNICK	1900 WESTERN AVE	LAS VEGAS NV 89102-4606	
137-36-112-082	5,567.84	0.0139%	**312.73**	AQUINO LUISA	324 LILAC ARBOR ST	LAS VEGAS NV 89144-4204		
137-36-112-083	5,567.84	0.0139%	**312.73**	SCHNIPPEL KELLY NICOLE AGE 21 TRUST	UNGER CARL TRS	8716 SPANISH RIDGE AVE # 120	LAS VEGAS NV 89148	
137-36-112-084	5,567.84	0.0139%	**312.73**	WANG QIN	329 LILAC ARBOR ST	LAS VEGAS NV 89144		
137-36-112-085	5,567.84	0.0139%	**312.73**	UGALDE ELOISA L LIVING TRUST	325 LILAC ARBOR ST	LAS VEGAS NV 89144		
137-36-112-086	5,567.84	0.0139%	**312.73**	WRIGHT ROY J III & YU-SHAN YEH	321 LILAC ARBOR ST	LAS VEGAS NV 89144		
137-36-112-087	5,567.84	0.0139%	**312.73**	MINAMIDE BEN N & MAE T REV TR	MINAMIDE BEN N & MAE TRS	%M MINAMIDE	2120 OLIVE ST # 2310	DALLAS TX 75201
137-36-112-088	5,567.84	0.0139%	**312.73**	ZUO ZHENSHAN	LI ZIGE	313 LILAC ARBOR ST	LAS VEGAS NV 89144	
137-36-112-089	5,567.84	0.0139%	**312.73**	BUYUKLIEV DANIELA	309 LILAC ARBOR ST	LAS VEGAS NV 89144-4203		
137-36-112-090	5,567.84	0.0139%	**312.73**	HAGER JOSHUA GEORGE & SAMANTHA J	305 LILAC ARBOR ST	LAS VEGAS NV 89144-4203		
137-36-112-091	5,567.84	0.0139%	**312.73**	LILAC RING L L C	1901 SOARING CT	LAS VEGAS NV 89134		
137-36-112-092	5,567.84	0.0139%	**312.73**	RODRIGUEZ GAVIN M	308 JACARANDA ARBOR ST	LAS VEGAS NV 89144		
137-36-112-093	5,567.84	0.0139%	**312.73**	RED MOUNTAIN PROPERTIES L L C	9670 W TROPICANA # 100	LAS VEGAS NV 89147		
137-36-112-094	5,567.84	0.0139%	**312.73**	LOW SUN HU YVONNE	10057 TENERIFE ST	LAS VEGAS NV 89178-3801		
137-36-112-095	5,567.84	0.0139%	**312.73**	J D M LIVING TRUST	MCGRAW JOHN & DEANA BERGQUIST TRS	53 SOARING BIRD CT	LAS VEGAS NV 89135	
137-36-112-096	5,567.84	0.0139%	**312.73**	CARVALHO CHELSEA	324 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4296		
137-36-112-097	5,567.84	0.0139%	**312.73**	NIKSTER INVESTMENTS LLC-SERIES C	%D & P NARULA	9807 HIGHRIDGE DR	LAS VEGAS NV 89134-6728	
137-36-112-098	5,567.84	0.0139%	**312.73**	DAVID VICTORIA	332 JACARANDA ARBOR ST	LAS VEGAS NV 89144		
137-36-113-001	2,028.52	0.0051%	**113.94**	DIGGS DIANA M	301 PINE HAVEN ST # 101	LAS VEGAS NV 89144		
137-36-113-002	2,028.52	0.0051%	**113.94**	CUTT KEN	526 SENECA RIDGE AVE	NORTH LAS VEGAS NV 89084		
137-36-113-003	2,028.52	0.0051%	**113.94**	ALVARADO GILBERTO	1798 SOLVANG MILL DR	LAS VEGAS NV 89135		
137-36-113-004	2,028.52	0.0051%	**113.94**	MEYER RICHARD & KAREN V	632 N RACINE AVE # 15	CHICAGO IL 60642-5891		
137-36-113-005	2,028.52	0.0051%	**113.94**	L M N L L C	6420 SPRING MOUNTAIN RD # 17	LAS VEGAS NV 89146		
137-36-113-006	2,028.52	0.0051%	**113.94**	LYAU MARITAL TRUST 1997	LYAU ANTHONY W & PATRICIA W TRS	2571 21ST AVE	SAN FRANCISCO CA 94116-3014	
137-36-113-007	2,028.52	0.0051%	**113.94**	AMBER RIDGE PROPERTIES 9 L L C	1930 VILLAGE CENTER CIR # 3-4371	LAS VEGAS NV 89134		
137-36-113-008	2,028.52	0.0051%	**113.94**	PUBLICH L L C	RUE JEAN CALVIN 6	GENEVA 1204 SWITZERLAND		
137-36-113-009	2,028.52	0.0051%	**113.94**	FUNATO KAZUHIRO	301 PINE HAVEN ST	LAS VEGAS NV 89144-4242		
137-36-113-010	2,028.52	0.0051%	**113.94**	SHOMEN HOLDINGS	%PARNELL	631 N STEPHANIE ST # 239	HENDERSON NV 89014	
137-36-113-011	2,028.52	0.0051%	**113.94**	LY VAN TRINH & EDWARD BRIAN	6106 IVAR AVE	TEMPLE CITY CA 91780		
137-36-113-012	2,028.52	0.0051%	**113.94**	LISHNER HELENE	301 PINE HAVEN ST # 206	LAS VEGAS NV 89144-4242		
137-36-113-013	2,028.52	0.0051%	**113.94**	HAMMOND CHRISTINE I & ALEXIS	P O BOX 2096	INGLEWOOD CA 90305-0096		
137-36-113-014	2,028.52	0.0051%	**113.94**	ARNOLD JOHN	9728 CASCADE FALLS AVE	LAS VEGAS NV 89117-0686		
137-36-113-015	2,028.52	0.0051%	**113.94**	TILLQUIST FAMILY TRUST	SCHOEMAN LIVING TRUST	2409 KENTIA ST	OXNARD CA 93036-6295	
137-36-113-016	2,028.52	0.0051%	**113.94**	POPA ANDAGINA	10553 PINE POINTE AVE # 104	LAS VEGAS NV 89144-4259		
137-36-113-017	2,028.52	0.0051%	**113.94**	D & H NV L L C	13 NIGHT STAR	IRVINE CA 92603		
137-36-113-018	2,028.52	0.0051%	**113.94**	HOT WHEELS LTD	CLAWSON CHARLES C II & M'RECIA R TRS	1004 ARABIAN SAND CT	LAS VEGAS NV 89144-1668	
137-36-113-019	2,028.52	0.0051%	**113.94**	JONES DIANNA L	129 NULL LN	LAS VEGAS NV 89145		
137-36-113-020	2,028.53	0.0051%	**113.94**	MCCORMICK THOMAS W & CARITA	9100 PROSPECTORS COVE DR	LAS VEGAS NV 89117-7000		
137-36-113-021	2,028.53	0.0051%	**113.94**	FAGGETT EDDIE E REVOCABLE LIVING TRUST	%E FAGGETT	10553 PINE POINTE PL # 202	LAS VEGAS NV 89144-4260	
137-36-113-022	2,028.53	0.0051%	**113.94**	MERCADO CECILIA A & JUDE	5555 CORPORATE AVE	CYPRESS CA 90630-4708		
137-36-113-023	2,028.53	0.0051%	**113.94**	PARSA'S FAMILY TRUST	FAYAZI ELHAM TRS	10553 PINE POINTE AVE # 204	LAS VEGAS NV 89144	
137-36-113-024	2,028.53	0.0051%	**113.94**	CERICOLA MARIE A	10553 PINE POINTE # 205	LAS VEGAS NV 89144-4260		
137-36-113-025	2,028.53	0.0051%	**113.94**	TAM ROBERT P & LINABELLIE YAO	1006 BRADSHAWE AVE	MONTEREY PARK CA 91754-4912		
137-36-113-026	2,028.53	0.0051%	**113.94**	DUMAS H PH 1997 TRUST	60 NOVA LN	NOVATO CA 94945-1705		
137-36-113-027	2,028.53	0.0051%	**113.94**	HOCKERSMITH FAMILY TRUST	HOCKERSMITH WILLIAM & PAMELA TRS	63 COURTSIDE CIR	SAN ANTONIO TX 78216-7847	
137-36-113-028	2,028.53	0.0051%	**113.94**	MOAK OMA D	REYNOLDS KIRK P	300 AMBER PINE ST # 102	LAS VEGAS NV 89144-4217	
137-36-113-029	2,028.53	0.0051%	**113.94**	CLEARY SANDRA J	300 AMBER PINE ST # 103	LAS VEGAS NV 89144-4217		
137-36-113-030	2,028.53	0.0051%	**113.94**	CARL LINDA	300 AMBER PINE ST # 104	LAS VEGAS NV 89144-4217		
137-36-113-031	2,028.53	0.0051%	**113.94**	HIEB ROBERT E & DEBRA A	1525 BUCCANEER PL	BISMARK ND 58504-8982		
137-36-113-032	2,028.53	0.0051%	**113.94**	EKLUND NADINE E	DRENSKE LORETTA KAY	300 AMBER PINE ST # 106	LAS VEGAS NV 89144-4217	
137-36-113-033	2,028.53	0.0051%	**113.94**	VILLELA BOONMEE	300 AMBER PINE # 107	LAS VEGAS NV 89144-4217		
137-36-113-034	2,028.53	0.0051%	**113.94**	CHRISTENSON MICAH & BROOKE M	1069 AVE H	REDONDO BEACH CA 90277		
137-36-113-035	2,028.53	0.0051%	**113.94**	MAGGIO PATRICIA A & PAULA M	300 AMBER PINE ST # 202	LAS VEGAS NV 89144-4217		
137-36-113-036	2,028.53	0.0051%	**113.94**	DEHBACHI AIDA	609 POINT RIDGE PL	LAS VEGAS NV 89145		
137-36-113-037	2,028.53	0.0051%	**113.94**	ZAHN ROCHELLE GAIL	300 AMBER PINE ST # 204	LAS VEGAS NV 89144		
137-36-113-038	2,028.53	0.0051%	**113.94**	RATAN WEENA	ENGMAN KENNETH J	300 AMBER PINE ST # 205	LAS VEGAS NV 89144-4217	
137-36-113-039	2,028.53	0.0051%	**113.94**	DOUKHAN DAVID	9721 DERBYHILL CIR	LAS VEGAS NV 89117		
137-36-113-040	2,028.53	0.0051%	**113.94**	BRAESCH KEITH T & SHANNON M	3103 E RIDGEWAY RD	ORANGE CA 92867-2076		
137-36-113-041	2,028.53	0.0051%	**113.94**	APPELHANS JERRY W	TENNARIELLO-APPELHANS DEBRA J	210 N ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-36-113-042	2,028.53	0.0051%	**113.94**	BURTON FAMILY REVOCABLE TRUST	10552 PINE POINTE AVE # 102	LAS VEGAS NV 89144-4254		
137-36-113-043	2,028.53	0.0051%	**113.94**	MOAK DON MICHAEL	10552 PINE POINTE AVE # 103	LAS VEGAS NV 89144-4254		
137-36-113-044	2,028.53	0.0051%	**113.94**	PARRINO ROSANNE	RUSSO JOSEPH	10552 PINE POINTE AVE BLDG 4	# 104	LAS VEGAS NV 89144-4254
137-36-113-045	2,028.53	0.0051%	**113.94**	SOTO JENNIFER L & DANIEL	1840 GLORIETTA DR	LAKE HAVASU CITY AZ 86404		
137-36-113-046	2,028.53	0.0051%	**113.94**	GEORGAKOPOULOS EMMANUEL	7984 JOGGING HIGH CT	LAS VEGAS NV 89113-1502		
137-36-113-047	2,028.53	0.0051%	**113.94**	HARBOLD JOHN E	10552 PINE POINTE AVE # 107	LAS VEGAS NV 89144-4254		
137-36-113-048	2,028.53	0.0051%	**113.94**	COROBAN DIANA	650 S TOWN CENTER DR # 2088	LAS VEGAS NV 89144		
137-36-113-049	2,028.53	0.0051%	**113.94**	SHRIRANI AFSHIN	2641 GOLDEN SANDS DR	LAS VEGAS NV 89128		
137-36-113-050	2,028.53	0.0051%	**113.94**	NARLICKI FRANK L	10552 PINE POINTE AVE # 203	LAS VEGAS NV 89144-4254		
137-36-113-051	2,028.53	0.0051%	**113.94**	LANE DAVID C	16512 CELADON CT	CHINO HILLS CA 91709-4610		
137-36-113-052	2,028.53	0.0051%	**113.94**	GEHLEN GREGORY M	10552 PINE POINTE AVE # 205	LAS VEGAS NV 89144		
137-36-113-053	2,028.53	0.0051%	**113.94**	NAIMI YAAKOV	%TRIUMPH PPTY MGT	9030 W SAHARA AVE # 668	LAS VEGAS NV 89117-5744	
137-36-113-054	2,028.53	0.0051%	**113.94**	BRENDE AUSTIN D	10552 PINE POINTE AVE # 207	LAS VEGAS NV 89144		
137-36-113-055	2,028.53	0.0051%	**113.94**	MCGRATH LIVING TRUST	MCGRATH DAVID A & MARIA F TRS	36 MANSION GROUNDS RD	GOUVERNEUR NY 13642	
137-36-113-056	2,028.53	0.0051%	**113.94**	RYAN GERALD D & CAROL A JT REV TR AGMT	RYAN GERALD D & CAROL A CO-TRS	14554 POND BLUFF DR	BELLEVILLE MI 48111	
137-36-113-057	2,028.53	0.0051%	**113.94**	BORZOOYEH LIDA	215-20 23 AVE # 1	BAYSIDE NY 11360-2225		
137-36-113-058	2,028.53	0.0051%	**113.94**	UELMEN WILLIAM A & LESLIE A	393 RANCHO ROSARIO CT	LAS VEGAS NV 89138		
137-36-113-059	2,028.53	0.0051%	**113.94**	WILLIAMS RONALD & BEATRICE	864 ARKANSAS ST	SAN FRANCISCO CA 94107-3356		
137-36-113-060	2,028.53	0.0051%	**113.94**	SALSOULI MICHEL	10500 PINE POINTE AVE # 106	LAS VEGAS NV 89144-4252		
137-36-113-061	2,028.53	0.0051%	**113.94**	TIAN CHUNXIA	9330 W MAULE AVE # 238	LAS VEGAS NV 89148		
137-36-113-062	2,028.53	0.0051%	**113.94**	LONG YUYING	KONG JOAB	5075 BELA DR	SAN JOSE CA 95129	
137-36-113-063	2,028.53	0.0051%	**113.94**	GOULD MICHELLE	10500 PINE POINTE AVE # 201	LAS VEGAS NV 89144		
137-36-113-064	2,028.53	0.0051%	**113.94**	YOUNG PEARL CHAN	19228 TRENTHAM AVE	CERRITOS CA 90703		
137-36-113-065	2,028.53	0.0051%	**113.94**	LACOSTE TRUST	LACOSTE ARTHUR J TRS	10620 SO HIGHLANDS PKWY # 110-399	LAS VEGAS NV 89141-4371	
137-36-113-066	2,028.53	0.0051%	**113.94**	TORRENCE MICHAEL A	5121 KLUM PAVE # 206	NORTH HOLLYWOOD CA 91601-4903		
137-36-113-067	2,028.53	0.0051%	**113.94**	MIZRAHIE ELAINE	4943 DENSMORE AVE	ENCINO CA 91436-1537		
137-36-113-068	2,028.53	0.0051%	**113.94**	GRAHAM PATRICK W	10500 PINE POINTE AVE # 206	LAS VEGAS NV 89144		
137-36-113-069	2,028.53	0.0051%	**113.94**	FONE RIO L L C	23881 VIA FABRICANTE # 501	MISSION VIEJO CA 92691-3139		
137-36-113-070	2,028.53	0.0051%	**113.94**	MARTINEZ LUIS P & BRONWYN P	10500 PINE POINTE AVE # 208	LAS VEGAS NV 89144-4253		

City

3/10/2019	Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-113-071	2,028.53	0.0051%		113.94	MACZKA CARRIE R & STEVEN A	300 PINE HAVEN ST #101	LAS VEGAS NV 89144		
137-36-113-072	2,028.53	0.0051%		113.94	ALEGRE MILAGROS	141-65 85TH RD 4-C	BRIARWOOD NY 11435-2509		
137-36-113-073	2,028.53	0.0051%		113.94	IORIO LIVIO	ALVES SUSANA	84 LORDS HWY E	WESTON CT 6883	
137-36-113-074	2,028.53	0.0051%		113.94	ELLENBURG WILLIAM M & SHARON A	11188 TWILIGHT TIMES CT	LAS VEGAS NV 89135-7813		
137-36-113-075	2,028.53	0.0051%		113.94	EHRLICH RICHARD W	DONOVAN SALLY J	300 PINE HAVEN ST #105	LAS VEGAS NV 89144	
137-36-113-076	2,028.53	0.0051%		113.94	GHAHARIAN KASRA & CARRIE LEIGH	980 AMERICAN PACIFIC DR #111	HENDERSON NV 89014		
137-36-113-077	2,028.53	0.0051%		113.94	DURANCEAU THOMAS L	PAREL-DURANCEAU MARY S	910 CRESTWOOD DR	KINGMAN AZ 86409-2964	
137-36-113-078	2,028.53	0.0051%		113.94	SHADAV HOLDINGS	%PARNELL	631 N STEPHANIE ST #239	HENDERSON NV 89014	
137-36-113-079	2,028.53	0.0051%		113.94	D R P PROPERTIES L L C	%R YOUNG	P O BOX 10719	HONOLULU HI 96816	
137-36-113-080	2,028.53	0.0051%		113.94	LYSENGEN LLOYD D & JAMES A	300 PINE HAVEN ST #203	LAS VEGAS NV 89144		
137-36-113-081	2,028.53	0.0051%		113.94	SAKAJIAN SONIA LIVING TRUST	SAKAJIAN SONIA TRS	10021 ENCINO AVE	NORTHRIDGE CA 91325-1402	
137-36-113-082	2,028.53	0.0051%		113.94	MIRANDA ROBERT D & INGRID L	300 PINE HAVEN ST #6-205	LAS VEGAS NV 89144-4239		
137-36-113-083	2,028.53	0.0051%		113.94	RIVERS ALISON A	300 PINE HAVEN ST #206	LAS VEGAS NV 89144-4241		
137-36-113-084	2,028.53	0.0051%		113.94	RAND BURT	300 PINE HAVEN ST #6-207	LAS VEGAS NV 89144-4239		
137-36-113-085	2,028.53	0.0051%		113.94	WATSON MATTHEW & HEATHER TRUST	WATSON MATTHEW E & HEATHER K TRS	605 BAYSVILLE CT	LAS VEGAS NV 89144	
137-36-113-086	2,028.53	0.0051%		113.94	FELDER STEVEN	%JMS PPTY INS	170 S GREEN VALLEY PKWY #300	HENDERSON NV 89012	
137-36-113-087	2,028.53	0.0051%		113.94	FERENCE PATRICIA A	10524 AUTUMN PINE AVE #103	LAS VEGAS NV 89144		
137-36-113-088	2,028.53	0.0051%		113.94	WONG GORDON	2183 KINGSBURY CIR	SANTA CLARA CA 95054		
137-36-113-089	2,028.53	0.0051%		113.94	COOK KEVIN J	3628 HOOD CIR	LOUISVILLE TN 37777		
137-36-113-090	2,028.53	0.0051%		113.94	SIEROTY FAMILY REVOCABLE LIVING TRUST	SIEROTY DAVID & CANDACE M TRS	2349 HOT BROOK POINT ST	LAS VEGAS NV 89134-5511	
137-36-113-091	2,028.53	0.0051%		113.94	PRADO FAVIO & MARTHA	10100 DESERT WIND DR	LAS VEGAS NV 89144-6508		
137-36-113-092	2,028.53	0.0051%		113.94	TAYLOR FAMILY TRUST	TAYLOR RUSSELL KNOX & AMIE W TRS	9428 WATER FLOW CT	LAS VEGAS NV 89134	
137-36-113-093	2,028.53	0.0051%		113.94	SULLIVAN KATELYN	10524 AUTUMN PINE AVE #201	LAS VEGAS NV 89144		
137-36-113-094	2,028.53	0.0051%		113.94	ING YING	917 LINDEN AVE	BURLINGAME CA 94010		
137-36-113-095	2,028.53	0.0051%		113.94	ZAWIERUCHA ADAM	10400 PARKSIDE AVE	OAK LAWN IL 60453-4530		
137-36-113-096	2,028.53	0.0051%		113.94	LEWIS ANA MARIA SEPARATE PROPERTY TRUST	LEWIS ANA MARIA TRS	%A LEWIS	1112 DAYTONA LN	LAS VEGAS NV 89117
137-36-113-097	2,028.53	0.0051%		113.94	HAKOBYAN SONA	2264 NORWAY PINE CT	LAS VEGAS NV 89134		
137-36-113-098	2,028.53	0.0051%		113.94	WEINER KEVIN M	10524 AUTUMN PINE AVE #206	LAS VEGAS NV 89144-4229		
137-36-113-099	2,028.53	0.0051%		113.94	YOUNG RANDALL & ANDREA	P O BOX 10719	HONOLULU HI 96816		
137-36-113-100	2,028.53	0.0051%		113.94	PARSA'S FAMILY TRUST	FAYAZI ELHAM TRS	10524 AUTUMN PINE AVE #208	LAS VEGAS NV 89144-4229	
137-36-113-101	2,028.53	0.0051%		113.94	FIALA FRANK J & ELSA	7017 N 10TH ST #N2-373	MCALLEN TX 78504		
137-36-113-102	2,028.53	0.0051%		113.94	SOMMER ANTHONY G FAMILY TRUST	SOMMER ANTHONY G TRS	2324 SUNRISE MEADOWS DR	LAS VEGAS NV 89134-6927	
137-36-113-103	2,028.53	0.0051%		113.94	NABAVIZADEH KIAN	37 HURST CT	SAN RAMON CA 94583-4782		
137-36-113-104	2,028.53	0.0051%		113.94	TACKABERRY GAIL A	10525 AUTUMN PINE AVE #104	LAS VEGAS NV 89144-4231		
137-36-113-105	2,028.53	0.0051%		113.94	K L LIVING TRUST	10300 W CHARLESTON BLVD #13-360	LAS VEGAS NV 89135		
137-36-113-106	2,028.53	0.0051%		113.94	KIM KELLY L	10525 AUTUMN PINE AVE #106	LAS VEGAS NV 89144		
137-36-113-107	2,028.53	0.0051%		113.94	NIELSEN GINA LIVING TRUST	NIELSEN GINA & ROBERT TRS	5925 SKYLINE DR	OGDEN UT 84403	
137-36-113-108	2,028.53	0.0051%		113.94	WATKINS LOIS E	10525 AUTUMN PINE AVE #108	LAS VEGAS NV 89144		
137-36-113-109	2,028.53	0.0051%		113.94	VOSKERTCHYAN DAVID	10525 AUTUMN PINE #201	LAS VEGAS NV 89144		
137-36-113-110	2,028.53	0.0051%		113.94	ERMENIO EUGENE A & ALICE N	2021 SEDONA CREEK CIR	LAS VEGAS NV 89128		
137-36-113-111	2,028.53	0.0051%		113.94	GALLOWAY LAURIE ANN	10525 AUTUMN PINE AVE #203	LAS VEGAS NV 89144-4231		
137-36-113-112	2,028.53	0.0051%		113.94	SCHNEIDERMAN LEONID & BELINDA R	12505 SWAN CANYON PL	SAN DIEGO CA 92131		
137-36-113-113	2,028.53	0.0051%		113.94	GILLILAND BRENDA STARR REV TR	GILLILAND BRENDA STARR TRS	925 PONDEROSA TRL	PRESCOTT AZ 86303	
137-36-113-114	2,028.53	0.0051%		113.94	HAJ FARIS	4012-A VIA LUCERO	SANTA BARBARA CA 93110		
137-36-113-115	2,028.53	0.0051%		113.94	TASIA LIVING TRUST	BOUDAH ANN TRS	14051 HERMOSILLO WAY	POWAY CA 92064-3931	
137-36-113-116	2,028.53	0.0051%		113.94	AKERS FAMILY LIVING TRUST	AKERS JAMES A & CARLENE M CO-TRS	10525 AUTUMN PINE AVE #208	LAS VEGAS NV 89144-4232	
137-36-113-117	2,028.53	0.0051%		113.94	BABBISH ANTONIA C & MATTHEW L	9008 DOVE RIVER RD	LAS VEGAS NV 89134-1800		
137-36-113-118	2,028.53	0.0051%		113.94	SPEAR FAMILY TRUST	SPEAR MARTIN J & S PATRICIA TRS	10648 CLARION LN	LAS VEGAS NV 89134	
137-36-113-119	2,028.53	0.0051%		113.94	STEPHANOS ANDREW	325 AMBER PINE ST #103	LAS VEGAS NV 89144-4218		
137-36-113-120	2,028.53	0.0051%		113.94	WANG LENA	1315 KALAKAUA AVE #1607	HONOLULU HI 96826		
137-36-113-121	2,028.53	0.0051%		113.94	MARAL 83 L L C	23881 VIA FABRICANTE #501	MISSION VIEJO CA 92691-3139		
137-36-113-122	2,028.53	0.0051%		113.94	HODGE DAMON T	SIMPSON-HODGE EBONI	7661 WOVEN SANDS ST	LAS VEGAS NV 89149-0493	
137-36-113-123	2,028.53	0.0051%		113.94	HILL GLORIA & SINCLAIR L	325 AMBER PINE ST #201	LAS VEGAS NV 89144-4218		
137-36-113-124	2,028.53	0.0051%		113.94	MOREHEAD STEVEN D	9455 SKY VISTA PKWY #2E	RENO NV 89506		
137-36-113-125	2,028.53	0.0051%		113.94	RIZO-PATRON IVAN & ISABEL	P O BOX 1784	SAN JUAN CAPISTRANO CA 92693		
137-36-113-126	2,028.53	0.0051%		113.94	HARRISON JOHN A & KATHRYN A	HARRISON RICHARD J & MARGARET S	18728 LONDON LANE	MOKENA IL 60448-9368	
137-36-113-127	2,028.53	0.0051%		113.94	BALMORES JOHN & PATRICIA A	1228 ALA PILI LOOP	HONOLULU HI 96818-1631		
137-36-113-128	2,028.53	0.0051%		113.94	MUSCELLI KATHRYN	62 GOLF ESTATES DR	LAS VEGAS NV 89141-6078		
137-36-113-129	2,028.53	0.0051%		113.94	ZHELYAZKOV MIRKO	353 AMBER PINE #101	LAS VEGAS NV 89144-4222		
137-36-113-130	2,028.53	0.0051%		113.94	MORIDI SERIES 2 L L C	10191 PARK RUN DR	LAS VEGAS NV 89145		
137-36-113-131	2,028.53	0.0051%		113.94	KANGARLOU RAHMATOLA	353 AMBER PINE ST #103	LAS VEGAS NV 89144		
137-36-113-132	2,028.53	0.0051%		113.94	WILLEY ANTHONY JOSEPH	353 AMBER PINE ST #104	LAS VEGAS NV 89144-4222		
137-36-113-133	2,028.53	0.0051%		113.94	PARKER ELLA FRANCES	WINROW LARRY V	353 AMBER PINE ST UT 105	LAS VEGAS NV 89144	
137-36-113-134	2,028.53	0.0051%		113.94	TONG LING	6420 SPRING MOUNTAIN RD #17	LAS VEGAS NV 89146		
137-36-113-135	2,028.53	0.0051%		113.94	WUSSOW EMILY L REVOCABLE LIV TR	WUSSOW EMILY L TRS	353 AMBER PINE ST #107	LAS VEGAS NV 89144-4222	
137-36-113-136	2,028.53	0.0051%		113.94	KOHL JAMES & J 2003 LIV TR AGMT	KOHL JAMES & JUDITH SIMON TRS	10769 ELK LAKE DR	LAS VEGAS NV 89144-4443	
137-36-113-137	2,028.53	0.0051%		113.94	BRETT RUBEN	11700 W CHARLESTON BLVD #170-366	LAS VEGAS NV 89135		
137-36-113-138	2,028.53	0.0051%		113.94	LAN RUNMIN & XIN	YU SHING	353 AMBER PINE ST #202	LAS VEGAS NV 89144-4222	
137-36-113-139	2,028.53	0.0051%		113.94	CHOUIMI CHARIFA	353 AMBER PINE ST #203	LAS VEGAS NV 89144-4222		
137-36-113-140	2,028.53	0.0051%		113.94	SKUSE KARESSA	353 AMBER PINE ST #204	LAS VEGAS NV 89144		
137-36-113-141	2,028.53	0.0051%		113.94	UTZ JAMES J & SHEILA M TRUST	UTZ JAMES J & SHEILA M TRS	11515 SETTLERS POND WAY #1D	ORLAND PARK IL 60467-5269	
137-36-113-142	2,028.53	0.0051%		113.94	ZHENG YING	353 AMBER PINE ST #206	LAS VEGAS NV 89144-4222		
137-36-113-143	2,028.53	0.0051%		113.94	PALEY FAMILY L L C SERIES TWO	11352 GOLDEN CHESTNUT PL	LAS VEGAS NV 89135		
137-36-113-144	2,028.53	0.0051%		113.94	WU QUN REVOCABLE LIVING TRUST	WU QUN TRS	5854 GABLEWOOD WAY	SAN DIEGO CA 92130	
137-36-113-145	2,028.53	0.0051%		113.94	352 AMBER PINE ST #101 L L C	1660 MAXWELL DR	YORKTOWN HEIGHTS NY 10598		
137-36-113-146	2,028.53	0.0051%		113.94	BENSON ANNETTE R	352 AMBER PINE ST #102	LAS VEGAS NV 89144-4220		
137-36-113-147	2,028.53	0.0051%		113.94	JONIC L L C	10308 WOOD OWL CT	LAS VEGAS NV 89144		
137-36-113-148	2,028.53	0.0051%		113.94	ANDRADE ELIZABETH M LIVING TRUST	ANDRADE ELIZABETH M TRS	352 AMBER PINE ST #104	LAS VEGAS NV 89144	
137-36-113-149	2,028.53	0.0051%		113.94	REYES LOUIE M & SOLEDAD A	3203 TURNSTONE LN	FREMONT CA 94555-1334		
137-36-113-150	2,028.53	0.0051%		113.94	BRITSCHGI SHEILA A & ANDREW J	904 W S CIR	WASHOUGAL WA 98671		
137-36-113-151	2,028.53	0.0051%		113.94	WIGGINS RICHARD D & LYNNE R	P O BOX 230363	LAS VEGAS NV 89105		
137-36-113-152	2,028.53	0.0051%		113.94	BROWN JEFFREY CHARLES REV LIV TR	BROWN JEFFREY C TRS	3457 WOODSTOCK LN	MOUNTAIN VIEW CA 94040	
137-36-113-153	2,028.53	0.0051%		113.94	LOSITO LIANE M	352 AMBER PINE ST #201	LAS VEGAS NV 89144		
137-36-113-154	2,028.53	0.0051%		113.94	LEE GEORGE PETER	%AGENCY	2860 S JONES BLVD	LAS VEGAS NV 89146	
137-36-113-155	2,028.53	0.0051%		113.94	LAU PAULINE	TAO W & W FAMILY TRUST	6480 BOONE DR	CASTRO VALLEY CA 94552-5077	
137-36-113-156	2,028.53	0.0051%		113.94	LAU PAULINE	W & W FAMILY TRUST	6480 BOONE DR	CASTRO VALLEY CA 94552-5077	
137-36-113-157	2,028.53	0.0051%		113.94	LAU PAULINE	TAO W & W FAMILY TRUST	6480 BOONE DR	CASTRO VALLEY CA 94552-5077	
137-36-113-158	2,028.53	0.0051%		113.94	LAU PAULINE	W & W FAMILY TRUST	6480 BOONE DR	CASTRO VALLEY CA 94552-5077	
137-36-113-159	2,028.53	0.0051%		113.94	NESBITT WILLIAM W	5805 W 8TH ST #218	LOS ANGELES CA 90036		
137-36-113-160	2,028.53	0.0051%		113.94	RICHARDSON SCOTT & MEGHAN FAM TR	RICHARDSON SCOTT V & MEGHAN TRS	99 VOLTAIRE AVE	HENDERSON NV 89002	
137-36-113-161	2,028.53	0.0051%		113.94	TONG LING	6420 SPRING MOUNTAIN #16	LAS VEGAS NV 89146		
137-36-113-162	2,028.53	0.0051%		113.94	SAIGHANI FATANA TRUST	24131 DELPHI ST	MISSION VIEJO CA 92691-3906		
137-36-113-163	2,028.53	0.0051%		113.94	VALCHEVA MILENA	38 AVENIDA ARENAS	HENDERSON NV 89074		
137-36-113-164	2,028.53	0.0051%		113.94	LODI PABLO	352 PINE HAVEN ST #104	LAS VEGAS NV 89144-4244		
137-36-113-165	2,028.53	0.0051%		113.94	SAIGHANI FATANA TRUST	24131 DELPHI ST	MISSION VIEJO CA 92691-3906		
137-36-113-166	2,028.53	0.0051%		113.94	LUONG FAMILY TRUST	LUONG DAWN D TRS	305 S ASTELL AVE	WEST COVINA CA 91790	
137-36-113-167	2,028.53	0.0051%		113.94	BRETH-KUPEC CARLA	1435 BLUE SKY WAY #8-308	ERIE CO 80516-4672		
137-36-113-168	2,028.53	0.0051%		113.94	STRASNER MICHAEL W	352 PINE HAVEN ST #202	LAS VEGAS NV 89144-4245		
137-36-113-169	2,028.53	0.0051%		113.94	SCHWIEGER FAMILY TRUST	SCHWIEGER ROBERT G SR TRS	7628 BELMONDO LN	LAS VEGAS NV 89128	

City

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Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-113-170	2,028.53	0.0051%		113.94	GRONDWALSKI VIRGINIA M & CHRIS J	352 PINE HAVEN ST #204	LAS VEGAS NV 89144-4245		
137-36-113-171	2,028.53	0.0051%		113.94	352 PINE HAVEN ST 205 L L C	%R SIMON	4712 JAMESTOWN DR	COLORADO SPRINGS CO 80918	
137-36-113-172	2,028.53	0.0051%		113.94	CATTLIN DEVIKA	1127 N SCREENLAND DR	BURBANK CA 91505		
137-36-113-173	2,028.53	0.0051%		113.94	M I U INVESTMENTS L C	1733 COTTAM CT	ST GEORGE UT 84790		
137-36-113-174	2,028.53	0.0051%		113.94	HINGSBERGEN VIRGINIA & THOMAS	8640 GRANT LINE RD	ELK GROVE CA 95624-9323		
137-36-113-175	2,028.53	0.0051%		113.94	HASSANI SAID	GHAZANFARI GHOLAM H	750 STATE ST #211	SAN DIEGO CA 92101	
137-36-113-176	2,028.53	0.0051%		113.94	HUGHES PAUL M & GLORIA A	9824 GERALD CT	LAS VEGAS NV 89134		
137-36-113-177	2,028.53	0.0051%		113.94	LIEW MUI KHEE	400 PINE HAVEN ST #105	LAS VEGAS NV 89144-4246		
137-36-113-178	2,028.53	0.0051%		113.94	MORTON JANET M	SZPAJCHER HELEN	7916 ESTERBROOK WAY #102	LAS VEGAS NV 89128	
137-36-113-179	2,028.53	0.0051%		113.94	ROTHAMMER CHRISTINE E REVOCABLE LIVING TRUST	ROTHAMMER CHRISTINE E TRS	400 PINE HAVEN ST #201	LAS VEGAS NV 89144	
137-36-113-180	2,028.53	0.0051%		113.94	HAYDEN PHILLIP	400 PINE HAVEN ST #202	LAS VEGAS NV 89144-4246		
137-36-113-181	2,028.53	0.0051%		113.94	PETRYK DANIEL	9748 OAKHILL DRIVE SW	CALGARY AB T2V 3W5 CANADA		
137-36-113-182	2,028.53	0.0051%		113.94	CHEN SHU JUN	1151 BUENA VISTA	BULLHEAD CITY AZ 86442		
137-36-113-183	2,028.53	0.0051%		113.94	ZARTARIAN VAHAN B & STELLA	400 PINE HAVEN ST #205	LAS VEGAS NV 89144-4246		
137-36-113-184	2,028.53	0.0051%		113.94	FONE RIO L L C	23881 VIA FABRICANTE #501	MISSION VIEJO CA 92691-3139		
137-36-113-185	2,028.53	0.0051%		113.94	BECK ESTELA TRUST	BECK ESTELA N TRS	3078 ZIRON AVE	SIMI VALLEY CA 93065-0506	
137-36-113-186	2,028.53	0.0051%		113.94	LERNER LIVING TRUST	LERNER ALAN J TRS	%J CAVELLO	10524 PINE GARDEN CT #102	LAS VEGAS NV 89144-4233
137-36-113-187	2,028.53	0.0051%		113.94	MANDEL JODIE D	10524 PINE GARDENS CT #103	LAS VEGAS NV 89144-4233		
137-36-113-188	2,028.53	0.0051%		113.94	LEE FINA	10524 PINE GARDENS CT #104	LAS VEGAS NV 89144		
137-36-113-189	2,028.53	0.0051%		113.94	SHADAV HOLDINGS	%PARNELL	631 N STEPHANIE ST #239	HENDERSON NV 89014	
137-36-113-190	2,028.53	0.0051%		113.94	S R H SILVER PINES L L C	6759 FLAMENCO CT	LAS VEGAS NV 89139		
137-36-113-191	2,028.53	0.0051%		113.94	CERICOLA MICHAEL G JR & MARIE	10524 PINE GARDENS CT #201	LAS VEGAS NV 89144-4233		
137-36-113-192	2,028.53	0.0051%		113.94	CHENG ANTHONY	8600 W CHARLESTON BLVD #1123	LAS VEGAS NV 89117		
137-36-113-193	2,028.53	0.0051%		113.94	HIEB ROBERT E & DEBRA A	1525 BUCCANEER PL	BISMARK ND 58504-8982		
137-36-113-194	2,028.53	0.0051%		113.94	KERNE ROBYN L	10524 PINE GARDENS CT #204	LAS VEGAS NV 89144		
137-36-113-195	2,028.53	0.0051%		113.94	JORURA L L C	9890 MARYLAND PKWY #200A	LAS VEGAS NV 89183		
137-36-113-196	2,028.53	0.0051%		113.94	P T & J T L L C	11513 WHITE CLIFFS AVE	LAS VEGAS NV 89138-3017		
137-36-113-197	2,028.53	0.0051%		113.94	LAST HEATHER A	2795 GALLANT HILLS DR	LAS VEGAS NV 89135		
137-36-113-198	2,028.53	0.0051%		113.94	GUAGHAN WILLIAM J	401 PINE HAVEN ST #102	LAS VEGAS NV 89144		
137-36-113-199	2,028.53	0.0051%		113.94	CHEIGH HOKEUN HARRISON	2390 CRENSHAW BLVD #508	TORRANCE CA 90501		
137-36-113-200	2,028.53	0.0051%		113.94	JACKSON ANGELICA	401 PINE HAVEN ST #104	LAS VEGAS NV 89144-4248		
137-36-113-201	2,028.53	0.0051%		113.94	PACIELLO DEBORAH A	401 PINE HAVEN ST #105	LAS VEGAS NV 89144-4248		
137-36-113-202	2,028.53	0.0051%		113.94	BROUGH FAMILY TRUST	BROUGH DAN E & JEANETTE L TRS	9103 ALTA DR #504	LAS VEGAS NV 89145	
137-36-113-203	2,028.53	0.0051%		113.94	P T P L L C	801 S RANCHO DR #E-4	LAS VEGAS NV 89106-3812		
137-36-113-204	2,028.53	0.0051%		113.94	COSTA ELISA E	401 PINE HAVEN ST #201	LAS VEGAS NV 89144		
137-36-113-205	2,028.53	0.0051%		113.94	NICOLAS AMANDA R	401 PINE HAVEN ST #202	LAS VEGAS NV 89144		
137-36-113-206	2,028.53	0.0051%		113.94	401 PINE HAVEN L L C SER L L C S P G P HOLDINGS	%E GERVITZ	1971 HOLLYWELL ST	LAS VEGAS NV 89135	
137-36-113-207	2,028.53	0.0051%		113.94	LIN LUCAS	401 PINE HAVEN ST #204	LAS VEGAS NV 89144-4249		
137-36-113-208	2,028.53	0.0051%		113.94	BOTTNER MICHELLE	68 RAVENGLASS CRESCENT	LONDON ON N6G 4K1 CANADA		
137-36-113-209	2,028.53	0.0051%		113.94	GOLFMORE INVESTMENTS L L C	10170 W TROPICANA #156-191	LAS VEGAS NV 89147		
137-36-113-210	2,028.53	0.0051%		113.94	MARAL 83 L L C	23881 VIA FABRICANTE #501	MISSION VIEJO CA 92691-3139		
137-36-113-211	2,028.53	0.0051%		113.94	ARAKAKI KEVIN K	400 AMBER PINE ST #101	LAS VEGAS NV 89144-4224		
137-36-113-212	2,028.53	0.0051%		113.94	PORTERA STEVEN S & BARBARA L	400 AMBER PINES ST #102	LAS VEGAS NV 89144-4224		
137-36-113-213	2,028.53	0.0051%		113.94	LELCHUK JANNA	KHMELEV ANATOLY P	3718 CHANNCIE CT	JUNEAU AK 99801-7525	
137-36-113-214	2,028.53	0.0051%		113.94	OESER JEFFREY A	400 AMBER PINE ST #104	LAS VEGAS NV 89144		
137-36-113-215	2,028.53	0.0051%		113.94	G D P G L V PROPERTIES L L C	%G DENISON & P GARNER	2808 W DEER PATH TRL	JANESVILLE WI 53545-8900	
137-36-113-216	2,028.53	0.0051%		113.94	KENNINGTON TERRY	1621 QUEEN VICTORIA #202	LAS VEGAS NV 89144		
137-36-113-217	2,028.53	0.0051%		113.94	KENNEY DEBRA L	130 ACORN LN #180	PITTSBURG CA 94565		
137-36-113-218	2,028.53	0.0051%		113.94	MATHEWSON E & C FAMILY TRUST	MATHEWSON ERIC L & COLETTE M TRS	16919 AVENUE 315	VISALIA CA 93292-9609	
137-36-113-219	2,028.53	0.0051%		113.94	LONG MIAO	2490 DRAGON FIRE LN	HENDERSON NV 89052		
137-36-113-220	2,028.53	0.0051%		113.94	HOT WHEELS LTD SERIES-AUDI TRUST	CLAWSON CHARLES II & M'RECIA TRS	1004 ARABIAN SAND CT	LAS VEGAS NV 89144-1668	
137-36-113-221	2,028.53	0.0051%		113.94	DERRICK WILLIAM B	%TRIUMPH PPTY MGT	9030 W SAHARA AVE #668	LAS VEGAS NV 89117	
137-36-113-222	2,028.53	0.0051%		113.94	MCCANDLESS AMY	2336 FLOWER SPRING ST	LAS VEGAS NV 89134-1823		
137-36-113-223	2,028.53	0.0051%		113.94	ALCANTARA MARYBETH GO	20434 LOYALTON DR	WALNUT CA 91789		
137-36-113-224	2,028.53	0.0051%		113.94	HERNANDEZ FAMILY TRUST AGREEMENT	14624 ALGECIRAS DR	LA MIRADA CA 90638		
137-36-113-225	2,028.53	0.0051%		113.94	TONMOY & ORNEY PROPERTIES LLC PINE HAVEN #103 SER	8100 MOONSTONE CIR	LAS VEGAS NV 89128		
137-36-113-226	2,028.53	0.0051%		113.94	WU HAN YIU & ROSLYN	1191 3 PRESERVISTA TERR	AUSTIN TX 78738-5312		
137-36-113-227	2,028.53	0.0051%		113.94	HOT WHEELS LTD SERIES-AUDI TRUST	CLAWSON CHARLES II & M'RECIA TRS	1004 ARABIAN SAND CT	LAS VEGAS NV 89144-1668	
137-36-113-228	2,028.53	0.0051%		113.94	TASINICH OLGA	424 PINE HAVEN ST #106	LAS VEGAS NV 89144		
137-36-113-229	2,028.53	0.0051%		113.94	DEPASQUALE JOSEPH	GIORDANO JOSEPHINE	424 PINE HAVEN ST #201	LAS VEGAS NV 89144-4250	
137-36-113-230	2,028.53	0.0051%		113.94	WOOD CAROLE M	424 PINE HAVEN ST #202	LAS VEGAS NV 89144-4250		
137-36-113-231	2,028.53	0.0051%		113.94	KOVARI NETANEL	P O BOX 371870	LAS VEGAS NV 89137		
137-36-113-232	2,028.53	0.0051%		113.94	CAELITUS L L C	7648 COMANCHE CANYON AVE	LAS VEGAS NV 89113		
137-36-113-233	2,028.53	0.0051%		113.94	CARL DEREK N	424 PINE HAVEN ST #205	LAS VEGAS NV 89144-4250		
137-36-113-234	2,028.53	0.0051%		113.94	MARAL 83 L L C	23881 VIA FABRICANTE #501	MISSION VIEJO CA 92691-3139		
137-36-113-235	2,028.53	0.0051%		113.94	HOT WHEELS LTD-SERIES PORSCHE TR	CLAWSON CHARLES II & M'RECIA TRS	1004 ARABIAN SAND CT	LAS VEGAS NV 89144	
137-36-113-236	2,028.53	0.0051%		113.94	MA'ALOT HOLDING L L C	11700 W CHARLESTON BLVD #170-123	LAS VEGAS NV 89135		
137-36-113-237	2,028.53	0.0051%		113.94	LINSK WAYNE D & JOY N	10525 PINE GLEN AVE #103	LAS VEGAS NV 89144-4237		
137-36-113-238	2,028.53	0.0051%		113.94	REARDON FORREST LIVING TRUST	REARDON FORREST D TRS	9745 LITTLE CANYON LN	ESCONDIDO CA 92026	
137-36-113-239	2,028.53	0.0051%		113.94	HERNANDEZ LEE & GLADYS BARBOSA	P O BOX 77066	CORONA CA 92877-0102		
137-36-113-240	2,028.53	0.0051%		113.94	BAGARA L L C	%KEY REALTY PROPERTY MGMT	9890 MARYLAND PKWY	LAS VEGAS NV 89183	
137-36-113-241	2,028.53	0.0051%		113.94	DEGUZMAN ROMELL B	1701 ROCK SPRINGS DR	LAS VEGAS NV 89128		
137-36-113-242	2,028.53	0.0051%		113.94	FELDER STEVEN MARK	%JMS PPTYS INC	170 S GREEN VALLEY PKWY #300	HENDERSON NV 89012	
137-36-113-243	2,028.53	0.0051%		113.94	SHEN HUIHUA	LUO HONGLING	2701 MYSTIC DR	ANN ARBOR MI 48103	
137-36-113-244	2,028.53	0.0051%		113.94	ESPOSITO BRIAN J	9341 SIENNA VISTA DR	LAS VEGAS NV 89117-7033		
137-36-113-245	2,028.53	0.0051%		113.94	CORDEIRO CARLOS A REV LIV TR	CORDEIRO CARLOS A TRS	10651 SUFFOLK HILLS AVE	LAS VEGAS NV 89129-3246	
137-36-113-246	2,028.53	0.0051%		113.94	LOCHRIDGE DAVID F & GLORIA	OVALLE MICHAEL J	9 LOS PIONEROS	RANCHO SANTA MARGARITA CA 92688	
137-36-113-247	2,028.53	0.0051%		113.94	DARCONTE CARLA L	9120 BLAZING FIRE CT	LAS VEGAS NV 89117		
137-36-113-248	2,028.53	0.0051%		113.94	SHAW LORELEI C TRUST	SHAW LORELEI C TRS	2924 FAISS DR	LAS VEGAS NV 89134	
137-36-113-249	2,028.53	0.0051%		113.94	WU NYHUNG	20 WESTRIDGE AVE	DALY CITY CA 94015-3601		
137-36-113-250	2,028.53	0.0051%		113.94	BALA MICHAEL E	10525 PINE GLEN AVE #208	LAS VEGAS NV 89144		
137-36-113-251	2,028.53	0.0051%		113.94	LOVELESS WILLIAM M	10524 PINE GLEN AVE #101	LAS VEGAS NV 89144-4234		
137-36-113-252	2,028.53	0.0051%		113.94	CALVO ANDRES A	375 POLLINO PEAKS ST	LAS VEGAS NV 89138		
137-36-113-253	2,028.53	0.0051%		113.94	CORCODEL VICTOR S & MARIANA L	9267 W ROCHELLE AVE	LAS VEGAS NV 89147		
137-36-113-254	2,028.53	0.0051%		113.94	ZABARTE ADAM M	601 VAN NESS AVE #E-853	SAN FRANCISCO CA 94102-3200		
137-36-113-255	2,028.53	0.0051%		113.94	MAIRS ROSE E	10524 PINE GLEN AVE #105	LAS VEGAS NV 89144-4234		
137-36-113-256	2,028.53	0.0051%		113.94	MILLER LAURA S	10524 PINE GLEN AVE #106	LAS VEGAS NV 89144-4234		
137-36-113-257	2,028.53	0.0051%		113.94	BOBARYKIN NIKOLAY	10524 PINE GLEN AVE #201	LAS VEGAS NV 89144-4234		
137-36-113-258	2,028.53	0.0051%		113.94	BERRY KEVIN	10524 PINE GLEN AVE #202	LAS VEGAS NV 89144-4234		
137-36-113-259	2,028.53	0.0051%		113.94	GEORGIEVA-KOLEVA IRINA	KOLEV VESELIN	10524 PINE GLEN AVE #203	LAS VEGAS NV 89144-4234	
137-36-113-260	2,028.53	0.0051%		113.94	POI-YUK EDUCATIONAL FOUNDATION	2760 SHANNON DR	SOUTH SAN FRANCISCO CA 94080		
137-36-113-261	2,028.53	0.0051%		113.94	ALCANTARA MARYBETH GO	20434 LOYALTON DR	WALNUT CA 91789		
137-36-113-262	2,028.53	0.0051%		113.94	CHEN MING	10524 PINE GLEN AVE #206	LAS VEGAS NV 89144-4234		
137-36-113-263	2,028.53	0.0051%		113.94	HERBERT RHODA A	401 AMBER PINE ST #101	LAS VEGAS NV 89144-4226		
137-36-113-264	2,028.53	0.0051%		113.94	ENSIGN KATHERINE E	401 AMBER PINE ST #102	LAS VEGAS NV 89144-4226		
137-36-113-265	2,028.53	0.0051%		113.94	FINLEY WANDA J	222 KAREN AVE #806	LAS VEGAS NV 89109		
137-36-113-266	2,028.53	0.0051%		113.94	BAYDALINE ANDRE Y & MARY J LIVING TRUST	BAYDALINE ANDRE Y & MARY J TRS	%A & M BAYDALINE	494 ROYAL VIEW ST	DUARTE CA 91010
137-36-113-267	2,028.53	0.0051%		113.94	TETO RICHARD J & BARBARA R	401 AMBER PINE ST #105	LAS VEGAS NV 89144		
137-36-113-268	2,028.53	0.0051%		113.94	LEE MICHELLE D	6457 MUSTANG SPRINGS AVE	LAS VEGAS NV 89139		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-113-269	2,028.53	0.0051%	**113.94**	SMITH STANLEY W	401 AMBER PINE ST #107	LAS VEGAS NV 89144		
137-36-113-270	2,028.53	0.0051%	**113.94**	BRIONES DEAN D	1815 GREENFIELD AVE #5	LOS ANGELES CA 90025-4407		
137-36-113-271	2,028.53	0.0051%	**113.94**	SCHMIDT TODD	401 AMBER PINE ST #201	LAS VEGAS NV 89144		
137-36-113-272	2,028.53	0.0051%	**113.94**	WENG FEIZHI	401 AMBER PINE ST #202	LAS VEGAS NV 89144		
137-36-113-273	2,028.53	0.0051%	**113.94**	BOTTNER MICHELLE	68 RAVENGLASS CRESENT	LONDON ON N6G 4K1 CANADA		
137-36-113-274	2,028.53	0.0051%	**113.94**	BLUMBERG CARLOS	401 AMBER PINE ST #204	LAS VEGAS NV 89144-4226		
137-36-113-275	2,028.53	0.0051%	**113.94**	KONG FAMILY TRUST	KONG HENRY & RENEE ALICE TRS	10733 SPRUCE DALE AVE	LAS VEGAS NV 89144-4401	
137-36-113-276	2,028.53	0.0051%	**113.94**	POI-YUK EDUCATIONAL FOUNDATION	2760 SHANNON DR	SOUTH SAN FRANCISCO CA 94080		
137-36-113-277	2,028.53	0.0051%	**113.94**	WAYNE KERRY R	401 AMBER PINES ST #207	LAS VEGAS NV 89144-4226		
137-36-113-278	2,028.53	0.0051%	**113.94**	LOPEZ JESUS R & MARCELA G	401 AMBER PINE ST #208	LAS VEGAS NV 89144		
137-36-113-279	2,028.53	0.0051%	**113.94**	ZHANG JIANPING & XIAOJU	3853 MILL POND LN	ANN ARBOR MI 48108		
137-36-113-280	2,028.53	0.0051%	**113.94**	PAUL SOCORRO V & AARON	1055 3 PINE GLEN AVE #102	LAS VEGAS NV 89144-4238		
137-36-113-281	2,028.53	0.0051%	**113.94**	TUNSTALL MICHAEL	1055 3 PINE GLEN AVE #103	LAS VEGAS NV 89144		
137-36-113-282	2,028.53	0.0051%	**113.94**	K L LIVING TRUST ET AL	LARONGE GRAEME TRS	10300 W CHARLESTON BLVD #13-360	LAS VEGAS NV 89135	
137-36-113-283	2,028.53	0.0051%	**113.94**	GRABOSKY JAMES	1055 3 PINE GLEN AVE #105	LAS VEGAS NV 89144-4238		
137-36-113-284	2,028.53	0.0051%	**113.94**	PAWLIK PAUL	%ATCEC	P O BOX 11314	SAN BERNARDINO CA 92423	
137-36-113-285	2,028.53	0.0051%	**113.94**	KNIGHT JOANNA M & CURTIS J	1055 3 PINE GLEN AVE #107	LAS VEGAS NV 89144		
137-36-113-286	2,028.53	0.0051%	**113.94**	CHUNG JEFFREY W	KIM JU YUN	59 DANEBURY DOWNS	UPPER SADDLE RIVER NJ 07458-1530	
137-36-113-287	2,028.53	0.0051%	**113.94**	TRIOS L L C	282 RUSTY PLANK AVE	LAS VEGAS NV 89148		
137-36-113-288	2,028.53	0.0051%	**113.94**	PACKETT CORTNEY R	1521 VINE ST #301	DENVER CO 80206		
137-36-113-289	2,028.53	0.0051%	**113.94**	CARUSO HARLYNE J R REVOCABLE TR	343 KAMIMAKE LOOP	KAILUA HI 96734-2018		
137-36-113-290	2,028.53	0.0051%	**113.94**	BOETIUS KIRBY	4315 CORDERO DR	ELDORADO HILLS CA 95762		
137-36-113-291	2,028.53	0.0051%	**113.94**	AGAN ANDRES LIVING TRUST	AGAN ANDRES JR TRS	10553 PINE GLEN AVE #206	LAS VEGAS NV 89144-4238	
137-36-113-292	2,028.53	0.0051%	**113.94**	TITSWORTH STEVEN R	4840 EL VERDE CT	ROCKLIN CA 95677		
137-36-114-001	5,567.85	0.0139%	**312.73**	KASATKIN OLEG	332 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-114-002	5,567.85	0.0139%	**312.73**	LYONS-FANG HOLDINGS L L C MAGNOLIA SERIES	2590 WINDMILL LN #339	HENDERSON NV 89074		
137-36-114-003	5,567.84	0.0139%	**312.73**	BELMARES ALEJANDRO	333 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-114-004	5,567.84	0.0139%	**312.73**	BRADY JULIE NOELLE	337 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4268		
137-36-114-005	5,567.84	0.0139%	**312.73**	BACHMAN DAVID A & TRACIE D	8671 N RICHELLE AVE	FRESNO CA 93720		
137-36-114-006	5,567.84	0.0139%	**312.73**	MULVENNA JOHN J & MARIA THERESA	336 SWEET PEA ARBOR ST	LAS VEGAS NV 89144-4275		
137-36-114-007	5,567.84	0.0139%	**312.73**	ETTER TRACI	720 INDIAN GARDEN ST	LAS VEGAS NV 89138-7551		
137-36-114-008	5,567.84	0.0139%	**312.73**	PU YUMING	5507 NOTTING HILL RD	GURNEE IL 60031		
137-36-114-009	5,567.84	0.0139%	**312.73**	KINNEY GEORGE G	324 SWEET PEA ARBOR ST	LAS VEGAS NV 89144-4275		
137-36-114-010	5,567.84	0.0139%	**312.73**	WEBB CARLA J	10624 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4281		
137-36-114-011	5,567.84	0.0139%	**312.73**	SHEN XIZHE	LU JIEHUA	1862 YOSEMITE DR	MILPITAS CA 95035-6621	
137-36-114-012	5,567.84	0.0139%	**312.73**	GUZELIMIAN SIRVART TRUST	GUZELIMIAN SIRVART TRS	10632 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4281	
137-36-114-013	5,567.84	0.0139%	**312.73**	BECKER NORMAN & SANDRA TRUST	BECKER NORMAN W & SANDRA L TRS	10636 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4281	
137-36-114-014	5,567.84	0.0139%	**312.73**	SUTEKI AMERICA CORPORATION	10300 SW GREENBURG RD #420	PORTLAND OR 97223		
137-36-114-015	5,567.84	0.0139%	**312.73**	TCHAN & PHU FAMILY TRUST	TCHAN WARNER MIAVA TRS	329 S LA PALOMA AVE	ALHAMBRA CA 91801	
137-36-114-016	5,567.84	0.0139%	**312.73**	NORANDER PHILIP D & NANCY A	10708 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4282		
137-36-114-017	5,567.84	0.0139%	**312.73**	ROEBEN SCOTT E	337 SWEET PEA ARBOR ST	LAS VEGAS NV 89144-4275		
137-36-114-018	5,567.84	0.0139%	**312.73**	BRENNAN RICHARD	483 PROSPECT ST	GLEN ROCK NJ 7452		
137-36-114-019	5,567.84	0.0139%	**312.73**	ELZEA JAMES T	10701 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4282		
137-36-114-020	5,567.84	0.0139%	**312.73**	NAGENDRA PRASAD CASUKHELA	10705 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144		
137-36-114-021	5,567.84	0.0139%	**312.73**	LEON JAIME & GUADALUPE	10709 CORAL VINE ARBOR AVE	LAS VEGAS NV 89144-4282		
137-36-114-022	5,567.84	0.0139%	**312.73**	LEEPER STARRE M	1017 FOY ST	MANDEVILLE LA 70448		
137-36-114-023	5,567.84	0.0139%	**312.73**	JOHNSON TRAVIS F	JAGERSON TINA D	1200 KNOX PL	ALEXANDRIA VA 22304	
137-36-114-024	5,567.84	0.0139%	**312.73**	DURHAM LIVING TRUST	DURHAM JIMMIE D & ANN TRS	5401 CARTARO DR	LAS VEGAS NV 89103-2431	
137-36-114-025	5,567.84	0.0139%	**312.73**	KION HOMES L L C	P O BOX 371414	LAS VEGAS NV 89137-1414		
137-36-114-026	5,567.84	0.0139%	**312.73**	PRINCE TARON G	333 LILAC ARBOR ST	LAS VEGAS NV 89144-4204		
137-36-114-027	5,567.84	0.0139%	**312.73**	HEIZER LUISA	336 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4256		
137-36-114-028	5,567.84	0.0139%	**312.73**	TRANIELLO DENISE M REVOCABLE TRUST	TRANIELLO DENISE M TRS	340 JACARANDA ARBOR ST	LAS VEGAS NV 89144	
137-36-114-029	5,567.84	0.0139%	**312.73**	SULLIVAN TIMOTHY ET AL	SULLIVAN LIVING TRUST	344 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4256	
137-36-114-030	5,567.84	0.0139%	**312.73**	MAI MICHAEL CA	8301 W CHARLESTON BLVD #1006	LAS VEGAS NV 89117-1246		
137-36-114-031	5,567.84	0.0139%	**312.73**	RADOGNA BECKY S & FRANK A	345 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4256		
137-36-114-032	5,567.84	0.0139%	**312.73**	TYLUTKI ARLEEN M REV LIV TR	TYLUTKI ARLEEN M TRS	341 JACARANDA ARBOR ST	LAS VEGAS NV 89144-4256	
137-36-114-033	5,567.84	0.0139%	**312.73**	ROXAS & LUISA TRUST	ROXAS THOMAS P TRS	2668 KIMBALL DR	SAN JOSE CA 95121	
137-36-114-034	5,567.84	0.0139%	**312.73**	KIM BONG S B	13030 ALONDRA BLVD #103	CERRITOS CA 90703-2257		
137-36-114-035	5,567.84	0.0139%	**312.73**	JI YONGMEI	329 JACARANDA ARBOR ST	LAS VEGAS NV 89144		
137-36-114-036	5,567.84	0.0139%	**312.73**	LIU HONG	GAO JING	7080 ROBERTSON CT	DUBLIN OH 43017-8910	
137-36-116-001	7,570.12	0.0189%	**425.19**	SPARKS AMY R & BRETT W	145 SAPODILLA LN	LAS VEGAS NV 89144-4293		
137-36-116-002	7,570.12	0.0189%	**425.19**	IANNUCCILLI KERRIE	10505 BIRIBA PL	LAS VEGAS NV 89144-4291		
137-36-116-003	7,570.12	0.0189%	**425.19**	ECKSTROM RICHARD TRUST	ECKSTROM RICHARD TRS	10501 BIRIBA PL	LAS VEGAS NV 89144-4291	
137-36-116-004	7,570.12	0.0189%	**425.19**	STOCKWELL JAMES H & DENICE A	152 SAPADILLA LN	LAS VEGAS NV 89144-4293		
137-36-116-005	7,570.12	0.0189%	**425.19**	THOMPSON ROBERT W & CARIE L	606 IRENE PL	CHENEY WA 99004-2332		
137-36-116-006	7,570.12	0.0189%	**425.19**	KLEIN DAVID F & SARAH B	144 SAPODILLA LN	LAS VEGAS NV 89144		
137-36-117-001	7,570.12	0.0189%	**425.19**	KING ERIC & KIMBERLEY LIVING TRUST	KING ERIC HARVEY & KIMBERLEY CLAIRE TRS	%E KING	P O BOX 20357	JUNEAU AK 99802
137-36-117-002	7,570.12	0.0189%	**425.19**	ALVAREZ DOUGLAS & MA ALEXANDRA	10521 BIRIBA PL	LAS VEGAS NV 89144-4291		
137-36-117-003	7,570.12	0.0189%	**425.19**	LARA VICENTE	10525 BIRIBA PL	LAS VEGAS NV 89144-4291		
137-36-117-004	7,570.12	0.0189%	**425.19**	LONSFORD WILLIAM E & SUNCHA M	10529 BIRIBA PL	LAS VEGAS NV 89144-4291		
137-36-117-005	7,570.12	0.0189%	**425.19**	PACINI GENNARO T	10528 BIRIBA PL	LAS VEGAS NV 89144-4291		
137-36-117-006	7,570.12	0.0189%	**425.19**	KOCH AYLA & PHILIP N	153 TORCHWOOD LN	LAS VEGAS NV 89144-4290		
137-36-117-007	7,570.12	0.0189%	**425.19**	NORTHWAY F ROSEMARY	149 TORCHWOOD LN	LAS VEGAS NV 89144-4290		
137-36-117-008	7,570.12	0.0189%	**425.19**	MORALES IRMA	P O BOX 370991	LAS VEGAS NV 89137-0991		
137-36-117-009	7,570.12	0.0189%	**425.19**	WOLAK ALEXANDRA REVOCABLE LIVING TRUST	WOLAK ALEXANDRA TRS	141 TORCHWOOD LN	LAS VEGAS NV 89144-4289	
137-36-117-010	7,570.12	0.0189%	**425.19**	PEREZ DAVID P	10525 CAZABA CT	LAS VEGAS NV 89144-4286		
137-36-117-011	7,570.12	0.0189%	**425.19**	T J W D L L C	9081 W SAHARA AVE #190	LAS VEGAS NV 89117		
137-36-117-012	7,570.12	0.0189%	**425.19**	WALKER JUDITH CARON	DIONNE MICHAEL	10528 CAZABA CT	LAS VEGAS NV 89144-4286	
137-36-117-013	7,570.12	0.0189%	**425.19**	HIYOSHI MOTOMITSU & ATSUKO Y	10524 CAZABA CT	LAS VEGAS NV 89144-4286		
137-36-117-014	7,570.12	0.0189%	**425.19**	WU RULIAN	133 TORCHWOOD LN	LAS VEGAS NV 89144-4288		
137-36-117-015	7,570.12	0.0189%	**425.19**	SHANNON GLENN S & MARY L	129 TORCHWOOD LN	LAS VEGAS NV 89144-4288		
137-36-117-016	7,570.12	0.0189%	**425.19**	SUN ZHIFANG	2095 LONE DESERT ST	LAS VEGAS NV 89135		
137-36-117-017	7,570.12	0.0189%	**425.19**	ZHANG YUMING & ZHIYZN	132 TORCHWOOD LN	LAS VEGAS NV 89144		
137-36-117-018	7,570.12	0.0189%	**425.19**	MINELLA DANIEL J REVOCABLE TR	MINELLA DANIEL J TRS	2072 COUNTRY COVE CT	LAS VEGAS NV 89135-1554	
137-36-117-019	7,570.12	0.0189%	**425.19**	KIRKWOOD JAMES & PATRICIA TRUST	KIRKWOOD JAMES M & PATRICIA TRS	140 TORCHWOOD LN	LAS VEGAS NV 89144-4289	
137-36-117-020	7,570.12	0.0189%	**425.19**	DAY JACK W & PHYLLIS REV LIV TR	DAY JACK WESLEY & PHYLLIS M TRS	144 TORCHWOOD LN	LAS VEGAS NV 89144-4289	
137-36-117-021	7,570.12	0.0189%	**425.19**	JONES CLINTON W & DARLENE A	148 TORCHWOOD LN	LAS VEGAS NV 89144-4290		
137-36-117-022	7,570.12	0.0189%	**425.19**	LARSON WILLIAM J & DELINDA L	152 TORCHWOOD LN	LAS VEGAS NV 89144		
137-36-210-009	230,890.94	0.5772%	**12,968.49**	CHURCH L D S PRESIDING BISHOP	%TAX DIV #548-7706	50 E NORTH TEMPLE 22ND FLOOR	SALT LAKE CITY UT 84150-0022	
137-36-211-001	6,740.60	0.0169%	**378.60**	JAGTIANI FAMILY TRUST	JAGTIANI KUMAR D & RIMA K TRS	10700 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-002	6,740.60	0.0169%	**378.60**	S W NEVADA TRUST	SIDDIQUI ABDULSAMI F & SAHER A TRS	10704 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-003	6,740.60	0.0169%	**378.60**	KIM JUN HEE & MI SOON	10708 NEW BORO AVE	LAS VEGAS NV 89144-4405		
137-36-211-004	6,740.60	0.0169%	**378.60**	X S PROPERTIES L L C - NEW BORO SERIES	%D & Y J BAE	9811 W CHARLESTON #2-833	LAS VEGAS NV 89117	
137-36-211-005	6,740.60	0.0169%	**378.60**	LEE HANRY	YU KAI MEI	10716 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-006	6,740.60	0.0169%	**378.60**	STARSKY TRUST	MANN STEVEN R & KERI S TRS	10720 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-007	6,740.60	0.0169%	**378.60**	MCNABB FAMILY REVOCABLE LIVING TRUST	MCNABB ROBERT STEVEN & DARLA RAE TRS	10724 NEW BORO AVE	LAS VEGAS NV 89144	
137-36-211-008	6,740.60	0.0169%	**378.60**	R H S W TRUST	HEPPLER RHETT K & STEPHANIE W TRS	10728 NEW BORO AVE	LAS VEGAS NV 89144	
137-36-211-009	6,740.60	0.0169%	**378.60**	REYNOLDS KIRK P	10732 NEW BORO AVE	LAS VEGAS NV 89144-4406		
137-36-211-010	6,740.60	0.0169%	**378.60**	ANTONY BINU & JOSEPH M FAM TR	ANTONY BINU TRS	10736 NEW BORO AVE	LAS VEGAS NV 89144-4406	

City

3/10/2019	Assessment Used For			2,246,687					
Active Parcel	Surplus Refund Calculation	%		Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-211-011	6,740.60	0.0169%		378.60	BROWN ROXANNE J	2022 N NEVADA ST #2037	CHANDLER AZ 85225-0976		
137-36-211-012	6,740.60	0.0169%		378.60	E M S FAMILY TRUST	MARINCH GARY A & DONNA M TRS	10744 NEW BORO AVE	LAS VEGAS NV 89144-4406	
137-36-211-013	6,740.60	0.0169%		378.60	TROBOUGH TROY J & ANN C	10748 NEW BORO AVE	LAS VEGAS NV 89144-4406		
137-36-211-014	6,740.60	0.0169%		378.60	GEORGE D J QUAL PERS RES TR	GEORGE DELORISE JEAN TRS	10752 NEW BORO AVE	LAS VEGAS NV 89144-4406	
137-36-211-015	6,740.60	0.0169%		378.60	FRANCIS ROGER & CARMA L	7664 W 6000 N	REXBURG ID 83440-3007		
137-36-211-016	6,740.60	0.0169%		378.60	RIBERA RICHARD P SR & GRACE G	10760 NEW BORO AVE	LAS VEGAS NV 89144-4406		
137-36-211-017	6,740.60	0.0169%		378.60	DOCKERY JAN T & NANCY L	501 BIANCA BAY ST	LAS VEGAS NV 89144-4407		
137-36-211-018	6,740.60	0.0169%		378.60	MOHANTY CHANDRA SEKHAR & SUJATA	505 BIANCA BAY ST	LAS VEGAS NV 89144-4407		
137-36-211-019	6,740.60	0.0169%		378.60	TYSON LAWRENCE L & SHARON F	509 BIANCA BAY ST	LAS VEGAS NV 89144		
137-36-211-020	6,740.60	0.0169%		378.60	SISCO CRAIG S & SONJA P	10753 NEW BORO AVE	LAS VEGAS NV 89144-4406		
137-36-211-021	6,740.60	0.0169%		378.60	FOX WILLIAM	DREYFUSS TERESA	P O BOX 1628	SIERRA MADRE CA 91025	
137-36-211-022	6,740.60	0.0169%		378.60	PROGRESS RESIDENTIAL BORROWER 5 L L C	P O BOX 4090	SCOTTSDALE AZ 85261		
137-36-211-023	6,740.60	0.0169%		378.60	NIKOVITS JILL E	10729 GREY HAVENS CT	LAS VEGAS NV 89135-1785		
137-36-211-024	6,740.60	0.0169%		378.60	BAUMAN MICHELE R & JOHN W	10737 NEW BORO AVE	LAS VEGAS NV 89144-4406		
137-36-211-025	6,740.60	0.0169%		378.60	SANCHEZ ENRIQUE & RUTH	10733 NEW BORO AVE	LAS VEGAS NV 89144		
137-36-211-026	6,740.60	0.0169%		378.60	HAGER MICHAEL & KATHRYN	10729 NEW BORO AVE	LAS VEGAS NV 89144		
137-36-211-027	6,740.60	0.0169%		378.60	CHEN XI JIAN	LIANG BAO QIN	10725 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-028	6,740.60	0.0169%		378.60	WALISEVER BRETT H & LISA E	10721 NEW BORO AVE	LAS VEGAS NV 89144		
137-36-211-029	6,740.60	0.0169%		378.60	CHONG DARIN & MARIA	10717 NEW BORO AVE	LAS VEGAS NV 89144		
137-36-211-030	6,740.60	0.0169%		378.60	YAS L L C SERIES 45	8022 S RAINBOW BLVD #119	LAS VEGAS NV 89139		
137-36-211-031	6,740.60	0.0169%		378.60	SEPULVEDA MIQUEL R & MAXIMA	10709 NEW BORO AVE	LAS VEGAS NV 89144-4405		
137-36-211-032	6,740.60	0.0169%		378.60	TURNER GAYLE LEE 1994 REV LIV TR	TURNER GAYLE LTRS	10705 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-033	6,740.60	0.0169%		378.60	HUGHES HOWARD	HERMOGIND-HUGHES JEREVI	10701 NEW BORO AVE	LAS VEGAS NV 89144-4405	
137-36-211-034	6,740.60	0.0169%		378.60	MANGACCAT SHARON H & ERROL A	10700 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400		
137-36-211-035	6,740.60	0.0169%		378.60	THEODROS EMANUEL	BETTIONI CATERINA	10708 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400	
137-36-211-036	6,740.60	0.0169%		378.60	ZUCKER JOSEPH	10712 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400		
137-36-211-037	6,740.60	0.0169%		378.60	PULLAN FAMILY TRUST	PULLAN S LEE & CARRY S TRS	10716 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400	
137-36-211-038	6,740.60	0.0169%		378.60	WEI JASON	2663 SHADY RIDGE LN	DIAMOND BAR CA 91765-3378		
137-36-211-039	6,740.60	0.0169%		378.60	KOSNITZKY JESSE & SARA	10724 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400		
137-36-211-040	6,740.60	0.0169%		378.60	VAIL-TAGUCHI TRUST	VAIL DAVID B TRS	10725 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400	
137-36-211-041	6,740.60	0.0169%		378.60	SHIPMAN TYRONE	10721 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400		
137-36-211-042	6,740.60	0.0169%		378.60	BOULDIN TRUST	BOULDIN RUSSELL K & YVETTE S TRS	10717 SPRUCEDALE AVE	LAS VEGAS NV 89144-4400	
137-36-211-043	6,740.60	0.0169%		378.60	A M O IRREVOCABLE SPENDTHRIFT TRUST	%A PAHIMA	10713 SPRUCEDALE AVE	LAS VEGAS NV 89144	
137-36-211-044	6,740.60	0.0169%		378.60	ALDRICH SHANE & JULIE	10709 SPRUCEDALE AVE	LAS VEGAS NV 89144		
137-36-211-045	6,740.60	0.0169%		378.60	HONIG OTTO & ROBERTA	10705 SPRUCEDALE AVE	LAS VEGAS NV 89144		
137-36-211-046	6,740.60	0.0169%		378.60	RUFFER JOSE M & SONIA H	10701 SPRUCEDALE AVE	LAS VEGAS NV 89144		
137-36-211-047	6,740.60	0.0169%		378.60	PAGANO ALFONSE & CHRISTINE M	10700 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-211-048	6,740.60	0.0169%		378.60	WEGENER JON & JAMIE	10708 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-211-049	6,740.60	0.0169%		378.60	LAND RANDY	10712 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-211-050	6,740.60	0.0169%		378.60	SUZUKI FAMILY LIVING TRUST	SUZUKI DANIEL & SUSANA B TRS	709 LARCHWOOD DR	BREA CA 92821-6451	
137-36-211-051	6,740.60	0.0169%		378.60	YOUSFI TONY J & MISTY MORGAN	10720 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-211-052	6,740.60	0.0169%		378.60	FLORMAN DONALD E & SUSAN LEVY	10724 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-211-053	6,740.60	0.0169%		378.60	NDOUMY-K JULIE	10728 BALSAM CREEK AVE	LAS VEGAS NV 89144-4412		
137-36-211-054	6,740.60	0.0169%		378.60	RAMNANEY ASHOK & A 1996 LIV TR	RAMNANEY ASHOK & ASHA TRS	16522 DEBRA LN	CERRITOS CA 90703-1500	
137-36-211-055	6,740.60	0.0169%		378.60	COOPER CLYDE AUSTIN	10736 BALSAM CREEK AVE	LAS VEGAS NV 89144-4412		
137-36-211-056	6,740.60	0.0169%		378.60	WADHWANI SWATI	10740 BALSAM CREEK AVE	LAS VEGAS NV 89144-4412		
137-36-211-057	6,740.60	0.0169%		378.60	BENNETT DEAN S & KIM K	10744 BALSAM CREEK AVE	LAS VEGAS NV 89144-4412		
137-36-211-058	6,740.60	0.0169%		378.60	GONZALEZ KERI L & GERARD G	10748 BALSAM CREEK AVE	LAS VEGAS NV 89144		
137-36-211-059	6,740.60	0.0169%		378.60	LEE TOMMY & LYNN NGO 2005 REV TR	LEE TOMMY & LYNN NGO TRS	10752 BALSAM CREEK AVE	LAS VEGAS NV 89144	
137-36-211-060	6,740.60	0.0169%		378.60	ANTONIO AREX VALDEZ & ANNA R	600 BIANCA BAY ST	LAS VEGAS NV 89144		
137-36-211-061	6,740.60	0.0169%		378.60	LUTHY FAMILY LIVING TRUST	LUTHY PATRICIA A TRS	609 BIANCA BAY	LAS VEGAS NV 89144	
137-36-211-062	6,740.60	0.0169%		378.60	JIN MICHAEL M	13 OLD LAKE CIR	HENDERSON NV 89074-6143		
137-36-211-063	6,740.60	0.0169%		378.60	CHERRINGTON NATHAN & CAMEY E	612 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-211-064	6,740.60	0.0169%		378.60	SHIELDS LORN A & STACEY L	616 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-211-065	6,740.60	0.0169%		378.60	KIMLEE L L C	8921 MARTIN DOWNS PL	LAS VEGAS NV 89131		
137-36-211-066	6,740.60	0.0169%		378.60	MAGBE LIVING TRUST	AIGBE MICHAEL TRS	624 BIANCA BAY ST	LAS VEGAS NV 89144	
137-36-211-067	6,740.60	0.0169%		378.60	SINGH SUMEET	DAS SHREYASI	628 BIANCA BAY ST	LAS VEGAS NV 89144-4410	
137-36-211-068	6,740.60	0.0169%		378.60	CAMPANALE FAMILY TRUST	CAMPANALE RANDALL J & KAREN TRS	629 BIANCA BAY ST	LAS VEGAS NV 89144-4410	
137-36-211-069	6,740.60	0.0169%		378.60	DYER BRENT R II	625 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-211-070	6,740.60	0.0169%		378.60	LEET RUSSELL A & TAMARA L	621 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-211-071	6,740.60	0.0169%		378.60	CHANG WILLIAM GILBERT LIVING TRUST	CHANG WILLIAM GILBERT TRS	617 BIANCA BAY ST	LAS VEGAS NV 89144	
137-36-211-072	6,740.60	0.0169%		378.60	ATCHISON JOHN T & SHERRI S	613 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-211-073	6,740.60	0.0169%		378.60	LUTHY FAMILY LIVING TRUST	LUTHY PATRICIA TRS	609 BIANCA BAY ST	LAS VEGAS NV 89144-4410	
137-36-211-074	6,740.60	0.0169%		378.60	COLLIER COREY H & YVETTE M	605 BIANCA BAY ST	LAS VEGAS NV 89144-4409		
137-36-211-075	6,740.60	0.0169%		378.60	MANGINO CHRISTOPHER & PATRICIA	601 BIANCA BAY ST	LAS VEGAS NV 89144-4409		
137-36-211-076	6,740.60	0.0169%		378.60	HA TRUST	SODHI AVTAR & HARJINDER TRS	608 JOE WILLIS ST	LAS VEGAS NV 89144	
137-36-211-077	6,740.60	0.0169%		378.60	FAN SHIWEN	ZHU MINGXIN	6265 FAIRBANKS RD	LAS VEGAS NV 89103	
137-36-211-078	6,740.60	0.0169%		378.60	FLOYD HOWARD G & GERALDINE	600 JOE WILLIS ST	LAS VEGAS NV 89144-4403		
137-36-211-079	6,740.60	0.0169%		378.60	GURLIDES STEPHEN P JR & SUSAN K	520 JOE WILLIS ST	LAS VEGAS NV 89144-4402		
137-36-211-080	6,740.60	0.0169%		378.60	SU YANFANG	516 JOE WILLIS ST	LAS VEGAS NV 89144-4402		
137-36-211-081	6,740.60	0.0169%		378.60	KOWALCZYK BRYAN W & BARBARA	512 JOE WILLIS ST	LAS VEGAS NV 89144-4402		
137-36-211-082	6,740.60	0.0169%		378.60	TOTAL CONTROL INVESTMENT L L C	%L NGUYEN	3117 SINGLE LEAF CIR	LAS VEGAS NV 89146-7036	
137-36-211-083	6,740.60	0.0169%		378.60	HAIRE PAUL M & PATRICIA	504 JOE WILLIS ST	LAS VEGAS NV 89144-4402		
137-36-211-084	6,740.60	0.0169%		378.60	DEVOLDER DAVID & MICHELLE	500 JOE WILLIS ST	LAS VEGAS NV 89144-4402		
137-36-212-001	6,740.60	0.0169%		378.60	SABERINIA EBRAHIM	SHARIFI MANSOUREH	521 BIANCA BAY ST	LAS VEGAS NV 89144	
137-36-212-002	6,740.60	0.0169%		378.60	BASHER AIMAN P	MAGOYAG SIKISAM A	9713 PLATEAU HEIGHTS PL	LAS VEGAS NV 89144	
137-36-212-003	6,740.60	0.0169%		378.60	LEEDOM STEPHEN SCOTT	513 BIANCA BAY ST	LAS VEGAS NV 89144-4407		
137-36-212-004	6,740.60	0.0169%		378.60	GUIA CARLOS & JENNIFER	10752 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401		
137-36-212-005	6,740.60	0.0169%		378.60	RATH FAMILY TRUST	RATH GORY & CHARLENE A TRS	10748 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401	
137-36-212-006	6,740.60	0.0169%		378.60	AIGBE IMUETINYAN & MICHAEL	624 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-212-007	6,740.60	0.0169%		378.60	LEE JAE EUN & JUNG HYE	651 HIGHLEADON PL	MADISON MS 39110-7658		
137-36-212-008	6,740.60	0.0169%		378.60	MIRAMONTES TAMARA	10736 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401		
137-36-212-009	6,740.60	0.0169%		378.60	CHU FAMILY TRUST	CHU RUBY M & VINCENT O TRS	10732 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401	
137-36-212-010	6,740.60	0.0169%		378.60	KEMPF NEOMI	10728 SPRUCEDALE AVE	LAS VEGAS NV 89144		
137-36-212-011	6,740.60	0.0169%		378.60	GREENACRE PROPERTY L L C	7260 W AZURE DR #140-735	LAS VEGAS NV 89130		
137-36-212-012	6,740.60	0.0169%		378.60	KONG FAMILY TRUST	KONG HENRY & RENEE A TRS	10733 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401	
137-36-212-013	6,740.60	0.0169%		378.60	MICHAELS GEORGE & SHIRLEY ANN	3400 S COFMAN AVE	CASPER WY 82604-4942		
137-36-212-014	6,740.60	0.0169%		378.60	FELDMAN ADAM S & ROBIN L	10741 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401		
137-36-212-015	6,740.60	0.0169%		378.60	FLORE JAMES L	10745 SPRUCEDALE AVE	LAS VEGAS NV 89144		
137-36-212-016	6,740.60	0.0169%		378.60	CINCO JACOB & NANCY	10749 SPRUCEDALE AVE	LAS VEGAS NV 89144-4401		
137-36-212-017	6,740.60	0.0169%		378.60	SHARP DONE' M	529 BIANCA BAY ST	LAS VEGAS NV 89144-4408		
137-36-212-018	6,740.60	0.0169%		378.60	BHARDWAJ KAMLESH	533 BIANCA BAY ST	LAS VEGAS NV 89144-4408		
137-36-213-001	6,740.61	0.0169%		378.60	FALL EVELYN KAY & JOHNATHAN TIM	601 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-002	6,740.61	0.0169%		378.60	WATSON MATTHEW & HEATHER TRUST	WATSON MATTHEW E & HEATHER K TRS	605 BAYSVILLE CT	LAS VEGAS NV 89144-4414	
137-36-213-003	6,740.61	0.0169%		378.60	BLACKARD REVOCABLE LIVING TRUST	BLACKARD JUSTIN CHARLES TRS	609 BAYSVILLE CT	LAS VEGAS NV 89144-4414	
137-36-213-004	6,740.61	0.0169%		378.60	HOLBOROW JAMES T & TEVIS W	613 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-005	6,740.61	0.0169%		378.60	CHILDRESS JACK M & VANESSA	617 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-006	6,740.61	0.0169%		378.60	VENTURA JULIA	621 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-007	6,740.61	0.0169%		378.60	CHEN PO CHIH	LAI CHING YI	612 BAYSVILLE CT	LAS VEGAS NV 89144	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-213-008	6,740.61	0.01699%	**378.60**	AVNE LAURA J & DAVID A	608 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-009	6,740.61	0.01699%	**378.60**	ADAMS KIRK D & DINA L	10701 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-213-010	6,740.61	0.01699%	**378.60**	CHOI CHRISTOPHER & SYI EUN	600 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-213-011	6,740.61	0.01699%	**378.60**	HENDERSON JAMES F & MONIQUE O	601 ALLISTON CT	LAS VEGAS NV 89144-4413		
137-36-213-012	6,740.61	0.01699%	**378.60**	SCHULZ SEAN	605 ALLISTON CT	LAS VEGAS NV 89144-4413		
137-36-213-013	6,740.61	0.01699%	**378.60**	BURCIAGA MANUEL & OFELIA	609 ALLISTON CT	LAS VEGAS NV 89144		
137-36-213-014	6,740.61	0.01699%	**378.60**	MOYLE IRENE J	CHAVE MICHAEL	600 ALLISTON CT	LAS VEGAS NV 89144	
137-36-214-001	5,567.85	0.01399%	**312.73**	VERGARA RELITO & MICHELLE	353 JACARANDA ARBOR ST	LAS VEGAS NV 89144		
137-36-214-002	5,567.85	0.01399%	**312.73**	LUIS VIRGINIA A	5535 NE AINSWORTH ST	PORTLAND OR 97218-2319		
137-36-214-003	5,567.85	0.01399%	**312.73**	DAOUD CHRISTIAN & INA	10749 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144		
137-36-214-004	5,567.85	0.01399%	**312.73**	LEE FAMILY TRUST	LEE DAVID H & JENNIE N CO-TRS	940 WYNNEWOOD DR	DIAMOND BAR CA 91765-4602	
137-36-214-005	5,567.85	0.01399%	**312.73**	BOTTICELLI DAMON C	11604 SIENA MIST AVE	LAS VEGAS NV 89138-1588		
137-36-214-006	5,567.85	0.01399%	**312.73**	MARCONE MARIO	10737 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4294		
137-36-214-007	5,567.85	0.01399%	**312.73**	BARTOLMUCCI RAY V & MERI L	4922 GOLDEN RD	PLEASANTON CA 94566		
137-36-214-008	5,567.85	0.01399%	**312.73**	WANG QIN	329 LILAC ARBOR	LAS VEGAS NV 89144		
137-36-214-009	5,567.85	0.01399%	**312.73**	LAUZON ENTERPRISES L L C	%MOON FLOWER LLC	11481 SNOW CREEK AVE	LAS VEGAS NV 89135	
137-36-214-010	5,567.85	0.01399%	**312.73**	PARKER ROBERT	10721 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4294		
137-36-214-011	5,567.85	0.01399%	**312.73**	ZOU HELEN	31 SUNSHINE COAST LN	LAS VEGAS NV 89148-2710		
137-36-214-012	5,567.85	0.01399%	**312.73**	MAYORAL JOHN HUMBERTO & ROSAURA GARIBAY	10713 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144		
137-36-214-013	5,567.85	0.01399%	**312.73**	L O J A L P	%M/M F KEARNS	931 TEMPLE VIEW DR	LAS VEGAS NV 89110-2900	
137-36-214-014	5,567.85	0.01399%	**312.73**	NADJARIAN MARTIN	10705 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4285		
137-36-214-015	5,567.85	0.01399%	**312.73**	2018-2 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-36-214-016	5,567.85	0.01399%	**312.73**	BEJARANO MARCO	10641 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4285		
137-36-214-017	5,567.85	0.01399%	**312.73**	LIOU SCOTT & DEBBIE FAMILY TRUST	LIOU SCOTT & DEBBIE TRS	2880 WEIDERMEYER AVE	ARCADIA CA 91006	
137-36-214-018	5,567.85	0.01399%	**312.73**	SUTORIUS ANNE M LIVING TRUST	SUTORIUS ANNE M TRS	P O BOX 50618	HENDERSON NV 89016-0618	
137-36-214-019	5,567.85	0.01399%	**312.73**	FRATES MARTIN & APRIL REV FAM TR	FRATES MARTIN L & APRIL L TRS	2915 WINDSOR DR	ALAMEDA CA 94501-1660	
137-36-214-020	5,567.85	0.01399%	**312.73**	KERNELL-SCORTIA CHARLA J	P O BOX 763	DEFUNIAK SPRINGS FL 32435		
137-36-214-021	5,567.85	0.01399%	**312.73**	FEDDICK EDEN	468 3RD ST #1	EXCELSIOR MN 55331		
137-36-214-022	5,567.85	0.01399%	**312.73**	UCHIZONO FAMILY TRUST	UCHIZONO HOOVER J & TOSHIKO TRS	2052 POWDER SPRINGS ST	HENDERSON NV 89052	
137-36-214-023	5,567.85	0.01399%	**312.73**	MASON BRIAN C & DEBORAH E	10613 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144		
137-36-214-024	5,567.85	0.01399%	**312.73**	SABERINIA EBRAHIM	10609 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4284		
137-36-214-025	5,567.85	0.01399%	**312.73**	RHODES BRUNO RICHARD	10605 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4284		
137-36-214-026	5,567.85	0.01399%	**312.73**	MORRISON BELINDA F	10601 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4284		
137-36-214-027	5,567.85	0.01399%	**312.73**	SAM THERESE M & REGAN C	424 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4278		
137-36-214-028	5,567.85	0.01399%	**312.73**	CHENG MAN CHAU	1616 MARBELLA RIDGE CT	LAS VEGAS NV 89117		
137-36-214-029	5,567.85	0.01399%	**312.73**	CASTRO CHRISTOPHER J	416 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4278		
137-36-214-030	5,567.85	0.01399%	**312.73**	FISCHER TERESA	412 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4278		
137-36-214-031	5,567.85	0.01399%	**312.73**	HOENIG INVESTMENTS CORP	%G HOENIG	P O BOX 802403	MIAMI FL 33280	
137-36-214-032	5,567.85	0.01399%	**312.73**	SONG ZHENG WEI	WANG YING W	404 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144	
137-36-214-033	5,567.85	0.01399%	**312.73**	KUO FUH MEI	1854 WEMBLEY CT	SAN JOSE CA 95132-3549		
137-36-214-034	5,567.85	0.01399%	**312.73**	D W J L FAMILY TRUST	WOO DAVID TRS	%OISHIS PPTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134-6251
137-36-214-035	5,567.85	0.01399%	**312.73**	SHAHMIRZADI SHIBA	8617 ESTRELITA DR	LAS VEGAS NV 89128		
137-36-214-036	5,567.84	0.01399%	**312.73**	MARCUS RACHEL	345 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144-4269		
137-36-214-037	5,567.84	0.01399%	**312.73**	JI LI	SONG ZHENG	401 MAGNOLIA ARBOR ST	LAS VEGAS NV 89144	
137-36-214-038	5,567.84	0.01399%	**312.73**	D L D R E L L C	19929 OAKVILLE CT	NORTHRIDGE CA 91326-4303		
137-36-214-039	5,567.84	0.01399%	**312.73**	MADRID MAX P & MARTHA	PENNEY CHARLIE A JR & BRENDA M	2101 N OLIVE	SANTA ANA CA 92706-1909	
137-36-214-040	5,567.84	0.01399%	**312.73**	ZHENG SHAN SHU	624 W DUARTE RD #106	ARCADIA CA 91007-9255		
137-36-214-041	5,567.84	0.01399%	**312.73**	GMX NEVADA LLC	5405 W FLAMINGO RD	LAS VEGAS NV 89103-3590		
137-36-214-042	5,567.84	0.01399%	**312.73**	PROSPEACE COMPANY L L C SERIES F	P O BOX 36245	LAS VEGAS NV 89133		
137-36-214-043	5,567.84	0.01399%	**312.73**	MARTZ LINDA & DARYL	11170 W DUMBARTON WAY	LITTLETON CO 80127-1256		
137-36-214-044	5,567.84	0.01399%	**312.73**	REVELLE SHERREE	10624 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4284		
137-36-214-045	5,567.84	0.01399%	**312.73**	HE JIWEN	10632 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4284		
137-36-214-046	5,567.84	0.01399%	**312.73**	HWANG LIVING TRUST	HWANG DANIEL S H & KAORI TRS	491 BISCAYNE AVE	FOSTER CITY CA 94404	
137-36-214-047	5,567.84	0.01399%	**312.73**	GARDNER IRA L & MARY LOU	10640 MOON FLOWER ARBOR	LAS VEGAS NV 89144-4285		
137-36-214-048	5,567.84	0.01399%	**312.73**	LEONARD TRUST	LEONARD KEITH D & CYNTHIA L TRS	10700 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4285	
137-36-214-049	5,567.84	0.01399%	**312.73**	ROSE ROBERT E	10704 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144		
137-36-214-050	5,567.84	0.01399%	**312.73**	LING WANG	1426 S JONES BLVD	LAS VEGAS NV 89146		
137-36-214-051	5,567.84	0.01399%	**312.73**	CARINO GLORIA & ALAN M	10712 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144		
137-36-214-052	5,567.84	0.01399%	**312.73**	C A W TRUST	10716 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4285		
137-36-214-053	5,567.84	0.01399%	**312.73**	VILLA MICHAEL JR	10720 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4285		
137-36-214-054	5,567.84	0.01399%	**312.73**	ACRICH TRUST 1981 CREDIT TRUST ETAL	BENJAMIN EMMA ACRICH TRS	P O BOX 7582	NORTHRIDGE CA 91327	
137-36-214-055	5,567.84	0.01399%	**312.73**	CLINE RACHAEL REAL EST INC R TR	3308 CALLE DEL TORRE	LAS VEGAS NV 89102-3906		
137-36-214-056	5,567.84	0.01399%	**312.73**	L O J A L P	%M/M F KEARNS	931 TEMPLE VIEW DR	LAS VEGAS NV 89110-2900	
137-36-214-057	5,567.84	0.01399%	**312.73**	HAVAS ADRIAN	10736 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144-4294		
137-36-214-058	5,567.84	0.01399%	**312.73**	DIMOV TODOR D	DIMOVA JULIET M	10740 MOON FLOWER ARBOR PL	LAS VEGAS NV 89144	
137-36-214-059	5,567.84	0.01399%	**312.73**	MARTZ DARYL & LINDA	11170 W DUMBARTON WAY	LITTLETON CO 80127-1256		
137-36-214-060	5,567.84	0.01399%	**312.73**	GAZALA LIZY	GAZALA HAVIVA & AHARON FAMILY TR	P O BOX 28008	LAS VEGAS NV 89126-2008	
137-36-214-061	5,567.84	0.01399%	**312.73**	G M X NEVADA L L C	5405 W FLAMINGO RD	LAS VEGAS NV 89103-3590		
137-36-214-062	5,567.84	0.01399%	**312.73**	CARLSON WADE & SHELLEY	430 LEHRER MANOR	SASKATOON SK S7R 0L3 CANADA		
137-36-214-063	5,567.84	0.01399%	**312.73**	MIDDLETON ELLEN W TRUST 1998	MIDDLETON ELLEN W TRS	1464 LAFAYETTE RD	CLAREMONT CA 91711	
137-36-214-064	5,567.84	0.01399%	**312.73**	DURBIN HEIDI BETH	352 SWEET PEA ARBOR ST	LAS VEGAS NV 89144		
137-36-214-065	5,567.84	0.01399%	**312.73**	MARANATHA IRREVOCABLE TRUST	HERSKOVITZ MICHEL FAYE TRS	356 SWEET PEA ARBOR ST	LAS VEGAS NV 89144-4275	
137-36-214-066	5,567.84	0.01399%	**312.73**	ELLIS MAUREEN	353 SWEET PEA ARBOR ST	LAS VEGAS NV 89144-4275		
137-36-214-067	5,567.84	0.01399%	**312.73**	HO PING CHIH	HWANG ERIC H	%OISHI'S PROPERTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134-6251
137-36-214-068	5,567.84	0.01399%	**312.73**	D W J L FAMILY TRUST	WOO DAVID TRS	%OISHIS PPTY MGT	2075 VILLAGE CENTER CIR	LAS VEGAS NV 89134-6251
137-36-215-001	4,998.69	0.0125%	**280.76**	HAMADA WILLIAM K	QUAN LEATRICE J	10620 ALLTHORN AVE	LAS VEGAS NV 89144-4489	
137-36-215-002	4,998.69	0.0125%	**280.76**	KAWAGOYE EVELYN MICHIKO	8550 W CHARLESTON BLVD #102-399	LAS VEGAS NV 89117		
137-36-215-003	4,998.69	0.0125%	**280.76**	VIZSLA TRUST	SEIERSEN DONALD H TRS	589 BEAR GRASS ST	LAS VEGAS NV 89144-4491	
137-36-215-004	4,998.69	0.0125%	**280.76**	VEGA 777 REVOCABLE LIVING TRUST	10809 CAMARILLO ST #6	NORTH HOLLYWOOD CA 91602		
137-36-215-005	4,998.69	0.0125%	**280.76**	SCHMIERER VIOLETA M	597 BEAR GRASS ST	LAS VEGAS NV 89144-4491		
137-36-215-006	4,998.69	0.0125%	**280.76**	KYPUROS CHRISTOPHER	URIBE ILVIA	601 BEAR GRASS ST	LAS VEGAS NV 89144-4492	
137-36-215-007	4,998.69	0.0125%	**280.76**	M M B TRUST	BAGGETT MICHAEL D & MARLENE F TRS	605 BEAR GRASS ST	LAS VEGAS NV 89144-4492	
137-36-215-008	4,998.69	0.0125%	**280.76**	FOSTER DONNA LEE LIVING TRUST	609 BEAR GRASS ST	LAS VEGAS NV 89144		
137-36-215-009	4,998.69	0.0125%	**280.76**	SAFAEI NAZANIN	14645 SW BEARD RD #103	BEAVERTON OR 97007		
137-36-215-010	4,998.69	0.0125%	**280.76**	WILLOW CREEK TRUST	10161 WOOD WORK LN	LAS VEGAS NV 89135-2310		
137-36-215-011	4,998.69	0.0125%	**280.76**	HOVAV BINYAMIN	621 BEAR GRASS ST	LAS VEGAS NV 89144		
137-36-215-012	4,998.69	0.0125%	**280.76**	KIM SU EUN	620 BEAR GRASS ST	LAS VEGAS NV 89144		
137-36-215-013	4,998.69	0.0125%	**280.76**	ZHENG MEI JUN	1837 1/2 VALLECITO DR	HACIENDA HEIGHTS CA 91745		
137-36-215-014	4,998.69	0.0125%	**280.76**	YOUNG FAMILY REVOCABLE LIVING TR	YOUNG STEPHEN M & REBECCA E TRS	608 BEAR GRASS ST	LAS VEGAS NV 89144-4492	
137-36-215-015	4,998.69	0.0125%	**280.76**	EDWARDS JIMMIE R & DIANE L	15512 DOMINIC ST	CLINTON TOWNSHIP MI 48038-1849		
137-36-215-016	4,998.69	0.0125%	**280.76**	NACHT STEPHEN REVOCABLE TRUST	12943 CORAL LAKES DR	BOYNTON BEACH FL 33437		
137-36-215-017	4,998.69	0.0125%	**280.76**	FAISS FAMILY TRUST	FAISS EDNA J & DONALD R TRS	605 MARIOLA ST	LAS VEGAS NV 89144-4478	
137-36-215-018	4,998.69	0.0125%	**280.76**	VIG PURAN & SANJIV	609 MARIOLA ST	LAS VEGAS NV 89144		
137-36-215-019	4,998.69	0.0125%	**280.76**	HICKEY LAWRENCE P & SHARON D	613 MARIOLA ST	LAS VEGAS NV 89144-4478		
137-36-215-021	4,998.69	0.0125%	**280.76**	HARDY PHILLIP	600 BLUE YUCCA ST	LAS VEGAS NV 89144-4569		
137-36-215-022	4,998.69	0.0125%	**280.76**	ALIADO TERESITA	604 BLUE YUCCA ST	LAS VEGAS NV 89144-4569		
137-36-215-023	4,998.69	0.0125%	**280.76**	HAMILTON LAWRENCE C	10537 ALLTHORN AVE	LAS VEGAS NV 89144-4488		
137-36-215-024	4,998.69	0.0125%	**280.76**	WAGATSUMA BERT M REVOCABLE TRUST	WAGATSUMA BERT M TRS	1497 PUKANA PL	HILO HI 96720-3287	
137-36-215-025	4,998.69	0.0125%	**280.76**	NORTHPOINTE INVESTMENTS L L C-SERIES A	%R HO ~ B WONG	P O BOX 82103	LAS VEGAS NV 89180	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-215-026	4,998.69	0.0125%	**280.76**	NORS PROPERTIES L L C	11700 W CHARLESTON BLVD #170-143	LAS VEGAS NV 89135		
137-36-215-027	4,998.69	0.0125%	**280.76**	MOON & STARS TRUST	WEST DEBORAH LYNN TRS	10521 ALLTHORN AVE	LAS VEGAS NV 89144	
137-36-215-028	4,998.69	0.0125%	**280.76**	LUGO FAMILY TRUST	LUGO RAFAEL & JULITA REYES TRS	17 ALERIA	LAGUNA NIGUEL CA 92677	
137-36-215-029	4,998.69	0.0125%	**280.76**	CHASE TREE L L C	%J H FREEMAN CPA	20520 BLAIRMOORE ST	CHATSWORTH CA 91311-2447	
137-36-215-030	4,998.69	0.0125%	**280.76**	PETERS JOHN V & CHRISTINE W	10641 TINTA LN	LAS VEGAS NV 89144		
137-36-215-031	4,998.69	0.0125%	**280.76**	DHILLON JASBIR K	65 B EVANDAL AVE	MOUNTAIN VIEW CA 94043		
137-36-215-032	4,998.69	0.0125%	**280.76**	K J 3 TRUST	KOHL JAMES & JUDITH SIMON TRS	10769 ELK LAKE DR	LAS VEGAS NV 89144	
137-36-215-033	4,998.69	0.0125%	**280.76**	SHANKS ROGER W	920 MERCY AVE	MODESTO CA 95358		
137-36-215-034	4,998.68	0.0125%	**280.76**	MARSH RAYMOND	1027 S RAINBOW #260	LAS VEGAS NV 89145-6232		
137-36-215-035	4,998.68	0.0125%	**280.76**	PIONTEK FAMILY TRUST	PIONTEK MICHAEL E & DONNA PAIGE O'HARA TRS	2406 LEGACY ISLAND CIR	HENDERSON NV 89074-6155	
137-36-215-036	4,998.68	0.0125%	**280.76**	HAGGERTY FAMILY REVOCABLE TRUST	HAGGERTY GAIL A TRS	612 VIA LINDA CT	LAS VEGAS NV 89144	
137-36-215-037	4,998.68	0.0125%	**280.76**	PIERCE CARY N	600 CHASE TREE ST	LAS VEGAS NV 89144-4502		
137-36-215-038	4,998.68	0.0125%	**280.76**	J R Y 3 FAMILY TRUST	YEAGER JOHN R III TRS	805 WHITE FALCON ST	LAS VEGAS NV 89144	
137-36-215-039	4,998.68	0.0125%	**280.76**	WILSON JACQUELINE M	CHAPPELL RONNIE L	10508 ALLTHORN AVE	LAS VEGAS NV 89144	
137-36-215-040	4,998.68	0.0125%	**280.76**	NAIR PRASAD K	1077 VIA CANALE DR	HENDERSON NV 89011		
137-36-215-041	4,998.68	0.0125%	**280.76**	REGALADO ANGELITA S TRUST	REGALADO ANGELITA S TRS	5103 FLEMING LN	BLOOMINGTON IL 61705	
137-36-215-042	4,998.68	0.0125%	**280.76**	ROUHAFZAI JONATHAN	452 E SILVERADO RANCH #476	LAS VEGAS NV 89183		
137-36-215-043	4,998.68	0.0125%	**280.76**	DEFILIPPIS MARIE & MICHAEL	10524 ALLTHORN AVE	LAS VEGAS NV 89144		
137-36-215-044	4,998.68	0.0125%	**280.76**	SELVAN BRIAN A	MUNJACK JEFFERY D	27732 MANOR HILL RD	LAGUNA NIGUEL CA 92677-6008	
137-36-215-045	4,998.68	0.0125%	**280.76**	PETERS JOHN V & CHRISTINE W	10641 TINTA LN	LAS VEGAS NV 89144		
137-36-215-046	4,998.68	0.0125%	**280.76**	LE FAMILY TRUST	LE TRUNG & MAI CO-TRS	20623 PUNTO DE VISTA	YORBA LINDA CA 92886-4654	
137-36-215-047	4,998.68	0.0125%	**280.76**	ISKANDAR DJENY & SANDIA	308 S UNIVERSITY AVE #2515	LITTLE ROCK AR 72205		
137-36-215-048	4,998.68	0.0125%	**280.76**	BIG SKY SOUTH L L C - SERIES II	404 N ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-36-215-049	4,998.68	0.0125%	**280.76**	CHHUOR BRANDEN	18835 FAGAN AVE	ARTESIA CA 90701		
137-36-215-050	4,998.68	0.0125%	**280.76**	STONE KIM E & BARBARA L	10600 ALLTHORN AVE	LAS VEGAS NV 89144-4488		
137-36-215-051	4,998.68	0.0125%	**280.76**	MIMLESS ENIKO	10604 ALLTHORN AVE	LAS VEGAS NV 89144-4488		
137-36-215-052	4,998.68	0.0125%	**280.76**	RAMIREZ ROBERT & ELEANOR	RAMIREZ DAVID	700 EL ATAJO ST	LOS ANGELES CA 90065	
137-36-215-053	4,998.68	0.0125%	**280.76**	STAMPER GEORGE L JR & ANNE-MARIE	10612 ALLTHORN AVE	LAS VEGAS NV 89144		
137-36-216-001	4,758.47	0.0119%	**267.27**	PERICON MARIA DAYSE	10914 LA VENUS AVE	LAS VEGAS NV 89144-4518		
137-36-216-002	4,758.47	0.0119%	**267.27**	NIEBLAS-LOPEZ JULIO R	10910 LA VENUS AVE	LAS VEGAS NV 89144-4518		
137-36-216-003	4,758.47	0.0119%	**267.27**	PLEHN R J FAMILY TRUST	PLEHN RAYE JEAN TRS	525 ARTOLA ST	LAS VEGAS NV 89144	
137-36-216-004	4,758.47	0.0119%	**267.27**	FLORATOS NICKOLAS P	10874 MALLORCA AVE	LAS VEGAS NV 89144		
137-36-216-005	4,758.47	0.0119%	**267.27**	SENIF SEP PPTY TR	SENIF AMANDA S TRS	P O BOX 371899	LAS VEGAS NV 89137	
137-36-216-006	4,758.47	0.0119%	**267.27**	ZU STEPHANIE HONG	10866 MALLORCA AVE	LAS VEGAS NV 89144-4512		
137-36-216-007	4,758.47	0.0119%	**267.27**	LUO YUE	ZU STEPHANIE	10866 MALLORCA AVE	LAS VEGAS NV 89144	
137-36-216-008	4,758.47	0.0119%	**267.27**	DUCHATEAU SCOTT R LIVING TRUST	DUCHATEAU SCOTT R TRS	10858 MALLORCA AVE	LAS VEGAS NV 89144-4512	
137-36-216-009	4,758.47	0.0119%	**267.27**	CIRRINCIONE SAMUEL & KAREN M	4242 N CENTRAL AVE	CHICAGO IL 60634-1810		
137-36-216-010	4,758.47	0.0119%	**267.27**	HATSUSHI KYOKO	41742 OSGOOD RD	FREMONT CA 94539		
137-36-216-011	4,758.47	0.0119%	**267.27**	FANG CHENG	JI LINGHONG	5 PINE GROVE RD	WESTFORD MA 01886-3207	
137-36-216-012	4,758.47	0.0119%	**267.27**	GONZALEZ DONNA S & JAMES V	536 SIERRA MORENA ST	LAS VEGAS NV 89144-4510		
137-36-216-013	4,758.47	0.0119%	**267.27**	CAIRNS PROPERTIES SERIES I L L C	1112 VENTURA HILLS ST	LAS VEGAS NV 89144-1235		
137-36-216-014	4,758.47	0.0119%	**267.27**	CHAVEZ JOSE E & ESTEPHANIE	544 SIERRA MORENA ST	LAS VEGAS NV 89144		
137-36-216-015	4,758.47	0.0119%	**267.27**	SAPAKIE JOHANNA R	548 SIERRA MORENA ST	LAS VEGAS NV 89144-4510		
137-36-216-016	4,758.47	0.0119%	**267.27**	WYMAN VERA K	552 SIERRA MORENA ST	LAS VEGAS NV 89144		
137-36-216-017	4,758.47	0.0119%	**267.27**	SHAKERI FRANK & VICKI LEE	556 SIERRA MORENA ST	LAS VEGAS NV 89144		
137-36-216-018	4,758.47	0.0119%	**267.27**	MA WAI S & JENNY L	27 WOODBURY DR	CHERRY HILL NJ 08003-1111		
137-36-216-019	4,758.47	0.0119%	**267.27**	NIKSTER INVESTMENTS LLC-SERIES B	%D & P NARULA	9807 HIGHRIDGE DR	LAS VEGAS NV 89134	
137-36-216-020	4,758.47	0.0119%	**267.27**	J R J T L L L C	%R FAN & J LEE	3430 WESTWIND RD	LAS VEGAS NV 89146	
137-36-216-021	4,758.47	0.0119%	**267.27**	SAFFORD FLORENCIA V	10849 CARBONIA CT	LAS VEGAS NV 89144-4508		
137-36-216-022	4,758.47	0.0119%	**267.27**	HANAVAN DENISE M	10853 CARBONIA CT	LAS VEGAS NV 89144-4508		
137-36-216-023	4,758.47	0.0119%	**267.27**	KOSWARA JANE	SUTANDINATA ANDRI	6933 ALTA VISTA DR	RANCHO PALOS VERDES CA 90275	
137-36-216-024	4,758.47	0.0119%	**267.27**	JAREN INVESTMENT L L C	1385 S SAN GABRIEL BLVD	SAN MARINO CA 91108-2703		
137-36-216-025	4,758.47	0.0119%	**267.27**	DAVIES BRADY LLOYD & ALYSSA LAUREN	10865 CARBONIA CT	LAS VEGAS NV 89144		
137-36-216-026	4,758.47	0.0119%	**267.27**	ZHANG DANIEL M	HUANG LUCY RULAN	10870 CARBONIA CT	LAS VEGAS NV 89144-4508	
137-36-216-027	4,758.47	0.0119%	**267.27**	RAWLINSON JOHNNIE B & DWIGHT S	10866 CARBONIA CT	LAS VEGAS NV 89144-4508		
137-36-216-028	4,758.47	0.0119%	**267.27**	YOST TYLER	10862 CARBONIA CT	LAS VEGAS NV 89144		
137-36-216-029	4,758.47	0.0119%	**267.27**	FANG YICHAO	10858 CARBONIA CT	LAS VEGAS NV 89144		
137-36-216-030	4,758.47	0.0119%	**267.27**	WANG GUAN	LI JIA YAN FEI	10859 VISTA MARBELLA AVE	LAS VEGAS NV 89144	
137-36-216-031	4,758.47	0.0119%	**267.27**	TOLLEFSEN 2003 TRUST	700 EAGLEWOOD DR	LAS VEGAS NV 89144-1444		
137-36-216-032	4,758.47	0.0119%	**267.27**	GARDBERG MARK	SQUAREY SUSAN L	10867 VISTA MARBELLA AVE	LAS VEGAS NV 89144	
137-36-216-033	4,758.47	0.0119%	**267.27**	JACKSON THOMAS W & SANDRA FAM TR	JACKSON THOMAS W & SANDRA J TRS	5606 QUEEN PALMS DR	RIVERSIDE CA 92506-3524	
137-36-216-034	4,758.47	0.0119%	**267.27**	LUEDTKE FAMILY LIVING TRUST	LUEDTKE JONATHON JACOB & JESSICA LYNN TRS	541 VIA SANTIAGO ST	LAS VEGAS NV 89144	
137-36-216-035	4,758.47	0.0119%	**267.27**	YOSHIHARA TRUST	WRIGHT CHRISTINE S TRS	1868 DRY CREEK RD	SAN JOSE CA 95124	
137-36-216-036	4,758.47	0.0119%	**267.27**	157 S CANON L L C	21346 SAINT ANDREW BLVD #432	BOCA RATON FL 33433		
137-36-216-037	4,758.47	0.0119%	**267.27**	FORTUNE INTERNATIONAL INVEST INC	6045 ICARUS DR	NANAIMO BC V9V 1B7 CANADA		
137-36-216-038	4,758.47	0.0119%	**267.27**	CAMMY INVESTMENTS INC	3525 DEL MAR HEIGHTS RD #758	SAN DIEGO CA 92130		
137-36-216-039	4,758.47	0.0119%	**267.27**	HAWKINS JAMIE L	538 VIA SANTIAGO ST	LAS VEGAS NV 89144-4513		
137-36-216-040	4,758.47	0.0119%	**267.27**	SIMICH ELIZABETH T	542 VIA SANTIAGO ST	LAS VEGAS NV 89144		
137-36-216-041	4,758.47	0.0119%	**267.27**	VAL LAURA	GROLLE JAMIE	2922 MILES DR	SANTA CLARA CA 95051	
137-36-216-042	4,758.47	0.0119%	**267.27**	SHI MIN	550 VIA SANTIAGO ST	LAS VEGAS NV 89144		
137-36-216-043	4,758.47	0.0119%	**267.27**	ZHANG HUIDE	CHAO HUI	10554 BLEN HEIM AVE	LAS VEGAS NV 89135	
137-36-216-044	4,758.47	0.0119%	**267.27**	TAN MICHAEL W	276 STARBIRD DR	MONTEREY PARK CA 91755-5639		
137-36-216-045	4,758.47	0.0119%	**267.27**	SCULLIN FAMILY TRUST ETAL	SCULLIN ALFRED LOUIS JR TRS	2251 N RAMPART BLVD #2545	LAS VEGAS NV 89128	
137-36-216-046	4,758.47	0.0119%	**267.27**	GHARRITY THOMAS M	537 SIERRA MORENA ST	LAS VEGAS NV 89144-4510		
137-36-216-047	4,758.47	0.0119%	**267.27**	KOHLI NIKHIL	533 SIERRA MORENA ST	LAS VEGAS NV 89144		
137-36-311-001	6,740.60	0.0169%	**378.60**	PROBY CLARENCE H & SHEILA D	612 JOE WILLIS ST	LAS VEGAS NV 89144-4403		
137-36-311-002	6,740.60	0.0169%	**378.60**	ZHONG SHENRONG	%GUOLIN LUO GUANGDONG GREENLEAF LAW FIR	14TH & 16TH FLOOR EAST TOWER TWINS CITY INTL PLZ	NO 263 HUASUI RD	ZHUJIANG NEW CITY GUANGZHOU GUANGDONG CHINA
137-36-311-003	6,740.60	0.0169%	**378.60**	WASSERMAN CRAIG & TANYA	620 JOE WILLIS ST	LAS VEGAS NV 89144-4404		
137-36-311-004	6,740.60	0.0169%	**378.60**	LYTLE AYREN L & EMI L	624 JOE WILLIS ST	LAS VEGAS NV 89144-4404		
137-36-311-005	6,740.60	0.0169%	**378.60**	CHONG-KUMA STEFANIE M	628 JOE WILLIS ST	LAS VEGAS NV 89144		
137-36-311-006	6,740.60	0.0169%	**378.60**	KOCHENDERFER JOHN W	KOCHENDERFER JOHN & LINDA FAM TR	632 JOE WILLIS ST	LAS VEGAS NV 89144-4404	
137-36-311-007	6,740.60	0.0169%	**378.60**	PALMER WILLIAM & CAROLYN M	10701 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-311-008	6,740.60	0.0169%	**378.60**	LAWRENCE CHRISTOPHER & SALLY	10705 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411		
137-36-311-009	6,740.60	0.0169%	**378.60**	POLLINA FAMILY TRUST	POLLINA RICHARD J & PATRICIA H TRS	10709 BALSAM CREEK AVE	LAS VEGAS NV 89144-4411	
137-36-312-001	6,740.60	0.0169%	**378.60**	SAMPAL FAMILY LIVING TRUST	SAMPAL ELVIS C & CRISTY TRS	633 BIANCA BAY ST	LAS VEGAS NV 89144-4410	
137-36-312-002	6,740.60	0.0169%	**378.60**	DEBENHAM DOUG & LAURA	637 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-312-003	6,740.60	0.0169%	**378.60**	GHIATIS CHRIS W III & TARA L	641 BIANCA BAY ST	LAS VEGAS NV 89144		
137-36-312-004	6,740.60	0.0169%	**378.60**	RANDALL JAMES H & LISA B	10817 ELK LAKE DR	LAS VEGAS NV 89144-4441		
137-36-312-005	6,740.61	0.0169%	**378.60**	CHING CLIFTON & JAYME FAMILY TRUST ETAL	CHING CLIFTON & JAYME TRS	10813 ELK LAKE DR	LAS VEGAS NV 89144-4441	
137-36-312-006	6,740.61	0.0169%	**378.60**	CHRISTOPHER DAN & LAURIE	10809 ELK LAKE DR	LAS VEGAS NV 89144-4441		
137-36-312-007	6,740.61	0.0169%	**378.60**	LOUIE LOUIS & MELISSA LEE	11203 RUDMAN DR	CULVER CITY CA 90230		
137-36-312-008	6,740.61	0.0169%	**378.60**	NATALE ANTHONY J JR	10785 ELK LAKE DR	LAS VEGAS NV 89144-4443		
137-36-312-009	6,740.61	0.0169%	**378.60**	FEUERSTEIN RICHARD B & J L	10781 ELK LAKE DR	LAS VEGAS NV 89144-4443		
137-36-312-010	6,740.61	0.0169%	**378.60**	S R P SUB L L C	%SRP SUB LLC~INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-36-312-011	6,740.61	0.0169%	**378.60**	THOMASON JAMES LEE & DIANA RAE REV LIV TR	THOMASON JAMES LEE & DIANA RAE TRS	10773 ELK LAKE DR	LAS VEGAS NV 89144-4443	
137-36-312-012	6,740.61	0.0169%	**378.60**	KOHL JAMES & JUDITH 2003 LIV TR	KOHL JAMES A & JUDITH SIMON TRS	10769 ELK LAKE DR	LAS VEGAS NV 89144-4443	
137-36-312-013	6,740.61	0.0169%	**378.60**	SUAN GARY P & SANDRA	10765 ELK LAKE DR	LAS VEGAS NV 89144-4442		
137-36-312-014	6,740.61	0.0169%	**378.60**	WATSON ROOSEVELT & BIANCA M	10761 ELK LAKE DR	LAS VEGAS NV 89144-4442		
137-36-312-015	6,740.61	0.0169%	**378.60**	BRANCH FAMILY TRUST	BRANCH WILLIAM K & GRETA S TRS	10757 ELK LAKE DR	LAS VEGAS NV 89144-4442	

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Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-312-016	6,740.61	0.01695%	**378.60**	GILLETT ALFRED A	904 ESTRELLA VISTA ST	LAS VEGAS NV 89138-7578		
137-36-312-017	6,740.61	0.01695%	**378.60**	GRIFFITH KRISTI KRUPA & JOHN	10749 ELK LAKE DR	LAS VEGAS NV 89144-4440		
137-36-312-018	6,740.61	0.01695%	**378.60**	SENDYK ALLYSON T TRUST	SENDYK ALLYSON T TRS	10745 ELK LAKE DR	LAS VEGAS NV 89144	
137-36-312-019	6,740.61	0.01695%	**378.60**	OLSON FAMILY TRUST	OLSON BRAD JEREMY & LESLIE AIKO LANI TRS	10741 ELK LAKE DR	LAS VEGAS NV 89144-4440	
137-36-312-020	6,740.61	0.01695%	**378.60**	D'AMBROSIO JESSICA M & DANIEL A	10737 ELK LAKE DR	LAS VEGAS NV 89144-4440		0
137-36-312-021	6,740.61	0.01695%	**378.60**	KANNAL CLARENCE E & LINDA R	10733 ELK LAKE DR	LAS VEGAS NV 89144-4440		
137-36-312-022	6,740.61	0.01695%	**378.60**	THORNTON FAMILY REVOCABLE LIVING TRUST	THORNTON TERENCE & SARAH TRS	10729 ELK LAKE DR	LAS VEGAS NV 89144	
137-36-312-023	6,740.61	0.01695%	**378.60**	LUKASIEWICZ JARON	10725 ELK LAKE DR	LAS VEGAS NV 89144		
137-36-312-024	6,740.61	0.01695%	**378.60**	SZWED FAMILY TRUST	P O BOX 29502 #62315	LAS VEGAS NV 89126		
137-36-312-025	6,740.61	0.01695%	**378.60**	CAMMISO ANTHONY J & ELIZABETH G	10717 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-026	6,740.61	0.01695%	**378.60**	BLINDER NORMAN & DAWN	10713 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-027	6,740.61	0.01695%	**378.60**	HURST CLAYTON KELLY & NOEL SHEALY	10709 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-028	6,740.61	0.01695%	**378.60**	ADAMS KIRK D & DINA L	10705 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-029	6,740.61	0.01695%	**378.60**	ADAMS KIRK D & DINA L	10701 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-030	6,740.61	0.01695%	**378.60**	HAMILTON LAWRENCE R & MARY E	10700 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-031	6,740.61	0.01695%	**378.60**	BERISH ROBERT E & KELLY MCMAHON	1570 SHADY ELM ST	LAS VEGAS NV 89135		
137-36-312-032	6,740.61	0.01695%	**378.60**	MCDONNELL JENNIFER C PATRICK C	10724 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-033	6,740.61	0.01695%	**378.60**	DYNDA JESSICA & BRIAN	10728 ELK LAKE DR	LAS VEGAS NV 89144-4439		
137-36-312-034	6,740.61	0.01695%	**378.60**	STAGG FAMILY TRUST	STAGG CHRISTOPHER D & JOLYNN TRS	10732 ELK LAKE DR	LAS VEGAS NV 89144-4439	
137-36-312-035	6,740.61	0.01695%	**378.60**	BALL DENNIS J	THORNTON-BALL SUSAN	644 JOE WILLIS ST	LAS VEGAS NV 89144-4404	
137-36-312-036	6,740.61	0.01695%	**378.60**	BANTA GREGORY A & BARBARA C	640 JOE WILLIS ST	LAS VEGAS NV 89144-4404		
137-36-312-037	6,740.61	0.01695%	**378.60**	OLSEN ANDELYN	636 JOE WILLIS ST	LAS VEGAS NV 89144-4404		
137-36-312-038	6,740.61	0.01695%	**378.60**	TELINISSE FERDINAND ALBERTUS	NATOLI GINA MARIE	10744 ELK LAKE DR	LAS VEGAS NV 89144-4440	
137-36-312-039	6,740.61	0.01695%	**378.60**	DUGAS FAMILY TRUST	DUGAS DENNIS M & SUSAN B TRS	1729 GLENVIEW DR	LAS VEGAS NV 89134-6121	
137-36-312-040	6,740.61	0.01695%	**378.60**	PICKRELL THOMAS H & BETTY J	608 CELSO CT	LAS VEGAS NV 89144-4476		
137-36-312-041	6,740.61	0.01695%	**378.60**	MISMAS RACHEL ANNE	7035 W ANN RD #110	LAS VEGAS NV 89130		
137-36-312-042	6,740.61	0.01695%	**378.60**	UTCHEL DONALD M & BECKY M	600 CELSO CT	LAS VEGAS NV 89144-4476		
137-36-312-043	6,740.61	0.01695%	**378.60**	DERVISHIAN JOSEPH B & CATHY ANN	601 CELSO CT	LAS VEGAS NV 89144-4476		
137-36-312-044	6,740.61	0.01695%	**378.60**	BEACH KEVIN & SHELLEY	605 CELSO CT	LAS VEGAS NV 89144-4476		
137-36-312-045	6,740.61	0.01695%	**378.60**	REED JOSHUA JAMES & STACIE ELIZABETH	609 CELSO CT	LAS VEGAS NV 89144-4476		
137-36-312-046	6,740.61	0.01695%	**378.60**	TIU PAOLO M	MARTIN-TIU MARILYN	613 CELSO CT	LAS VEGAS NV 89144-4476	
137-36-312-047	6,740.61	0.01695%	**378.60**	WALCH DANA R & AMY	10760 ELK LAKE DR	LAS VEGAS NV 89144-4442		
137-36-312-048	6,740.61	0.01695%	**378.60**	DOUBRAVA SABRINA D & MARK W	10764 ELK LAKE DR	LAS VEGAS NV 89144-4442		
137-36-312-049	6,740.61	0.01695%	**378.60**	MOUREY RAJA I SEPARATE PPTY TR	MOUREY RAJA I TRS	10768 ELK LAKE DR	LAS VEGAS NV 89144-4443	
137-36-312-050	6,740.61	0.01695%	**378.60**	LACHMAN SCOTT R & STEPHANIE E	10772 ELK LAKE DR	LAS VEGAS NV 89144		
137-36-312-051	6,740.61	0.01695%	**378.60**	STOWELL PAUL C & LESLIE A	10776 ELK LAKE DR	LAS VEGAS NV 89144-4443		
137-36-312-052	6,740.61	0.01695%	**378.60**	KANG DANIELLE	673 PEACHY CANYON CIR #103	LAS VEGAS NV 89144		
137-36-312-053	6,740.61	0.01695%	**378.60**	SHARMA MITUL & REEMA	10784 ELK LAKE DR	LAS VEGAS NV 89144-4443		
137-36-312-054	6,740.61	0.01695%	**378.60**	FRASER ALAN & RACHELLE V	10800 ELK LAKE DR	LAS VEGAS NV 89144-4441		
137-36-312-055	6,740.61	0.01695%	**378.60**	PATE JOHNNIE R	10804 ELK LAKE DR	LAS VEGAS NV 89144-4441		
137-36-312-056	6,740.61	0.01695%	**378.60**	RITCHEY STEVEN P	632 BIANCA BAY ST	LAS VEGAS NV 89144-4410		
137-36-312-057	6,740.61	0.01695%	**378.60**	625 BAYSVILLE L L C	391 LAS LANZAS ST	LAS VEGAS NV 89138-1593		
137-36-312-058	6,740.61	0.01695%	**378.60**	HERNANDEZ MARIO JOSEPH & ERICA	624 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-312-059	6,740.61	0.01695%	**378.60**	EARLEY ERIC S	616 BAYSVILLE CT	LAS VEGAS NV 89144-4414		
137-36-312-060	6,740.61	0.01695%	**378.60**	GONZALEZ AMRAM IRREVOCABLE TRUST	AMRAM ORTAL TRS	%O AMRAM	613 ALLISTON CT	LAS VEGAS NV 89144
137-36-312-061	6,740.61	0.01695%	**378.60**	SERRAILE LEARA V FAMILY TRUST	SERRAILE LEARA V TRS	P O BOX 370503	LAS VEGAS NV 89137	
137-36-312-062	6,740.61	0.01695%	**378.60**	GUO & ZHOU FAMILY TRUST	%D GUO	616 ALLISTON CT	LAS VEGAS NV 89144-4413	
137-36-312-063	6,740.61	0.01695%	**378.60**	ARNOLDUS & WANG FAMILY TRUST	ARNOLDUS JAN JIN & WANG M Q TRS	20 GREAT LAWN	IRVINE CA 92620	
137-36-312-064	6,740.61	0.01695%	**378.60**	JHE HOLDING & MANAGEMENT INC	2281 E SUNSET RD #2	LAS VEGAS NV 89119		
137-36-312-065	6,740.61	0.01695%	**378.60**	J H E HOLDING & MANAGEMENT INC	2281 E SUNSET #2	LAS VEGAS NV 89119		
137-36-313-001	4,998.69	0.0125%	**280.76**	ISHUM LAURA	625 BEAR GRASS ST	LAS VEGAS NV 89144-4493		
137-36-313-002	4,998.69	0.0125%	**280.76**	NGUYEN MEN TRUST	NGUYEN MEN X TRS	12114 CABO ROJO AVE	LAS VEGAS NV 89138	
137-36-313-003	4,998.69	0.0125%	**280.76**	POLLMAN TERRILL	633 BEAR GRASS ST	LAS VEGAS NV 89144-4493		
137-36-313-004	4,998.69	0.0125%	**280.76**	WOOD BRANDON K	637 BEAR GRASS ST	LAS VEGAS NV 89144		
137-36-313-005	4,998.69	0.0125%	**280.76**	MESEN STANLEY F	5228 VANTAGE AVE #5	VALLEY VILLAGE CA 91607		
137-36-313-006	4,998.69	0.0125%	**280.76**	SCOTT GENE A	693 TRIXIS PL	LAS VEGAS NV 89144-4525		
137-36-313-007	4,998.69	0.0125%	**280.76**	VERCILLO LIVING TRUST	VERCILLO MICHAEL F & JEAN E CO-TRS	625 SANTA MARIA RD	ARCADIA CA 91007	
137-36-313-008	4,998.69	0.0125%	**280.76**	KING IAN REVOCABLE TRUST	KING IAN M TRS	%SHELTER RLTY	2850 W HORIZON RIDGE PKWY #141	HENDERSON NV 89052
137-36-313-009	4,998.69	0.0125%	**280.76**	LIU QIANLI	6220 SIERRA KNOLLS CT	LAS VEGAS NV 89139		
137-36-313-010	4,998.69	0.0125%	**280.76**	LOWE MARK	8460 N SHALLOT WAY	FRESNO CA 93720		
137-36-313-011	4,998.68	0.0125%	**280.76**	LARSON CHARLENE TRUST	LARSON CHARLENE M TRS	713 TRIXIS PL	LAS VEGAS NV 89144	
137-36-313-012	4,998.68	0.0125%	**280.76**	CHAO HYE JA HELEN	9221 EVERGREEN CANYON DR	LAS VEGAS NV 89134-6061		
137-36-313-013	4,998.68	0.0125%	**280.76**	BLASKOVICH FRED	721 TRIXIS PL	LAS VEGAS NV 89144		
137-36-313-014	4,998.68	0.0125%	**280.76**	ZHENG PETER W	6758 EDDINGHILL DR	RANCHO PALOS VERDES CA 90275		
137-36-313-015	4,998.68	0.0125%	**280.76**	CHRIS-JOHN 10641 L L C	6451 N NOKOMIS AVE	CHICAGO IL 60646-2915		
137-36-313-016	4,998.68	0.0125%	**280.76**	OLSHEVSKI BRIAN P	10637 TINTA LN	LAS VEGAS NV 89144-4561		
137-36-313-017	4,998.68	0.0125%	**280.76**	CESARZ CHRISTOPHER M	10633 TINTA LN	LAS VEGAS NV 89144-4561		
137-36-313-018	4,998.68	0.0125%	**280.76**	BALLATHIE L L C	1901 BLACK WATER CT	LAS VEGAS NV 89117		
137-36-313-019	4,998.68	0.0125%	**280.76**	MAW RICHARD J	265 N 185TH PL #109	ELKHORN NE 68022-7939		
137-36-313-020	4,998.68	0.0125%	**280.76**	L M S PROPERTY GROUP L L C	%L SMITH MGR	10621 TINTA LN	LAS VEGAS NV 89144	
137-36-313-021	4,998.68	0.0125%	**280.76**	NEAL & DEBBIE'S FAMILY TRUST	HARTSELL NEAL & DEBRA TRS	10617 TINTA LN	LAS VEGAS NV 89144	
137-36-313-022	4,998.68	0.0125%	**280.76**	OPINA SANSIL B TRUST	OPINA SANSIL B TRS	2216 ROCKEFELLER LN #A	REDONDO BEACH CA 90278	
137-36-313-023	4,998.68	0.0125%	**280.76**	GEELS JEFFREY JON REV LIV TR	GEELS JEFFREY JON TRS	18806 CHOCTAW RD	BEND OR 97702	
137-36-313-024	4,998.68	0.0125%	**280.76**	REYNOLDS LINDA	8953 ENFIELD AVE	NORTHRIDGE CA 91325		
137-36-313-025	4,998.68	0.0125%	**280.76**	COSTELLA D L FAMILY TRUST	COSTELLA DEBORAH LYNN TRS	10545 INDIA HAWTHORN AVE	LAS VEGAS NV 89144	
137-36-313-026	4,998.68	0.0125%	**280.76**	FLEUR NEN L L C	9811 W CHARLESTON BLVD #2-375	LAS VEGAS NV 89117		
137-36-313-027	4,998.68	0.0125%	**280.76**	YUN JIN HA & HYUNG LAN	10533 INDIA HAWTHORN AVE	LAS VEGAS NV 89144		
137-36-313-028	4,998.68	0.0125%	**280.76**	M & B TRUST	SOLOMON MARK A & BARBARA L TRS	10296 SWEET FENNEL DR	LAS VEGAS NV 89135	
137-36-313-029	4,998.68	0.0125%	**280.76**	AMATO PAUL R	10521 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4486		
137-36-313-030	4,998.68	0.0125%	**280.76**	HOWARTH HILARY	10517 INDIAN HAWTHORN AVE	LAS VEGAS NV 89144-4486		
137-36-313-031	4,998.68	0.0125%	**280.76**	DEBS MOHAMAD B	10513 INDIA HAWTHORN AVE	LAS VEGAS NV 89144		
137-36-313-032	4,998.68	0.0125%	**280.76**	MARELLY GUY	10509 INDIA HAWTHORN AVE	LAS VEGAS NV 89144		
137-36-313-033	4,998.68	0.0125%	**280.76**	MAXEY ELIZABETH FOLEY & JOHN H	10505 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4486		
137-36-313-034	4,998.68	0.0125%	**280.76**	DILUIGI DOMINIC	%SILVER STATE RLTY & INVEST	9325 W SAHARA AVE	LAS VEGAS NV 89117	
137-36-313-035	4,998.68	0.0125%	**280.76**	TARR WILLIAM W & MARIE CARMELYN	13253 KIBBLING RD	SAN DIEGO CA 92130		
137-36-313-036	4,998.68	0.0125%	**280.76**	MOROCCO JUDITH E	717 CHASE TREE ST	LAS VEGAS NV 89144		
137-36-313-037	4,998.68	0.0125%	**280.76**	BALDI JAMES J & JOYCE A	P O BOX 238	MORTON IL 61550		
137-36-313-038	4,998.68	0.0125%	**280.76**	CHRIS-JOHN 733 L L C	6451 N NOKOMIS AVE	CHICAGO IL 60646		
137-36-313-039	4,998.68	0.0125%	**280.76**	737 CHASE TREE TRUST	%J PETERS	6451 N NOKOMIS AVE	CHICAGO IL 60646	
137-36-313-040	4,998.68	0.0125%	**280.76**	RICHEY DAVID	HUYNH CHARLIE C	10484 ROSE PARK AVE	LAS VEGAS NV 89135	
137-36-313-041	4,998.68	0.0125%	**280.76**	CABULANG ROMEO & MARIBEL	745 CHASE TREE ST	LAS VEGAS NV 89144-4503		
137-36-313-042	4,998.68	0.0125%	**280.76**	VAIL JAN L	334 S MIRALESTE DR #238	SAN PEDRO CA 90732		
137-36-313-043	4,998.68	0.0125%	**280.76**	EARLY STEVEN J	864 E SALEM AVE	FRESNO CA 93720		
137-36-313-044	4,998.68	0.0125%	**280.76**	EMBESTRO MARIA	1900 CETONA CT	AUSTIN TX 78746-7707		
137-36-313-045	4,998.68	0.0125%	**280.76**	KARACOSTAS ALEXA	732 CHASE TREE ST	LAS VEGAS NV 89144		
137-36-313-046	4,998.68	0.0125%	**280.76**	WILLIAMS RAY W	728 CHASE TREE ST	LAS VEGAS NV 89144		
137-36-313-047	4,998.68	0.0125%	**280.76**	RONPERT L L C	%R VOLPERT	10138 EMERALD SUNSET CT	LAS VEGAS NV 89148	
137-36-313-048	4,998.68	0.0125%	**280.76**	ILLINIK CARL ROBERT & SABINA FONG LIVING TRUST	56 BERNERI DR	LAS VEGAS NV 89138		
137-36-313-049	4,998.68	0.0125%	**280.76**	ROHA DORIS LOUISE LIVING TRUST	ROHA DORIS LOUISE TRS	716 CHASE TREE ST	LAS VEGAS NV 89144	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-313-050	4,998.68	0.0125%	280.76	COBO RICARDO E	712 CHASE TREE ST	LAS VEGAS NV 89144-4504		
137-36-313-051	4,998.68	0.0125%	280.76	ZIMMERLE ROBERT	708 CHASE TREE ST	LAS VEGAS NV 89144-4504		
137-36-313-052	4,998.68	0.0125%	280.76	ROBINSON PHILLIP & ANN MUIRHEAD	14449 EASTRIDGE DR	WHITTIER CA 90602		
137-36-313-053	4,998.68	0.0125%	280.76	CHARCOAL COPPER PROPERTIES L L C	%B VERDIRAME	10300 W CHARLESTON BLVD #13-230	LAS VEGAS NV 89135	
137-36-313-054	4,998.68	0.0125%	280.76	KILLY INC	1401 S 324TH ST #102	FEDERAL WAY WA 98003-8476		
137-36-313-055	4,998.68	0.0125%	280.76	MUNJACK JULIE LIVING TRUST	MUNJACK JULIE TRS	656 CHASE TREE ST	LAS VEGAS NV 89144	
137-36-313-056	4,998.68	0.0125%	280.76	GOLDBAUM GEORGE MELTON REVOCABLE LIVING TRUST	GOLDBAUM GEORGE MELTON TRS	%G GOLDBAUM	652 CHASE TREE ST	LAS VEGAS NV 89144-4505
137-36-313-057	4,998.68	0.0125%	280.76	STOVER SCOTT S	648 CHASE TREE ST	LAS VEGAS NV 89144-4505		
137-36-313-058	4,998.68	0.0125%	280.76	ANTONIO AGAPITO S	94-1201 HUAKAI ST	WAIPAHU HI 96797-3838		
137-36-313-059	4,998.68	0.0125%	280.76	MASON ANDREW	8350 W DESERT INN RD #2102	LAS VEGAS NV 89117		
137-36-313-060	4,998.68	0.0125%	280.76	BAUTISTA MAGDALENA	636 CHASE TREE ST	LAS VEGAS NV 89144-4505		
137-36-313-061	4,998.68	0.0125%	280.76	JACKSON GERALD & GERALD E	2319 LEHMAN LN NE	BLAINE MN 55449-5493		
137-36-313-062	4,998.68	0.0125%	280.76	DANIEL TRUST	DANIEL JONATHAN L & JULIA F TRS	54 ROYAL PINE	IRVINE CA 92602	
137-36-313-063	4,998.68	0.0125%	280.76	T R P FUND IV L L C	%J & R ALAGAR	624 CHASE TREE ST	LAS VEGAS NV 89144	
137-36-313-064	4,998.68	0.0125%	280.76	ESTANDIAN TRUST	ESTANDIAN EMMA L TRS	%E ESTANDIAN	620 CHASE TREE ST	LAS VEGAS NV 89144
137-36-313-065	4,998.68	0.0125%	280.76	SEDERMAN ERIC W REVOCABLE FAM TR	SEDERMAN ERIC W TRS	616 CHASE TREE ST	LAS VEGAS NV 89144-4502	
137-36-313-066	4,998.69	0.0125%	280.76	DUPLECHIEN RITCHIE P	1930 VILLAGE CENTER CIR #3-331	LAS VEGAS NV 89134		
137-36-313-067	4,998.69	0.0125%	280.76	METER VERONICA	621 CHASE TREE ST	LAS VEGAS NV 89144-4502		
137-36-313-068	4,998.69	0.0125%	280.76	NORS PROPERTIES L L C	11700 W CHARLESTON BLVD #170-143	LAS VEGAS NV 89135		
137-36-313-069	4,998.69	0.0125%	280.76	C P 629 CHASE TREE REVOCABLE LIVING TRUST ETAL	DIONISIO CESAR V TRS	629 CHASE TREE ST	LAS VEGAS NV 89144	
137-36-313-070	4,998.69	0.0125%	280.76	SUTTON LYNN R	637 CHASE TREE ST	LAS VEGAS NV 89144		
137-36-313-071	4,998.69	0.0125%	280.76	QUEVER VERNON R	645 CHASE TREE ST	LAS VEGAS NV 89144-4505		
137-36-313-072	4,998.69	0.0125%	280.76	NORS PROPERTIES L L C	11700 W CHARLESTON BLVD #170-143	LAS VEGAS NV 89135		
137-36-313-073	4,998.69	0.0125%	280.76	RIES NORMA	10801 SLEEPY RIVER AVE	LAS VEGAS NV 89144		
137-36-313-074	4,998.69	0.0125%	280.76	ENGLAND LAURIE E	1716 CRYSTAL CREEK CIR	LAS VEGAS NV 89128-7947		
137-36-313-075	4,998.69	0.0125%	280.76	SLEZAK THOMAS R JR	624 JOJOBA CT	LAS VEGAS NV 89144		
137-36-313-076	4,998.69	0.0125%	280.76	MALONE TERRY H & NANCY J	620 JOJOBA CT	LAS VEGAS NV 89144-4523		
137-36-313-077	4,998.69	0.0125%	280.76	DEMAIO LIVING TRUST	DEMAIO LAWRENCE & MARY CO-TRS	616 JOJOBA CT	LAS VEGAS NV 89144-4523	
137-36-313-078	4,998.69	0.0125%	280.76	DESANTIS JOAN M	613 JOJOBA CT	LAS VEGAS NV 89144-4523		
137-36-313-079	4,998.69	0.0125%	280.76	CHRIS-JOHN 621 L L C	6451 N NOKOMIS AVE	CHICAGO IL 60646-2915		
137-36-313-080	4,998.69	0.0125%	280.76	RIES NORMA	10801 SLEEPY RIVER AVE	LAS VEGAS NV 89144		
137-36-313-081	4,998.69	0.0125%	280.76	HEH-REDWOOD ASH L L C	%L COURTE	P O BOX 5600	VAIL CO 81658	
137-36-313-082	4,998.69	0.0125%	280.76	BUTTERFLY L LC-SERIES 10536	1725 CYPRESS MANOR	HENDERSON NV 89012-7227		
137-36-313-083	4,998.69	0.0125%	280.76	TENAY MICHAEL & KAREN	10540 REDWOOD ASH AVE	LAS VEGAS NV 89144-4522		
137-36-313-084	4,998.69	0.0125%	280.76	RODGERS TAD	1620 ANGELWING DR	SILVER SPRING MD 20904-1500		
137-36-313-085	4,998.69	0.0125%	280.76	TOTERA ANTONIO F	628 BLUE YUCCA	LAS VEGAS NV 89144-4569		
137-36-313-086	4,998.69	0.0125%	280.76	HOLMES KEITH R	616 BLUE YUCCA ST	LAS VEGAS NV 89144-4569		
137-36-313-087	4,998.69	0.0125%	280.76	WOOL FAMILY PROTECTION TRUST	WOOL KEVIN M TRS	612 BLUE YUCCA ST	LAS VEGAS NV 89144	
137-36-313-088	4,998.69	0.0125%	280.76	WOOL FAMILY PROTECTION TRUST MEGATRUST	WOOL KEVIN M TRS	%K M WOOL TRS	612 BLUE YUCCA ST	LAS VEGAS NV 89144
137-36-313-089	4,998.69	0.0125%	280.76	DESIREABLE PROPERTIES L L C	1350 E FLAMING RD #757	LAS VEGAS NV 89119		
137-36-313-090	4,998.69	0.0125%	280.76	HUYNH MICHELLE TRUST	12114 CABO ROJO AVE	LAS VEGAS NV 89138		
137-36-313-091	4,998.69	0.0125%	280.76	2018-2 I H BORROWER L P	%INVITATION HOMES	1717 MAIN ST #2000	DALLAS TX 75201	
137-36-313-092	4,998.69	0.0125%	280.76	BLACK COPPER PROPERTIES L L C	10300 W CHARLESTON #13-230	LAS VEGAS NV 89135-1037		
137-36-313-093	4,998.69	0.0125%	280.76	BLUE L L C	605 MOUNT ANTERO WAY	BOULDER CITY NV 89005		
137-36-313-094	4,998.69	0.0125%	280.76	BLUE COPPER PROPERTIES L L C	10300 W CHARLESTON #13-230	LAS VEGAS NV 89135		
137-36-313-095	4,998.69	0.0125%	280.76	VINCENT RENEE	641 BLUE YUCCA ST	LAS VEGAS NV 89144-4569		
137-36-313-096	4,998.69	0.0125%	280.76	ADELHOCH PAUL	7928 FARRALON RIDGE CT	LAS VEGAS NV 89149		
137-36-313-097	4,998.69	0.0125%	280.76	NGUYEN MEN TRUST	12114 CABO ROJO AVE	LAS VEGAS NV 89138		
137-36-313-098	4,998.69	0.0125%	280.76	PORTER EVE	KELLEY VANESSA S	10541 REDWOOD ASH AVE	LAS VEGAS NV 89144-4522	
137-36-313-099	4,998.69	0.0125%	280.76	KATZMANN STEVEN	10537 REDWOOD ASH AVE	LAS VEGAS NV 89144-4522		
137-36-313-100	4,998.69	0.0125%	280.76	PONSA-WIRTHAIM MARIA	WIRTHAIM AVI	10533 REDWOOD ASH DR	LAS VEGAS NV 89144-4522	
137-36-313-101	4,998.69	0.0125%	280.76	CARUSO MATTHEW III	CORTES SPENCER	10529 REDWOOD ASH AVE	LAS VEGAS NV 89144	
137-36-313-102	4,998.69	0.0125%	280.76	HSIEH ALAN	923 E VALLEY BLVD #302	SAN GABRIEL CA 91776		
137-36-313-103	4,998.69	0.0125%	280.76	RED COPPER PROPERTIES L L C	10300 W CHARLESTON #13-230	LAS VEGAS NV 89135		
137-36-313-104	4,998.69	0.0125%	280.76	BLOMSTRANN REVOCABLE LIVING TRUST	BLOMSTRANN DEBRA LYNN TRS	10513 REDWOOD ASH AVE	LAS VEGAS NV 89144-4522	
137-36-313-105	4,998.69	0.0125%	280.76	RIES NORMA	10801 SLEEPY RIVER AVE	LAS VEGAS NV 89144		
137-36-313-106	4,998.69	0.0125%	280.76	STOUT DEBORAH K	10151 PARK RUN DR	LAS VEGAS NV 89145-8859		
137-36-313-107	4,998.69	0.0125%	280.76	HOOD-JACKSON SUSAN	661 CHASE TREE ST	LAS VEGAS NV 89144-4505		
137-36-313-108	4,998.69	0.0125%	280.76	B S TRUST	STRUM BARNETT TRS	10512 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4486	
137-36-313-109	4,998.69	0.0125%	280.76	TEASLEY JULIE	10516 INDIA HAWTHORN AVE	LAS VEGAS NV 89144		
137-36-313-110	4,998.69	0.0125%	280.76	CHONG YANG	235 S EL MOLINO ST	ALHAMBRA CA 91801-4106		
137-36-313-111	4,998.69	0.0125%	280.76	BULLDOG REAL ESTATE L L C	%S FILLIOS	9640 W TROPICANA AVE #200	LAS VEGAS NV 89147-2605	
137-36-313-112	4,998.69	0.0125%	280.76	BARNEY KELLY	10528 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4485		
137-36-313-113	4,998.69	0.0125%	280.76	KITZEROW WILLIAM E & YEE MAN	10532 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4485		
137-36-313-114	4,998.69	0.0125%	280.76	WILSON BARBARA A	10536 INDIA HAWTHORNE	LAS VEGAS NV 89144-4485		
137-36-313-115	4,998.69	0.0125%	280.76	HARRIS GAIL M TRUST	HARRIS GAIL M TRS	10540 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4485	
137-36-313-116	4,998.69	0.0125%	280.76	JUBINVILLE TRUST	JUBINVILLE KRISTINA TRS	389 SANTA ISABEL	NEWPORT BEACH CA 92660	
137-36-313-117	4,998.69	0.0125%	280.76	ZIELINSKI ERIC & BARBARA	75-15 35TH AVE #B9	JACKSON HEIGHTS NY 11372		
137-36-313-118	4,998.69	0.0125%	280.76	SPIEGEL THOMAS LIVING TRUST	SPIEGEL THOMAS TRS	%T SPIEGEL	1250 4TH ST #410	SANTA MONICA CA 90401-1418
137-36-313-119	4,998.69	0.0125%	280.76	CHANG JOHN	CHANG HSIN LAN W	11005 SALFORD DR	LAS VEGAS NV 89144-4499	
137-36-313-120	4,998.69	0.0125%	280.76	GISH HAROLD JAMES	10600 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4477		
137-36-313-121	4,998.69	0.0125%	280.76	KEARNEY MARCI	10604 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4477		
137-36-313-122	4,998.69	0.0125%	280.76	GLACIER TRUST	TREVINO JAMES E & DEBORAH TRS	286 APENNINE PL	LAS VEGAS NV 89138	
137-36-313-123	4,998.69	0.0125%	280.76	KHAJETORIANS ED	WILBER CYNTHIA A	922 S FUNTRIDGE WAY	ANAHEIM CA 92808	
137-36-313-124	4,998.69	0.0125%	280.76	WOLF JENNIFER K	636 MARIOLA ST	LAS VEGAS NV 89144-4479		
137-36-313-125	4,998.69	0.0125%	280.76	CRILLY NEIL D	632 MARIOLA ST	LAS VEGAS NV 89144-4479		
137-36-313-126	4,998.69	0.0125%	280.76	SCHWARTZ FAMILY TRUST	SCHWARTZ SYLVIA TRS	628 MARIOLA ST	LAS VEGAS NV 89144-4479	
137-36-313-127	4,998.69	0.0125%	280.76	MAXSON KIMBERLY A	624 MARIOLA ST	LAS VEGAS NV 89144		
137-36-313-128	4,998.69	0.0125%	280.76	HORROCKS RUSSELL B	620 MARIOLA ST	LAS VEGAS NV 89144-4479		
137-36-313-129	4,998.69	0.0125%	280.76	SHAO HSIAO WEI	HOFFMAN MARK	405 FOREST LN	SIERRA MADRE CA 91024	
137-36-313-130	4,998.69	0.0125%	280.76	J M W TRUST	WHITNEY JEAN M TRS	455 DAYTON AVE #207	ST PAUL MN 55102	
137-36-313-131	4,998.69	0.0125%	280.76	GUIOR SUSAN	10616 BRIANHURST	LAS VEGAS NV 89144-1129		
137-36-313-132	4,998.69	0.0125%	280.76	LARSEN FAMILY TRUST	LARSEN HELEN DENISE TRS	10628 INDIGO BUSH AVE	LAS VEGAS NV 89144-4494	
137-36-313-133	4,998.69	0.0125%	280.76	MCGOWAN ERIC MICHAEL	10629 INDIGO BUSH AVE	LAS VEGAS NV 89144		
137-36-313-134	4,998.69	0.0125%	280.76	NIIMI THOMAS T LIVING TRUST	NIIMI THOMAS T TRS	3580 KALIHI ST	HONOLULU HI 96819-3035	
137-36-313-135	4,998.69	0.0125%	280.76	WALLACE LIVING TRUST	WALLACE SARAH H TRS	629 MARIOLA ST	LAS VEGAS NV 89144-4479	
137-36-313-136	4,998.69	0.0125%	280.76	REYNOLDS LINDA	10605 TINTA LN	LAS VEGAS NV 89144		
137-36-313-137	4,998.69	0.0125%	280.76	CALDWELL FAMILY TRUST	CALDWELL HAROLD L & MARILYN TRS	P M B 207	2550 E DESERT INN RD	LAS VEGAS NV 89121-3611
137-36-313-138	4,998.69	0.0125%	280.76	DOWNEY VINCENT J	10628 WHITEBRUSH AVE	LAS VEGAS NV 89144		
137-36-313-139	4,998.69	0.0125%	280.76	KUCHURIS CHRISTOPHER G	7134 HENDERSON DR	TRAVERSE CITY MI 49686		
137-36-313-140	4,998.69	0.0125%	280.76	HEDRICK ROSALEE S	10636 WHITEBRUSH AVE	LAS VEGAS NV 89144-4480		
137-36-313-141	4,998.68	0.0125%	280.76	CHAPRA L L C SERIES B	%H PRASAD TRS	P O BOX 370607	LAS VEGAS NV 89137	
137-36-313-142	4,998.68	0.0125%	280.76	WOZNIAK MICHAEL E & ANN M	10629 WHITEBRUSH AVE	LAS VEGAS NV 89144		
137-36-313-143	4,998.68	0.0125%	280.76	SYNERGY LIVING TRUST	WALLERS ROCHIELLEE TRS	7177 LANSBROOK AVE	LAS VEGAS NV 89131	
137-36-313-144	4,998.68	0.0125%	280.76	SAKUMA LINDA	SHIMONO MARY S & SAM M	10609 INDIA HAWTHORN AVE	LAS VEGAS NV 89144-4477	
137-36-313-145	4,998.68	0.0125%	280.76	NAZARIAN MADLEN	NANEV RUMEN	10601 INDIA HAWTHORN AVE	LAS VEGAS NV 89144	
137-36-313-146	4,998.68	0.0125%	280.76	MENON REMA	2231 S TENAYA WAY	LAS VEGAS NV 89117		
137-36-313-147	4,998.68	0.0125%	280.76	CONTINENTAL JAKARTA IRREV TR	SIM MIRANDA I TRS	10616 TINTA LN	LAS VEGAS NV 89144	
137-36-313-148	4,998.68	0.0125%	280.76	WEINTROUB FAMILY TRUST	WEINTROUB IRVING J & BETTY TRS	10620 TINTA LN	LAS VEGAS NV 89144-4561	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-313-149	4,998.68	0.0125%	**280.76**	SHEROUSE JAMES I III & ALYSSA D	724 TRIXIS PL	LAS VEGAS NV 89144		
137-36-313-150	4,998.68	0.0125%	**280.76**	MALCOM JUDITH LIVING TRUST	MALCOM JUDITH TRS	720 TRIXIS PL	LAS VEGAS NV 89144-4525	
137-36-313-151	4,998.68	0.0125%	**280.76**	MARSHALL ROBERT E	9744 VERLAINE CT	LAS VEGAS NV 89145-8695		
137-36-313-152	4,998.68	0.0125%	**280.76**	SMILEY LIVING TRUST	WRIGHT MARGARET ELIZABETH T TRS	712 TRIXIS PL	LAS VEGAS NV 89144-4525	
137-36-411-001	2,842.47	0.0071%	**159.65**	WAUKE WARREN A	10830 AMBER RIDGE DR #101	LAS VEGAS NV 89144-4457		
137-36-411-002	2,842.47	0.0071%	**159.65**	DIXON LEONARD JR	10830 AMBER RIDGE DR #102	LAS VEGAS NV 89144-4458		
137-36-411-003	2,842.47	0.0071%	**159.65**	MOORE DAVID REVOCABLE LIVING TRUST	MOORE DAVID SHELTON TRS	%D MOORE	10830 AMBER RIDGE #201	LAS VEGAS NV 89144-4458
137-36-411-004	2,842.47	0.0071%	**159.65**	FRANDEN ENTERPRISES L P	85 MACOMB PL	MOUNT CLEMENS MI 48043-5625		
137-36-411-005	2,842.47	0.0071%	**159.65**	DELEON REVOCABLE TRUST	DELEON TERESITA A TRS	10830 AMBER RIDGE DR #203	LAS VEGAS NV 89144	
137-36-411-006	2,842.47	0.0071%	**159.65**	FENTZ BARRY W & SHIRLEY B	1459 GABLE PL	THE VILLAGES FL 32163		
137-36-411-007	2,842.47	0.0071%	**159.65**	UNGAR DAVID JUSTIN & DAVID J	7891 DANA POINT	LAS VEGAS NV 89117		
137-36-411-008	2,842.47	0.0071%	**159.65**	URBANCZYK RONALD J & SANDRA E	51415 JOHNS DR	NEW BALTIMORE MI 48047-1412		
137-36-411-009	2,842.47	0.0071%	**159.65**	TATE CHRISTOPHER J	12725 BONAPARTE AVE	LOS ANGELES CA 90066-6523		
137-36-411-010	2,842.47	0.0071%	**159.65**	JADA HOLDINGS L L C	%J APPELHANS ~ %D TENNARIELLO-APPELHANS	210 N ROYAL ASCOT DR	LAS VEGAS NV 89144-4305	
137-36-411-011	2,842.47	0.0071%	**159.65**	SECCARECCIO SUSAN LIVING TRUST	SECCARECCIO SUSAN TRS	10800 AMBER RIDGE DR #101	LAS VEGAS NV 89144	
137-36-411-012	2,842.47	0.0071%	**159.65**	LAM NAP TRUST	%M A COFFING	10001 PARK RUN DR	LAS VEGAS NV 89145	
137-36-411-013	2,842.47	0.0071%	**159.65**	PAUL STUART B	10800 AMBER RIDGE DR #203	LAS VEGAS NV 89144		
137-36-411-014	2,842.47	0.0071%	**159.65**	SCHMELING DON & LENORE	1104-1830 COLLEGE AVE	REGINA SK S4P 1C2 CANADA		
137-36-411-015	2,842.47	0.0071%	**159.65**	SOLBRIG CHARLES W & CAROL FAM TR	10300 W CHARLESTON BLVD #13-252	LAS VEGAS NV 89135-1037		
137-36-411-016	2,842.47	0.0071%	**159.65**	CAMMARATA ANN M & MARTIN	10800 AMBER RIDGE DR #202	LAS VEGAS NV 89144		
137-36-411-017	2,842.47	0.0071%	**159.65**	PAUL STUART B & PATRICIA E TRS	PAUL STUART B & PATRICIA E TRS	10800 AMBER RIDGE DR #203	LAS VEGAS NV 89144-4453	
137-36-411-018	2,842.47	0.0071%	**159.65**	PETERS GERD I	124 CLEARVIEW CIR	HENDERSONVILLE TN 37075		
137-36-411-019	2,842.47	0.0071%	**159.65**	BEHRENS WALTER J & GRACE	10800 AMBER RIDGE DR #205	LAS VEGAS NV 89144-4453		
137-36-411-020	2,842.47	0.0071%	**159.65**	ALJAZAERI ZEID TARIQ	2657 WINDMILL PKWY #500	HENDERSON NV 89074-3384		
137-36-411-021	2,842.47	0.0071%	**159.65**	HOLT EVAN N	603 TENNESSE ST	LAWRENCE KS 66044		
137-36-411-022	2,842.47	0.0071%	**159.65**	FALLETTA CARL JR	10730 AMBER RIDGE DR #102	LAS VEGAS NV 89144-4451		
137-36-411-023	2,842.47	0.0071%	**159.65**	SIMMONS MARGARET A LIVING TRUST	SIMMONS MARGARET A & DENNIS A TRS	7324 VALE DR	SCHERERVILLE IN 46375	
137-36-411-024	2,842.47	0.0071%	**159.65**	OCKFORD NANCY WILLIAMS TRUST	OCKFORD NANCY WILLIAMS TRS	2818 BLACKBIRD DR	BOZEMAN MT 59718	
137-36-411-025	2,842.47	0.0071%	**159.65**	MOSELEY ROGER & HEIDI	P O BOX 370748	LAS VEGAS NV 89137		
137-36-411-026	2,842.47	0.0071%	**159.65**	BARRON DON M & KATHERINE FAM TR	BARRON DON M & KATHERINE W TRS	10300 W CHARLESTON #13-211	LAS VEGAS NV 89135-1037	
137-36-411-027	2,842.47	0.0071%	**159.65**	CHAPPELL RONNIE L	LANEY JEFFREY E	10730 AMBER RIDGE DR #203	LAS VEGAS NV 89144	
137-36-411-028	2,842.47	0.0071%	**159.65**	JAMES RONALD L & KATHERINE	2915 EVENING ROCK ST	LAS VEGAS NV 89135-1633		
137-36-411-029	2,842.47	0.0071%	**159.65**	LEWIS RONY & JUAN	736 BAY STREET #5	TORONTO ON M5G 1N6 CANADA		
137-36-411-030	2,842.47	0.0071%	**159.65**	HAHN FAMILY LIVING TRUST	HAHN JACK JOSEPH TRS	10255 MADDELEIN LN	PALO CEDRO CA 96073-9771	
137-36-411-031	2,842.47	0.0071%	**159.65**	COHEN MALCOLM & STEWART SARAH REV LIV TR ETAL	COHEN MALCOLM J TRS	10924 CARDINAL COURT LN	LAS VEGAS NV 89144	
137-36-411-032	2,842.47	0.0071%	**159.65**	ATTIE SY	10720 AMBER RIDGE DR #102	LAS VEGAS NV 89144		
137-36-411-033	2,842.47	0.0071%	**159.65**	GIMPL DESERT PROPERTIES L L C	929 SW SILVER LAKE BLVD	BEND OR 97702		
137-36-411-034	2,842.47	0.0071%	**159.65**	DESLAURIER KENNETH R	92-731 MAKAKILO DR #3	KAPOLEI HI 96707		
137-36-411-035	2,842.47	0.0071%	**159.65**	VIGIL MICHAEL EUGENE	6223 TILLMAN CREST AVE	LAS VEGAS NV 89139-6875		
137-36-411-036	2,842.47	0.0071%	**159.65**	FRANDEN ENTERPRISES L P	85 MACOMB PL	MOUNT CLEMENS MI 48043-5625		
137-36-411-037	2,842.47	0.0071%	**159.65**	BOOTH-MAY MARION TRUST	BOOTH-MAY MARION TRS	10700 AMBER RIDGE DR #102	LAS VEGAS NV 89144	
137-36-411-038	2,842.47	0.0071%	**159.65**	MERTKE DONALD G & SHIRLEY E	10700 AMBER RIDGE DR #103	LAS VEGAS NV 89144		
137-36-411-039	2,842.47	0.0071%	**159.65**	GIMPL DESERT PROPERTIES L L C	929 SW SILVER LAKE BLVD	BEND OR 97702		
137-36-411-040	2,842.47	0.0071%	**159.65**	JEWKES ELIZABETH B L L C	10700 AMBER RIDGE DR #201	LAS VEGAS NV 89144		
137-36-411-041	2,842.47	0.0071%	**159.65**	KHIMICH ALONA	10700 AMBER RIDGE DR #202	LAS VEGAS NV 89144-4448		
137-36-411-042	2,842.47	0.0071%	**159.65**	SOLOMON STACEY JAY 1995 TRUST	SOLOMON STACEY JAY TRS	10700 AMBER RIDGE DR #203	LAS VEGAS NV 89144	
137-36-411-043	2,842.47	0.0071%	**159.65**	PIERSON MICHAEL G & VIVIAN V	10700 AMBER RIDGE DR #204	LAS VEGAS NV 89144		
137-36-411-044	2,842.47	0.0071%	**159.65**	ALEXAKIS IOANNIS	10700 AMBER RIDGE DR #205	LAS VEGAS NV 89144-4448		
137-36-411-045	2,842.47	0.0071%	**159.65**	WILSON ALAN S	P O BOX 560184	ORLANDO FL 32856-0184		
137-36-411-046	2,842.47	0.0071%	**159.65**	CONIGLIO FAMILY TRUST	CONIGLIO ROSE MARIE TRS	10640 AMBER RIDGE DR	LAS VEGAS NV 89144-4536	
137-36-411-047	2,842.47	0.0071%	**159.65**	ZIMNY RICHARD G & VICKI L	9225 NAGLE AVE	MORTON GROVE IL 60053-1429		
137-36-411-048	2,842.47	0.0071%	**159.65**	HARDIN CARLETON E	SATO HIDEKO KATHLEEN	11756 FEINBERG PL	LAS VEGAS NV 89138	
137-36-411-049	2,842.47	0.0071%	**159.65**	REPLOGLE DAVID C & PATRICIA	5918 HERITAGE PL	LOVES PARK IL 61111-6945		
137-36-411-050	2,842.47	0.0071%	**159.65**	DUMESTRE MICHEL	7511 HARROP PROCTOR RD	NELSON BC V1L 6R8 CANADA		
137-36-411-051	2,842.47	0.0071%	**159.65**	GALBRAITH DAN H	19205 W 98TH TERR	LENEXA KS 66220-9749		
137-36-411-052	2,842.47	0.0071%	**159.65**	BURKE MARIAN L LIVING TRUST	BURKE MARIAN TRS	10620 AMBER RIDGE DR #102	LAS VEGAS NV 89144-4534	
137-36-411-053	2,842.47	0.0071%	**159.65**	MILOF NELU	HO JOIA M	2055 SACRAMENTO ST #906	SAN FRANCISCO CA 94109-3322	
137-36-411-054	2,842.47	0.0071%	**159.65**	SOLBRIG CHARLES W & CAROL R FAMILY TRUST	SOLBRIG CHARLES W & CAROL R TRS	10300 W CHARLESTON #13	LAS VEGAS NV 89135	
137-36-411-055	2,842.47	0.0071%	**159.65**	MONTEITH ARTHUR E & NANCY	10620 AMBER RIDGE DR #201	LAS VEGAS NV 89144-4535		
137-36-411-056	2,842.47	0.0071%	**159.65**	BARICH FAMILY TRUST	BARICH DAVID J TRS	10620 AMBER RIDGE DR #202	LAS VEGAS NV 89144-4535	
137-36-411-057	2,842.47	0.0071%	**159.65**	SOLBRIG CHARLES W & CAROL FAM TR	SOLBRIG CHARLES W & CAROL CO-TRS	10300 W CHARLESTON BLVD #13-252	LAS VEGAS NV 89135-1037	
137-36-411-058	2,842.47	0.0071%	**159.65**	MARCEK EDMEE	10620 AMBER RIDGE DR UT 204	LAS VEGAS NV 89144		
137-36-411-059	2,842.47	0.0071%	**159.65**	NESSINGER JOSEPH D & ROSE FAM TR	NESSINGER JOSEPH D & ROSE H TRS	10620 AMBER RIDGE DR #205	LAS VEGAS NV 89144-4535	
137-36-411-060	2,842.47	0.0071%	**159.65**	FOREMAN CONNIE S	10620 AMBER RIDGE DR #206	LAS VEGAS NV 89144-4535		
137-36-411-061	2,842.47	0.0071%	**159.65**	TANNENHOLZ PHILIP H	WATKINS CAROLYN	10600 AMBER RIDGE DR #101	LAS VEGAS NV 89144	
137-36-411-062	2,842.46	0.0071%	**159.65**	EMIGHOLZ DON R & DOROTHY L	10600 AMBER RIDGE DR #102	LAS VEGAS NV 89144		
137-36-411-063	2,842.46	0.0071%	**159.65**	TORRES LISA L	10600 AMBER RIDGE DR #103	LAS VEGAS NV 89144		
137-36-411-064	2,842.46	0.0071%	**159.65**	EPPENAUER FAMILY TRUST	EPPENAUER D & MARGARET TRS	10600 AMBER RIDGE DR #104	LAS VEGAS NV 89144-4530	
137-36-411-065	2,842.46	0.0071%	**159.65**	MANDERSCHEID DOUGLAS J	CARRILLO STACY L	408 PERRY ST	PRESCOTT AZ 86303	
137-36-411-066	2,842.46	0.0071%	**159.65**	PAYNE MARTIN J	4557 FAIRFIELD DR	BETHESDA MD 20814-4703		
137-36-411-067	2,842.46	0.0071%	**159.65**	JOYCE JACOB A	10600 AMBER RIDGE DR #203	LAS VEGAS NV 89144-4531		
137-36-411-068	2,842.46	0.0071%	**159.65**	OKUDA BEATRICE J REVOCABLE TRUST	OKUDA BEATRICE J TRS	1025 HEAP AVE	PRESCOTT AZ 86303	
137-36-411-069	2,842.46	0.0071%	**159.65**	COHEN MALCOLM & STEWART SARAH REV LIV TR	COHEN MALCOLM J TRS	10924 CARDINAL CREST LN	LAS VEGAS NV 89144	
137-36-411-070	2,842.46	0.0071%	**159.65**	ROSE THOMAS J & ANNE D	10851 N 10TH PL	PHOENIX AZ 85020-1100		
137-36-411-071	2,842.46	0.0071%	**159.65**	TOBAN ALAN & ELLEN	1855 OLD WILLOW RD #333	NORTHFIELD IL 60093-2918		
137-36-411-072	2,842.46	0.0071%	**159.65**	CANNON ANTHONY W	19 MONTANA LN	MENLO PARK CA 94025		
137-36-411-073	2,842.46	0.0071%	**159.65**	ADACHI DANA	820 PICOTTE ST #103	LAS VEGAS NV 89144-4558		
137-36-411-074	2,842.46	0.0071%	**159.65**	RETFALVY RHIANON 1990 TRUST	RETFALVY RHIANON TRS	820 PICOTTE ST #201	LAS VEGAS NV 89144	
137-36-411-075	2,842.46	0.0071%	**159.65**	AMBER RIDGE PROPERTIES L L C	1930 VILLAGE CENTER CIR #3-4371	LAS VEGAS NV 89134		
137-36-411-076	2,842.46	0.0071%	**159.65**	DOSHI RAMA RATIKUMAR TRUST	DOSHI RAMA RATIKUMAR TRS	5310 WOODLANDS ESTS DR N	BLOOMFIELD HILLS MI 48302-2873	
137-36-411-077	2,842.46	0.0071%	**159.65**	ROBERTS JEFFREY P & SUSANNE M	820 PICOTTE ST #204	LAS VEGAS NV 89144		
137-36-411-078	2,842.46	0.0071%	**159.65**	SNOW RANDALL S LIVING TRUST	SNOW RANDALL S TRS	830 PICOTTE ST #101	LAS VEGAS NV 89144-4559	
137-36-411-079	2,842.46	0.0071%	**159.65**	SIDLO RICHARD B	505 CRIMSON VIEW PL	LAS VEGAS NV 89144		
137-36-411-080	2,842.46	0.0071%	**159.65**	SANKINENI SANDEEP & DARSHNI S	830 PICOTTE ST #201	LAS VEGAS NV 89144		
137-36-411-081	2,842.46	0.0071%	**159.65**	MICIANO ARLYNE REVOCABLE TR 2004	MICIANO ARLYNE TRS	7518 WENTWORTH ST	TUJUNGA CA 91042-1635	
137-36-411-082	2,842.46	0.0071%	**159.65**	CAMPANARI MASSIMILIANO	830 PICOTTE ST #203	LAS VEGAS NV 89144-4559		
137-36-411-083	2,842.46	0.0071%	**159.65**	ERICKSON JON L	ANTER JOHN P & C LIV TR 2007	11716 PUERTO BANUS AVE	LAS VEGAS NV 89138	
137-36-411-084	2,842.46	0.0071%	**159.65**	SMITH MARVIN L & LINDA P	840 PICOTTE ST #102	LAS VEGAS NV 89144		
137-36-411-085	2,842.46	0.0071%	**159.65**	EICHMANN ARTHUR JR	840 PICOTTE ST #201	LAS VEGAS NV 89144-4560		
137-36-411-086	2,842.46	0.0071%	**159.65**	DENNIS KEVIN L & JENNIFER S	8715 ALWARD RD	P O BOX 160	LAINGSBURG MI 48848	
137-36-411-087	2,842.46	0.0071%	**159.65**	NOUHRA NASSIF M & NICOLE	3713 SUMMERSHORE LN	WESTLAKE VILLAGE CA 91361		
137-36-411-088	2,842.46	0.0071%	**159.65**	MOELLER THOMAS DOUGLAS & CATHERINE ANN JT LIV TR	MOELLER THOMAS DOUGLAS & CATHERINE ANN TRS	10601 PEDAL POINT PL #101	LAS VEGAS NV 89144-4551	
137-36-411-089	2,842.46	0.0071%	**159.65**	BALIAN VAHAN	8067 DARK HOLLOW PL	LAS VEGAS NV 89117		
137-36-411-090	2,842.46	0.0071%	**159.65**	LARSEN KRISTI ELLEN	10601 PEDAL POINT PL UT 103	LAS VEGAS NV 89144		
137-36-411-091	2,842.46	0.0071%	**159.65**	PADERO MARY ANN	10601 PEDAL POINT PL #201	LAS VEGAS NV 89144-4551		
137-36-411-092	2,842.46	0.0071%	**159.65**	NGUYEN HERMANN TRUST	NGUYEN HERMANN TRS	3578 RIDGE MEADOW ST	LAS VEGAS NV 89135	
137-36-411-093	2,842.46	0.0071%	**159.65**	HEARSCH FRANCIS J JR	85 MACOMB PL	MOUNT CLEMENS MI 48043		
137-36-411-094	2,842.46	0.0071%	**159.65**	W M RENTALS L L C	12108 EL PORTICO CT	LAS VEGAS NV 89138		
137-36-411-095	2,842.46	0.0071%	**159.65**	CRAZY ENTERPRISES L L C	7251 W LAKE MEAD #530	LAS VEGAS NV 89128-8373		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-411-096	2,842.46	0.0071%	159.65	KUNICH FAMILY TRUST	KUNICH MITCHELL P & ANGELA K TRS	10320 CANYON VALLEY AVE	LAS VEGAS NV 89145	
137-36-411-097	2,842.46	0.0071%	159.65	CZARNY GRACE M REVOCABLE TRUST	CZARNY ROBERT S TRS	3760 WINDING TRAIL LN	HOFFMAN ESTATES IL 60192-1558	
137-36-411-098	2,842.46	0.0071%	159.65	MUHA SHELLEY	10611 PEDAL POINT PL #202	LAS VEGAS NV 89144		
137-36-411-099	2,842.46	0.0071%	159.65	SHAYTOONS PROPERTIES L L C	1001 BALTUSROL LN	MARVIN NC 28173		
137-36-411-100	2,842.46	0.0071%	159.65	COX M R & P FAMILY TRUST	COX MICHAEL R & PATRICIA L TRS	10621 PEDAL POINT PL #101	LAS VEGAS NV 89144-4554	
137-36-411-101	2,842.46	0.0071%	159.65	COHEN MALCOLM & STEWART SARAH REV LIV TR ETAL	COHEN MALCOLM J TRS	10924 CARDINAL COURT LN	LAS VEGAS NV 89144	
137-36-411-102	2,842.46	0.0071%	159.65	PELTIN MARK S	MEEKINS CAROLE J	204 W MILLER DR	MEQUON WI 53092-6188	
137-36-411-103	2,842.46	0.0071%	159.65	YOUNG REVOCABLE FAMILY TRUST	YOUNG ROBERTA MARION TRS	P O BOX 370095	LAS VEGAS NV 89137-0095	
137-36-411-104	2,842.46	0.0071%	159.65	HEARSCH FRANCIS J JR	85 MACOMB PL	MOUNT CLEMENS MI 48043		
137-36-411-105	2,842.46	0.0071%	159.65	KLEITSCH CHRIS J & NAOMI R	6618 MURRAY PARK DR	SAN DIEGO CA 92120-3910		
137-36-411-106	2,842.46	0.0071%	159.65	LEISHMAN KELLY	10621 PEDAL POINT PL #203	LAS VEGAS NV 89144-4555		
137-36-411-107	2,842.46	0.0071%	159.65	MAWBY GARY T	VASQUEZ MICHAEL G	10621 PEDAL POINT PL #204	LAS VEGAS NV 89144	
137-36-411-108	2,842.46	0.0071%	159.65	LUMINATI DMITRY	%AMERICANA LLC~%KASCO PM	10777 W TWAIN AVE #333	LAS VEGAS NV 89135	
137-36-411-109	2,842.46	0.0071%	159.65	PRESSLER SHARON	10621 PEDAL POINT PL #206	LAS VEGAS NV 89144-4555		
137-36-411-110	2,842.46	0.0071%	159.65	KITINOS JOYCE	GRUVER JOY M	10701 PAPPAS LN #101	LAS VEGAS NV 89144	
137-36-411-111	2,842.46	0.0071%	159.65	BURCH KEITH C & ROXANE	10701 PAPPAS LN #102	LAS VEGAS NV 89144-4460		
137-36-411-112	2,842.46	0.0071%	159.65	CHIRCO SUSAN M	85 MOCOMB PL	MOUNT CLEMENS MI 48043-5625		
137-36-411-113	2,842.46	0.0071%	159.65	LEVITT GREGORY	GUO YUEPING	8205 CRETAN BLUE LN	LAS VEGAS NV 89128	
137-36-411-114	2,842.46	0.0071%	159.65	OSTROVSKY EINAT I	4381 W FLAMINGO RD #28320	LAS VEGAS NV 89103		
137-36-411-115	2,842.46	0.0071%	159.65	HUYNH JUDY M	118 TREEHOUSE	IRVINE CA 92603-0691		
137-36-411-116	2,842.46	0.0071%	159.65	PRITCHARD DEANNE C	2416 LAURIE DR	LAS VEGAS NV 89102-2104		
137-36-411-117	2,842.46	0.0071%	159.65	DAVELINE LIVING TRUST	DAVELINE R & LEE TRS	10711 PAPPAS LN #101	LAS VEGAS NV 89144-4462	
137-36-411-118	2,842.46	0.0071%	159.65	PAAR RANDY JAMES & KELLY JO	10711 PAPPAS LN #102	LAS VEGAS NV 89144		
137-36-411-119	2,842.46	0.0071%	159.65	POPE D JEAN	P O BOX 2354	PRIEST RIVER ID 83856		
137-36-411-120	2,842.46	0.0071%	159.65	ELLIS JAMES	10711 PAPPAS LN #104	LAS VEGAS NV 89144-4463		
137-36-411-121	2,842.46	0.0071%	159.65	MORANDE MARCELLO	11770 STONEWALL SPRINGS AVE	LAS VEGAS NV 89138		
137-36-411-122	2,842.46	0.0071%	159.65	VOOZY BUNZ L L C	1817 HAVERCAMP ST	LAS VEGAS NV 89117		
137-36-411-123	2,842.46	0.0071%	159.65	ZAKHER ANDREW & WILLIAM	N Z W A LIVING TRUST	%N ZAKHER TRS	9864 WITTIG AVE	LAS VEGAS NV 89149
137-36-411-124	2,842.46	0.0071%	159.65	DERBAS NICOLE M	10711 PAPPAS LN #204	LAS VEGAS NV 89144-4463		
137-36-411-125	2,842.46	0.0071%	159.65	STRAUB CELINE MARIE	OVERGAARD RAYMOND SAMUEL	1834 SW 176TH ST	BURIEN WA 98166	
137-36-411-126	2,842.46	0.0071%	159.65	BOWRING SUNG-HEE	10711 PAPPAS LN #206	LAS VEGAS NV 89144-4463		
137-36-411-127	2,842.46	0.0071%	159.65	MUNOZ LAVERNE	821 TITAN PEAK PL #101	LAS VEGAS NV 89144-4472		
137-36-411-128	2,842.46	0.0071%	159.65	JUENGER FAMILY TRUST	JUENGER CAROL JEAN TRS	821 TITAN PEAK PL #102	LAS VEGAS NV 89144-4473	
137-36-411-129	2,842.46	0.0071%	159.65	SCHWARTZ NAN LIVING TRUST	SCHWARTZ NAN TRS	8696 MESA CANOGO DR	LAS VEGAS NV 89148-1444	
137-36-411-130	2,842.46	0.0071%	159.65	HAMILTON R LEE & CYNTHIA J	821 TITAN PEAK PL #104	LAS VEGAS NV 89144-4473		
137-36-411-131	2,842.46	0.0071%	159.65	KREILING SCOTT D & CHERYL E	2473 E HERBERT DR	BOISE ID 83706		
137-36-411-132	2,842.46	0.0071%	159.65	STARUCH PATRICK D	RICHARDSON NICOLE	821 TITAN PEAK PL #202	LAS VEGAS NV 89144	
137-36-411-133	2,842.46	0.0071%	159.65	SHOTEN FRANCES F REV LIV TR	SHOTEN FRANCES F TRS	821 TITAN PEAK PL #203	LAS VEGAS NV 89144-4473	
137-36-411-134	2,842.46	0.0071%	159.65	PHILLIPS JOHN PATRICK	821 TITAN PEAK PL #204	LAS VEGAS NV 89144		
137-36-411-135	2,842.46	0.0071%	159.65	SHOVLIN KATHY JO	821 TITAN PEAK PL #205	LAS VEGAS NV 89144-4473		
137-36-411-136	2,842.46	0.0071%	159.65	DORKFISH TRUST	821 TITAN PEAK PL #206	LAS VEGAS NV 89144-4473		
137-36-411-137	2,842.46	0.0071%	159.65	HOFFMANN RAYMOND & LOUISE	821 HERITAGE DR	ADDISON IL 60101-3165		
137-36-411-138	2,842.46	0.0071%	159.65	ATAYDE MARIA ANGELA T	801 TITAN PEAK PL #102	LAS VEGAS NV 89144-4469		
137-36-411-139	2,842.46	0.0071%	159.65	CAPUTA LEWIS	538 VIA SANTIAGO ST	LAS VEGAS NV 89144		
137-36-411-140	2,842.46	0.0071%	159.65	SPRATT SEAN	801 TITAN PEAK PL #104	LAS VEGAS NV 89104		
137-36-411-141	2,842.46	0.0071%	159.65	CLARK THOMAS H	FERRANTE ESTELLE M	430 N RTE 9 LOT 3	CAPE MAY COURT HOUSE NJ 08210-1901	
137-36-411-142	2,842.46	0.0071%	159.65	ATAYDE EDUARDO & EDUARDO R	801 TITAN PEAK PL #202	LAS VEGAS NV 89144-4469		
137-36-411-143	2,842.46	0.0071%	159.65	LUMINATI DMITRY	%AMERICANA LLC~%KASCO PM	10777 W TWAIN AVE #333	LAS VEGAS NV 89135	
137-36-411-144	2,842.46	0.0071%	159.65	VOGELIEN LEO J III	PARISE HELEN	801 TITAN PEAK PL #204	LAS VEGAS NV 89144	
137-36-411-145	2,842.46	0.0071%	159.65	YEAKEL CHRISTINA TRUST	YEAKEL CHRISTINA M TRS	10600 GUM TREE CT	LAS VEGAS NV 89144	
137-36-411-146	2,842.46	0.0071%	159.65	FEOLI TINA R	801 TITAN PEAK PL #206	LAS VEGAS NV 89144-4469		
137-36-411-147	2,842.46	0.0071%	159.65	SCHULLER SAMANTHA	10811 ULTIMA CT #101	LAS VEGAS NV 89144		
137-36-411-148	2,842.46	0.0071%	159.65	BERMEL JOHN	10811 ULTIMA CT #102	LAS VEGAS NV 89144		
137-36-411-149	2,842.46	0.0071%	159.65	LOE VALERIE JEANNE	10811 ULTIMA CT #103	LAS VEGAS NV 89144-4475		
137-36-411-150	2,842.46	0.0071%	159.65	SMITH CHRISTOPHER	10811 ULTIMA CT #201	LAS VEGAS NV 89144		
137-36-411-151	2,842.46	0.0071%	159.65	BRAUER JEFF & WU JUN IRREVOCABLE LIVING TRUST	10811 ULTIMA CT #202	LAS VEGAS NV 89144		
137-36-411-152	2,842.46	0.0071%	159.65	LYSIAK MICHAEL J	7430 CHATEAU RIDGE LN	RIVERSIDE CA 92506-7545		
137-36-411-153	2,842.46	0.0071%	159.65	OSTROVSKY EINAT	10811 ULTIMA CT #204	LAS VEGAS NV 89144-4475		
137-36-411-154	2,842.46	0.0071%	159.65	HUNT BERNARD & JENNIFER	10810 ULTIMA CT #101	LAS VEGAS NV 89144-4474		
137-36-411-155	2,842.46	0.0071%	159.65	FOULKE MARTHA	TAYLOR JEFFERY L	10810 ULTIMA CT #102	LAS VEGAS NV 89144	
137-36-411-156	2,842.46	0.0071%	159.65	OUTRAM JEFFREY	10810 ULTIMA CT #103	LAS VEGAS NV 89144		
137-36-411-157	2,842.46	0.0071%	159.65	REITER HOWARD LIVING TRUST	REITER HOWARD & JUDITH TRS	21 WOLFE CIR	WEST NYACK NY 10994	
137-36-411-158	2,842.46	0.0071%	159.65	TALL TIMBER L L C	4014 BEAVER	CASPER WY 82604		
137-36-411-159	2,842.46	0.0071%	159.65	K P & T P L L C	10619 ADAMSONG AVE	LAS VEGAS NV 89135-2025		
137-36-411-160	2,842.46	0.0071%	159.65	KIMURA DARRELL HARUO & DENISE HARUKO	P O BOX 25554	HONOLULU HI 96825		
137-36-411-161	2,842.46	0.0071%	159.65	HUNKEN ALAN LIVING TRUST	HUNKEN ALAN J TRS	2550 COMPASS RD #H	GLENVIEW IL 60026	
137-36-411-162	2,842.46	0.0071%	159.65	MUNOZ LAVERNE	821 TITAN PEAK PL #101	LAS VEGAS NV 89144-4472		
137-36-411-163	2,842.46	0.0071%	159.65	BRASSEUR TIMOTHY MICHAEL & SCHWANZ K A REV TR ETAL	BRASSEUR TIMOTHY MICHAEL TRS	2561 ABBASTON DR SE	GRAND RAPIDS MI 49506	
137-36-411-164	2,842.46	0.0071%	159.65	PEMBERTON DAVID & MIRIAM	10821 AMBER RIDGE DR #202	LAS VEGAS NV 89144		
137-36-411-165	2,842.46	0.0071%	159.65	TEW CARRIE	10821 AMBER RIDGE DR #203	LAS VEGAS NV 89144		
137-36-411-166	2,842.46	0.0071%	159.65	COX TOM R LIVING TRUST	COX TOM R TRS	6300 MILHAVEN DR	MISSION KS 66202	
137-36-411-167	2,842.46	0.0071%	159.65	MAMOLA JOSEPH N REVOCABLE LIV TR	MAMOLA JOSEPH N TRS	10710 DESTINATION LN #102	LAS VEGAS NV 89144-4459	
137-36-411-168	2,842.46	0.0071%	159.65	BATES DAISY M	10710 DESTINATION LN #201	LAS VEGAS NV 89144-4459		
137-36-411-169	2,842.46	0.0071%	159.65	ABBEY MARTINE	10710 DESTINATION LN #202	LAS VEGAS NV 89144		
137-36-411-170	2,842.46	0.0071%	159.65	PITTERIE JENNIFER & MICHAEL TR	PITTERIE JENNIFER & MICHAEL TRS	4174 MONT BLANC WAY	LAS VEGAS NV 89124	
137-36-411-171	2,842.46	0.0071%	159.65	PETERSON PATRICIA	583 LAKERIDGE DR	SOUTH ELGIN IL 60177		
137-36-411-172	2,842.46	0.0071%	159.65	PATSGANG L L C	%D WIGHTMAN	583 LAKE RIDGE DR	SOUTH ELGIN IL 60177	
137-36-411-173	2,842.46	0.0071%	159.65	URSICK WESLEY J	1493 WEST SIESTA	PUEBLO WEST CO 81007-6130		
137-36-411-174	2,842.46	0.0071%	159.65	MAROTTA TERRY	820 TITAN PEAK PL #104	LAS VEGAS NV 89144-4470		
137-36-411-175	2,842.46	0.0071%	159.65	ROSENTHAL SCOTT D	DALLAL ELMA	820 TITAN PEAK PL #201	LAS VEGAS NV 89144-4470	
137-36-411-176	2,842.46	0.0071%	159.65	HASS STEPHANIE	MORRELE DAVID	820 TITAN PEAK PL #202	LAS VEGAS NV 89144	
137-36-411-177	2,842.46	0.0071%	159.65	JOHNSON ALLISON	820 TITAN PEAK PL #203	LAS VEGAS NV 89144		
137-36-411-178	2,842.46	0.0071%	159.65	KIZLER MERI	820 TITAN PEAK PL #204	LAS VEGAS NV 89144-4470		
137-36-411-179	2,842.46	0.0071%	159.65	LACOSTE TRUST	LACOSTE ARTHUR J TRS	10620 SOUTHERN HIGHLANDS PKWY	#110-399	LAS VEGAS NV 89141-4371
137-36-411-180	2,842.46	0.0071%	159.65	MANHATTAN REVOCABLE TRUST	4381 W FLAMINGO #2830	LAS VEGAS NV 89103		
137-36-411-181	2,842.46	0.0071%	159.65	LESTER MICHELLE NICOLE TRUST	LESTER MICHELLE NICOLE TRS	831 SUNRISE PEAK LN #101	LAS VEGAS NV 89144	
137-36-411-182	2,842.46	0.0071%	159.65	LAGER SCOTT D SR	222 LILIUOKALANI AVE #402	HONOLULU HI 96815		
137-36-411-183	2,842.46	0.0071%	159.65	ABRAHAMSON THOMAS C & TERRI L	9725 W POWERS CIR	LITTLETON CO 80123-2307		
137-36-411-184	2,842.46	0.0071%	159.65	LYSIAK MATTHEW P	831 SUNRISE PEAK LN #202	LAS VEGAS NV 89144		
137-36-411-185	2,842.46	0.0071%	159.65	FIRNETT JOHN	831 SUNRISE PEAK LN #203	LAS VEGAS NV 89144		
137-36-411-186	2,842.46	0.0071%	159.65	EDWARDS GORDON & JANICE	340 WATSON ST WEST #814	WHITBY ON L1N 9G1 CANADA		
137-36-411-187	2,842.46	0.0071%	159.65	NASSER SHARON	821 SUNRISE PEAK LN #102	LAS VEGAS NV 89144		
137-36-411-188	2,842.46	0.0071%	159.65	MELVIN STEVEN E REVOCABLE LIVING TRUST	MELVIN STEVEN E TRS	821 SUNRISE PEAK LN #201	LAS VEGAS NV 89144	
137-36-411-189	2,842.46	0.0071%	159.65	MELVIN STEVEN E LIVING TRUST	MELVIN STEVEN E TRS	821 SUNRISE PEAK LN #201	LAS VEGAS NV 89144	
137-36-411-190	2,842.46	0.0071%	159.65	WOOD ARTHUR F	BAUER PAULINE M LIVING TR AGMT	16624 CHAPLIN AVE	ENCINO CA 91436-3220	
137-36-411-191	2,842.46	0.0071%	159.65	J L J PROPERTIES L L C	5915 SELDOM SCENE CT	LAS VEGAS NV 89148		
137-36-411-192	2,842.46	0.0071%	159.65	PANNONE ANTHONY J	830 CASPER RD	TEMLETON CA 93465		
137-36-411-193	2,842.46	0.0071%	159.65	JONES RONALD L & BOBBIE K	820 SUNRISE PEAK LN #103	LAS VEGAS NV 89144-4464		
137-36-411-194	2,842.46	0.0071%	159.65	STEIDLER FRANK A & JOANNE M	444 HIGHLAND AVE	DOWNINGTOWN PA 19335-2409		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-411-195	2,842.46	0.0071%	**159.65**	WISZCZUN MIECZYSLAW	STRUNOVA VALIANTSINA	820 SUNRISE PEAK LN #202	LAS VEGAS NV 89144-4464	
137-36-411-196	2,842.46	0.0071%	**159.65**	CRUM GEORGE & ALICE	20108 TILLMAN AVE	CARSON CA 90746-3065		
137-36-411-197	2,842.46	0.0071%	**159.65**	ERCEGOVIC VICKO	820 SUNRISE PEAK AVE #204	LAS VEGAS NV 89144-4464		
137-36-411-198	2,842.46	0.0071%	**159.65**	DELMONACO JOHN	DELMONACO ROBERT	350 E 79TH ST #7H	NEW YORK NY 10075	
137-36-411-199	2,842.46	0.0071%	**159.65**	WIENER 1989 TRUST	WIENER WENDY TRS	10017 ROBIN OAKS DR	LAS VEGAS NV 89117-0951	
137-36-411-200	2,842.46	0.0071%	**159.65**	BAUER JEFF & WU JUN IRREVOCABLE LIVING TRUST	10811 ULTIMA CT #202	LAS VEGAS NV 89144		
137-36-411-201	2,842.46	0.0071%	**159.65**	821 GLACIER PEAK LANE L L C	9616 PORT ORANGE LN	LAS VEGAS NV 89134		
137-36-411-202	2,842.46	0.0071%	**159.65**	R & R ADVERTISING L L C	900 S PAVILION CENTER DR	LAS VEGAS NV 89144-4581		
137-36-411-203	2,842.46	0.0071%	**159.65**	MITCHELL FAMILY TRUST	MITCHELL CLEO TRS	821 GLACIER PEAK LN #203	LAS VEGAS NV 89144-4548	
137-36-411-204	2,842.46	0.0071%	**159.65**	WIENER 1989 TRUST	WIENER WENDY TRS	10017 ROBIN OAKS DR	LAS VEGAS NV 89117-0951	
137-36-411-205	2,842.46	0.0071%	**159.65**	TSANG LAIPING YUEN REV LIV TR	TSANG LAIPING YUEN TRS	16838 CLARK ST	ENCINO CA 91436	
137-36-411-206	2,842.46	0.0071%	**159.65**	ZIZZO ANTHONY & PRUDENCE	BRUNETTI DOMINIC	827 HERITAGE DR	ADDISON IL 60101-3165	
137-36-411-207	2,842.46	0.0071%	**159.65**	CANNON CHRISTOPHER J	313 SHIPWRECK LN	EMERALD ISLE NC 28594-2365		
137-36-411-208	2,842.46	0.0071%	**159.65**	COLEMAN MARSHA A TRUST	COLEMAN MARSHA A TRS	P O BOX 21954	DETROIT MI 48221	
137-36-411-209	2,842.46	0.0071%	**159.65**	HOLLAND COURTNEY M	820 GLACIER PEAK LN #201	LAS VEGAS NV 89144-4543		
137-36-411-210	2,842.46	0.0071%	**159.65**	DEANGELO ANN MARIE	101 W 12TH ST #3U	NEW YORK NY 10011		
137-36-411-211	2,842.46	0.0071%	**159.65**	BRUNO LAURA M	820 GLACIER PEAK LN #203	LAS VEGAS NV 89144		
137-36-411-212	2,842.46	0.0071%	**159.65**	OSMOND DENISE M	820 GLACIER PEAK LN #204	LAS VEGAS NV 89144-4543		
137-36-411-213	2,842.46	0.0071%	**159.65**	WINOGRAD SHAI H	11233 SWEET CICELY AVE	LAS VEGAS NV 89138		
137-36-411-214	2,842.46	0.0071%	**159.65**	VITTO ALBERT J III	39 SW 9TH TERR	BOCA RATON FL 33486		
137-36-411-215	2,842.46	0.0071%	**159.65**	BRAUER JEFF & WU JUN IRREVOCABLE LIVING TRUST	10811 ULTIMA CT #202	LAS VEGAS NV 89144		
137-36-411-216	2,842.46	0.0071%	**159.65**	HERON NOMINEES 2 L L C	18 ORMOND ST	ASCOT QLD 4007 AUSTRALIA		
137-36-411-217	2,842.46	0.0071%	**159.65**	L & V MANAGEMENT L L C	%V & L PAGLINO	1061 REDDING DR	TROY MI 48098-4411	
137-36-411-218	2,842.46	0.0071%	**159.65**	HUGHES FAMILY L L C #5	2005 FERN HILL CT	HENDERSON NV 89052		
137-36-411-219	2,842.46	0.0071%	**159.65**	SHUBICK JOHN & KAREN	831 COZETTE CT #202	LAS VEGAS NV 89144-4542		
137-36-411-220	2,842.46	0.0071%	**159.65**	MCVICKER MARGARET	831 COZETTE CT #203	LAS VEGAS NV 89144		
137-36-411-221	2,842.46	0.0071%	**159.65**	MOZES TAMAR & BENYAMIN A TRUST	2634 COMMONS DR	GLENVIEW IL 60026		
137-36-411-222	2,842.46	0.0071%	**159.65**	SOUZA MICHAEL ANTHONY LIVING TRUST	CASSELL SUE JO LIVING TRUST	%M SOUZA	830 COZETTE CT #101	LAS VEGAS NV 89144-4540
137-36-411-223	2,842.46	0.0071%	**159.65**	WALDRON KIMBERLY & KENNETH	H C 82 BOX 1473	DUCK CREEK VILLAGE UT 84762		
137-36-411-224	2,842.46	0.0071%	**159.65**	K L LIVING TRUST	LARONGE GRAEME TRS	10300 W CHARLESTON BLVD #13-360	LAS VEGAS NV 89135	
137-36-411-225	2,842.46	0.0071%	**159.65**	POPE D JEAN REVOCABLE LIVING TRUST	POPE D JEAN TRS	P O BOX 2354	PRIEST RIVER ID 83856	
137-36-411-226	2,842.46	0.0071%	**159.65**	KOCH RANDALL S & JILL D	830 COZETTE CT #201	LAS VEGAS NV 89144		
137-36-411-227	2,842.46	0.0071%	**159.65**	ROSE PETALS TRUST	2001 MADAGASCAR LN	LAS VEGAS NV 89117-5925		
137-36-411-228	2,842.46	0.0071%	**159.65**	GLOBAL EST SUB-SERIES 830 COZETTE 203 LLC	%B TAM	6704 TATTLER DR	NORTH LAS VEGAS NV 89084	
137-36-411-229	2,842.46	0.0071%	**159.65**	LOGSDON DAVID & DEBORAH	414 ROSINA VISTA ST	LAS VEGAS NV 89138		
137-36-411-230	2,842.46	0.0071%	**159.65**	LOCKE GARY	830 COZETTE CT #205	LAS VEGAS NV 89144		
137-36-411-231	2,842.46	0.0071%	**159.65**	HAHN FAMILY LIVING TRUST	HAHN JACK JOSEPH TRS	10255 MADDELEIN LN	PALO CEDRO CA 96073-9771	
137-36-411-232	2,842.46	0.0071%	**159.65**	SCHLIMMER STEPHEN M & LANA J TRUST	SCHLIMMER STEPHEN M & LANA J TRS	10611 AMBER RIDGE DR #101	LAS VEGAS NV 89144	
137-36-411-233	2,842.46	0.0071%	**159.65**	YOO MYONG JEE	10611 AMBER RIDGE DR #102	LAS VEGAS NV 89144-4532		
137-36-411-234	2,842.46	0.0071%	**159.65**	ENGEL FAMILY TRUST	ENGEL ROBERT W & NAIMA AFSHAR TRS	819 HOLLY RD	BELMONT CA 94002	
137-36-411-235	2,842.46	0.0071%	**159.65**	DAVIES JAMES T & KAREN G	10611 AMBER RIDGE DR #104	LAS VEGAS NV 89144-4532		
137-36-411-236	2,842.46	0.0071%	**159.65**	WEBSTER DOUGLAS R	9403 N 87TH WAY	SCOTTSDALE AZ 85258-1908		
137-36-411-237	2,842.46	0.0071%	**159.65**	HOGAN STACY LYNN & STACY L	10611 AMBER RIDGE DR #202	LAS VEGAS NV 89144-4532		
137-36-411-238	2,842.46	0.0071%	**159.65**	GONDA JODI K REVOCABLE TRUST	GONDA JODI K TRS	1801 N SCREENLAND DR	BURBANK CA 91505	
137-36-411-239	2,842.46	0.0071%	**159.65**	M G H TRUST	HAMANN MARILYN GAIL TRS	10611 AMBER RIDGE DR #204	LAS VEGAS NV 89144-4532	
137-36-411-240	2,842.46	0.0071%	**159.65**	BOWLING MICHAEL R & WENDI L	685 LAS BARRANCAS DR	DANVILLE CA 94526-2342		
137-36-411-241	2,842.46	0.0071%	**159.65**	BUTLER JASMINE N	BUTLER GERALD & JUANITA	10611 AMBER RIDGE DR #206	LAS VEGAS NV 89144	
137-36-412-003	275,502.59	0.6888%	**15,474.20**	D M C P N L L C	1400 MAIDEN LN	DEL MAR CA 92014		
137-36-412-005	109,828.74	0.2746%	**6,168.77**	H MX HEALTH MANAGEMENT SOLUTIONS	1600 W BROADWAY RD #300	TEMPE AZ 85282-1137		
137-36-412-006	87,490.69	0.2187%	**4,914.10**	H MX HEALTH MANAGEMENT SOLUTIONS	1600 W BROADWAY RD #300	TEMPE AZ 85282-1137		
137-36-412-007	151,072.73	0.3777%	**8,485.33**	J L T M L L C	6415 S TENAYA WAY #105	LAS VEGAS NV 89113		
137-36-412-008	184,179.35	0.4604%	**10,344.83**	R U WYNDHAM SUMMERLIN NV L L C	3090 BRISTOL ST #550	COSTA MESA CA 92626		
137-36-412-012	214,241.68	0.5356%	**12,033.35**	B P AIRWAYS L L C	%PACIFICA REAL ESTATE GRP LLC	200 E CARRILLO ST #100	SANTA BARBARA CA 93101	
137-36-412-014	190,267.93	0.4757%	**10,686.81**	PAVILION CENTER L L C	900 S PAVILION CENTER DR #100	LAS VEGAS NV 89144-4582		
137-36-413-002	453,834.68	1.1346%	**25,490.61**	MIRIAM & ADELSON SHELDON G CAMPUS JEWISH LIFE INC	%INTERFACE OPERATIONS LLC ~ADFAM	410 S RAMPART BLVD #440	LAS VEGAS NV 89145	
137-36-413-005	171,630.67	0.4291%	**9,640.01**	B R SUMMERLIN PROPERTY L L C	22900 VENTURA BLVD #200	WOODLAND HILLS CA 91364-1279		
137-36-414-002	57,998.29	0.1450%	**3,257.60**	F D G-C P 2 L L C	%D CROOK & ASSOC LLC	650 S MAIN ST	LAS VEGAS NV 89101	
137-36-414-004	231,993.16	0.5800%	**13,030.40**	D M C P L L C	1400 MAIDEN LANE	DEL MAR CA 92014		
137-36-414-005	53,745.08	0.1344%	**3,018.71**	AGAVE RESTAURANT INVESTMENTS LLC	%F M & NANCY L CORRIGAN TRUST	4100 W FLAMINGO #1100	LAS VEGAS NV 89103-3940	
137-36-512-001	14,656.15	0.0366%	**823.19**	HAYES MICHAEL A & MARSHA FAM TR	HAYES MICHAELA & MARSHA M TRS	109 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308	
137-36-512-002	14,656.15	0.0366%	**823.19**	DUBOEF TODD & HEATHER REV FAM TR	DUBOEF TODD H & HEATHER D TRS	10200 STONE BRIAR CT	LAS VEGAS NV 89144-4311	
137-36-512-003	14,656.15	0.0366%	**823.19**	HOENEMEYER FAMILY TRUST	HOENEMEYER DAVID & ERIN TRS	10204 STONE BRIAR CIR	LAS VEGAS NV 89144-4311	
137-36-512-004	14,656.15	0.0366%	**823.19**	O'BANNON DEBORRAH C SEP PPTY TR	O'BANNON DEBORRAH TRS	10208 STONE BRIAR CT	LAS VEGAS NV 89144-4311	
137-36-512-005	14,656.15	0.0366%	**823.19**	A V M HERITAGE PROPERTIES L L C	10212 STONE BRIAR CT	LAS VEGAS NV 89144		
137-36-512-006	14,656.15	0.0366%	**823.19**	COX EDWARD JAMES	10213 STONE BRIAR CT	LAS VEGAS NV 89144		
137-36-512-007	14,656.15	0.0366%	**823.19**	HELDERMAN JESSICA & JOHN R	2004 WATERBURY LN	LAS VEGAS NV 89134		
137-36-512-008	14,656.15	0.0366%	**823.19**	SOGGE STEVEN M & JENNIFER	117 S ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-36-512-009	14,656.15	0.0366%	**823.19**	TRIBULATO BRADLEY A	121 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308		
137-36-512-010	14,656.15	0.0366%	**823.19**	ROYAL ASCOT TRUST	THOMAS JEFFREY D & MARY H TRS	%J & M THOMAS	129 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4309
137-36-512-011	14,656.15	0.0366%	**823.19**	KHAN ZIAUDDIN	30 PROMONTORY RIDGE DR	LAS VEGAS NV 89135		
137-36-512-012	14,656.15	0.0366%	**823.19**	MAVROIDIS ASSET PROTECTION TRUST	MAVROIDIS DEMETRIOS & DEBRA F TRS	124 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4309	
137-36-512-013	14,656.15	0.0366%	**823.19**	TUFAIL ASSET PROTECTION TRUST	TUFAIL MUHAMMAD N & SUMBLA N TRS	120 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308	
137-36-512-014	14,656.15	0.0366%	**823.19**	MACK ALBERT & KARISSA	116 S ROYAL ASCOT DR	LAS VEGAS NV 89144		
137-36-512-015	14,656.15	0.0366%	**823.19**	TOGLIATTI GEORGE & DESIREE A	114 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308		
137-36-512-016	14,656.15	0.0366%	**823.19**	HANSEN MINDY ASSET PROTECTION TR	HANSEN MINDY TRS	110 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4308	
137-36-514-001	14,656.15	0.0366%	**823.19**	COFFING FAMILY TRUST	COFFING TERRY A & JAYNE TRS	10425 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-514-002	14,656.15	0.0366%	**823.19**	SANCHEZ LUIS M QUAL PER RES TR	AMADOR-SANCHEZ M QUAL PER RES TR	10421 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-514-003	14,656.15	0.0366%	**823.19**	K L R T LIVING TRUST ETAL	LUBANA KARAMJIT S TRS	10417 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-514-004	14,656.15	0.0366%	**823.19**	A& H LIVING TRUST ETAL	ADAMS EARNEST WAYNE TRS	10413 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-514-005	14,656.15	0.0366%	**823.19**	GOOD LIFE FAMILY TRUST ETAL	KUO HENRY H TRS	10409 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-006	14,656.15	0.0366%	**823.19**	MY GLOBAL VILLAGE	6085 W TWAIN AVE #203	LAS VEGAS NV 89103		
137-36-514-007	14,656.15	0.0366%	**823.19**	WILBUR TODD	ELLIS PAMELA	10401 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-514-008	14,656.15	0.0366%	**823.19**	H & G LIVING TRUST ETAL	ADRIAENSSENS HENK TRS	10317 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-009	14,656.15	0.0366%	**823.19**	GRAUP LAURA H LIVING TRUST	GRAUP LAURA H TRS	%L GRAUP	10313 ORKINEY DR	LAS VEGAS NV 89107
137-36-514-010	14,656.15	0.0366%	**823.19**	SATALLANTE DINO REVOCABLE TRUST	SATALLANTE DINO TRS	10309 ORKINEY DR	LAS VEGAS NV 89144-4316	
137-36-514-011	14,656.15	0.0366%	**823.19**	BECKETT-DUNN TRUST ETAL	BECKETT ROBERT ANTHONY TRS	10305 ORKINEY DR	LAS VEGAS NV 89144-4316	
137-36-514-012	14,656.15	0.0366%	**823.19**	HENDERSON KENNETH	PETLICKOVA-HENDERSON MARIE	10301 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-013	14,656.15	0.0366%	**823.19**	J J J LIVING TRUST	ERWIN GERALD & NANCY TRS	10225 ORKINEY DR	LAS VEGAS NV 89144-4315	
137-36-514-014	14,656.15	0.0366%	**823.19**	GREENAWALT RONALD L & TONIA	10221 ORKINEY DR	LAS VEGAS NV 89144-4314		
137-36-514-015	14,656.15	0.0366%	**823.19**	WIESENAUER ROGER P	WALL JANET L	10217 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-016	14,656.15	0.0366%	**823.19**	PAYTON ROGER E REVOCABLE FAM TR	PAYTON ROGER E TRS	10213 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-017	14,656.15	0.0366%	**823.19**	FINK LOUIS M	PIPER-FINK PATRICIA	10209 ORKINEY DR	LAS VEGAS NV 89144-4314	
137-36-514-018	14,656.15	0.0366%	**823.19**	ORKINEY L W RESIDENCE TRUST	ORKINEY D W RESIDENCE TRUST	10205 ORKINEY DR	LAS VEGAS NV 89144-4314	
137-36-514-019	14,656.15	0.0366%	**823.19**	MUN JANG SUK	10201 ORKINEY DR	LAS VEGAS NV 89144-4314		
137-36-514-020	14,656.15	0.0366%	**823.19**	CASTLE LOUIS J II	225 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310		
137-36-514-021	14,656.15	0.0366%	**823.19**	RICHARDSON ROBERT S FAMILY TRUST	RICHARDSON ROBERT S & S CO-TRS	221 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310	
137-36-514-022	14,656.15	0.0366%	**823.19**	MONROE MICHAEL T MD LIVING TRUST	MONROE MICHAEL T TRS	220 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310	
137-36-514-023	14,656.15	0.0366%	**823.19**	BRAVEHAWK YVONNE	7900 HIDALGO CT	RAPID CITY SD 57703		
137-36-514-024	14,656.15	0.0366%	**823.19**	LINDAHL FAMILY TRUST	LINDAHL ALBERT W & LORENE M TRS	212 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-514-025	14,656.15	0.0366%	823.19	K M H FAMILY TRUST	208 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310		
137-36-514-026	14,656.14	0.0366%	823.19	TISCHLER HOWARD QUALIFIED PERS RES TR	TISCHLER HOWARD TRS	206 S ROYAL ASCOT DR	LAS VEGAS NV 89144-4310	
137-36-514-027	14,656.14	0.0366%	823.19	BHATNAGAR NEVADA MANAGEMENT L L C	%P K & M A BHATNAGAR	202 S ROYAL ASCOT DR	LAS VEGAS NV 89144	
137-36-514-028	14,656.14	0.0366%	823.19	FONTE FAMILY TRUST	FONTE CARLOS E TRS	10200 ORKINEY DR	LAS VEGAS NV 89144-4314	
137-36-514-029	14,656.14	0.0366%	823.19	ELLIOT FAMILY TRUST	ELLIOT BRYAN C & MARY JEANNE TRS	10204 ORKINEY DR	LAS VEGAS NV 89144	
137-36-514-030	14,656.14	0.0366%	823.19	COKER AUGUSTUS ALBERT	10208 ORKINEY DR	LAS VEGAS NV 89144-4314		
137-36-514-031	14,656.14	0.0366%	823.19	MANTIN RICHARD & SHEILA L	7924 W SAHARA AVE	LAS VEGAS NV 89117		
137-36-514-032	14,656.14	0.0366%	823.19	HENDERSON EARL & CAROLE	208 LUXAIRE CT	LAS VEGAS NV 89144-4318		
137-36-514-033	14,656.14	0.0366%	823.19	KHAVKIN ALBERT & MARIA	204 LUXAIRE CT	LAS VEGAS NV 89144-4318		
137-36-514-034	14,656.14	0.0366%	823.19	PHAN FAMILY TRUST	PHAN KEVIN & ALEXUS TRS	200 LUXAIRE CT	LAS VEGAS NV 89144-4318	
137-36-514-035	14,656.14	0.0366%	823.19	DEVORE E S & E L INTER VIVOS T R	DEVORE EDWARD S TRS	1945 GLENVIEW DR	LAS VEGAS NV 89134-6103	
137-36-514-036	14,656.14	0.0366%	823.19	RYAN ADAM & ANGELA ROSE DEFEBIO	209 LUXAIRE CT	LAS VEGAS NV 89144		
137-36-514-037	14,656.14	0.0366%	823.19	HICKAM TRUST	213 LUXAIRE CT	LAS VEGAS NV 89129		
137-36-514-038	14,656.14	0.0366%	823.19	HASTY KATHRYN D & ROBERT E	212 SATIN MIST CT	LAS VEGAS NV 89144-4319		
137-36-514-039	14,656.14	0.0366%	823.19	ABRAMS LAURIE B	208 SATIN MIST CT	LAS VEGAS NV 89144-4319		
137-36-514-040	14,656.14	0.0366%	823.19	SUBA FAISAL AHMED	ABID-SUBA KHUSH	10709 GREY HAVENS CT	LAS VEGAS NV 89135	
137-36-514-041	14,656.14	0.0366%	823.19	W R G LIVING TRUST	GIALKETSIS WILLIAM G & R S TRS	200 SATIN MIST CT	LAS VEGAS NV 89144-4319	
137-36-514-042	14,656.14	0.0366%	823.19	FROG M P P P TRUST ETAL	PARIENTE MICHAEL D TRS	205 SATIN MIST CT	LAS VEGAS NV 89144-4319	
137-36-514-043	14,656.14	0.0366%	823.19	STOECKLEIN DONALD J & DEBORAH A	209 SATIN MIST CT	LAS VEGAS NV 89144-4319		
137-36-514-044	14,656.14	0.0366%	823.19	JOHNSON REVOCABLE TRUST	JOHNSON CHARLES DARREL & MELINDA ELLEN M TRS	213 SATIN MIST CT	LAS VEGAS NV 89144	
137-36-514-045	14,656.14	0.0366%	823.19	RUBEN SAUL & JULI-ANN FAM TR	RUBEN SAUL & JULI-ANN TRS	208 SURTEES POINT ST	LAS VEGAS NV 89144-4326	
137-36-514-046	14,656.14	0.0366%	823.19	ROEMER FAMILY TRUST	ROEMER MICKI D & KIMBERLY E TRS	204 SURTEES POINT	LAS VEGAS NV 89144	
137-36-514-047	14,656.14	0.0366%	823.19	WEISSMAN ALAN & NICOLE	200 SURTEES PT ST	LAS VEGAS NV 89144-4326		
137-36-514-048	14,656.14	0.0366%	823.19	BARTHOLOMEW BRENT F & SOLEDAD	10400 MANSION HILLS AVE	LAS VEGAS NV 89144-4327		
137-36-514-049	14,656.14	0.0366%	823.19	JOHNSON BRENDAN & KIRSTEN	10404 MANSION HILLS AVE	LAS VEGAS NV 89144		
137-36-514-050	14,656.14	0.0366%	823.19	R A K K LIVING TRUST	10408 MANSION HILLS AVE	LAS VEGAS NV 89144-4327		
137-36-514-051	14,656.14	0.0366%	823.19	TREVINO MARIO H & MARY ANN	10412 MANSION HILLS AVE	LAS VEGAS NV 89144-4327		
137-36-514-052	14,656.14	0.0366%	823.19	JNPG TRUST ETAL	NG JEFFERY PATRICK TRS	201 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4330	
137-36-514-053	14,656.14	0.0366%	823.19	FIELDS DONALD E & MARIA J	205 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4330		
137-36-514-054	14,656.14	0.0366%	823.19	ROELENS TOM & NAP SARA	P O BOX 631877	LANAI CITY HI 96763		
137-36-514-055	14,656.14	0.0366%	823.19	CINELLI ROBERT M & LAURA	213 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4330		
137-36-514-056	14,656.14	0.0366%	823.19	HASAND ENTERPRISES L L C	%H AFIFI	9811 W CHARLESTON BLVD #2-768	LAS VEGAS NV 89117	
137-36-514-057	14,656.14	0.0366%	823.19	HANLON JILL S	305 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4331		
137-36-514-058	14,656.14	0.0366%	823.19	CHEN NEVADA MANAGEMENT L L C	%S CHEN	309 ROYAL ABERDEEN WAY	LAS VEGAS NV 89141-4331	
137-36-514-059	14,656.14	0.0366%	823.19	ASANK TRUST	GURURAJ ARJUN TRS	10432 ORKINEY DR	LAS VEGAS NV 89144-4329	
137-36-514-060	14,656.14	0.0366%	823.19	KAINEN INVESTMENT TRUST	KAINEN EDWARD L & CAROLE L TRS	308 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4331	
137-36-514-061	14,656.14	0.0366%	823.19	NG ANTHONY M & AMY L	304 ROYAL ABERDEEN WAY	LAS VEGAS NV 89144-4331		
137-36-514-062	14,656.14	0.0366%	823.19	GANT 72 TRUST	TANG CHI HANG TRS	3750 LAS VEGAS BLVD S #3104	LAS VEGAS NV 89158	
137-36-514-063	14,656.14	0.0366%	823.19	ZUCKER MARSHALL & BARBARA TRUST	ZUCKER MARSHALL M & BARBARA TRS	10409 MANSION HILLS AVE	LAS VEGAS NV 89144-4327	
137-36-514-064	14,656.14	0.0366%	823.19	PRESTIGE RENTALS L L C	11700 W CHARLESTON BLVD #17077	LAS VEGAS NV 89135		
137-36-514-065	14,656.14	0.0366%	823.19	AIRAVATI IRREVOCABLE TRUST	KOTHURU RAKESH TRS	%A SURAY	209 SURTEES POINT ST	LAS VEGAS NV 89144
137-36-514-066	14,656.14	0.0366%	823.19	EXCEL CAPITAL 3 L L C	6280 SPRING MOUNTAIN RD #110	LAS VEGAS NV 89146		
137-36-514-067	14,656.14	0.0366%	823.19	SUBRAMANIAN SHRIRAM	RAMAKRISHNAN VINITHA	10408 ORKINEY DR	LAS VEGAS NV 89144-4328	
137-36-515-001	9,616.09	0.0240%	540.11	CARROLL THOMAS & YOLANDA	10300 WOOD OWL CT	LAS VEGAS NV 89144-4325		
137-36-515-002	9,616.09	0.0240%	540.11	DARCY CHRISTOPHER P	FRENCH AMY	10304 WOOD OWL CT	LAS VEGAS NV 89138-9138	0
137-36-515-003	9,616.09	0.0240%	540.11	JONIC L L C	10308 WOOD OWL CT	LAS VEGAS NV 89144		
137-36-515-004	9,616.09	0.0240%	540.11	NANDIKANTI TRUST ETAL	NANDIKANTI DEEPAK TRS	10309 WOOD OWL CT	LAS VEGAS NV 89144-4325	
137-36-515-005	9,616.09	0.0240%	540.11	WALE TRACY J	10305 WOOD OWL CT	LAS VEGAS NV 89144-4325		
137-36-515-006	9,616.09	0.0240%	540.11	CHERRY CRAIG	10301 WOOD OWL CT	LAS VEGAS NV 89144-4325		
137-36-515-007	9,616.09	0.0240%	540.11	CAROLLO JAMES G & MARIA	105 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-515-008	9,616.09	0.0240%	540.11	RUBINO CARMEN M JR	109 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-515-009	9,616.09	0.0240%	540.11	DAUBS MICHAEL D & WRIGHT-DAUBS K REV LIV TR ETAL	DAUBS MICHAEL D TRS	108 S RING DOVE DR	LAS VEGAS NV 89144-4350	
137-36-515-010	9,616.09	0.0240%	540.11	JACKSON ALEXANDER TRUST	104 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-515-011	9,616.09	0.0240%	540.11	N T M 3 LIVING TRUST	AUDINO RICHARD J & PAMELA R TRS	100 S RING DOVE DR	LAS VEGAS NV 89144-4350	
137-36-515-012	9,616.09	0.0240%	540.11	HORTON STEVEN B & JULIE A	104 N RING DOVE DR	LAS VEGAS NV 89144		
137-36-515-013	9,616.09	0.0240%	540.11	BOYLE WILLIAM & KRISTEN	108 N RING DOVE DR	LAS VEGAS NV 89144-4322		
137-36-515-014	9,616.09	0.0240%	540.11	GOLDSTEIN PETER & WINA	124 S ANASAZI DR	LAS VEGAS NV 89144		
137-36-515-015	9,616.09	0.0240%	540.11	CHAN PING P & TERESA Y	5 TIMBER TRL	SUFFERN NY 10901		
137-36-515-016	9,616.09	0.0240%	540.11	WELLER TY & VICTORIA	116 S ANASAZI DR	LAS VEGAS NV 89144-4324		
137-36-517-001	7,570.12	0.0189%	425.19	GHIASSI FAMILY REVOCABLE LIVING TRUST	GHIASSI AFSHIN & ELENA SHAMPANER TRS	2016 ARBOR FOREST ST	LAS VEGAS NV 89134	
137-36-517-002	7,570.12	0.0189%	425.19	GERAMI KRISTEN J	130 SAPODILLA LN	LAS VEGAS NV 89144		
137-36-517-003	7,570.12	0.0189%	425.19	STUARD CHARLES V JR & MARY R	132 SAPODILLA LN	LAS VEGAS NV 89144-4293		
137-36-517-004	7,570.12	0.0189%	425.19	GREGORY GALA M REVOCABLE FAM TR	GREGORY GALA M TRS	9193 HERRERA AVE	LAS VEGAS NV 89129-3693	
137-36-517-005	7,570.12	0.0189%	425.19	STEPP ERNEST HOWARD & JENNIFER L	140 SAPODILLA LN	LAS VEGAS NV 89144		
137-36-517-006	7,570.12	0.0189%	425.19	VERDICK CONNIE JUNE TRUST 1997	VERDICK CONNIE JUNE TRS	141 SAPODILLA LN	LAS VEGAS NV 89144	
137-36-517-007	7,570.12	0.0189%	425.19	REYNOLDS LINDA	137 SAPODILLA LN	LAS VEGAS NV 89144-4293		
137-36-517-008	7,570.12	0.0189%	425.19	FENG HANIE FAMILY TRUST	FENG HANIE TRS	622 W WASHINGTON ST #13	ALHAMBRA CA 91801	
137-36-517-009	7,570.12	0.0189%	425.19	HERMAN CHARLES V & DOLORES K	133 SAPODILLA LN	LAS VEGAS NV 89144-4293		
137-36-517-010	7,570.12	0.0189%	425.19	CONDE JUAN R & GRACIELA A	2911 INRIDGE DR	AUSTIN TX 78745-5923		
137-36-518-001	7,570.11	0.0189%	425.19	STRASNER DENNIS H & MYRNA REVOCABLE TRUST	STRASNER DENNIS H & MYRNA TRS	116 SAPODILLA LN	LAS VEGAS NV 89144-4292	
137-36-518-002	7,570.11	0.0189%	425.19	120 SAPODILLA L L C	10968 TRANQUIL WATERS CT	LAS VEGAS NV 89135		
137-36-518-003	7,570.11	0.0189%	425.19	PISTINER IRVING M & MARTA	124 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-36-518-004	7,570.11	0.0189%	425.19	NOUCHI FAMILY TRUST	NOUCHI HERBERT MINORU & CAROL ATSUKO TRS	126 SAPODILLA LN	LAS VEGAS NV 89144-4293	
137-36-518-005	7,570.11	0.0189%	425.19	LIFTER BARBARA H & JOEL J FAMILY TRUST	LIFTER JOEL J & BARBARA H TRS	127 SAPODILLA LN	LAS VEGAS NV 89144	
137-36-518-006	7,570.11	0.0189%	425.19	RICHARDS SHANI L	125 SAPODILLA LN	LAS VEGAS NV 89144-4292		
137-36-518-007	7,570.11	0.0189%	425.19	KAMEN DEBRA R	WHITE IRENE	121 SAPODILLA LN	LAS VEGAS NV 89144	
137-36-518-008	7,570.11	0.0189%	425.19	COWNIE JO ANN	120 TORCHWOOD LN	LAS VEGAS NV 89144-4287		
137-36-518-009	7,570.11	0.0189%	425.19	DAVIS DEBRA B REVOCABLE TRUST	DAVIS DEBRA B TRS	8941 LARIAT RD	PARK CITY UT 84098-4822	
137-36-519-001	9,616.10	0.0240%	540.11	COSTA LOTA L L C	P O BOX 1344	MT VERNON WA 98273		
137-36-519-002	9,616.10	0.0240%	540.11	PRETZLAFF DIANA L & ROBERT K	116 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-519-003	9,616.10	0.0240%	540.11	FOLK FAMILY TRUST	FOLK BRIAN W & JENNIFER L TRS	120 S RING DOVE DR	LAS VEGAS NV 89144	
137-36-519-004	9,616.10	0.0240%	540.11	KOLEBUCK FAMILY TRUST	KOLEBUCK GREGG R & CARLA C TRS	124 S RING DOVE DR	LAS VEGAS NV 89144-4350	
137-36-519-005	9,616.10	0.0240%	540.11	SCHUDER RICHARD A	128 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-519-006	9,616.10	0.0240%	540.11	KIM JOON & DARON	132 S RING DOVE DR	LAS VEGAS NV 89144-4350		
137-36-519-007	9,616.10	0.0240%	540.11	CHAN JAMESON J	381 RANCHO LA COSTA ST	LAS VEGAS NV 89138		
137-36-519-008	9,616.10	0.0240%	540.11	HERNDON DOUGLAS W & CARRIE D	140 S RING DOVE DR	LAS VEGAS NV 89144-4351		
137-36-519-009	9,616.10	0.0240%	540.11	MAHONEY DAN & BRIDGET TRUST	MAHONEY DANIEL PATRICK & BRIDGET COLLEEN TRS	144 S RING DOVE DR	LAS VEGAS NV 89144	
137-36-519-010	9,616.10	0.0240%	540.11	STEARNS WILLIAM H	GUARINO MARISA	148 S RING DOVE DR	LAS VEGAS NV 89144	
137-36-519-011	9,616.10	0.0240%	540.11	DELAMAR ST LIVING TRUST	SHAVINSKY MANDY S TRS	152 S RING DOVE DR	LAS VEGAS NV 89144-4351	
137-36-519-012	9,616.10	0.0240%	540.11	ORLICK JOSEPH M	136 S BUTEO WOODS LN	LAS VEGAS NV 89144		
137-36-519-013	9,616.10	0.0240%	540.11	SCOTT TIMOTHY D	140 S BUTEO WOODS LN	LAS VEGAS NV 89144		
137-36-519-014	9,616.10	0.0240%	540.11	PIGNATELLO BRIAN & MICHELLE	141 S BUTEO WOODS LN	LAS VEGAS NV 89144-4353		
137-36-519-015	9,616.10	0.0240%	540.11	WIK DUANE & KATHERINE FAMILY TRUST	137 S BUTEO WOODS LN	LAS VEGAS NV 89144-4353		
137-36-519-016	9,616.10	0.0240%	540.11	SISON MIGUEL & MARIA	133 S BUTEO WOODS LN	LAS VEGAS NV 89144-4353		
137-36-519-017	9,616.10	0.0240%	540.11	PETKEWICH B J & S I REV LIV TR	PETKEWICH BENJAMIN & SONIA TRS	129 S BUTEO WOODS LN	LAS VEGAS NV 89144-4353	
137-36-519-018	9,616.10	0.0240%	540.11	UNRUH TIMOTHY E & MARGARET L	125 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352		
137-36-519-019	9,616.10	0.0240%	540.11	GOLDMAN BRIAN W & JOCELYN M	121 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352		
137-36-519-020	9,616.10	0.0240%	540.11	OHLER PHILLIP & MARIA	117 S BUTEO WOODS LN	LAS VEGAS NV 89144		
137-36-519-021	9,616.10	0.0240%	540.11	HUGHES JOHN A & KIMBER	113 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352		

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3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-519-022	9,616.10	0.0240%	**540.11**	BUTLER LAWRENCE W & SUSAN O	109 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352		
137-36-519-023	9,616.10	0.0240%	**540.11**	ZANELLA STEVEN J & SANDRA F	8924 WILD CREEK CT	LAS VEGAS NV 89117		
137-36-519-024	9,616.10	0.0240%	**540.11**	GEORGE SCOTT L	GU LEILEI	3305 KENSINGTON DR	WINNEMUCCA NV 89445	
137-36-519-025	9,616.10	0.0240%	**540.11**	TARY BRIAN D & KRISTIEN M	100 S BUTEO WOODS LN	LAS VEGAS NV 89144		
137-36-519-026	9,616.10	0.0240%	**540.11**	BENTLEY NANCY B QUAL PERS RES TR	BENTLEY NANCY B TRS	108 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352	
137-36-519-027	9,616.10	0.0240%	**540.11**	TURTLETAUB GREGORY & THERESA	112 S BUTEO WOODS LN	LAS VEGAS NV 89144		
137-36-519-028	9,616.10	0.0240%	**540.11**	SUPER BENJAMIN JOSHUA & JILL ALLISON	3585 W DIABLO DR #1	LAS VEGAS NV 89118		
137-36-519-029	9,616.10	0.0240%	**540.11**	SHULMAN FAMILY TRUST	SHULMAN GREGORY M & SANDRA L TRS	120 S BUTEO WOODS LN	LAS VEGAS NV 89144-4352	
137-36-519-030	9,616.10	0.0240%	**540.11**	JOSEPH SAJU & AMY	153 S RING DOVE DR	LAS VEGAS NV 89144-4351		
137-36-519-031	9,616.10	0.0240%	**540.11**	MILES MARCY & ERIC	149 S RING DOVE DR	LAS VEGAS NV 89144		
137-36-519-032	9,616.10	0.0240%	**540.11**	KVEDERIS DAVID F REV LIV TR	%D KVEDERIS	304 S JONES BLVD #654	LAS VEGAS NV 89107	
137-36-519-033	9,616.10	0.0240%	**540.11**	S W TRUST ETAL	WEISZ NICOLAE TRS	141 S RING DOVE DR	LAS VEGAS NV 89144-4351	
137-36-519-034	9,616.10	0.0240%	**540.11**	O'SHAUGHNESSY PHILIP S IV & ERIN C	133 S RING DOVE DR	LAS VEGAS NV 89144		
137-36-519-035	9,616.10	0.0240%	**540.11**	WEIDE RANDAL S	10655 PARK RUN DR #100	LAS VEGAS NV 89144		
137-36-519-036	9,616.10	0.0240%	**540.11**	SCHMIDT NATE	121 S RING DOVE DR	LAS VEGAS NV 89144		
137-36-519-037	9,616.10	0.0240%	**540.11**	ZUKOVSKI A & N REVOCABLE FAM TR	ZUKOVSKI ALEXANDER & NATASHA TRS	40 OLYMPIA CANYON WAY	LAS VEGAS NV 89141-6081	
137-36-611-001	12,681.49	0.0317%	**712.28**	RADIN RONALD	10104 CRESENT MESA LN	LAS VEGAS NV 89145-8805		
137-36-611-002	12,681.49	0.0317%	**712.28**	MATHEWS PAUL & JULIE FAMILY TR	MATHEWS PAUL D JR & JULIE A TRS	10100 CRESENT MESA LN	LAS VEGAS NV 89145-8805	
137-36-611-003	12,681.49	0.0317%	**712.28**	GANLEY JOSEPH R	10016 CRESENT MESA LN	LAS VEGAS NV 89145-8804		
137-36-611-004	12,681.49	0.0317%	**712.28**	CIADELLA SURVIVOR'S TRUST	CIADELLA SUSAN A TRS	10012 CRESCENT MESA LN	LAS VEGAS NV 89145-8804	
137-36-611-005	12,681.49	0.0317%	**712.28**	ERSHAGHI FAMILY TRUST	ERSHAGHI BABAK TRS	10008 CRESENT MESA LN	LAS VEGAS NV 89145	
137-36-611-006	12,681.49	0.0317%	**712.28**	WAID FREDRICK P & DAWN B	10004 CRESENT MESA LN	LAS VEGAS NV 89145-8804		
137-36-611-007	12,681.49	0.0317%	**712.28**	DILANDRI LIVING TRUST	DILANDRI BRENDAN M & JAMIE L TRS	10000 CRESENT MESA LN	LAS VEGAS NV 89145	
137-36-611-009	12,681.49	0.0317%	**712.28**	TUNNEY FAMILY TRUST	TUNNEY DANIEL J & DEBRA L TRS	10005 CRESCENT MESA LN	LAS VEGAS NV 89145-8804	
137-36-611-010	12,681.49	0.0317%	**712.28**	J A G TRUST	GRUBER ANDREW STEVEN & JULIE TRS	10009 CRESENT MESA LN	LAS VEGAS NV 89145-8804	
137-36-611-011	12,681.49	0.0317%	**712.28**	LAM ALBERT Y & LINDA Y REVOCABLE LIVING TRUST	LAM ALBERT Y & LINDA Y TRS	10013 CRESENT MESA LN	LAS VEGAS NV 89145-8804	
137-36-611-012	12,681.49	0.0317%	**712.28**	SCHIELE BETTY E	CARTIER-GIROUX LISA	10017 CRESENT MESA LN	LAS VEGAS NV 89145-8804	0
137-36-611-013	12,681.49	0.0317%	**712.28**	GREGORYAN ARMOND FAM LEGACY TR	GREGORYAN ARMOND TRS	10016 BOW RIDGE CT	LAS VEGAS NV 89145-8809	
137-36-611-014	12,681.49	0.0317%	**712.28**	PHAROAH TRUST	HALMI NADER N TRS	10012 BOW RIDGE CT	LAS VEGAS NV 89145-8809	
137-36-611-015	12,681.49	0.0317%	**712.28**	STEVENS AMY LIVING TRUST ETAL	STEVENS AMY S TRS	10008 BOW RIDGE CT	LAS VEGAS NV 89145-8809	
137-36-611-016	12,681.49	0.0317%	**712.28**	ZOR TRUST	RUBIN MITCHELL J & YONATA TRS	10004 BOW RIDGE CT	LAS VEGAS NV 89145-8809	
137-36-611-018	12,681.50	0.0317%	**712.28**	VEGA FAMILY TRUST	VEGA PAUL & ISABEL TRS	601 EDGEBROOK DR	LAS VEGAS NV 89145-8808	
137-36-611-019	12,681.50	0.0317%	**712.28**	YERUSHALMI YOSSI & VIDA PPTYS	56 TAPADERO LN	LAS VEGAS NV 89135		
137-36-611-020	12,681.50	0.0317%	**712.28**	JORGENSEN J CHRISTOPHER & SHELI	10208 CRESENT MESA LN	LAS VEGAS NV 89145-8807		
137-36-611-021	12,681.50	0.0317%	**712.28**	LEMOINE MARC ANDRE & DENISE M	10204 CRESCENT MESA LN	LAS VEGAS NV 89145-8807		
137-36-611-022	12,681.50	0.0317%	**712.28**	SIMISTER FAMILY TRUST	SIMISTER DOUGLAS K & MICHELLE TRS	10200 CRESENT MESA LN	LAS VEGAS NV 89145	
137-36-611-023	12,681.50	0.0317%	**712.28**	S K R G FAMILY TRUST	SCHOFIELD GARY G & KIM TRS	10120 CRESENT MESA LN	LAS VEGAS NV 89145-8806	0
137-36-611-024	12,681.50	0.0317%	**712.28**	FONTAN-SORLIE PATRICIA M	SORLIE LANCE	10116 CRESCENT MESA LN	LAS VEGAS NV 89145-8806	
137-36-611-025	12,681.50	0.0317%	**712.28**	SMITH RONALD E & JOY	10112 CRESCENT MESA LN	LAS VEGAS NV 89145-8806		
137-36-612-001	12,681.49	0.0317%	**712.28**	SPICUZZA KATHLEEN REVOCABLE TRUST	SPICUZZA KATHLEEN TRS	10001 CRESCENT MESA LN	LAS VEGAS NV 89145-8804	
137-36-612-002	12,681.49	0.0317%	**712.28**	REGHECAMPF ANAMARIA I	10000 BOW RIDGE CT	LAS VEGAS NV 89145		
137-36-613-001	9,644.12	0.0241%	**541.68**	SJOHOLM LIVING TRUST	SJOHOLM ROBERT JOHN TRS	605 POINT RIDGE PL	LAS VEGAS NV 89145-8810	
137-36-613-002	9,644.12	0.0241%	**541.68**	ROGERS BRUCE H & CHRISTIANNE W	601 POINT RIDGE PL	LAS VEGAS NV 89145-8810		
137-36-613-003	9,644.12	0.0241%	**541.68**	GRIFFIN BEVERLY S REVOCABLE TRUST	GRIFFIN BEVERLY S TRS	10336 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815	
137-36-613-004	9,644.12	0.0241%	**541.68**	AKESTER FAMILY TRUST	AKESTER ANDREW & JACLYNN N TRS	10332 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815	
137-36-613-005	9,644.12	0.0241%	**541.68**	ARCHAMBAULT REX J	524 NORTH ADA ST	CHICAGO IL 60642-6438		
137-36-613-006	9,644.12	0.0241%	**541.68**	LITTLEJOHN FREDDIE & GAIL FAM TR	LITTLEJOHN FREDDIE & GAIL TRS	10324 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815	
137-36-613-007	9,644.12	0.0241%	**541.68**	FREDWARE TRUST	BOULWARE FREDERICK T JR TRS	10320 LUXEMBOURG AVE	LAS VEGAS NV 89145	
137-36-613-008	9,644.12	0.0241%	**541.68**	WILKINSON R M JR & B J REV TR	WILKINSON RAYMOND JR & BETTY TRS	10316 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815	
137-36-613-009	9,644.13	0.0241%	**541.68**	DEAN FAMILY TRUST	DEAN HAL M & SUSAN TRS	10308 LUXEMBOURG AVE	LAS VEGAS NV 89145-8814	
137-36-613-010	9,644.13	0.0241%	**541.68**	CEPEK SHARON R & R THOMAS	LEIPLEIN RUTH A	10304 LUXEMBOURG AVE	LAS VEGAS NV 89145-8814	
137-36-613-011	9,644.13	0.0241%	**541.68**	FINSETH FAMILY TRUST	FINSETH CARL L II TRS	P O BOX 371265	LAS VEGAS NV 89137-1265	
137-36-613-012	9,644.13	0.0241%	**541.68**	TARY BRENT & JENNIFER	600 CANYON BROOK PL	LAS VEGAS NV 89145-8816		
137-36-615-001	22,257.39	0.0556%	**1,250.13**	S A S PROPERTIES L L C	10301 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-36-615-002	22,257.39	0.0556%	**1,250.13**	MATTHEWS THOMAS J & CAROLYN SUE	10309 SUMMIT CANYON DR	LAS VEGAS NV 89144-4340		
137-36-615-003	22,257.39	0.0556%	**1,250.13**	DEJONG R A A T T FAMILY TRUST	DEJONG ROBERT A & ANNE MARIE TRS	10317 SUMMIT CANYON DTR	LAS VEGAS NV 89144	
137-36-615-004	22,257.39	0.0556%	**1,250.13**	WANG HONGYU	SUN MIAO	10300 ROCKY MESA CT	LAS VEGAS NV 89144-4348	
137-36-615-005	22,257.39	0.0556%	**1,250.13**	VASAK VLADIMIR & SANDRA	10308 ROCKY MESA CT	LAS VEGAS NV 89144-4348		
137-36-615-006	22,257.39	0.0556%	**1,250.13**	PERKINS JARRAL	10316 ROCKY MESA CT	LAS VEGAS NV 89144-4348		
137-36-615-007	22,257.39	0.0556%	**1,250.13**	BLACKARD FAMILY TRUST	BLACKARD WILLIAM M & CHERYL TRS	10324 ROCKY MESA CT	LAS VEGAS NV 89144-4348	
137-36-615-010	22,257.39	0.0556%	**1,250.13**	THOMPSON FAMILY TRUST	THOMPSON SCOTT L & MICHELLE B TRS	10416 SUMMIT CANYON DR	LAS VEGAS NV 89144-4341	
137-36-615-011	22,257.39	0.0556%	**1,250.13**	JONES JULIUS CEASAR JR REV TR	JONES JULIUS C JR TRS	10408 SUMMIT CANYON DR	LAS VEGAS NV 89144-4341	
137-36-615-012	22,257.39	0.0556%	**1,250.13**	MAYES ANNETTE & ORLANDO K	10400 SUMMIT CANYON DR	LAS VEGAS NV 89144-4341		
137-36-615-013	22,257.39	0.0556%	**1,250.13**	LARKIN BRYCE	RHODES-LARKIN JENNIFER J	10340 SUMMIT CANYON DR	LAS VEGAS NV 89144	
137-36-615-014	22,257.39	0.0556%	**1,250.13**	ELLWOOD TRUST	10332 SUMMIT CANYON DR	LAS VEGAS NV 89144-4339		
137-36-615-015	22,257.39	0.0556%	**1,250.13**	MEISBURGER CSABA ETAL	INSIDE BEAUTY & WELLNESS TRUST	10324 SUMMIT CANYON DR	LAS VEGAS NV 89144-4339	
137-36-615-016	22,257.39	0.0556%	**1,250.13**	HAMRICK R & M FAMILY TRUST	HAMRICK ROBERT H & MOLLY K TRS	8290 W SAHARA AVE #200	LAS VEGAS NV 89117-8937	
137-36-615-017	22,257.39	0.0556%	**1,250.13**	GOSTANIAN FAMILY TRUST	10308 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-36-615-018	22,257.38	0.0556%	**1,250.13**	ANDREW - O NUFRIEFF 2005 RES TR	ANDREW LAUREL J TRS	10300 SUMMIT CANYON DR	LAS VEGAS NV 89144-4339	
137-36-615-022	22,257.38	0.0556%	**1,250.13**	HENDERSON J PATRICK & JULIA L	10208 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-36-615-023	22,257.38	0.0556%	**1,250.13**	OCEAN 18 TRUST	10200 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-36-615-024	22,257.38	0.0556%	**1,250.13**	KENNY LESLIE TRUST	KENNY LESLIE TRS	10132 SUMMIT CANYON DR	LAS VEGAS NV 89144-4335	
137-36-615-025	22,257.38	0.0556%	**1,250.13**	N L M TRUST	SUNNYSIDE HOLDINGS S P TRS	8120 SAPPHIRE BAY CIR	LAS VEGAS NV 89128	
137-36-615-026	22,257.38	0.0556%	**1,250.13**	OMGLE FAMILY REVOCABLE TRUST	10300 W CHARLESTON BLVD #13-222	LAS VEGAS NV 89135		
137-36-615-027	22,257.38	0.0556%	**1,250.13**	ROBINSON WILLIAM JR LIVING TRUST	ROBINSON FRANCES LIVING TRUST	%MILLER KAPLAN ARASE LLP	4123 LANKERSHIM BLVD	NORTH HOLLYWOOD CA 91602
137-36-615-028	22,257.38	0.0556%	**1,250.13**	VIEWPOINT TRUST	LEE SHAWN SEUNGWON TRS	10100 SUMMIT CANYON DR	LAS VEGAS NV 89144	
137-36-615-029	22,257.38	0.0556%	**1,250.13**	POOL D G PROPERTY TRUST	POOL DOUGLAS G TRS	10024 SUMMIT CANYON DR	LAS VEGAS NV 89144-4333	
137-36-615-030	22,257.38	0.0556%	**1,250.13**	LEE KAREN THERESE ETAL	LEE & FANG FAMILY TRUST	10016 SUMMIT CANYON DR	LAS VEGAS NV 89144-4333	
137-36-615-033	22,257.38	0.0556%	**1,250.13**	PASTRANO DENNIS & CONCEPCION	PASTRANO WAYNE	10217 STONY RIDGE DR	LAS VEGAS NV 89144-4347	
137-36-615-038	22,257.38	0.0556%	**1,250.13**	S W I L L C	10161 PARK RUN DR #150	LAS VEGAS NV 89145-8872		
137-36-615-039	22,257.38	0.0556%	**1,250.13**	DEFAZIO LIVING TRUST	DEFAZIO JOHN J & MAZAL V TRS	10201 SUMMIT CANYON DR	LAS VEGAS NV 89144-4338	
137-36-615-040	22,257.38	0.0556%	**1,250.13**	WARBURTON EDWARD B & SANDRA R P	10141 SUMMIT CANYON DR	LAS VEGAS NV 89144-4336		
137-36-615-041	22,257.38	0.0556%	**1,250.13**	CAVALLARO FAMILY TRUST	CAVALLARO STEPHEN L & MARY S TRS	10133 SUMMIT CANYON DR	LAS VEGAS NV 89144-4336	
137-36-615-046	22,257.38	0.0556%	**1,250.13**	PETERS FAMILY TRUST	PETERS JOHN R & SUSAN S TRS	501 SPRUCE CANYON ST	LAS VEGAS NV 89144-4343	
137-36-615-047	22,257.38	0.0556%	**1,250.13**	SNOW ROGER M & MINORKA JACQUELINE	459 SAINT MORITZ DR	HENDERSON NV 89012		
137-36-615-048	22,257.38	0.0556%	**1,250.13**	WILHELM LAURIE S SEPARATE PROPERTY TRUST	JOHNSON LAURIE SUE & ASHLEY CLAYTON III TRS	517 SPRUCE CANYON ST	LAS VEGAS NV 89144-4343	
137-36-615-049	22,257.38	0.0556%	**1,250.13**	HEMBERGER JOHN J	BOGUSLAWSKI JULIA L	525 SPRUCE CANYON ST	LAS VEGAS NV 89144	
137-36-615-050	22,257.38	0.0556%	**1,250.13**	SEROKA STEVEN G	WONG NANCY C	10100 STONY RIDGE DR	LAS VEGAS NV 89144-4344	
137-36-615-051	22,257.38	0.0556%	**1,250.13**	MONGELLI LUCILLE	10108 STONY RIDGE DR	LAS VEGAS NV 89144-4344		
137-36-615-052	22,257.38	0.0556%	**1,250.13**	GAUSE POHL CHRISTOPHER AND KATHERINE REVOCABLE TR	10116 STONY RIDGE DR	LAS VEGAS NV 89144		
137-36-615-053	22,257.38	0.0556%	**1,250.13**	FRANCOIS FAMILY TRUST	FRANCOIS HOWARD & V M BROOKES TRS	10124 STONY RIDGE DR	LAS VEGAS NV 89144-4344	
137-36-615-054	22,257.38	0.0556%	**1,250.13**	LEMCKE PAUL A & NANCY	10132 STONY RIDGE DR	LAS VEGAS NV 89144-4344		
137-36-615-055	22,257.38	0.0556%	**1,250.13**	DANIELIAN ALFRED & MICHELLE LOUISE	10140 STONY RIDGE DR	LAS VEGAS NV 89144		
137-36-615-056	22,257.38	0.0556%	**1,250.13**	REHM FAMILY LIVING TRUST	REHM CARY ALAN & DONNA MARIE TRS	10200 STONY RIDGE DR	LAS VEGAS NV 89144	
137-36-615-057	22,257.38	0.0556%	**1,250.13**	MURPHY FAMILY PROTECTION TRUST	MURPHY JOSEPH & JESSIE LOUISE TRS	10208 STONEY RIDGE DR	LAS VEGAS NV 89144-4346	
137-36-615-058	22,257.38	0.0556%	**1,250.13**	WOOD PHILIP H	10216 STONY RIDGE DR	LAS VEGAS NV 89144-4346		
137-36-615-059	22,257.38	0.0556%	**1,250.13**	ALLARD SCOTT M	LUTZ LISA ANNE	10224 STONY RIDGE DR	LAS VEGAS NV 89144-4346	
137-36-615-060	22,257.38	0.0556%	**1,250.13**	LAURITA JOSEPH	10232 STONY RIDGE DR	LAS VEGAS NV 89144		
137-36-615-064	44,514.78	0.1113%	**2,500.27**	ATLAS ROBERT	STARK-ATLAS RHONDDA	10432 SUMMIT CANYON DR	LAS VEGAS NV 89144	

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-615-065	44,514.76	0.1113%	**2,500.27**	SCHONFELD FAMILY TRUST	520 S FORTH ST	LAS VEGAS NV 89101		
137-36-615-067	44,514.76	0.1113%	**2,500.27**	NYE LYNDA	10225 STONY RIDGE DR	LAS VEGAS NV 89144-4347		
137-36-615-069	44,514.76	0.1113%	**2,500.27**	NELSON TROY & JULIE LIVING TRUST	NELSON TROY & JULIE TRS	10225 SUMMIT CANYON DR	LAS VEGAS NV 89144-4338	
137-36-616-001	14,656.15	0.0366%	**823.19**	HAKIM AZAM M & SARA	10437 ORKINEY DR	LAS VEGAS NV 89144		
137-36-616-002	14,656.15	0.0366%	**823.19**	TAI CHEN LIVING TRUST	TAI EDDIE TAILUNG TRS	10433 ORKINEY DR	LAS VEGAS NV 89144-4329	
137-36-616-003	14,656.15	0.0366%	**823.19**	WILLIAMS BRYAN & ALEXIS	10429 ORKINEY DR	LAS VEGAS NV 89144-4329		
137-36-617-001	33,386.07	0.0835%	**1,875.20**	STURM RICHARD & JOANN TRUST	STURM RICHARD & JOANN TRS	10232 SUMMIT CANYON DR	LAS VEGAS NV 89144-4337	
137-36-617-002	33,386.07	0.0835%	**1,875.20**	KUNG FAMILY TRUST	KUNG JEN KAI & AGNES Y TRS	10216 SUMMIT CANYON DR	LAS VEGAS NV 89144-4337	
137-36-618-001	27,317.50	0.0683%	**1,534.35**	FINE MILES	10125 SUMMIT CANYON DR	LAS VEGAS NV 89144		
137-36-618-002	28,258.57	0.0706%	**1,587.20**	J E FAMILY TRUST	BOYD JOHN C & ELIZABETH TRS	10117 SUMMIT CANYON DR	LAS VEGAS NV 89144-4336	
137-36-618-003	33,453.45	0.0836%	**1,878.99**	J R B - T A T BAILEY FAMILY TR	BAILEY JOHN ROBERT TRS	8984 SPANISH RIDGE AVE	LAS VEGAS NV 89148-1302	
137-36-710-001	616,530.12	1.5413%	**34,628.76**	CANYON VILLAS APARTMENT CORP	%A OLENICOFF	7 CORPORATE PLAZA	NEWPORT BEACH CA 92660-7904	
137-36-711-001	12,681.49	0.0317%	**712.28**	ROWE FAMILY TRUST	ROWE HAROLD C TRS	10001 BOW RIDGE CT	LAS VEGAS NV 89145-8809	
137-36-711-002	12,681.49	0.0317%	**712.28**	NUSHIKYAN TIGRAN ANTHONY	10005 BOW RIDGE CT	LAS VEGAS NV 89145-8809		
137-36-711-003	12,681.49	0.0317%	**712.28**	TABER ROBERT B & LINDA A	10009 BOW RIDGE CT	LAS VEGAS NV 89145		
137-36-711-004	12,681.49	0.0317%	**712.28**	ORNDOFF LEWIS & REBECCA IRREVOCABLE TRUST	LARSON DEBORAH TRS	612 EDGEBROOK DR	LAS VEGAS NV 89145-8808	
137-36-711-005	12,681.49	0.0317%	**712.28**	NOM DE PLUME TRUST	616 EDGEBROOK DR	LAS VEGAS NV 89145		
137-36-711-006	12,681.49	0.0317%	**712.28**	LARSEN CATHARINA JO & CHANCE G	624 EDGEBROOK DR	LAS VEGAS NV 89145-8808		
137-36-711-007	12,681.49	0.0317%	**712.28**	WARDEN MARK & DEANNA	628 EDGEBROOK DR	LAS VEGAS NV 89145-8808		
137-36-711-008	12,681.49	0.0317%	**712.28**	WISCHMEYER JAMES P	ARONOVA LIDIA L	636 EDGEBROOK DR	LAS VEGAS NV 89145-8808	
137-36-711-009	12,681.49	0.0317%	**712.28**	WILLIAMS FAMILY TRUST	WILLIAMS DONALD H & PAULA A TRS	637 EDGEBROOK DR	LAS VEGAS NV 89145	
137-36-711-010	12,681.50	0.0317%	**712.28**	WU JEFFREY C	CHAO JANET J	633 EDGEBROOK DR	LAS VEGAS NV 89145	
137-36-711-011	12,681.50	0.0317%	**712.28**	BYRD FAMILY TRUST ETAL	BYRD CHRISTOPHER TRS	629 EDGEBROOK	LAS VEGAS NV 89145-8808	
137-36-711-012	12,681.50	0.0317%	**712.28**	RUE JEFFREY T & SHONA M	625 EDGEBROOK DR	LAS VEGAS NV 89145		
137-36-711-013	12,681.50	0.0317%	**712.28**	CIMINO KIM E TRUST	CIMINO KIM E TRS	621 EDGEBROOK DR	LAS VEGAS NV 89145-8808	
137-36-711-014	12,681.50	0.0317%	**712.28**	KENNOCH AUDREY	617 EDGEBROOK DR	LAS VEGAS NV 89145-8808		
137-36-711-015	12,681.50	0.0317%	**712.28**	FOUR19 TRUST	613 EDGEBROOK DR	LAS VEGAS NV 89145		
137-36-711-016	12,681.50	0.0317%	**712.28**	MAROLDA RALPH L TRUST	MAROLDA RALPH L TRS	12942 OAKVIEW CT	HOMER GLEN IL 60491	
137-36-711-017	12,681.50	0.0317%	**712.28**	DAVIS FAMILY TRUST	DAVIS WILLIAM H TRS	P O BOX 50 PMB 140	LAKE ARROWHEAD CA 92352-0050	
137-36-711-018	12,681.50	0.0317%	**712.28**	ANDERSON KENA L & PAUL A	604 VERDE VISTA PL	LAS VEGAS NV 89145		
137-36-711-019	12,681.50	0.0317%	**712.28**	PULLEN KENNETH L & THERESA T	608 VERDE VISTA PL	LAS VEGAS NV 89145		
137-36-711-020	12,681.50	0.0317%	**712.28**	PURPLE ELEPHANT TRUST	CLAIR RONALD J & JANET C TRS	10113 EDGECLIFF LN	LAS VEGAS NV 89145-8801	
137-36-711-021	12,681.50	0.0317%	**712.28**	ANTONIO MARIA ROSARIO	1900 CETONA CT	AUSTIN TX 78746		
137-36-711-022	12,681.50	0.0317%	**712.28**	FITZPATRICK TRUST	FITZPATRICK ROBERT B & LINDA TRS	%B & L FITZPATRICK	25996 DANA BLUFFS E	CAPO BEACH CA 92624-1217
137-36-711-023	12,681.50	0.0317%	**712.28**	LOGAN DONALD R & JENNIFER FAM TR	LOGAN DONALD R & JENNIFER CO-TRS	10201 EDGECLIFF LN	LAS VEGAS NV 89145-8802	
137-36-711-024	12,681.50	0.0317%	**712.28**	REITZ CHRISTIAN A	ROUSSOS ALICE	10205 EDGECLIFF LN	LAS VEGAS NV 89145-8802	
137-36-711-025	12,681.50	0.0317%	**712.28**	BURGER GARY M	10209 EDGECLIFF LN	LAS VEGAS NV 89145-8802		
137-36-711-027	12,681.50	0.0317%	**712.28**	SNOOK BRANDON T & KATHRYN L	10204 EDGECLIFF LN	LAS VEGAS NV 89145-8802		
137-36-711-028	12,681.50	0.0317%	**712.28**	M N TRUST	NAPOLI MICHELLE A TRS	613 HERMOSA CANYON DR	LAS VEGAS NV 89145	
137-36-711-029	12,681.50	0.0317%	**712.28**	PORI CHRISTINE M & JEFFREY A	609 HERMOSA CANYON DR	LAS VEGAS NV 89145-8800		
137-36-711-030	12,681.50	0.0317%	**712.28**	BOMPAROLA LUIGI TRUST	BOMPAROLA LUIGI TRS	605 HERMOSA CANYON DR	LAS VEGAS NV 89145-8800	
137-36-711-031	12,681.50	0.0317%	**712.28**	YERANOSYAN ANUSHAVAN	AREVSHATYAN RUZANNA	35595 SPATTERDOCK LN	SOLON OH 44139	
137-36-711-032	12,681.50	0.0317%	**712.28**	REEVE JAMES J & DIANA V REV TR	REEVE JAMES J & DIANA V TRS	604 HERMOSA CANYON DR	LAS VEGAS NV 89145-8800	
137-36-711-033	12,681.50	0.0317%	**712.28**	TAYLOR FAMILY TRUST	TAYLOR BRYAN E & MELISSA S TRS	601 VERDE VISTA PL	LAS VEGAS NV 89145-8803	
137-36-711-034	12,681.50	0.0317%	**712.28**	PYLE JEFFREY A & AMY FAMILY TRUST	PYLE JEFFREY A & AMY M TRS	605 VERDE VISTA PL	LAS VEGAS NV 89145	
137-36-711-035	12,681.50	0.0317%	**712.28**	MOTT RODNEY	10300 W CHARLESTON BLVD #13-277	LAS VEGAS NV 89135-1037		
137-36-711-036	12,681.50	0.0317%	**712.28**	DENNIS MARY ANN SEPARATE PPTY TR	DENNIS MARY ANN H TRS	613 VERDE VISTA PL	LAS VEGAS NV 89145-8803	
137-36-711-037	12,681.50	0.0317%	**712.28**	SUMO PROPERTIES L L C	7120 SMOKE RANCH RD	LAS VEGAS NV 89128		
137-36-711-038	12,681.50	0.0317%	**712.28**	ROSENTHAL AARON B & KRYSTAL K	612 HERMOSA CANYON DR	LAS VEGAS NV 89145-8800		
137-36-711-039	12,681.50	0.0317%	**712.28**	GUENTHER CRAIG D & HEATHER N	608 HERMOSA CANYON DR	LAS VEGAS NV 89145-8800		
137-36-712-001	12,681.50	0.0317%	**712.28**	R J H LIVING TRUST	HOFFMAN ROBERT J TRS	10208 EDGECLIFF LN	LAS VEGAS NV 89145-8802	
137-36-713-001	9,644.12	0.0241%	**541.68**	DEHBACHI AIDA	609 POINT RIDGE PL	LAS VEGAS NV 89145		
137-36-713-002	9,644.12	0.0241%	**541.68**	ZIMMARDO JOSEPH	613 POINT RIDGE PL	LAS VEGAS NV 89145-8810		
137-36-713-003	9,644.12	0.0241%	**541.68**	BODNER F & M FAMILY TRUST	BODNER MARK B & FRANCESCA M TRS	617 POINT RIDGE PL	LAS VEGAS NV 89145-8810	
137-36-713-004	9,644.12	0.0241%	**541.68**	JAROS NATHANIEL S & HEATHER L	621 POINT RIDGE PL	LAS VEGAS NV 89145-8810		
137-36-713-005	9,644.12	0.0241%	**541.68**	B & B TRUST	EPSTEIN WILLIAM N & BONNIE M TRS	%W/M W EPSTEIN	625 POINT RIDGE PL	LAS VEGAS NV 89145-8811
137-36-713-006	9,644.12	0.0241%	**541.68**	HASKINS DARRYL S & REBECCA J	629 POINT RIDGE PL	LAS VEGAS NV 89145-8811		
137-36-713-007	9,644.12	0.0241%	**541.68**	MOAYEDI ABBAS & SOODABEH	633 POINT RIDGE PL	LAS VEGAS NV 89145-8811		
137-36-713-008	9,644.12	0.0241%	**541.68**	SEICHI TAMMY L	701 POINT RIDGE PL	LAS VEGAS NV 89145-8812		
137-36-713-009	9,644.12	0.0241%	**541.68**	MYERS BRADLEY J & COURTNEY M	705 POINT RIDGE PL	LAS VEGAS NV 89145-8812		
137-36-713-010	9,644.12	0.0241%	**541.68**	FRANCIS WILLIAM & LINDA FAM TR	FRANCIS WILLIAM A & LINDA L TRS	709 POINT RIDGE PL	LAS VEGAS NV 89145-8812	
137-36-713-011	9,644.12	0.0241%	**541.68**	ORR ROBERT & ALVERA	19350 PARKSIDE ST	DETROIT MI 48221		
137-36-713-012	9,644.12	0.0241%	**541.68**	CAR TRUST	717 POINT RIDGE PL	LAS VEGAS NV 89145		
137-36-713-013	9,644.12	0.0241%	**541.68**	DEPOULD DEBRA J TRSUT	DEPOULD DEBRA J TRS	%D DEPOULD	721 POINT RIDGE PL	LAS VEGAS NV 89145
137-36-713-014	9,644.12	0.0241%	**541.68**	DEZA PLARIDEL C & E L REV FAM TR	DEZA PLARIDEL C TRS	10333 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-713-015	9,644.12	0.0241%	**541.68**	BLUE NEAL KARSTEN & JUDITH C	13081 VIA ESPERIA	DEL MAR CA 92014-3724		
137-36-713-016	9,644.12	0.0241%	**541.68**	KEYSTONE 66 TRUST	KOSLOW GERALD W TRS	10325 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-713-017	9,644.12	0.0241%	**541.68**	ADLER BRITT & SHARON REV FAM TR	ADLER BRITT B & SHARON B TRS	10321 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-713-018	9,644.12	0.0241%	**541.68**	HAUCK STEVEN & LAURA	10317 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818		
137-36-713-019	9,644.12	0.0241%	**541.68**	MAJIC TAMARA	KOSTANIAN VAROUJIAN	10313 CANYON VALLEY AVE	LAS VEGAS NV 89145	
137-36-713-020	9,644.12	0.0241%	**541.68**	BERTUCCINI PAUL J TRUST	10309 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818		
137-36-713-021	9,644.12	0.0241%	**541.68**	G & M TRUST	KUNIHISAN GLENN K & MARIAN E TRS	10305 CANYON VALLEY AVE	LAS VEGAS NV 89145	
137-36-713-022	9,644.12	0.0241%	**541.68**	MOSS BRUCE E & CARLEEN A	10301 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818		
137-36-713-023	9,644.12	0.0241%	**541.68**	DOYNE FAMILY TRUST	DOYNE CHRISTY JEAN & COREY M TRS	716 CANYON BROOK PL	LAS VEGAS NV 89145-8817	
137-36-713-024	9,644.12	0.0241%	**541.68**	BROWN WILLIAM HUNTER	YIM JENNIFER	712 CANYON BROOK PL	LAS VEGAS NV 89145	
137-36-713-025	9,644.12	0.0241%	**541.68**	WRIGHT FAMILY TRUST	708 CANYON BROOK PL	LAS VEGAS NV 89145		
137-36-713-026	9,644.12	0.0241%	**541.68**	SINGAL RAHUL & TARA D	704 CANYON BROOK PL	LAS VEGAS NV 89145-8817		
137-36-713-027	9,644.12	0.0241%	**541.68**	GASS KEITH MICHAEL & KAREN L	700 CANYON BROOK PL	LAS VEGAS NV 89145		
137-36-713-028	9,644.12	0.0241%	**541.68**	SILVER DAMIEN M & ALEXANDRA P	616 CANYON BROOK PL	LAS VEGAS NV 89145		
137-36-713-029	9,644.12	0.0241%	**541.68**	BADIS ALAN L & ALBERTA	612 CANYON BROOK PL	LAS VEGAS NV 89145-8816		
137-36-713-030	9,644.12	0.0241%	**541.68**	LISS DENNIS J & MARIA E	608 CANYON BROOK PL	LAS VEGAS NV 89145-8816		
137-36-713-031	9,644.13	0.0241%	**541.68**	MORGAN STEPHEN L	SILVER BETTY J	604 CANYON BROOK PL	LAS VEGAS NV 89145-8816	
137-36-713-032	9,644.12	0.0241%	**541.68**	WESTPORT TRUST	10305 LUXEMBOURG AVE	LAS VEGAS NV 89145-8814		
137-36-713-033	9,644.12	0.0241%	**541.68**	CREW WILLIAM R & TILSON B	10309 LUXEMBOURG AVE	LAS VEGAS NV 89145-8814		
137-36-713-034	9,644.12	0.0241%	**541.68**	FOUR PAWS TRUST	%J KIVETT TRS	10313 LUXEMBOURG AVE	LAS VEGAS NV 89145	
137-36-713-035	9,644.12	0.0241%	**541.68**	RAKICH DOUGLAS R & ANN L	10317 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815		
137-36-713-036	9,644.12	0.0241%	**541.68**	REYES FAMILY TRUST	REYES REYNALDO I & JOSEFINA TRS	10321 LUXEMBOURG AVE	LAS VEGAS NV 89145-8815	
137-36-713-037	9,644.12	0.0241%	**541.68**	SCHAIBLE ROBERT L REVOCABLE LIVING TRUST	SCHAIBLE ROBERT L TRS	608 POINT RIDGE PL	LAS VEGAS NV 89145-8810	
137-36-713-038	9,644.12	0.0241%	**541.68**	GIBE DONALD G	ERLANSON NANCY L	612 POINT RIDGE PL	LAS VEGAS NV 89145-8810	
137-36-713-039	9,644.12	0.0241%	**541.68**	NOGUES RICHARD D	616 POINT RIDGE PL	LAS VEGAS NV 89145-9145		0
137-36-713-040	9,644.12	0.0241%	**541.68**	COBURN MARK T	HARRIS CATHERINE A	9811 W CHARLESTON BLVD 2 #343	LAS VEGAS NV 89117	
137-36-713-041	9,644.12	0.0241%	**541.68**	BOUDREAULT GINETTE LIVING TRUST	BOUDREAULT GINETTE TRS	624 POINT RIDGE PL	LAS VEGAS NV 89145-8810	
137-36-713-042	9,644.12	0.0241%	**541.68**	POKORNY WILLIAM E & KIYO	628 POINT RIDGE PL	LAS VEGAS NV 89145-8811		
137-36-713-043	9,644.12	0.0241%	**541.68**	WHITE JEFFREY & MICHELLE	632 POINT RIDGE PL	LAS VEGAS NV 89145		
137-36-713-044	9,644.12	0.0241%	**541.68**	PORTLAND INBOUND L L C	10316 WELLSIDE HILL AVE	LAS VEGAS NV 89145-8813		
137-36-713-045	9,644.12	0.0241%	**541.68**	MILLER ROBERT & MARIKO	10312 WELLSIDE HILL AVE	LAS VEGAS NV 89145		
137-36-713-046	9,644.12	0.0241%	**541.68**	AJA JOHN A REVOCABLE TRUST	AJA JOHN A TRS	10308 WELLSIDE HILL AVE	LAS VEGAS NV 89145-8813	
137-36-713-047	9,644.12	0.0241%	**541.68**	NATURE BOY TRUST	MOREO THOMAS & KERRY E TRS	10300 WELLSIDE HILL AVE	LAS VEGAS NV 89145-8813	
137-36-713-048	9,644.12	0.0241%	**541.68**	BROWN ROBERT H & STEPHANIE	613 CANYON BROOK PL	LAS VEGAS NV 89145-8816		

City

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Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-713-049	9,644.12	0.0241%	541.68	CHAN HENRY L & C CO 2004 LIV TR	CHAN HENRY L TRS	609 CANYON BROOK PL	LAS VEGAS NV 89145	
137-36-713-050	9,644.12	0.0241%	541.68	GORDON J & S FAMILY TRUST	GORDON SHELDON J & JUDITH A TRS	10301 W ELLSIDE HILL AVE	LAS VEGAS NV 89145-8813	
137-36-713-051	9,644.12	0.0241%	541.68	STOOPID MONKEY TRUST	LOWENSTEIN PETER D & JAINE E TRS	10305 W ELLSIDE HILL AVE	LAS VEGAS NV 89145	
137-36-713-052	9,644.12	0.0241%	541.68	OSAK NINA	AZZOLI WILLIAM	10309 W ELLSIDE HILL AVE	LAS VEGAS NV 89145-8813	
137-36-713-053	9,644.12	0.0241%	541.68	FRANCESCA TRUST	10313 W ELLSIDE HILL AVE	LAS VEGAS NV 89145-8813		
137-36-713-054	9,644.12	0.0241%	541.68	CHERNYSHEVA MARGO	10317 W ELLSIDE HILL AVE	LAS VEGAS NV 89145-8813		
137-36-713-055	9,644.12	0.0241%	541.68	STROZZA ANDREW CRAIG	10321 W ELLSIDE HILL AVE	LAS VEGAS NV 89145-8813		
137-36-713-056	9,644.12	0.0241%	541.68	GALT'S GULCH II L L C	800 CANYON GREENS	LAS VEGAS NV 89144-0836		
137-36-713-057	9,644.12	0.0241%	541.68	TAN PEARL C REVOCABLE TRUST	TAN PEARL C TRS	19220 DEER ELK CREST	SAN ANTONIO TX 78258	
137-36-713-058	9,644.12	0.0241%	541.68	KUNICH FAMILY TRUST	KUNICH MITCHELL P & ANGELA K TRS	10320 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-713-059	9,644.12	0.0241%	541.68	HOLLITZ MARTIN FAMILY TRUST	HOLLITZ JOHN E TRS	10316 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-713-060	9,644.12	0.0241%	541.68	SIMPSON MARGARET R LIVING TRUST	SIMPSON MARGARET R TRS	8978 SMITHFIELD DR #4	CALABASH NC 28467	
137-36-713-061	9,644.12	0.0241%	541.68	FEINSTEIN FAMILY TRUST	FEINSTEIN SHELDON F & ELAINE TRS	10304 CANYON VALLEY AVE	LAS VEGAS NV 89145-8818	
137-36-714-001	3,976.43	0.0099%	223.34	FRANKLIN ELIZABETH RENEE LIVING TR 2011	FRANKLIN ELIZABETH RENEE TRS	10226 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-714-002	3,976.43	0.0099%	223.34	MRAZ JOYCE T TRUST	MRAZ JOYCE T TRS	10224 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829	
137-36-714-003	3,976.43	0.0099%	223.34	BALZANO PAUL & JACQUELINE	13131 N W 11TH ST	SUNRISE FL 33323-3905		
137-36-714-004	3,976.43	0.0099%	223.34	PITCHFORD APARECIDA	9811 W CHARLESTON BLVD #2-551	LAS VEGAS NV 89117		
137-36-714-005	3,976.43	0.0099%	223.34	HAYES THOMAS E TRUST	HAYES THOMAS E TRS	35 WILBURN AVE	ATHERTON CA 94027	
137-36-714-006	3,976.43	0.0099%	223.34	DARDANO LANA	3342 TRENTON ST	DENVER CO 80238		
137-36-714-007	3,976.43	0.0099%	223.34	WEBER JETTA M	UNIT 5460 BOX 0506	DPO AE 9707		
137-36-714-008	3,976.43	0.0099%	223.34	B J K MANAGEMENT TRUST	2816 SPALDING DR	LAS VEGAS NV 89134		
137-36-714-009	3,976.43	0.0099%	223.34	LUZIER PATRICIA A LIVING TRUST	LUZIER PATRICIA A TRS	1112 GOLDEN AGE CT	LAS VEGAS NV 89144	
137-36-714-010	3,976.43	0.0099%	223.34	WARREN PATRICK & JULIE	10204 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-714-011	3,976.43	0.0099%	223.34	SIMPSON HUGH & ANITA	634386 ROAD 63	SINGHAMPTON ON N0C 1M0 CANADA		
137-36-714-012	3,976.43	0.0099%	223.34	WILSON ROY L & LYNDA K	10196 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823		
137-36-714-013	3,976.43	0.0099%	223.34	RUSS LE ROY	KOSS MARGO	4225 VIA ARBOLADA #557	LOS ANGELES CA 90042	
137-36-714-014	3,976.43	0.0099%	223.34	LUCAS LIVING TRUST	LUCAS GAIL & JERRY TRS	10192 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823	
137-36-714-015	3,976.43	0.0099%	223.34	HAYES THOMAS E TRUST	HAYES THOMAS E TRS	35 WILBURN AVE	ATHERTON CA 94027	
137-36-714-016	3,976.43	0.0099%	223.34	GOLDBERG EDYTHE B SEPARATE PROPERTY TRUST	GOLDBERG EDYTHE B TRS	2121 BOUNDARY OAK DR	LAS VEGAS NV 89134	
137-36-714-017	3,976.43	0.0099%	223.34	HANSEN JOY ELIZABETH	10184 BIRCH BLUFF LN	LAS VEGAS NV 89145-8822		
137-36-714-018	3,976.43	0.0099%	223.34	QUASULA THEODORE R & KATHLEEN B	2288 TEDESCA DR	HENDERSON NV 89052-6534		
137-36-714-019	3,976.43	0.0099%	223.34	BUCHANAN LOUIS A & WILHELMINA	10178 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-714-020	3,976.43	0.0099%	223.34	ALBANO MICHAEL A JR	MCCAUL MELISSA	6 PLAZA AVE	EASTHAMPTON MA 01027-2434	
137-36-714-021	3,976.43	0.0099%	223.34	STARBOWSKI ROBERT A & JOSIE	10172 BIRCH BLUFF LN	LAS VEGAS NV 89145-8821		
137-36-714-022	3,976.43	0.0099%	223.34	BOWLING RONALD G & HANNA S	10170 BIRCH BLUFF LN	LAS VEGAS NV 89145-8821		
137-36-714-023	3,976.43	0.0099%	223.34	GRAHAM MICHAEL	10168 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-714-024	3,976.43	0.0099%	223.34	LANAVA PROPERTY TRUST	LANAVA LOUIS D TRS	4545 S MONACO ST #101	DENVER CO 80237	
137-36-714-025	3,976.43	0.0099%	223.34	SOTHERN DEAN & JO	10162 BIRCH BLUFF LN	LAS VEGAS NV 89145-8821		
137-36-714-026	3,976.43	0.0099%	223.34	DEBOIS ANNETTE M	7 CANBERRA CT	MYSTIC CT 6355		
137-36-714-027	3,976.43	0.0099%	223.34	STUDDARD BRAD	10156 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-714-028	3,976.43	0.0099%	223.34	ZBASNIK GREGORY & PAMELA J	10154 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-714-029	3,976.43	0.0099%	223.34	S B R S INVESTMENTS	1805 WHITE HAWK CT	LAS VEGAS NV 89134-6113		
137-36-714-030	3,976.43	0.0099%	223.34	CARTER DONALD RAY TRUST	CARTER DONALD RAY TRS	P O BOX 370581	LAS VEGAS NV 89137-0581	
137-36-714-031	3,976.43	0.0099%	223.34	HARRIS PHYLLIS YVONNE	814 MAJESTIC OAK ST	LAS VEGAS NV 89145-8827		
137-36-714-032	3,976.43	0.0099%	223.34	HAYES THOMAS E TRUST	HAYES THOMAS E TRS	35 WILBURN AVE	ATHERTON CA 94027	
137-36-714-033	3,976.43	0.0099%	223.34	VENUTO GARY FRED & J REV LIV TR	VENUTO GARY FRED & JOANNE TRS	820 MAJESTIC OAK ST	LAS VEGAS NV 89145	
137-36-714-034	3,976.43	0.0099%	223.34	LEWINSON SARA L	822 MAJESTIC OAK ST	LAS VEGAS NV 89144		
137-36-714-035	3,976.43	0.0099%	223.34	WHITAKER VENETTA B LIVING TRUST	WHITAKER VENETTA B TRS	824 MAJESTIC OAK ST	LAS VEGAS NV 89145-8827	
137-36-714-036	3,976.43	0.0099%	223.34	LAZAUSKAS JOSEPH JR	LAZAUSKIENE ELVYRA	828 MAJESTIC OAKS ST	LAS VEGAS NV 89145	
137-36-714-037	3,976.43	0.0099%	223.34	BELKEN ROBERT J & YVETTE V	9360 W FLAMINGO #110-261	LAS VEGAS NV 89147-6410		
137-36-714-038	3,976.43	0.0099%	223.34	EVANS BETTY J & RONALD P	829 MAJESTIC OAK ST	LAS VEGAS NV 89145-8828		
137-36-714-039	3,976.43	0.0099%	223.34	JOHNSON JORDAN & LAUREL FAMILY TRUST	JOHNSON JORDAN & LAUREL TRS	827 MAJESTIC OAK ST	LAS VEGAS NV 89145-8827	
137-36-714-040	3,976.43	0.0099%	223.34	SEIDEL VICTOR I & JANET LIV TR	SEIDEL JANET TRS	825 MAJESTIC OAK ST	LAS VEGAS NV 89145-8827	
137-36-714-041	3,976.43	0.0099%	223.34	RIPAMONTI ANTHONY L	821 MAJESTIC OAK ST	LAS VEGAS NV 89145		
137-36-714-042	3,976.43	0.0099%	223.34	G S Q TRUST	SQUITIERI GENE E TRS	1504 BREEZE CANYON DR	LAS VEGAS NV 89117	
137-36-714-043	3,976.43	0.0099%	223.34	TOPHAM RANDI J	817 MAJESTIC OAK ST	LAS VEGAS NV 89145		
137-36-714-044	3,976.43	0.0099%	223.34	GLUHBEGOVIC SELMA	10177 BIRCH BLUFF LN	LAS VEGAS NV 89145-8822		
137-36-714-045	3,976.43	0.0099%	223.34	STALEY FAMILY TRUST	STALEY CATHERINE TRS	8041 O'BANNON DR	LAS VEGAS NV 89117-1943	
137-36-714-046	3,976.43	0.0099%	223.34	GLACIER TRUST	TREVINO JAMES E & DEBORAH TRS	286 APENNINE PL	LAS VEGAS NV 89138	
137-36-714-047	3,976.43	0.0099%	223.34	CHU HENDERSON	50 KAPI LN #16-203	WAILUKU HI 96793-2073		
137-36-714-048	3,976.43	0.0099%	223.34	ROHLFFS ROBYN J	11693 GLOWING SUNSET LN	LAS VEGAS NV 89135		
137-36-810-003	464,118.00	1.1603%	26,068.20	ARBORS PARK RUN L L C	6021 S FT APACHE #100	LAS VEGAS NV 89148-5562		
137-36-811-003	65,958.31	0.1649%	3,704.69	PROTOCOL DEVELOPMENT L L C	10001 PARK RUN DR	LAS VEGAS NV 89145-8857		
137-36-811-006	156,597.69	0.3915%	8,795.65	D M H C C L L C	1400 MAIDEN LN	DEL MAR CA 92014		
137-36-811-011	58,625.03	0.1466%	3,292.80	ALBATROSS PARTNERS L L C	10091 PARK RUN DR #200	LAS VEGAS NV 89145-8868		
137-36-811-017	49,298.32	0.1232%	2,768.95	BLIND AMBITION L L C	10001 PARK RUN DR	LAS VEGAS NV 89145-8857		
137-36-811-018	157,887.85	0.3947%	8,868.11	C B S I L L C	%J SUSA	3275 S JONES BLVD #105	LAS VEGAS NV 89146-6768	
137-36-811-020	25,633.78	0.0641%	1,439.78	S B PARK RUN L L C	9127 W RUSSELL RD	LAS VEGAS NV 89145		
137-36-811-021	27,994.79	0.0700%	1,572.39	10181 PARK RUN L L C	10181 PARK RUN DR #200	LAS VEGAS NV 89145		
137-36-811-023	24,374.60	0.0609%	1,369.05	KARMA II L L C	10151 PARK RUN DR	LAS VEGAS NV 89145-8859		
137-36-811-025	1,791.11	0.0045%	100.60	TROSKA PROPERTIES L L C	%J TROSKA	10161 PARK RUN DR #130	LAS VEGAS NV 89145-8872	
137-36-811-026	608.74	0.0015%	34.19	STRUM REAL ESTATE L L C	10161 PARK RUN DR #150	LAS VEGAS NV 89145		
137-36-811-027	22,153.54	0.0554%	1,244.30	STRUM REAL ESTATE L L C	10161 PARK RUN DR #150	LAS VEGAS NV 89145		
137-36-811-028	2,196.16	0.0055%	123.35	LIGHT SPEED PROPERTIES L L C	10161 PARK RUN DR #140	LAS VEGAS NV 89145-8872		
137-36-811-030	2,807.24	0.0070%	157.67	J H C H PROPERTIES L L C	P O BOX 370967	LAS VEGAS NV 89137-0967		
137-36-811-031	10,023.18	0.0251%	562.97	STRUM REAL ESTATE L L C	10161 PARK RUN DR #150	LAS VEGAS NV 89145		
137-36-812-001	3,976.43	0.0099%	223.34	DAUENHAUER DARRYL & DEBORAH W	10205 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-812-002	3,976.43	0.0099%	223.34	SPATHAROS TIMOTHY G	10207 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826		
137-36-812-003	3,976.43	0.0099%	223.34	CANONICO EDWARD & ELISE	9201 TUDOR PARK PL	LAS VEGAS NV 89145-8725		
137-36-812-004	3,976.43	0.0099%	223.34	PERONI LEO C & CHRISTINE S	10213 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-812-005	3,976.43	0.0099%	223.34	PFEIFER GREGORY S & DEBORAH I	1001 MEADOWLEAH ST	LAS VEGAS NV 89145		
137-36-812-006	3,976.43	0.0099%	223.34	HOPKINS 2000 TRUST	10217 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826		
137-36-812-007	3,976.43	0.0099%	223.34	TESSIER SANDRA LIVING TRUST	TESSIER SANDRA TRS	10221 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826	
137-36-812-008	3,976.43	0.0099%	223.34	BOSCOE CARL & MICHELLE	10223 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-812-009	3,976.43	0.0099%	223.34	LOUMAKIS STEVEN P	10225 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826		0
137-36-812-010	3,976.43	0.0099%	223.34	SPECTER STEVEN & PATRICIA	10225 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829		
137-36-812-011	3,976.43	0.0099%	223.34	VEDRO FAMILY TRUST	VEDRO FRANK JOSEPH JR & SELENA TRS	10223 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-812-012	3,976.43	0.0099%	223.34	RUSSELL TANYA	10221 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829		
137-36-812-013	3,976.43	0.0099%	223.34	KOOSHESH JALAL & ELIZABETH C	10217 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829		
137-36-812-014	3,976.43	0.0099%	223.34	PENN JAMES A & MARCIA M	10215 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829		
137-36-812-015	3,976.43	0.0099%	223.34	KUSTNER JAY PAUL TRUST	KUSTNER JAY PAUL TRS	10213 BIRCH BLUFF LN	LAS VEGAS NV 89145-8829	
137-36-812-016	3,976.43	0.0099%	223.34	TSUJIMOTO-RYZEWSKI RISHELL	RYZEWSKI DAVID	10211 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-812-017	3,976.43	0.0099%	223.34	TAYLOR STEPHANIE A	1029 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-812-018	3,976.43	0.0099%	223.34	HUTTON DAVID	10207 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823		
137-36-812-019	3,976.43	0.0099%	223.34	EYMAN JEFFREY ROSS & LINDA POTTS REVOCABLE LIV TR	EYMAN JEFFREY ROSS & LINDA POTTS TRS	10205 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823	
137-36-812-020	3,976.43	0.0099%	223.34	JEFFERY KATHRYN E	10203 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823		
137-36-812-021	3,976.43	0.0099%	223.34	FORSYTHE DARLENE M DEC REV TR	FORSYTHE DARLENE M TRS	10201 BIRCH BLUFF LN	LAS VEGAS NV 89145-8823	
137-36-812-022	3,976.43	0.0099%	223.34	GLICHER MARTIN J TRUST	CARROLL NINA DECAMPOS TRUST	10195 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-812-023	3,976.43	0.0099%	223.34	UMRIGAR MICHELLE ETAL	MOLLA LIVING TRUST	16931 CHESTNUT ST	YORBA LINDA CA 92886	

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Active Parcel	Surplus Refund Calculation	%	Pro-Rata Refund	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-812-024	3,976.43	0.0099%	**223.34**	TURTULA CRISTINA	MARTINEZ JOSE E	792 SAN JACOMA PL	LAS VEGAS NV 89138	
137-36-812-025	3,976.43	0.0099%	**223.34**	ARCISZEWSKI ROBERT & R FAM TR	ARCISZEWSKI ROBERT A & RENEE TRS	832 MAJESTIC OAK	LAS VEGAS NV 89145-8828	
137-36-812-026	3,976.43	0.0099%	**223.34**	MCCOMBE GIGI H LIVING TRUST	MCCOMBE GIGI H TRS	836 MAJESTIC OAK ST	LAS VEGAS NV 89145-8828	
137-36-812-027	3,976.43	0.0099%	**223.34**	FRANKLIN ELIZABETH RENEE LIVING TRUST	FRANKLIN ELIZABETH RENEE TRS	10240 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-812-028	3,976.43	0.0099%	**223.34**	FOI SHARON ATKINSON	8046 ELK MOUNTAIN ST	LAS VEGAS NV 89113-4018		
137-36-812-029	3,976.43	0.0099%	**223.34**	LEVY JOEL ROBERT TRUST	LEVY JOEL ROBERT TRS	900 MAJESTIC OAK ST	LAS VEGAS NV 89145-8819	
137-36-812-030	3,976.43	0.0099%	**223.34**	FUSON RICHARD III	GOMEZ ROBINSON	%T S E INC	P O BOX 851	HERMOSA BEACH CA 90254
137-36-812-031	3,976.43	0.0099%	**223.34**	HURLEY-OSUCH LIVING TRUST	HURLEY GERALD D TRS	904 MAJESTIC OAK ST	LAS VEGAS NV 89145-8819	
137-36-812-032	3,976.43	0.0099%	**223.34**	REESE JEANETTE A	908 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-033	3,976.43	0.0099%	**223.34**	LEWIS HAROLD R	LEWIS JEREMY R & JENNIFER R	2857 PARADISE RD #3201	LAS VEGAS NV 89109-9043	
137-36-812-034	3,976.43	0.0099%	**223.34**	MASON RICHARD	7310 WEXFORD CT	LAKEWOOD RANCH FL 34202		
137-36-812-035	3,976.43	0.0099%	**223.34**	FOGO WILLIAM	916 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-036	3,976.43	0.0099%	**223.34**	SAINE ELOISE	918 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-037	3,976.43	0.0099%	**223.34**	STANFILL RONALD & LINDA L	920 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-038	3,976.43	0.0099%	**223.34**	NOWOCINSKI BARBARA & STEPHEN	921 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-039	3,976.43	0.0099%	**223.34**	E B IRREVOCABLE TRUST	BENSON ELENA TRS	919 MAJESTIC OAK ST	LAS VEGAS NV 89145	
137-36-812-040	3,976.43	0.0099%	**223.34**	HESS SHERRIE	917 MAJESTIC OAK ST	LAS VEGAS NV 89145		
137-36-812-041	3,976.43	0.0099%	**223.34**	D C N R T I TRUST	LANG DONNEL LEE & CAROL ANN TRS	915 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820	
137-36-812-042	3,976.43	0.0099%	**223.34**	J I O TRUST	KESTLER DONNA K TRS	913 MAJESTIC OAK ST	LAS VEGAS NV 89145	
137-36-812-043	3,976.43	0.0099%	**223.34**	HARDER RICHARD H	909 MAJESTIC OAK ST	LAS VEGAS NV 89145-8820		
137-36-812-044	3,976.43	0.0099%	**223.34**	STALEY FAMILY TRUST	STALEY CATHERINE TRS	8041 OBANNON DR	LAS VEGAS NV 89117-1943	
137-36-812-045	3,976.43	0.0099%	**223.34**	GEDEON MONA	905 MAJESTIC OAK ST	LAS VEGAS NV 89145-8819		
137-36-812-046	3,976.43	0.0099%	**223.34**	AJA ROMERO TRUST	AJA ROMERO TRS	837 MAJESTIC OAK ST	LAS VEGAS NV 89145	
137-36-812-047	3,976.43	0.0099%	**223.34**	ALMAK FAMILY TRUST	2600 E SOUTHLAKE BLVD #120-302	SOUTHLAKE TX 76092-6634		
137-36-812-048	3,976.43	0.0099%	**223.34**	FRANKLIN ELIZABETH RENEE LIVING TRUST	FRANKLIN ELIZABETH RENEE TRS	10240 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-812-049	3,976.43	0.0099%	**223.34**	SCHIRBER MICHAEL N & MERNA L	11202 KENTUCKY RD	PAPILLION NE 68133		
137-36-812-050	3,976.43	0.0099%	**223.34**	TALBOT RUSSELL & MICHELE	7811 SPICED STRAWBERRY ST	LAS VEGAS NV 89131		
137-36-812-051	3,976.43	0.0099%	**223.34**	THUMMA CLIFFORD R	STATHAKIS KATHRYN M	16 PONDVIEW CLOSE	CHAPPAQUA NY 10514-3703	
137-36-812-052	3,976.43	0.0099%	**223.34**	LYONS EMANUEL	10182 JUNIPER CREEK LN	LAS VEGAS NV 89145-8824		
137-36-812-053	3,976.43	0.0099%	**223.34**	GRABOWSKI MARILYN S	10184 JUNIPER CREEK LN	LAS VEGAS NV 89145-8824		
137-36-812-054	3,976.43	0.0099%	**223.34**	TANENHAUS SANFORD P & JANET W	1035 ANNA MARIE DR #321	JOHNSON CITY NY 13790		
137-36-812-055	3,976.43	0.0099%	**223.34**	FRY WILLIAM DAVID & NANCY REV TR	FRY WILLIAM DAVID & NANCY L TRS	10190 JUNIPER CREEK LN	LAS VEGAS NV 89145-8824	
137-36-812-056	3,976.43	0.0099%	**223.34**	CAPPARELLI ANNAMARIE LIVING TR	OSTROWSKI WAYNE EDWARD LIVING TR	259 WOODSTONE CIR	BUFFALO GROVE IL 60089-6702	
137-36-812-057	3,976.43	0.0099%	**223.34**	GARASI JESSICA M & ANTHONY T	10194 JUNIPER CREEK LN	LAS VEGAS NV 89145-8824		
137-36-812-058	3,976.43	0.0099%	**223.34**	JOHNSON DAVID G & NANCY S REV TR	JOHNSON DAVID G & NANCY S TRS	10200 JUNIPER CREEK LN	LAS VEGAS NV 89145-8825	
137-36-812-059	3,976.43	0.0099%	**223.34**	GATYNYA PAVEL	700 HYDE AVE	RIDGWAY PA 15853		
137-36-812-060	3,976.43	0.0099%	**223.34**	DRASCHNER FRANK C & J M FAM TR	HATLEY DEBORAH TRS	10204 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826	
137-36-812-061	3,976.43	0.0099%	**223.34**	HOGAN EILEEN GRAY TRUST	HOGAN EILEEN GRAY TRS	10208 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826	
137-36-812-062	3,976.43	0.0099%	**223.34**	FURMAN JAYNE	10210 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826		
137-36-812-063	3,976.43	0.0099%	**223.34**	ADLER MICHAEL J & JEAN M LIVING TRUST	ADLER MICHAELL J & JEAN M TRS	10212 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-812-064	3,976.43	0.0099%	**223.34**	DAERON COMPANY L L C	%G NOLAN	7120 DONALD NELSON AVE	LAS VEGAS NV 89131-3397	
137-36-812-065	3,976.43	0.0099%	**223.34**	GILKEY-SMITH PATRICIA J	10218 JUNIPER CREEK LN	LAS VEGAS NV 89145-8826		
137-36-812-066	3,976.43	0.0099%	**223.34**	JONES DEBRA LYNN FAMILY TRUST	JONES DEBRA LYNN TRS	610 E MARKET ST #3002	SAN ANTONIO TX 78205	
137-36-813-001	3,976.43	0.0099%	**223.34**	BURCH RONALD D & WENDY R	10305 JUNIPER CREEK LN	LAS VEGAS NV 89145-8852		
137-36-813-002	3,976.43	0.0099%	**223.34**	KOSCHEL TERRY L	10303 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831		
137-36-813-003	3,976.43	0.0099%	**223.34**	ROE LAWRENCE A JR & KOSKI-ROE KAREN REV LIV TR	10301 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-813-004	3,976.43	0.0099%	**223.34**	LEVKOFF ALEXANDER	1320 EATON RD	SAN DIMAS CA 91773-2831		
137-36-813-005	3,976.43	0.0099%	**223.34**	LAWRENCE MARK TYLER	10239 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-813-006	3,976.43	0.0099%	**223.34**	ARTZ TONI JO TRUST	ARTZ TONI JO TRS	9811 W CHARLESTON BLVD #2-112	LAS VEGAS NV 89117-7528	
137-36-813-007	3,976.43	0.0099%	**223.34**	UNGARO NICHOLAS & MILA C	10233 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831		
137-36-813-008	3,976.43	0.0099%	**223.34**	ALEXANDER HERBERT J & BARBARA C	10231 JUNIPER CREEK LANE	LAS VEGAS NV 89145-8831		
137-36-813-009	3,976.43	0.0099%	**223.34**	STORER 2013 REVOCABLE LIVING TR	STORER STEVEN J TRS	27 MUTH DR	ORINDA CA 94563-2805	
137-36-813-010	3,976.43	0.0099%	**223.34**	RYCHLING JASON	2012 DIAMOND PEAK CT	LAS VEGAS NV 89117-1867		
137-36-813-011	3,976.43	0.0099%	**223.34**	WAINWRIGHT LINDA J	9030 W SAHARA #254	LAS VEGAS NV 89117-5744		
137-36-813-012	3,976.43	0.0099%	**223.34**	MADDUX HEATHER L	10233 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830		
137-36-813-013	3,976.43	0.0099%	**223.34**	MASON TERI	10301 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-813-014	3,976.43	0.0099%	**223.34**	CURRY JOANNE M LIVING TRUST	PEZZULLO JOHN V LIVING TRUST	10303 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830	
137-36-813-015	3,976.43	0.0099%	**223.34**	DEVITO LURA	10305 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830		
137-36-813-016	3,976.43	0.0099%	**223.34**	REINDERS ASHLEY SEPARATE PROPERTY TRUST	REINDERS ASHLEY TRS	%A REINDERS	2837 TURTLE HEAD PEAK RD	LAS VEGAS NV 89135
137-36-813-017	3,976.43	0.0099%	**223.34**	NAKASHIMA MICHAEL & FILIZ	12 HAVRE CT	FOOTHILL RANCH CA 92610		
137-36-813-018	3,976.43	0.0099%	**223.34**	HIGA TRUST ETAL	HIGA STEPHEN N TRS	10313 BIRCH BLUFF LN	LAS VEGAS NV 89139	
137-36-813-019	3,976.43	0.0099%	**223.34**	KLEJMONT FRANCIS H & PEGGY J	3076 BROOKS RANGE	PRESCOTT AZ 86301		
137-36-813-020	3,976.43	0.0099%	**223.34**	PERRY KRISTYN & HENRY T	10319 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-813-021	3,976.43	0.0099%	**223.34**	MORTON DIANA & DONALD	10321 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-813-022	3,976.43	0.0099%	**223.34**	WEYMOUTH JAMES	10325 BIRCH BLUFF LN	LAS VEGAS NV 89145-8849		
137-36-813-023	3,976.43	0.0099%	**223.34**	C M W LIVING TRUST	WALLACE CHARLES L & MARIE L TRS	10327 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-813-024	3,976.43	0.0099%	**223.34**	GROSS FAMILY REVOCABLE LIVING TRUST	GROSS DANIEL L & NANCY W TRS	10329 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-813-025	3,976.43	0.0099%	**223.34**	DISANZA LEONARD J & ADRIENE A	10333 BIRCH BLUFF LN	LAS VEGAS NV 89145-8849		
137-36-813-026	3,976.43	0.0099%	**223.34**	O'ROURKE-LANGSTON PATRICIA	3558 AUCKLUND CASTLE ST	LAS VEGAS NV 89135		
137-36-813-027	3,976.43	0.0099%	**223.34**	PREUSCH MARK & BEATRIZ	10337 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-028	3,976.43	0.0099%	**223.34**	ATENCIO DALE A	10341 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-029	3,976.43	0.0099%	**223.34**	SCOTT MICHAEL R	4616 W SAHARA AVE #321	LAS VEGAS NV 89102-3654		
137-36-813-030	3,976.43	0.0099%	**223.34**	VITALE MICHAEL VINCENT TRUST	VITALE MICHAEL VINCENT & PATRICIA ELLEN TRS	10345 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850	
137-36-813-031	3,976.43	0.0099%	**223.34**	THORNHILL HOLDINGS L L C	2620 REGATTA DR #102	LAS VEGAS NV 89128		
137-36-813-032	3,976.43	0.0099%	**223.34**	FUOCO FAMILY TRUST	FUOCO FRANK J & CHRISTINE K TRS	10351 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850	
137-36-813-033	3,976.43	0.0099%	**223.34**	MCCULLOUGH JOHN TRUST	MCCULLOUGH JOHN TRS	1000 E OCEAN BLVD #410	LONG BEACH CA 90802	
137-36-813-034	3,976.43	0.0099%	**223.34**	HINTON-LINDENBERG D'ARLENE	LINDENBERG DAVID	10350 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-813-035	3,976.43	0.0099%	**223.34**	CHRISTENSEN LIVING TRUST	CHRISTENSEN JANA J TRS	10348 JUNIPER CREEK LN	LAS VEGAS NV 89145-8855	
137-36-813-036	3,976.43	0.0099%	**223.34**	GLACIER TRUST	TREVINO JAMES E & DEBORAH TRS	286 APENNINE PL	LAS VEGAS NV 89138	
137-36-813-037	3,976.43	0.0099%	**223.34**	OVERMAN NANCY L	10342 JUNIPER CREEK LN	LAS VEGAS NV 89145-8855		
137-36-813-038	3,976.43	0.0099%	**223.34**	KUHARIK MARY J REVOCABLE LIV TR	KUHARIK MARY J TRS	10340 JUNIPER CREEK LN	LAS VEGAS NV 89145-8854	
137-36-813-039	3,976.43	0.0099%	**223.34**	THORN TERRILYNN	10336 JUNIPER CREEK LN	LAS VEGAS NV 89145-8854		
137-36-813-040	3,976.43	0.0099%	**223.34**	NOAH AMOS	10334 JUNIPER CREEK LN	LAS VEGAS NV 89145-8854		
137-36-813-041	3,976.43	0.0099%	**223.34**	MULLER DENISE L	VARGA ALEXANDER & LAUREEN A	16015 W PRESTWICK PL	MIAMI LAKES FL 33014	
137-36-813-042	3,976.43	0.0099%	**223.34**	ZADESKY CONNIE M	10328 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-813-043	3,976.43	0.0099%	**223.34**	MILLER EVA L	10326 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-813-044	3,976.43	0.0099%	**223.34**	DAVIS JAN L	2520 HARTLEY RD	LAKEPORT CA 95453-6932		
137-36-813-045	3,976.43	0.0099%	**223.34**	GILES JOHN A & BARBARA	10320 JUNIPER CREEK LN	LAS VEGAS NV 89145-8851		
137-36-813-046	3,976.43	0.0099%	**223.34**	MOUNTAIN WEST ENTRUST I R A	10096 W FAIRVIEW AVE #160	BOISE ID 83704-5004		
137-36-813-047	3,976.43	0.0099%	**223.34**	KEARLY TAMYRA DEE	10316 JUNIPER CLIFF LN	LAS VEGAS NV 89145		
137-36-813-048	3,976.43	0.0099%	**223.34**	GLACIER TRUST 2012	TREVINO JAMES E & DEBORAH TRS	286 APENNINE PL	LAS VEGAS NV 89138	
137-36-813-049	3,976.43	0.0099%	**223.34**	SWAHLSTEDT KIM REVOCABLE TRUST	SWAHLSTEDT KIM TRS	10310 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-813-050	3,976.43	0.0099%	**223.34**	GARGANO LIVING TRUST	GARGANO FRANK & SHARI L TRS	%F & S GARGANO	2008 WINTER WIND ST	LAS VEGAS NV 89134
137-36-813-051	3,976.43	0.0099%	**223.34**	EDWARDS FAMILY TRUST	EDWARDS RUBLE RAY & MARY ELIZABETH TOMPKINS TRS	10304 JUNIPER CREEK LN	LAS VEGAS NV 89145-8851	
137-36-813-052	3,976.43	0.0099%	**223.34**	I J W L L C	8834 ROYAL DOULTON LN	FAIRFAX VA 22031-2160		
137-36-813-053	3,976.43	0.0099%	**223.34**	RODRIGUES ANTONE J & MARY L	10300 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831		
137-36-813-054	3,976.43	0.0099%	**223.34**	WESTBROOK-CARTER PAMELA D LIV TR	WESTBROOK-CARTER PAMELA D TRS	10242 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831	
137-36-813-055	3,976.43	0.0099%	**223.34**	FRANKLIN JIMMIE L & GOLDA B	FRANKLIN ELIZABETH RENEE	10240 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831	
137-36-813-056	3,976.43	0.0099%	**223.34**	FRANKLIN JIMMIE L & GOLDA B	10238 JUNIPER CREEK LN	LAS VEGAS NV 89145		

City

3/10/2019	Assessment Used For		2,246,687					
Active Parcel	Surplus Refund Calculation	%	**Pro-Rata Refund**	Address 1	Address 2	Address 3	Address 4	Address 5
137-36-813-057	3,976.43	0.0099%	**223.34**	ICHI UNO L L C	7 VIA VITTORIO PL	HENDERSON NV 89011		
137-36-813-058	3,976.43	0.0099%	**223.34**	DIVANI L L C	%SHETTY-LO FAMILY TR	5020 EAGLETON WAY	GRANITE BAY CA 95746-6306	
137-36-813-059	3,976.43	0.0099%	**223.34**	TUGGLE LORRAINE T	10230 JUNIPER CREEK LN	LAS VEGAS NV 89145-8831		
137-36-813-060	3,976.44	0.0099%	**223.35**	WOLF FERESHTEH TRUST	WOLFE FERESHTEH TRS	10230 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830	
137-36-813-061	3,976.44	0.0099%	**223.35**	COVINGTON JIL JAE	4490 HIGHLAND DR	SALT LAKE CITY UT 84124		
137-36-813-062	3,976.44	0.0099%	**223.35**	HARRIS JAMES A 2012 TRUST	HARRIS JAMES ALLEN TRS	10234 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830	
137-36-813-063	3,976.44	0.0099%	**223.35**	MCNAMEE JOHN TRUST	MCNAMEE JOHN TRS	10300 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830	
137-36-813-064	3,976.44	0.0099%	**223.35**	TAYLOR JILL M	10302 BIRCH BLUFF LN	LAS VEGAS NV 89145		
137-36-813-065	3,976.44	0.0099%	**223.35**	REMINGTON TRUST	10304 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830		
137-36-813-066	3,976.44	0.0099%	**223.35**	MARTIN MARY SEARS TRUST	MARTIN MARY TRS	10544 HEADWIND AVE	LAS VEGAS NV 89129	
137-36-813-067	3,976.44	0.0099%	**223.35**	BIRNBAUM NAN G LIVING TRUST	BIRNBAUM NAN G TRS	10310 BIRCH BLUFF LN	LAS VEGAS NV 89145-8830	
137-36-813-068	3,976.44	0.0099%	**223.35**	THATCHER FAMILY TRUST	THATCHER RICHARD W & SARAH H TRS	67 MONTECITO DR	CORONA DEL MAR CA 92625	
137-36-813-069	3,976.44	0.0099%	**223.35**	BORGES JOSEPHINE M REV LIV TR	BORGES JOSEPHINE M TRS	10316 BIRCH BLUFF LN	LAS VEGAS NV 89145-8849	
137-36-813-070	3,976.44	0.0099%	**223.35**	PEITERSON LIMITED PARTNERSHIP	1801 S RAINBOW BLVD #240	LAS VEGAS NV 89146		
137-36-813-071	3,976.44	0.0099%	**223.35**	HUGHES GARY & VICKI	2906 QUEENS WAY	THOUSAND OAKS CA 91362		
137-36-813-072	3,976.44	0.0099%	**223.35**	GORGOLIS A K TRUST	GORGOLIS ADAMANTIOS K TRS	10324 BIRCH BLUFF LN	LAS VEGAS NV 89145-8849	
137-36-813-073	3,976.44	0.0099%	**223.35**	HUGHES THOMAS & NANCY LIVING TR	HUGHES THOMAS F & NANCY S TRS	10326 BIRCH BLUFF LN	LAS VEGAS NV 89145-8849	
137-36-813-074	3,976.44	0.0099%	**223.35**	BRENT MICHAEL & LOIS FAMILY TR	BRENT MICHAEL & LOIS H TRS	3140 DONNEGAL BAY DR	LAS VEGAS NV 89117-2453	
137-36-813-075	3,976.44	0.0099%	**223.35**	THEDINGA REVOCABLE LIVING TRUST	THEDINGA JOHN W & MARY KAY TRS	10332 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-813-076	3,976.44	0.0099%	**223.35**	VIERRA STEVE D & THERESA A	10334 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-077	3,976.44	0.0099%	**223.35**	JOHN PETE PROPERTIES L L C	9101 W SAHARA AVE #105-419	LAS VEGAS NV 89117		
137-36-813-078	3,976.44	0.0099%	**223.35**	PARSLOW GELENA REVOCABLE TR 2007	10340 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-079	3,976.44	0.0099%	**223.35**	KYLE FADRA & BRYAN	421 BOSCO DI FIORE ST	LAS VEGAS NV 89138		
137-36-813-080	3,976.44	0.0099%	**223.35**	SHERLOCK & MCGARITY INC	P O BOX 12292	SANTA ROSA CA 95406-2292		
137-36-813-081	3,976.44	0.0099%	**223.35**	MARKOVICH FAMILY REVOCABLE TRUST	MARKOVICH L PATRICK TRS	10348 BIRCH BLUFF LN	LAS VEGAS NV 89145	
137-36-813-082	3,976.44	0.0099%	**223.35**	KOOSHESH SARA	10350 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-083	3,976.44	0.0099%	**223.35**	ENRIETTO DAVID R	10352 BIRCH BLUFF LN	LAS VEGAS NV 89145-8850		
137-36-813-084	3,976.44	0.0099%	**223.35**	HORNE JOSEPH A & DOROTHY A	10351 JUNIPER CREEK LN	LAS VEGAS NV 89145-8855		
137-36-813-085	3,976.44	0.0099%	**223.35**	WILLIAM FAMILY REVOCABLE LIVING TRUST	WILLIAMS ROBERT E & ANNETTE J TRS	10349 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-813-086	3,976.44	0.0099%	**223.35**	SOFRONAS CHARLES P & ELAINE C	10347 JUNIPER CREEK LN	LAS VEGAS NV 89145-8855		
137-36-813-087	3,976.44	0.0099%	**223.35**	SCHRIER BENJAMIN A & KATHRYN	10343 JUNIPER CREEK LN	LAS VEGAS NV 89145		
137-36-813-088	3,976.43	0.0099%	**223.34**	MALIK SANJEEV & MONICA REV TR	MALIK SANJEEV & MONICA TRS	%MICKLIN PPTY MGT	375 N STEPHANIE ST #911A	HENDERSON NV 89014-8700
137-36-813-089	3,976.43	0.0099%	**223.34**	WARHOLA ROBERT T & EDNA G	10339 JUNIPER CREEK LN	LAS VEGAS NV 89145-8854		
137-36-813-090	3,976.43	0.0099%	**223.34**	ZINN CHONG	GUNNING CHRISTINE & KRISTEN	10335 JUNIPER CREEK LN	LAS VEGAS NV 89145	
137-36-813-091	3,976.43	0.0099%	**223.34**	SLACK MARTIN STEPHEN JR LIV TR	SLACK MARTIN STEPHEN JR TRS	140 THE VILLAGE #207	REDONDO BEACH CA 90277-2577	
137-36-813-092	3,976.43	0.0099%	**223.34**	OAKES MARGARET G	10331 JUNIPER CREEK LN	LAS VEGAS NV 89145-8854		
137-36-813-093	3,976.43	0.0099%	**223.34**	KYLE BRYAN D & FADRA K	421 BOSCO DI FIORE ST	LAS VEGAS NV 89138		
137-36-813-094	3,976.43	0.0099%	**223.34**	CHIEN PETER & LINDA	52 SWEET FLDS	BUENA PARK CA 90620		
137-36-813-095	3,976.43	0.0099%	**223.34**	SHALABY AHMED HUSSEIN	2852 CAPE VERDE LN	LAS VEGAS NV 89128		
137-36-813-096	3,976.43	0.0099%	**223.34**	PAVIA LEONARD F & KYONGIN FAM TR	PAVIA LEONARD F & KYONGIN TRS	10319 JUNIPER CREEK LN	LAS VEGAS NV 89145-8853	
137-36-813-097	3,976.43	0.0099%	**223.34**	GLACIER TRUST	TREVINO JAMES E & DEBORAH TRS	286 APENNINE PL	LAS VEGAS NV 89138	
137-36-813-098	3,976.43	0.0099%	**223.34**	HOLDEN TIMOTHY K & CAROL M Y	2371 OAHU AVE	HONOLULU HI 96822		
137-36-814-002	14,656.93	0.0366%	**823.24**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-003	30,646.30	0.0766%	**1,721.32**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-004	403,065.50	1.0077%	**22,639.05**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-005	48,967.46	0.1224%	**2,750.36**	CENTER POINTE PLAZA L L C	ALBERTSONS STORES SUB L L C IMPS	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134	
137-36-814-006	5,996.02	0.0150%	**336.78**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-007	11,325.81	0.0283%	**636.14**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-008	15,016.04	0.0375%	**843.41**	BANK TOWN & COUNTRY	8620 W TROPICANA AVE	LAS VEGAS NV 89147-8172		
137-36-814-009	5,996.02	0.0150%	**336.78**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-010	11,658.92	0.0291%	**654.85**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-011	5,996.02	0.0150%	**336.78**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-012	8,327.80	0.0208%	**467.75**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
137-36-814-013	31,978.75	0.0799%	**1,796.16**	CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7	LAS VEGAS NV 89134-6241		
Totals	40,000,000.00	100%	**2,246,679.85**					
		Available	**2,246,687**					
		Difference	**(7.15)**					

City

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
32

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
ADMINISTRATIVE:

Report from Scott D. Adams, City Manager, on Emerging Issues - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The City Manager (CM) Report will be a vehicle for the City Manager to update the Council on emerging issues that may have an impact on the City of Las Vegas. The CM Report will be a recurring item for every Council meeting. If there are no items for the particular meeting, the City Manager will recommend that the item be stricken.

RECOMMENDATION:
Report only, no action required.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
33

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
ADMINISTRATIVE:

Report by Bill Arent, Director, Economic and Urban Development (EUD), on economic development projects and initiatives being undertaken in the City of Las Vegas - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This report will highlight current and planned projects of the Department, including Redevelopment, Business Development, Parking Services, and major projects.

RECOMMENDATION:
Report only; no action required

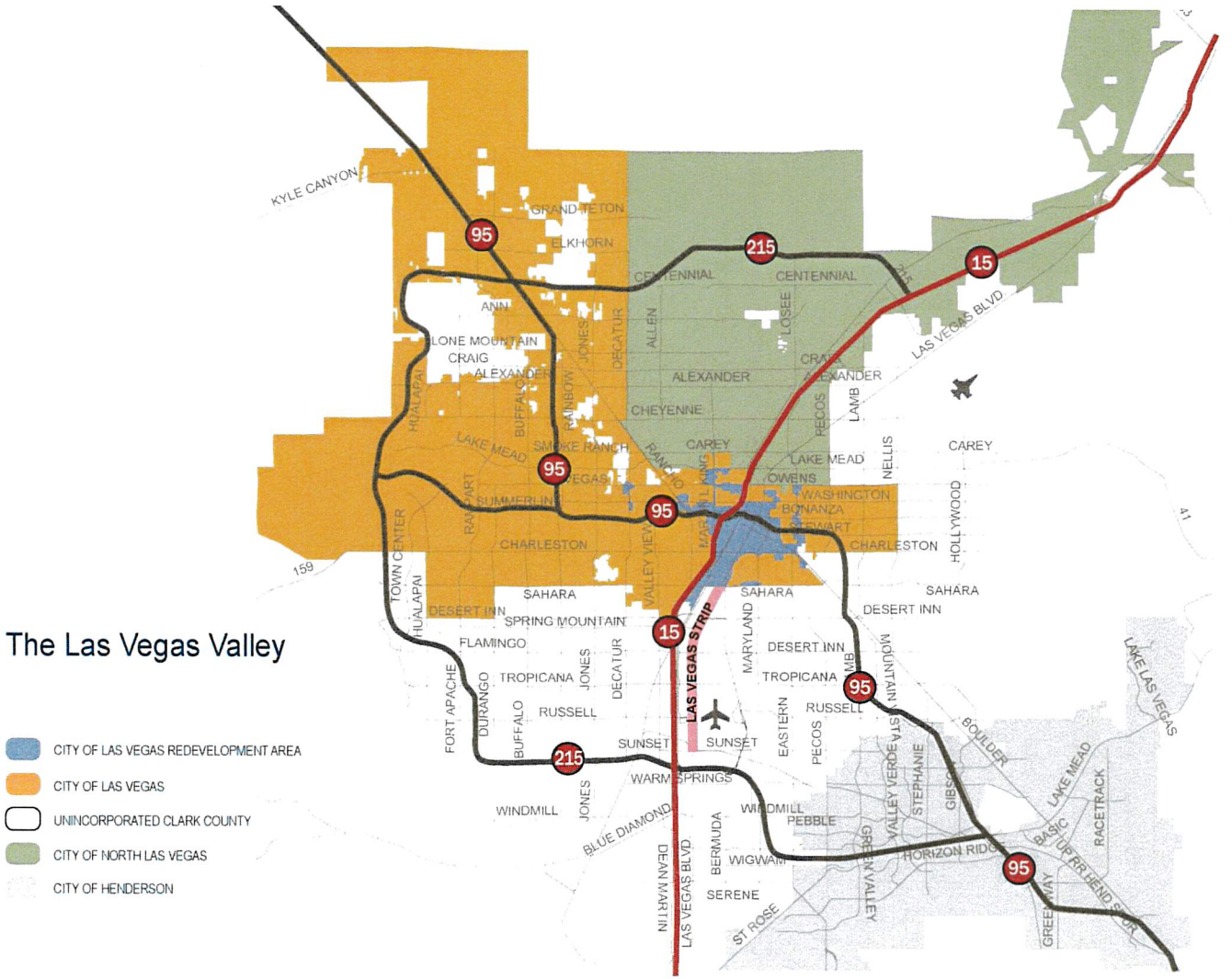
BACKUP DOCUMENTATION:
Submitted at Meeting - PowerPoint Presentation



City Council Pg 1 of 25

Submitted at City Council
STAFF
Date 7/3/2019 Item 33

The Las Vegas Valley



What Projects and Why?

Las Vegas Economic Development Goals

- New Private Real Estate Investment in Downtown Las Vegas
- Develop New Industrial Business Parks, Focus in NW Las Vegas
- More parking garages to support downtown development
- Focused on **Major Project Priorities** – Vision 2045
  - ✓ Hospitality, Sports & Entertainment
  - ✓ Downtown Residential
  - ✓ Health Care (LV Medical District)
  - ✓ Information Technology (LV Innovation District)

Administrative Team

Bill Arent

Jason Thompson

Susan Boniella

Jeanifer Gallego

Margaret Lynn Smith

Cynthia Packer

Diane Rodriguez

April Cordova

Business Development Team

Ryan Smith

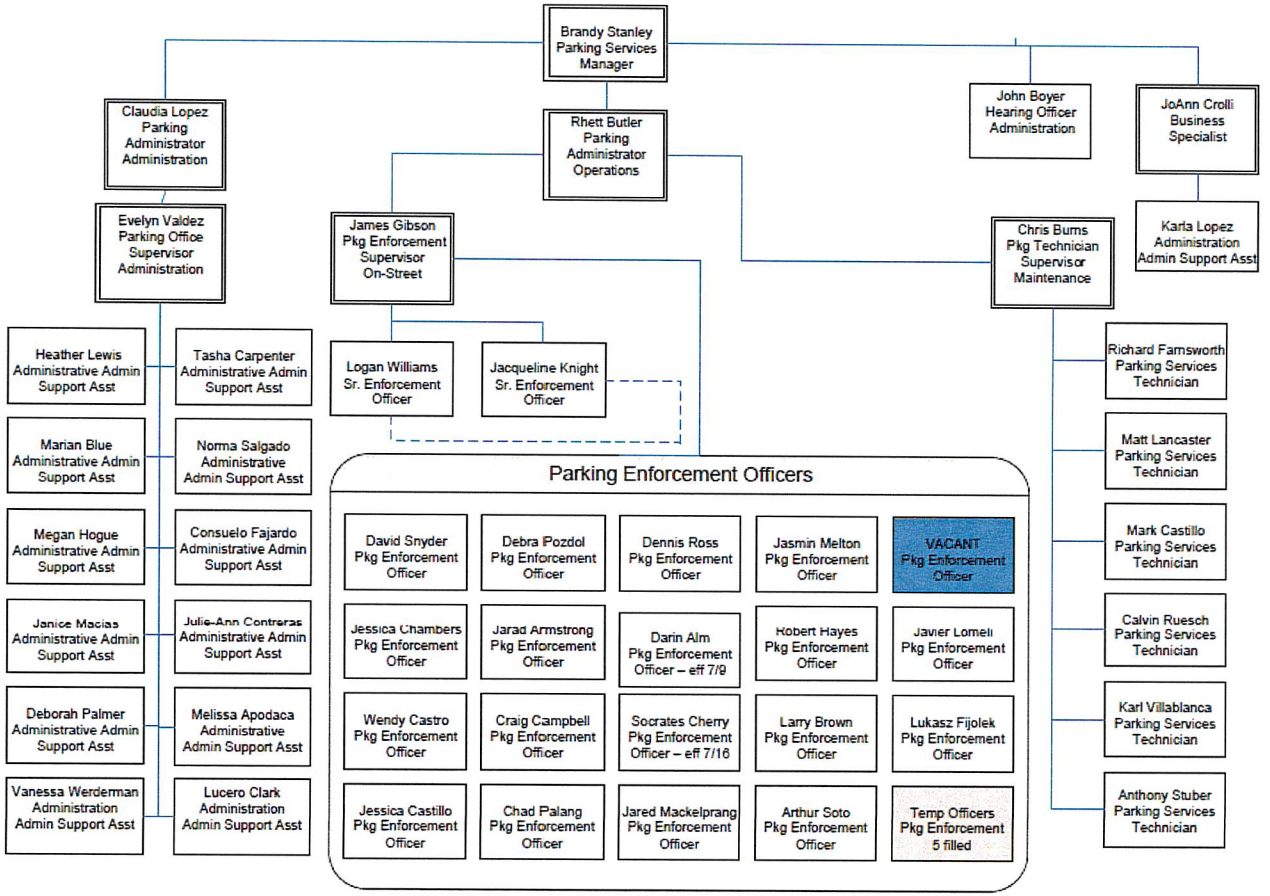
Richard Atkins

Tammy Christensen

Zach Blankfeld

Gayle Anderson

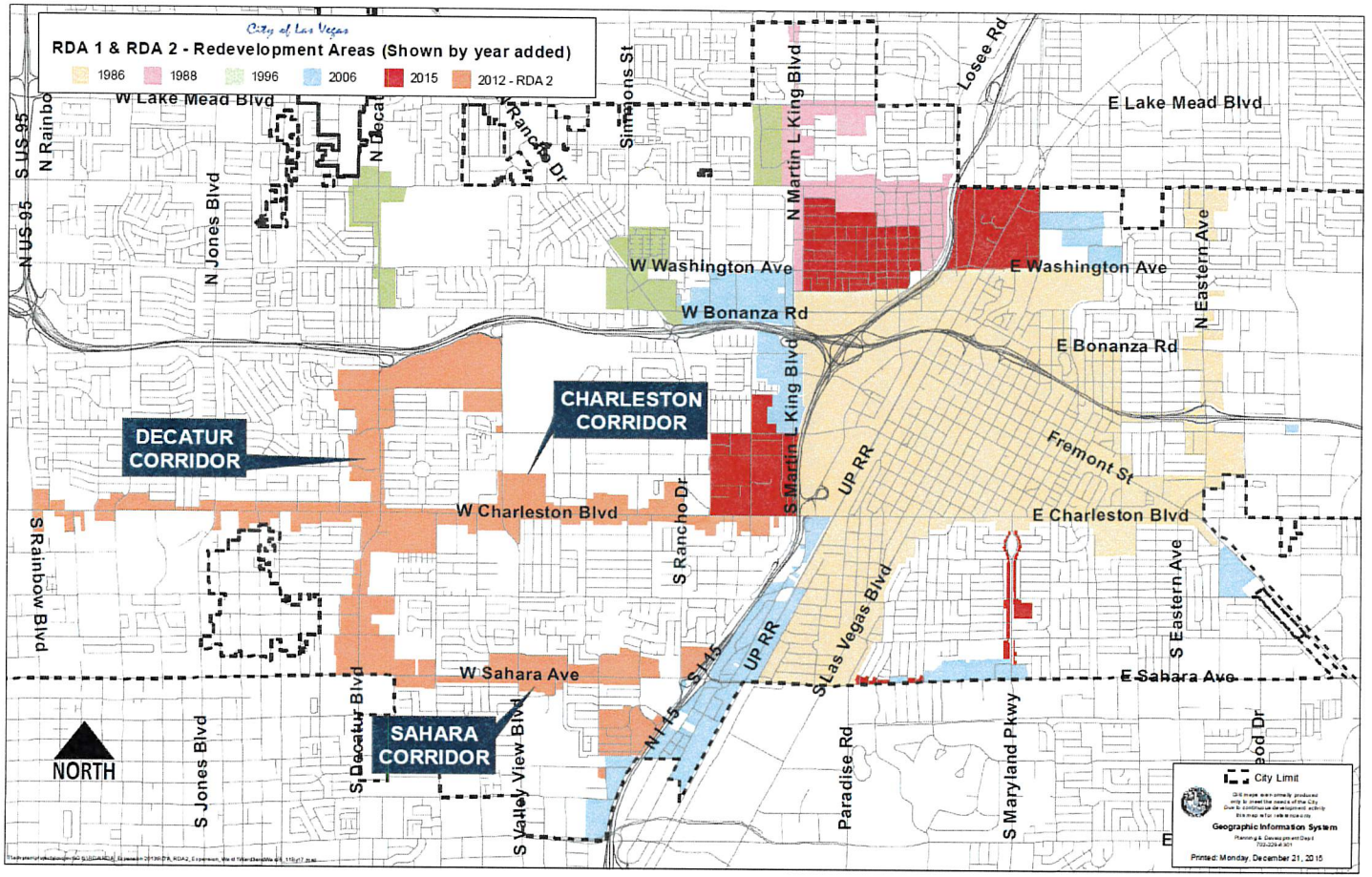
Parking Services Team



Redevelopment Team

Tera Anderson
Julie Quisenberry
Brenda Hughes
Eric Bordenave
Jeff McGeachy
Tracy Reich
Elizabeth Lopez

Las Vegas Redevelopment Areas



Hospitality Projects

Hospitality, Sports & Entertainment

Expo Center at World Market Center Las Vegas

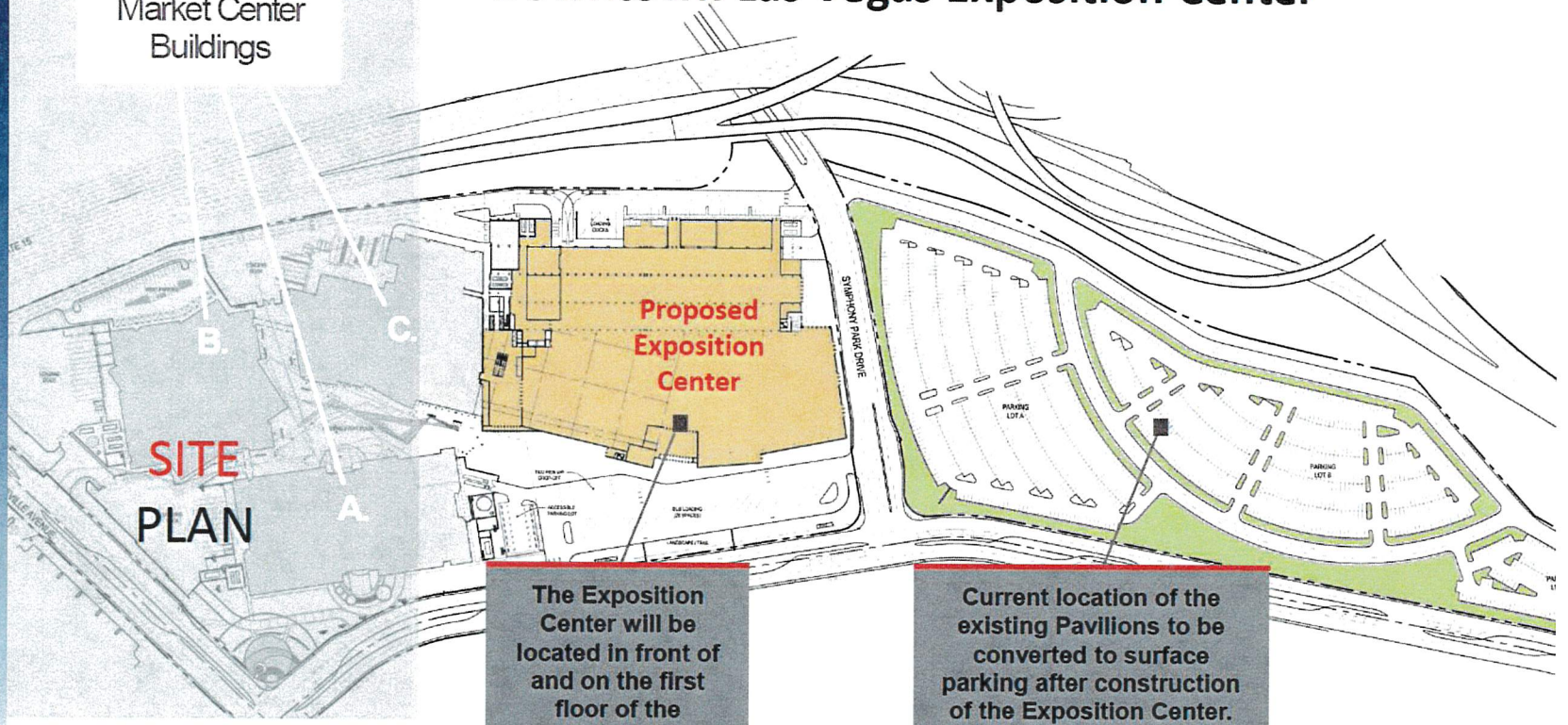


EXPOSITION CENTER
CONCEPT RENDERING

WORLD MARKET CENTER
LAS VEGAS, NEVADA

AUGUST, 17 2018
PROJECT#2018123

Overall Site Plan of IMC's Downtown Las Vegas Exposition Center



PERFORMANCE ASSUMPTIONS

Expo Occupancy Performance Metrics *

Stabilized Schedule

No. of Shows	No. of Expo Show Days (Excluding Move Days)	No. of Occupied Days (Including Move Days)
70	**120**	**260**
(19% of Year)	(33% of Year)	(71% of Year)

Shows / Show Days / Move Days	S	M	T	W	Th	F	S
1 Show / 1 Show Day / 2 Move Days			Move-In	Show	Move-Out		
2 Shows / 2 Show Days / 4 Move Days	Move-In	Show	Move-Out		Move-In	Show	Move-Out
1 Show / 2 Show Days / 2 Move Days		Move-In	Show	Show	Move-Out		
1 Show / 3 Show Days / 2 Move Days		Move-In	Show	Show	Show	Move-Out	

* Excludes IMC's two 5-day Market tradeshows that typically occur in January and late July/early August each year.

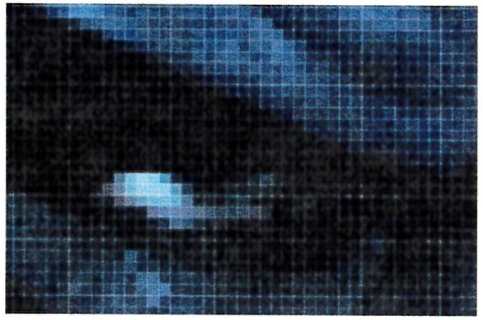
Sources: IMC; Applied Analysis

Downtown Economic Impacts



Source: Applied Analysis, as reported at the Las Vegas Redevelopment Agency Meeting held on April 4, 2018

Fremont Street Experience Canopy Upgrade

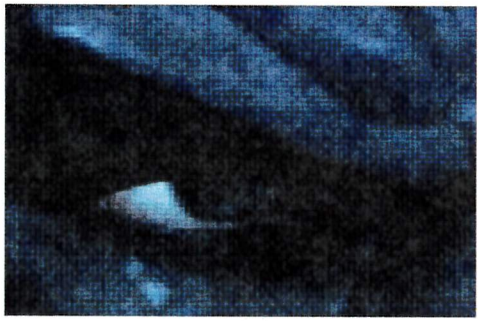


CURRENT RESOLUTION

552 lines (H) x 7552 (L) = 4,168,704

BRIGHTNESS

700 Nits



WATCHFIRE RESOLUTION

1088 x 15104 = 16,433,152 pixels

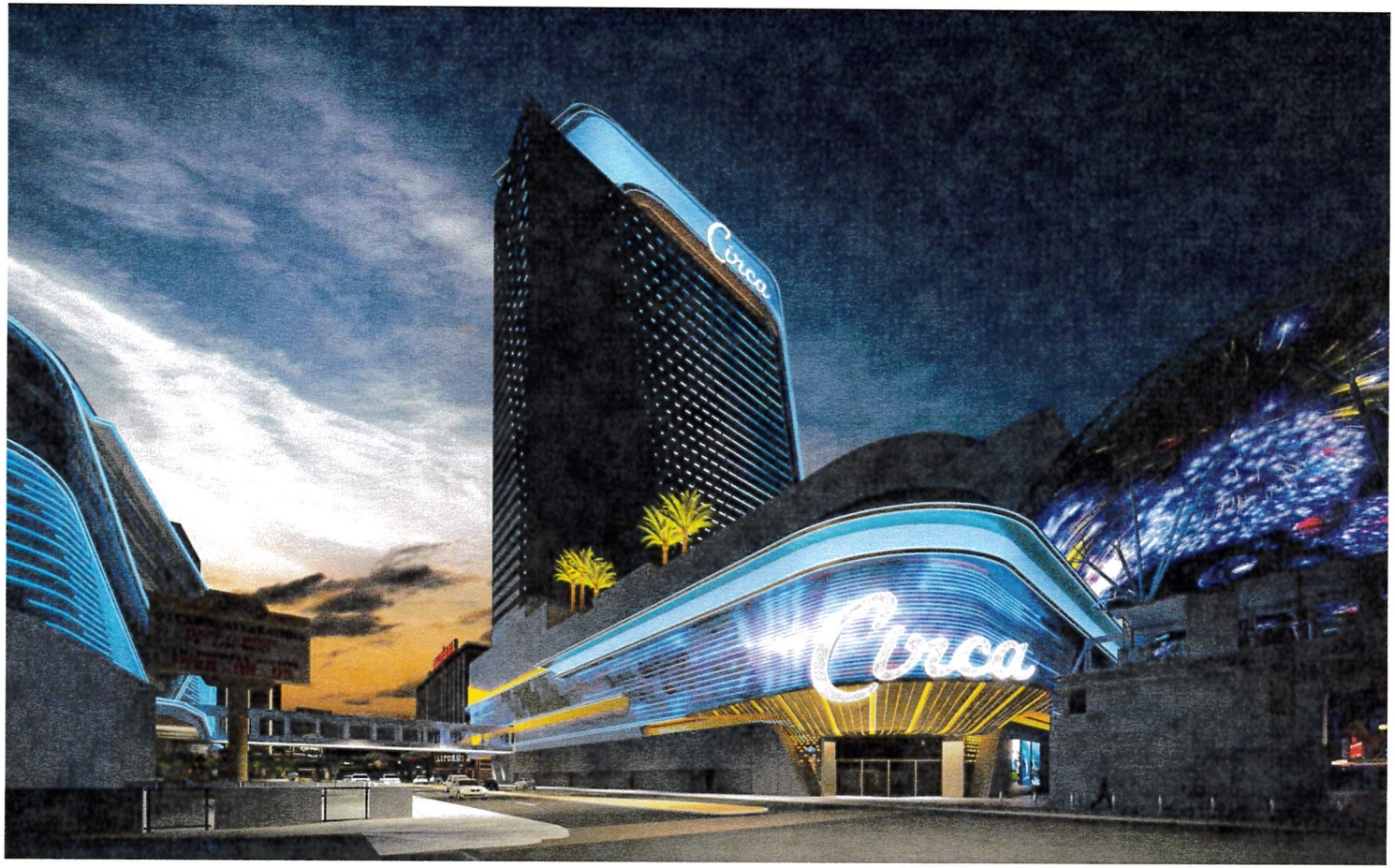
This is 4x the resolution of the existing canopy

BRIGHTNESS

5000 Nits

This is 7x brighter than the existing canopy

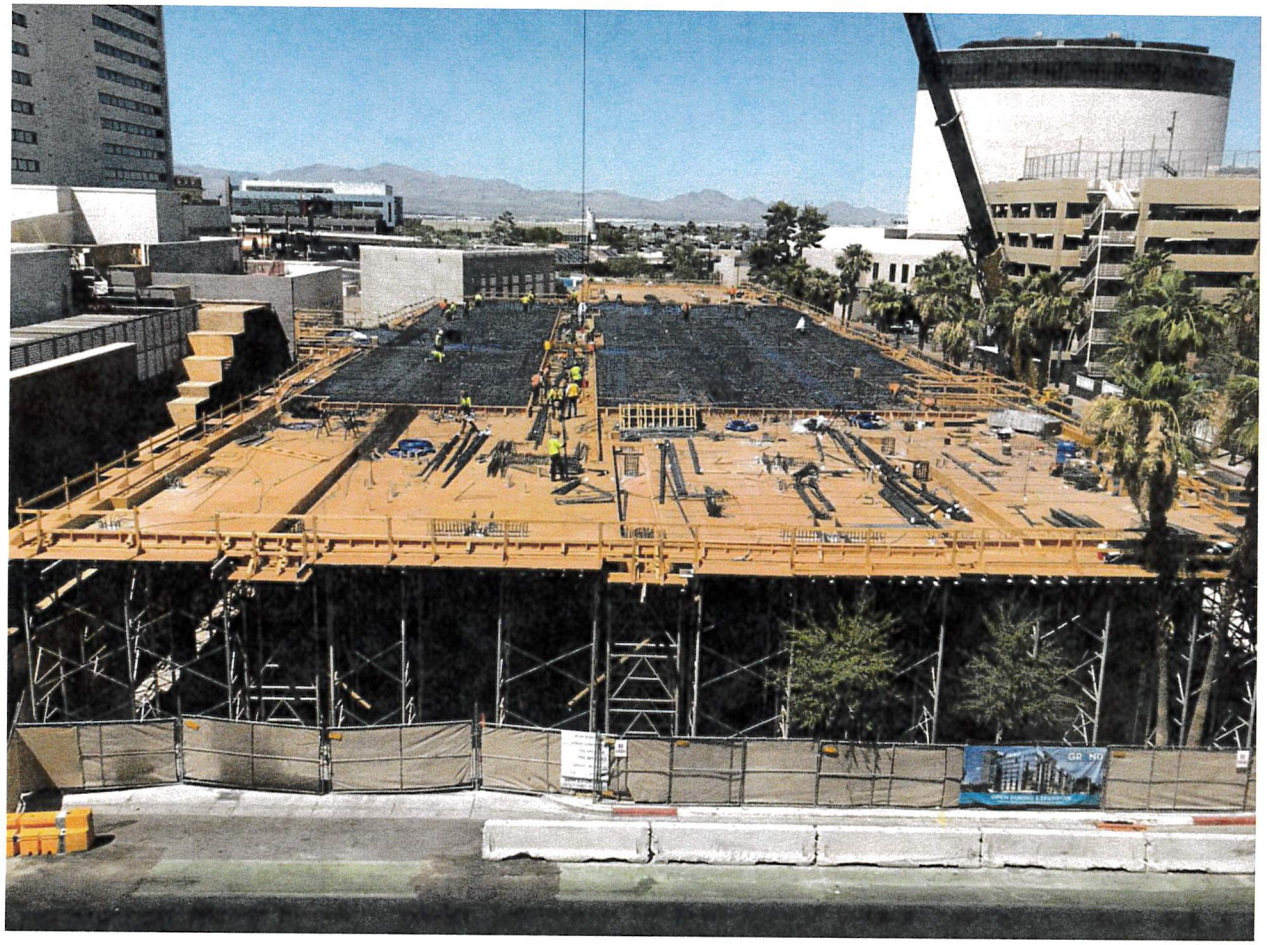
Circa



Downtown Grand New Hotel Tower – CIM Group



Downtown Grand – Construction Progress



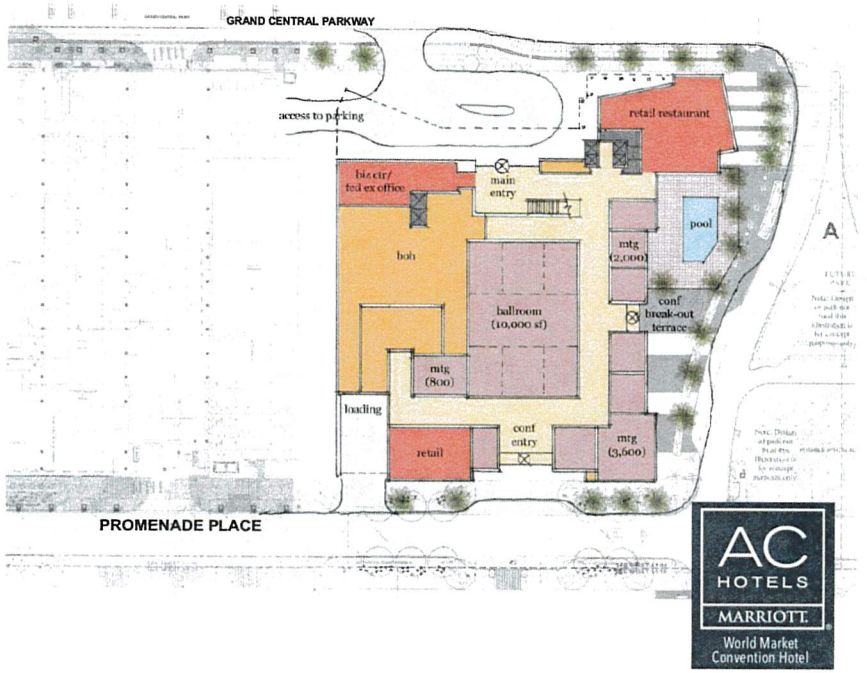
Marriott AC Hotel @ Symphony Park

Our Inspiration



JACKSON·SHAW

Inspiration | AC Hotels | World Market Convention Hotel | Las Vegas



JACKSONSHAW

Ground Level | Site Plan | World Market Convention Hotel | Las Vegas

Professional Soccer at Cashman Center



Downtown Residential

Mixed-Use, Multifamily Housing

Symphony Park



Auric @ Symphony Park – Southern Land





Symphony Park | **AERIAL VIEW**
2018-07-10

NORTHCAP GDA SOUTHERN LAND COMPANY

City Council - Page 246

Aspen Heights – Parcel N/O1





Fremont 9



Omega Investments – 1800 New York Ave

BEFORE







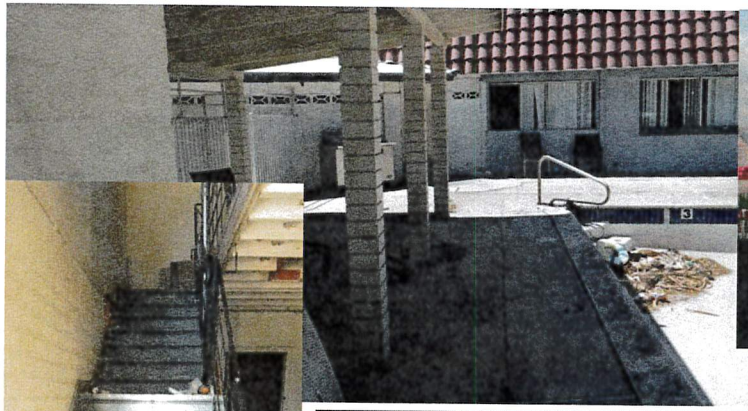
AFTER

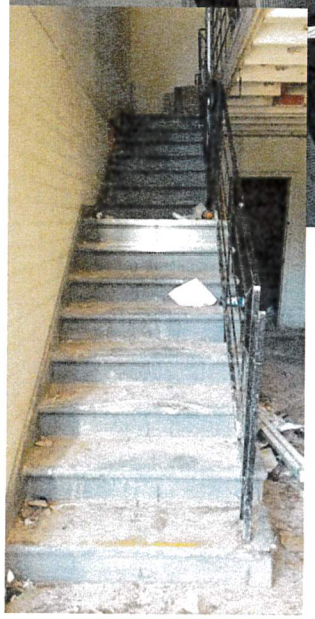




Kamran Foulad – 2211 S Las Vegas Blvd

BEFORE







AFTER



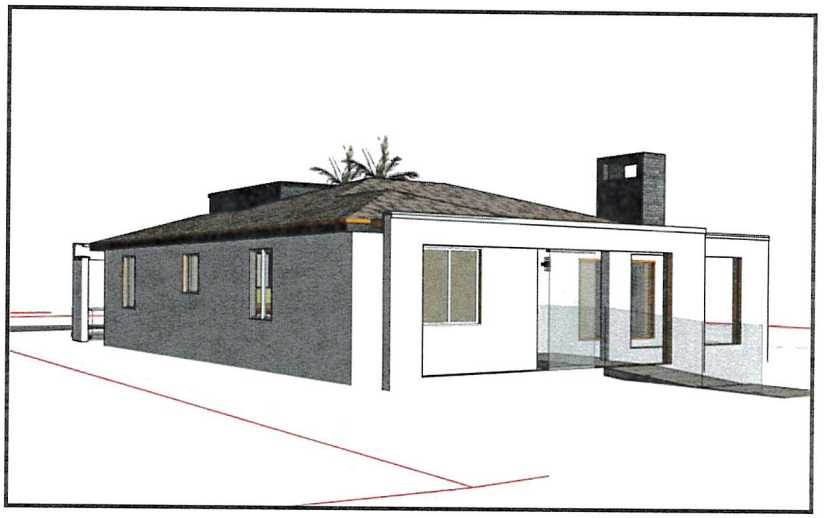


Abraham Enterprises – 811 South 6th Street

BEFORE

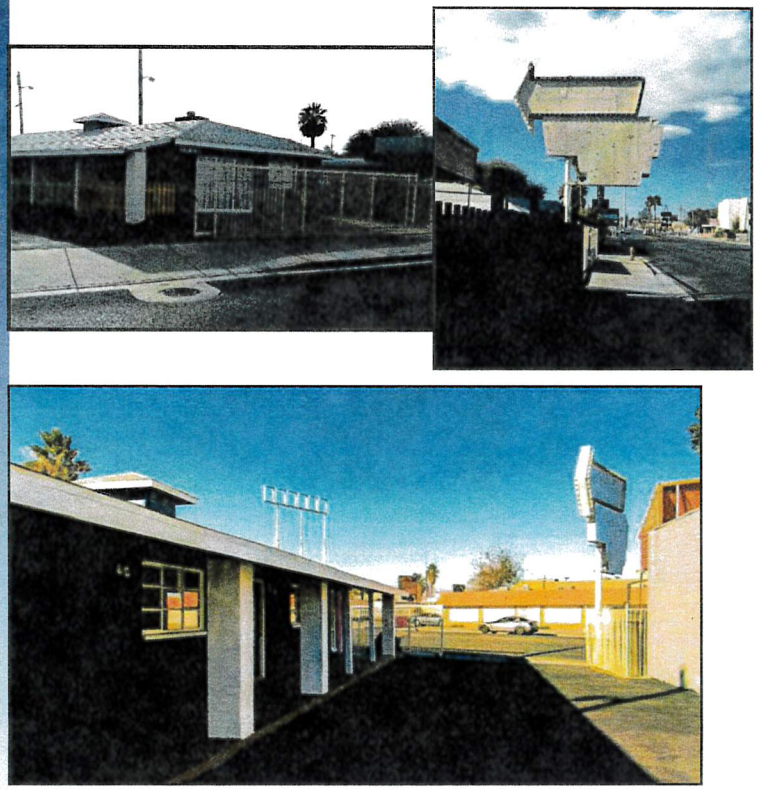


AFTER

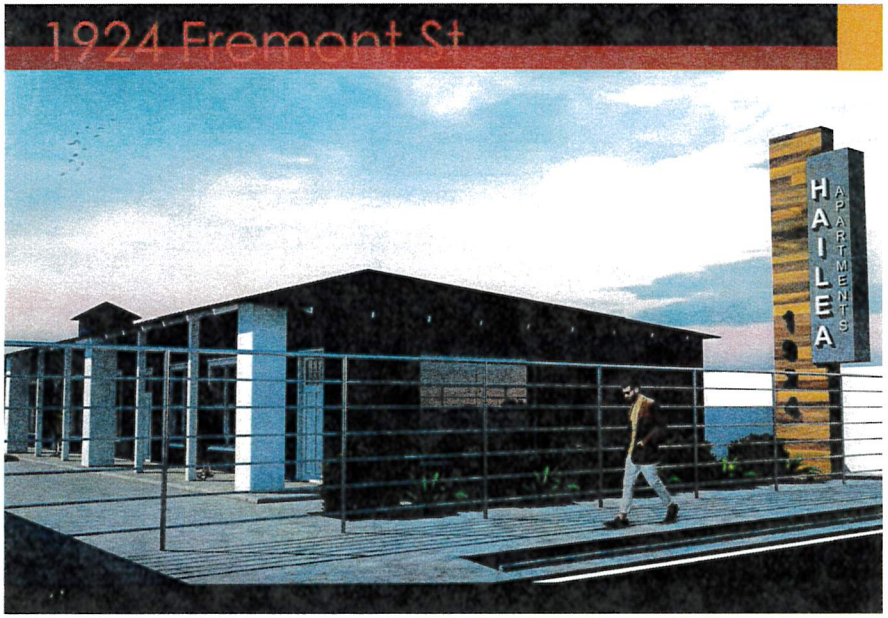


La Jolla Development – 1924 East Fremont

BEFORE



AFTER



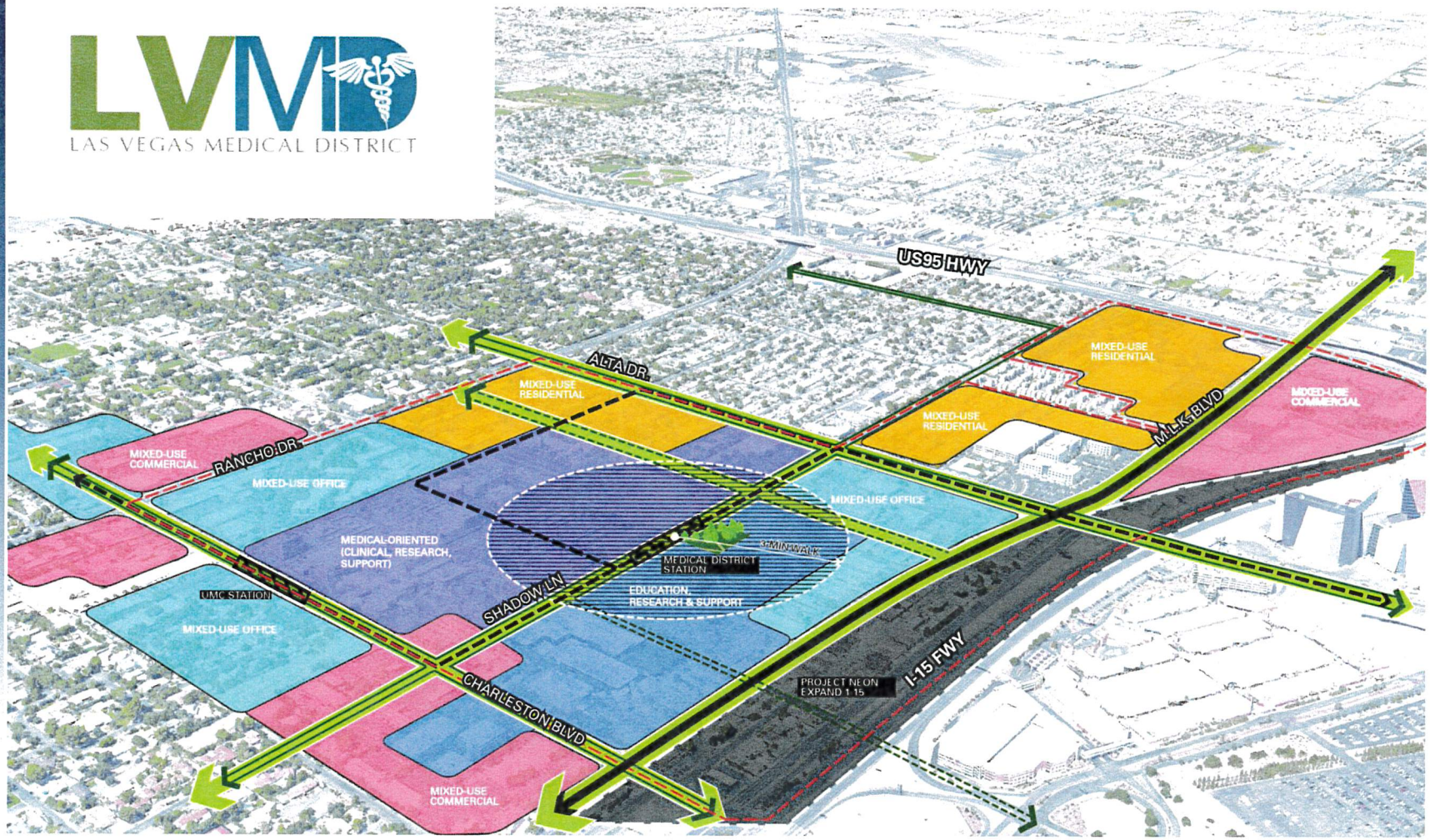
Las Vegas Medical District

New Medical, Medical Office, and Retail Projects

UNLV School of Medicine



LVMD
LAS VEGAS MEDICAL DISTRICT

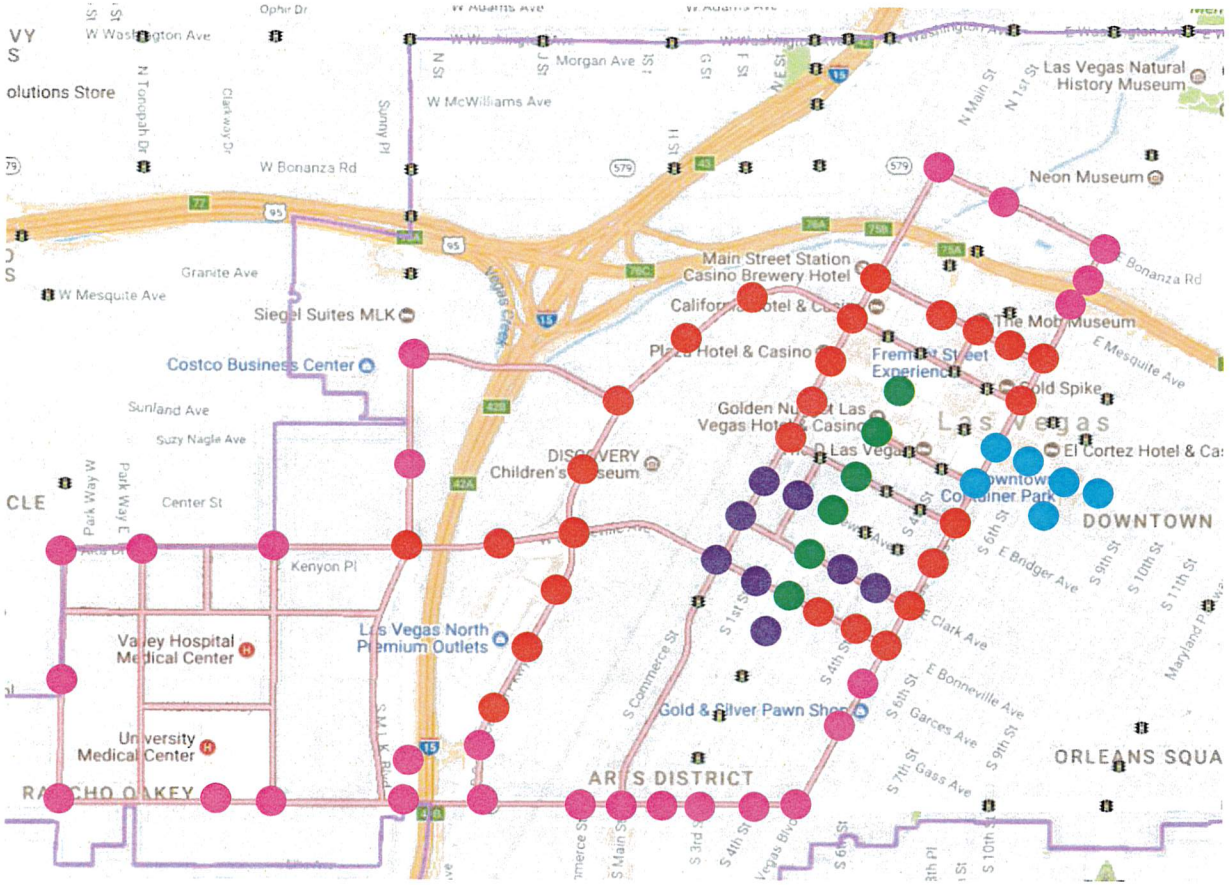


Las Vegas Innovation District

Smart City, IoT, Cybersecurity


Keolis
Las Vegas
RTC
nauya

Connected Intersection Deployments



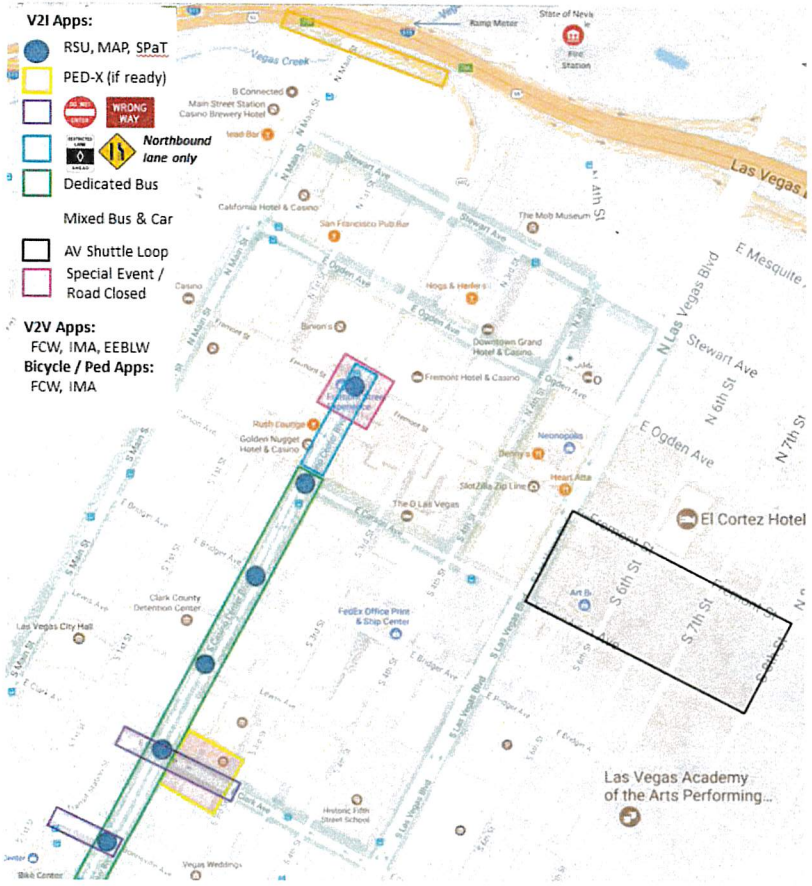
Legend

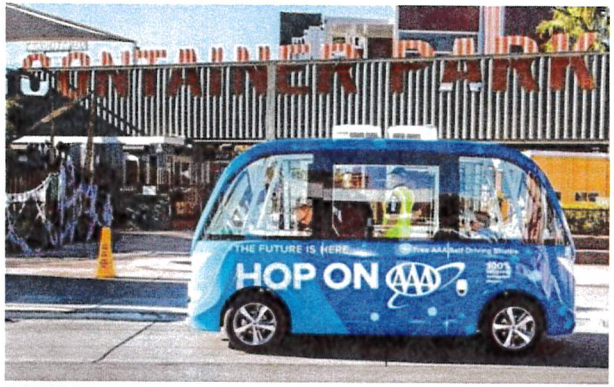
- Existing Ph 1 *Connected Car*
- Existing Ph 2 *IoT Sensors & Connected Car*
- Existing Ph 3 *Connected Car*
- Planned Expansion *IoT Sensors & Connected Car*

Projects and Partners

Internet of Things	Connected Autonomous Vehicles	Communications	Data Dashboards
Motionloft	Keolis	at&t	CISCO
soofa	nauto be fluid	T-Mobile	HITACHI
QUANERGY	commsignia		esri
wi-fiber	AAA GENIVI		CONSILIANT
LG	SIEMENS		
	BRANDMOTION		
	FleetComplete		
	CohdaWireless		

Smart Mobility





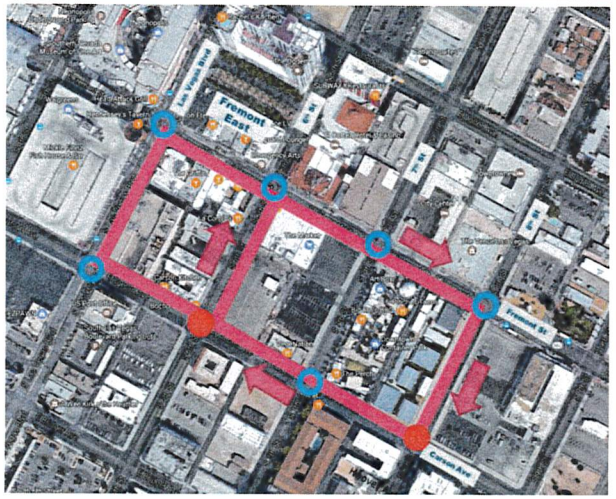


Photo Source: City of Las Vegas


Downtown Innovation Center
INNOVATE.VEGAS

Innovation Center – Near Full Occupancy

Company Roster

- Ubicquia
- WaterStart
- NTT Data Services
- Terbine
- SonicWall
- PAM (Australian Company)
- StartupNV (pending)
- Software One (pending)

Notable Events (Partial List)

- Amazon AWS Hackathon
- Delegation from Poland
- Dense Networks/ Connected Cities
- Intelligent Transportation Systems Network
- Dell Tech Rally
- Bitdam Corporate Event
- Cisco Corporate Event
- NTT West Corporate Event
- Jacksonville Chamber of Commerce
- Information Technology Alliance – Japan
- Homeland Security Trade Mission by Israeli Foreign Trade Administration

Trend Nation – 229 Las Vegas Boulevard

BEFORE





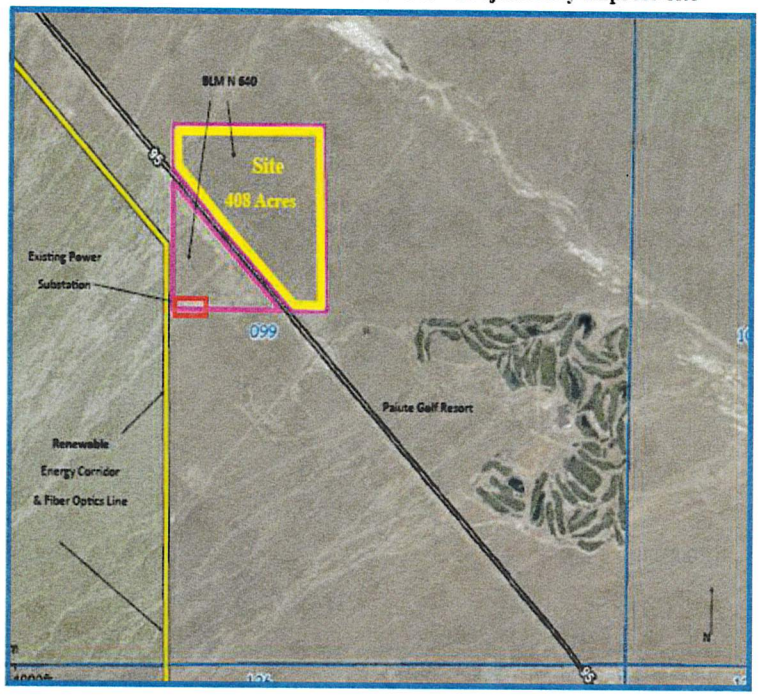
AFTER



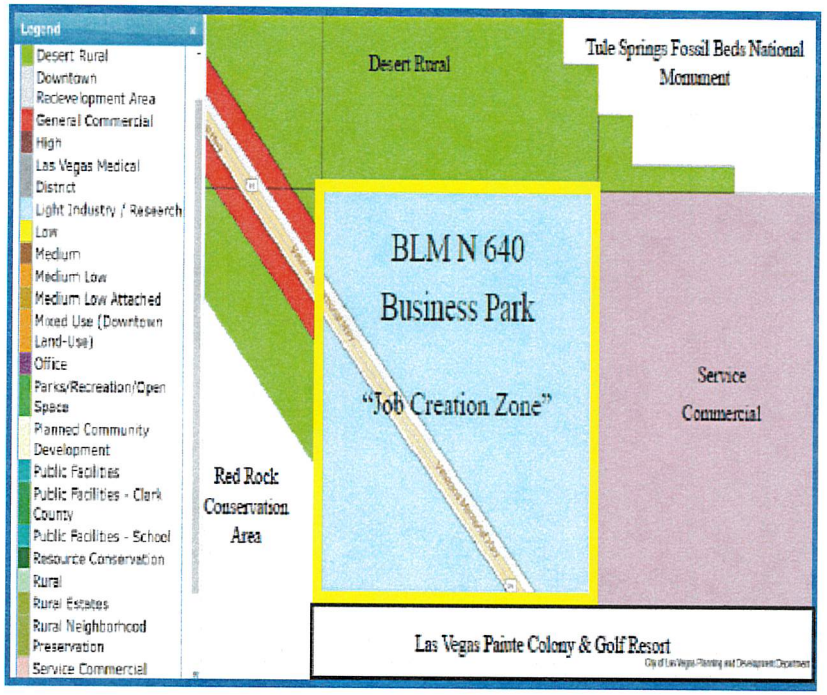


Northwest Business Park

Future Business Park - BLM N 640 - Project Pony Express Site



Location Map & Area Zoning



New Markets Tax Credits

Past Projects

- Historic Westside School
- Nevada Supreme Court
- Blind Center of Nevada
- Futuro Academy
- East Las Vegas Library
- Mob Museum (Educational Exhibits)

Project Funding Opportunities

- Charter Schools
- Fresh Food ("Food Deserts")
- Health Centers (FQHCs)
- Manufacturing Operations
- Workforce Programs
- Nonprofit Facility Development

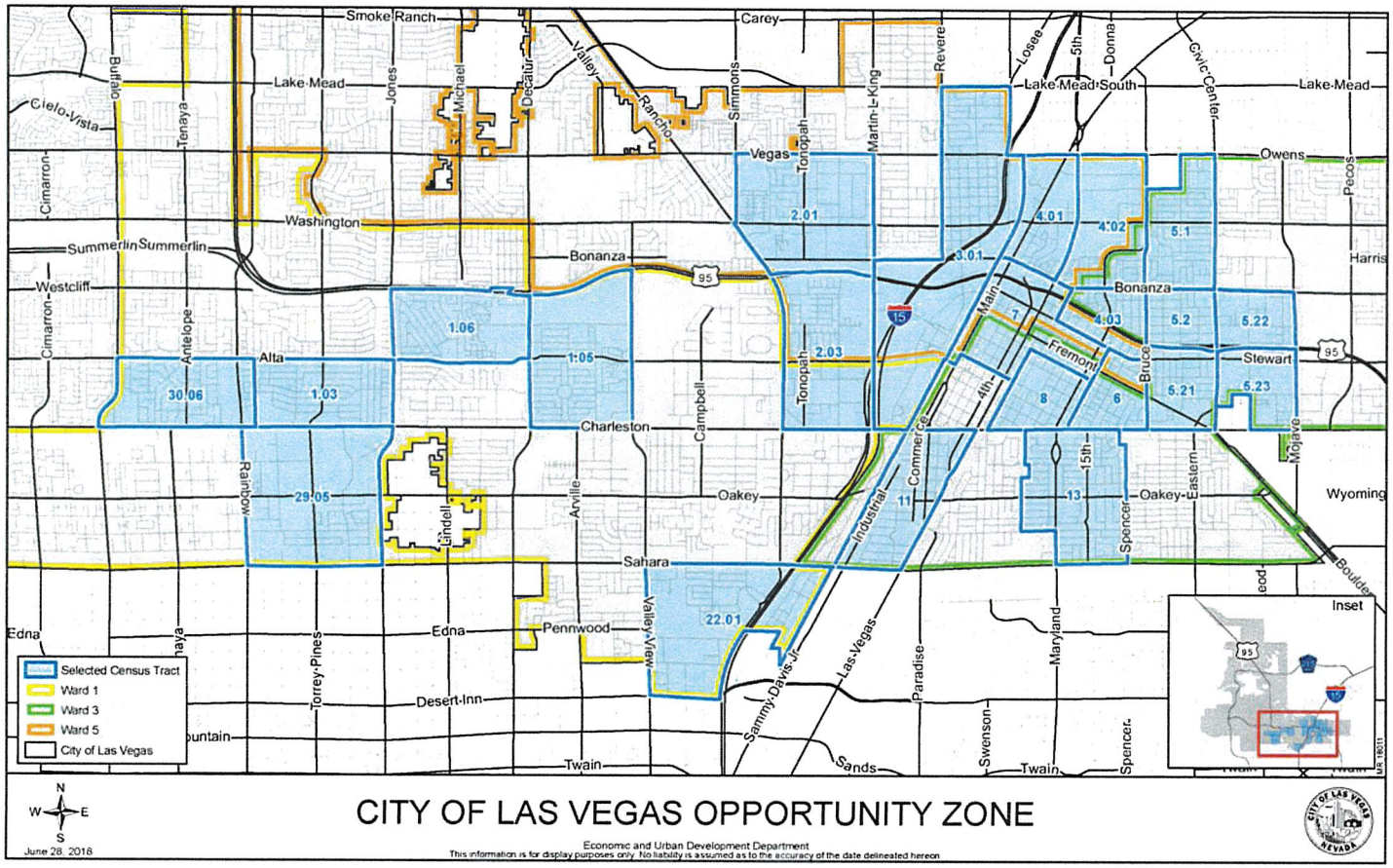
East Las Vegas Library:
Generational Community Impact

Supported by New Markets Tax Credits from the Las Vegas Community Investment Corporation



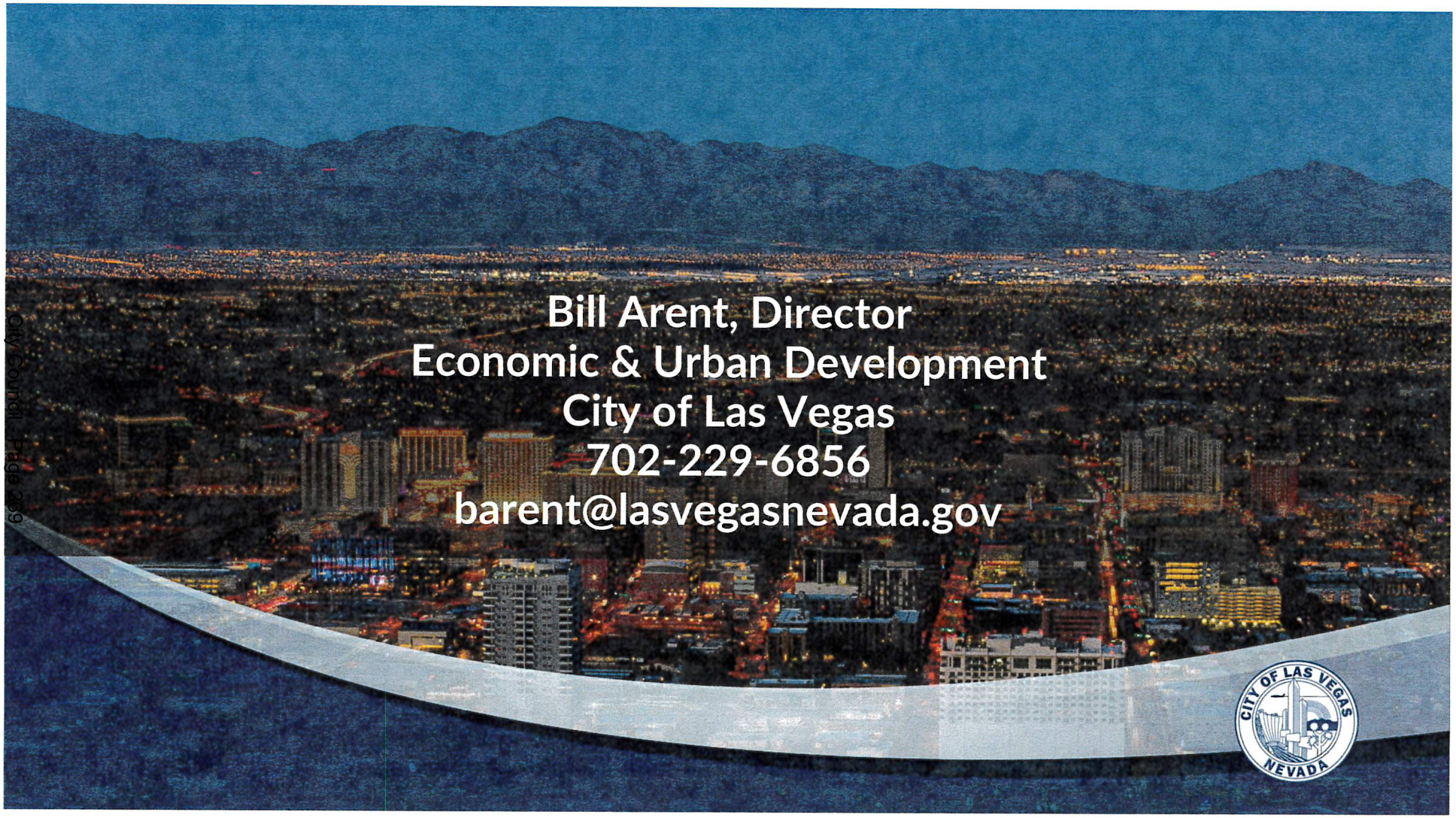


Opportunity Zones in City of Las Vegas



Economic Development Momentum

- Continue to attract **more quality housing** downtown
- Focus on attracting **IT growth sectors** – Smart City, Smart Mobility, IoT, Cybersecurity, FinTech, and Sports Tech
- **Fill vacant office space** downtown – tenant attraction and support
- Support **"best of class" medical** operators locating facilities in the Las Vegas Medical District and in Symphony Park
- **Build more garages** downtown to support new development
- Develop business assets in city's **horizontal growth play in the Northwest**


Bill Arent, Director
Economic & Urban Development
City of Las Vegas
702-229-6856
barent@lasvegasnevada.gov
CITY OF LAS VEGAS
NEVADA

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
34

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
ADMINISTRATIVE:

Discussion for possible action regarding the ratification of Greg Weitzel as the Director of Parks and Recreation ($155,968.75 + $5,000 Signing Bonus + Benefits - General Fund)

FISCAL IMPACT:
Budget Funds Available
Amount: $155,968.75 + $5,000 Signing Bonus + Benefits
Funding Source: General Fund
Dept./Division: Parks and Recreation

PURPOSE/BACKGROUND:
Greg Weitzel holds more than 20 years' experience in the urban parks and recreation administration field. Most recently Greg has served as the Department Director of two of the largest parks and recreation agencies in Pennsylvania and Idaho. He currently serves on the Board of Directors for the National Recreation and Park Association and chairs the Public Policy Committee. Mr. Weitzel received his Master Degree in Health, Physical Education, Recreation and Park Administration from Illinois State University and Bachelor of Science in Recreation and Park Management, Community and Therapeutic Recreation from Pennsylvania State University.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
35

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
ADMINISTRATIVE:

Discussion for possible action regarding the ratification of Lisa Morris Hibbler as Chief Community Services Officer ($195,000 + Benefits - General Fund)

FISCAL IMPACT:
Budget Funds Available
Amount: $195,000 + Benefits
Funding Source: General Fund
Dept./Division: City Manager

PURPOSE/BACKGROUND:
Dr. Lisa Morris Hibbler, Director of the Department of Youth Development and Social Innovation, began with the city of Las Vegas in 1997. During her tenure, Dr. Morris Hibbler has led many successful projects with the unique insight and expertise on developing strategic public and private partnerships to address community needs. Dr. Morris Hibbler is a proven strategist with extensive hands-on experience in the areas of community development, workforce development, community capacity building, youth development, code enforcement, homeless prevention and public/social policy. Dr. Morris Hibbler has received numerous awards, accolades and recognitions at the local, state and national levels, including contributing to winning the All-America City Award. In 2016, she completed Leadership ICMA and the University of Virginia Senior Executive Institute at the Weldon Cooper Center for Public Service.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
36

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action to elect Councilwoman Michele Fiore to serve as the Mayor Pro-Tem

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Councilwoman Lois Tarkanian was appointed as Mayor Pro-Tem on July 19, 2017, and held that seat until her departure from the City on July 2, 2019.

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

City Council
Meeting of: June 3, 2019

Agenda Item No.:
37

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the appointment of nominee Jeff Rogan to the Ward 1 seat of the Planning Commission

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Mayor and each member of the City Council appoint one member to this Commission subject to ratification by the Council. The terms are concurrent with the term of office for the appointing City Council member. All members of this board must be City residents but are not required to reside in the specific Ward of the Councilmember making the appointment. Terms are for four years with a limit of three full terms and unexpired terms must be filled. After winning his seat in the 2019 General Election, Councilman-Elect Brian Knudsen must make his co-terminus appointment to the Planning Commission to replace Vickie Quinn. Mr. Rogan is eligible and wishes to be appointed.

RECOMMENDATION:
Options are: Appoint Mr. Rogan or direct staff to bring forward an item to a future Council meeting to consider other nominees.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

PLANNING COMMISSION

	MEMBERS	ADDRESS	ZIP CODE	ORIGINAL APPT.	TERM EXPIRES
1.	SAM CHERRY **(Mayor's recommendation)** **Mayor's Appointment**	900 Las Vegas Blvd S., #809 **Ward 3 Resident**	89101	6-3-2015	6-2019
2.	VICKI QUINN **(Tarkanian's recommendation)** **Ward 1 Appointment**	1821 Western Ave. **Ward 1 Resident**	89102	12-19-2007	6-2019 (Reappt. 7-20-2011) (Reappt. 6-3-2015)
3.	GUS FLANGAS **(Ward 2 recommendation)** **Ward 2 Appointment** *Christina Roush resigned 5-7-2019*	2417 Honeybee Meadow **Ward 2 Resident**	89134	5-15-2017	6-2021
4.	TRINITY HAVEN SCHLOTTMAN **(Coffin's recommendation)** **Ward 3 Appointment**	211 Tower Street **Ward 3 Resident**	89101	7-20-2011	6-2019 (Reappt. 6-3-2015)
5.	DONNA TOUSSAINT **(Anthony's recommendation)** **Ward 4 Appointment**	2408 Sunset Beach Lane **Ward 4 Resident**	89128	6-7-2017	6-2021
6.	ANTHONY WILLIAMS **(Crear's recommendation)** **Ward 5 Appointment**	9760 Hiking Avenue **Ward 6 Resident**	89166	6-5-2019	6-2023
7.	LOUIS DE SALVIO **(Fiore's recommendation)** **Ward 6 Appointment**	8240 Waterfall Ranch Court **Ward 6 Resident**	89131	8-2-2017	6-2021

AUTHORITY: NRS 278 - L.V.M.C. 2.44
Per L.V.M.C. 2.49.010, a person is not eligible to serve on this board unless he or she is a resident of the City of Las Vegas.

(11-15-95 Ord. 3940, Bill 95-73, removed restriction that PC members could hold no other public office - this restriction was previously removed by the Legislature from NRS.)
(Amended per Bill 2001-70, Ordinance 5346, adopted 8-1-2001, to indicate financial disclosure requirement)

(Amended per Bill 2001-145, Ordinance 5409 - First Amendment, adopted 1-2-2002, to increase compensation for members from $50.00 to $80.00 per meeting attended, effective October 1, 2001 per SB554)

TERM: 4 years **(Ord. 6159 8/17/2011 - limited terms to 3 full terms but cumulatively not to exceed 12 years – excluding members who served partial terms prior to 8/1/2011)** (LVMC 2.44.020; 1-19-2000 Ord. 5193, Revised the expiration of members' terms to run concurrent with the term of the elected official recommending their appointment, although members may complete the term in the event the recommending elected official vacates office)

Must fill unexpired terms.

COMPENSATION: $80.00 per meeting attended

APPOINTED: 7 Members-each member of the City Council recommends one person for appointment to serve at the pleasure of the Council w/approval of Council. Terms are coterminous with the member making the recommendation **(Appointees may not be members of the elected governing body - NRS 278.040)**

NOTES: **MUST BE CITY OF LAS VEGAS RESIDENT.**

Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

MEETINGS: Meets 2nd Tuesday of each month, 6:00 PM, Council Chambers.

PURPOSE: The Planning Commission is advisory to the City Council on matters related to zoning and other related issues and serves as a final action board for Tentative and Final Maps.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
38

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the appointment of nominee Kathleen Bienenstein to the Ward 1 seat of the Senior Citizens Advisory Board

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Each of the six members of Council has one coterminous appointment with the appointee residing in the respective member of Council's Ward; the Mayor has two coterminous appointments with members residing in two different Wards. Members may serve for an uninterrupted period not longer than eight years (two terms). A vacancy exists on the board due to the resignation of the previous Ward 1 representative. Ms. Bienenstein is eligible and wishes to be appointed.

RECOMMENDATION:
Procedure for this Board is a recommendation by the appropriate member of Council with the approval of the Council or direction to staff to bring forward an item to a future meeting to appoint a different nominee for Ward 1.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

SENIOR CITIZENS' ADVISORY BOARD

	MEMBERS		ORIGINAL APPT.	TERM EXPIRES
1.	YVETTE WEINSTEIN HALL **(Goodman's recommendation)** Replaces Mary Ellen Heise, Resigned	**Ward 2 Resident**	11-2-2016	6-2019
2.	ELIZABETH PATTARETTU **(Goodman's recommendation)** Replaces Judy Vandever, Resigned	**Ward 6 Resident**	4-5-2017	6-2019
3.	VACANT **(Tarkanian's recommendation)** Replaces Don Oberlander, Resigned	**Ward 1 Resident**		6-2019
4.	VITO GALATI **(Seroka's recommendation)** Replaces John Bowers, Resigned	**Ward 2 Resident**	2-6-2019	6-2021
5.	NORA AVILA **(Coffin's recommendation)** Replaces Carmen Bates, Resigned	**Ward 3 Resident**	6-20-2018	6-2019
6.	DEANNE O'REAR-CAMERON **(Anthony's recommendation)**	**Ward 4 Resident**	6-21-2017	6-2021
7.	JOHN PERAZZO **(Barlow's recommendation)** Replaces JoAnn Oscars, Resigned	**Ward 5 Resident**	4-19-2017	6-2019
8.	CAROLINE MOZDEAN **(Fiore's recommendation)** Replaces Robert Marshall, Resigned	**Ward 6 Resident**	5-15-2019	6-2021

AUTHORITY: LVMC 2.46 (Ordinance #5206 Adopted 4-19-2000)
Per L.V.M.C. 2.49.010, a person is not eligible to serve on this board unless he or she is a resident of the City of Las Vegas

MEMBERS: 8 members appointed by the City Council.
Mayor nominates 2 persons for appointment residing in 2 different Wards
Each Councilmember nominates 1 person for appointment (Persons nominated must reside in Ward represented by Councilmember making nomination)
No member may serve concurrently on any other board or commission which is established by resolution or ordinance, other than one which may be established on a temporary basis only.

TERM: Serve for an uninterrupted period not longer than eight years (2 terms) (Term to be coterminous with City Councilmember, but may serve until a successor is appointed)
*In August of 2009, the City Attorney gave an opinion that members who have served two four-year terms and then had a break in service are eligible for reappointment.

NOTES: Must be a City Resident

NO FINANCIAL DISCLOSURE REQUIREMENT

DEPT. SUPPORT: Community Services

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
39

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the reappointment of James Wright to the Southern Nevada Health District Public Health Advisory Board

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Public Health Advisory Board was created by the 78th Session of the Nevada Legislature. The board consists of a mix of representatives of the medical community, a resident from each city in the county and an environmental specialist. Mr. Wright was appointed to fill the unexpired term of a previous member which expired in June of 2019. This item is for consideration of reappointment to his first full term on the board. Mr. Wright does wish to be reappointed.

RECOMMENDATION:
That the Council reappoint Mr. Wright or instruct staff to bring forward an item to a future meeting to make a new appointment.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

2-25-2019

SOUTHERN NEVADA HEALTH DISTRICT
Public Health Advisory Board

MEMBER	ZIP CODE	DATE APPT.	TERM EXP.
VACANT (Replaces LeQwan McDowell who resigned)			6-10-2019

Purpose: In 2015, SB314 was enacted revising provisions governing certain health districts. NRS439 was thereby amended to create a public health advisory board in counties with a population of 700,000 or more. This 8 member board will advise the Southern Nevada District Board of Health on matters relating to local public health planning and policy.

Authority: NRS439

Term: 2 years

Appointees: Per Section 3(3), one resident of each city in the county selected by the governing body of such city. (cont.)

Notes: Unexpired terms must be filled in the same manner as the original selection.

Dr. Joseph P. Iser
Chief Health Officer
Southern Nevada Health District
280 S. Decatur Blvd
Las Vegas NV 89107

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
40

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the reappointments of Yvette Weinstein-Hall and Elizabeth Pattarettu to the Senior Citizens Advisory Board as the Mayor's appointments

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Each of the six members of Council has one coterminous appointment with the appointee residing in the respective member of Council's Ward; the Mayor has two coterminous appointments with members residing in two different Wards. Members may serve for an uninterrupted period not longer than eight years (two terms). The Mayor originally appointed Ms. Weinstein-Hall 2016 and Ms. Pattarettu in 2017. With the Mayor's win in the 2019 Primary Election, she now has the option to replace or reappoint her designees. Ms. Weinstein-Hall and Ms. Pattarettu are both eligible, wish to be reappointed and have the recommendation of the Director.

RECOMMENDATION:
Options are: Reappoint either or both members or advise staff to bring an item forward at a future meeting for action.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

SENIOR CITIZENS' ADVISORY BOARD

	MEMBERS		ORIGINAL APPT.	TERM EXPIRES
1.	YVETTE WEINSTEIN HALL **(Goodman's recommendation)** Replaces Mary Ellen Heise, Resigned	**Ward 2 Resident**	11-2-2016	6-2019
2.	ELIZABETH PATTARETTU **(Goodman's recommendation)** Replaces Judy Vandever, Resigned	**Ward 6 Resident**	4-5-2017	6-2019
3.	VACANT **(Tarkanian's recommendation)** Replaces Don Oberlander, Resigned	**Ward 1 Resident**		6-2019
4.	VITO GALATI **(Seroka's recommendation)** Replaces John Bowers, Resigned	**Ward 2 Resident**	2-6-2019	6-2021
5.	NORA AVILA **(Coffin's recommendation)** Replaces Carmen Bates, Resigned	**Ward 3 Resident**	6-20-2018	6-2019
6.	DEANNE O'REAR-CAMERON **(Anthony's recommendation)**	**Ward 4 Resident**	6-21-2017	6-2021
7.	JOHN PERAZZO **(Barlow's recommendation)** Replaces JoAnn Oscars, Resigned	**Ward 5 Resident**	4-19-2017	6-2019
8.	CAROLINE MOZDEAN **(Fiore's recommendation)** Replaces Robert Marshall, Resigned	**Ward 6 Resident**	5-15-2019	6-2021

AUTHORITY: LVMC 2.46 (Ordinance #5206 Adopted 4-19-2000)
Per L.V.M.C. 2.49.010, a person is not eligible to serve on this board unless he or she is a resident of the City of Las Vegas

MEMBERS: 8 members appointed by the City Council.
Mayor nominates 2 persons for appointment residing in 2 different Wards
Each Councilmember nominates 1 person for appointment (Persons nominated must reside in Ward represented by Councilmember making nomination)
No member may serve concurrently on any other board or commission which is established by resolution or ordinance, other than one which may be established on a temporary basis only.

TERM: Serve for an uninterrupted period not longer than eight years (2 terms) (Term to be coterminous with City Councilmember, but may serve until a successor is appointed)
*In August of 2009, the City Attorney gave an opinion that members who have served two four-year terms and then had a break in service are eligible for reappointment.

NOTES: Must be a City Resident

NO FINANCIAL DISCLOSURE REQUIREMENT

DEPT. SUPPORT: Community Services

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
41

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the reappointment of Sam Cherry to the Planning Commission as the Mayor's appointment

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Mayor and each member of the City Council appoint one member to this Commission subject to ratification by the Council. The terms are concurrent with the term of office for the appointing City Council member. All members of this board must be City residents but are not required to reside in the specific Ward of the Councilmember making the appointment. Terms are for four years with a limit of three full terms and unexpired terms must be filled. Mayor Goodman originally appointed Sam Cherry to the Planning Commission in 2015. After winning her seat in the 2019 Primary Election, the Mayor has the opportunity to replace or reappoint her representative on the Planning Commission. Mr. Cherry is eligible, wishes to be reappointed and has the recommendation of the Planning Director.

RECOMMENDATION:
Options are: Reappoint Mr. Cherry or direct staff to bring forward an item to a future Council meeting to consider other nominees.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

PLANNING COMMISSION

	MEMBERS		ORIGINAL APPT.	TERM EXPIRES
1.	SAM CHERRY **(Mayor's recommendation)** **Mayor's Appointment**	Ward 3 Resident	6-3-2015	6-2019
2.	VICKI QUINN **(Tarkanian's recommendation)** **Ward 1 Appointment**	Ward 1 Resident	12-19-2007 (Reappt. 7-20-2011) (Reappt. 6-3-2015)	6-2019
3.	GUS FLANGAS **(Ward 2 recommendation)** **Ward 2 Appointment** *Christina Roush resigned 5-7-2019*	Ward 2 Resident	5-15-2019	6-2021
4.	TRINITY HAVEN SCHLOTTMAN **(Coffin's recommendation)** **Ward 3 Appointment**	Ward 3 Resident	7-20-2011 (Reappt. 6-3-2015)	6-2019
5.	DONNA TOUSSAINT **(Anthony's recommendation)** **Ward 4 Appointment**	Ward 4 Resident	6-7-2017	6-2021
6.	ANTHONY WILLIAMS **(Crear's recommendation)** **Ward 5 Appointment**	Ward 6 Resident	6-5-2019	6-2023
7.	LOUIS DE SALVIO **(Fiore's recommendation)** **Ward 6 Appointment**	Ward 6 Resident	8-2-2017	6-2021

AUTHORITY: NRS 278 - L.V.M.C. 2.44
Per L.V.M.C. 2.49.010, a person is not eligible to serve on this board unless he or she is a resident of the City of Las Vegas.

(11-15-95 Ord. 3940, Bill 95-73, removed restriction that PC members could hold no other public office - this restriction was previously removed by the Legislature from NRS.)
(Amended per Bill 2001-70, Ordinance 5346, adopted 8-1-2001, to indicate financial disclosure requirement)

(Amended per Bill 2001-145, Ordinance 5409 - First Amendment, adopted 1-2-2002, to increase compensation for members from $50.00 to $80.00 per meeting attended, effective October 1, 2001 per SB554)

TERM: 4 years **(Ord. 6159 8/17/2011 - limited terms to 3 full terms but cumulatively not to exceed 12 years – excluding members who served partial terms prior to 8/1/2011)** (LVMC 2.44.020; 1-19-2000 Ord. 5193, Revised the expiration of members' terms to run concurrent with the term of the elected official recommending their appointment, although members may complete the term in the event the recommending elected official vacates office)

Must fill unexpired terms.

COMPENSATION: $80.00 per meeting attended

APPOINTED: 7 Members-each member of the City Council recommends one person for appointment to serve at the pleasure of the Council w/approval of Council. Terms are coterminous with the member making the recommendation **(Appointees may not be members of the elected governing body - NRS 278.040)**

NOTES: **MUST BE CITY OF LAS VEGAS RESIDENT.**

Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

MEETINGS: Meets 2nd Tuesday of each month, 6:00 PM, Council Chambers.

PURPOSE: The Planning Commission is advisory to the City Council on matters related to zoning and other related issues and serves as a final action board for Tentative and Final Maps.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
42

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2019-20 - For possible action - Amends the Unified Development Code to repeal and replace Chapter 19.09 thereof, pertaining to Form-Based Code and Transect Zones.
Sponsored by: Councilman Bob Coffin

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend the Unified Development Code to repeal and replace Chapter 19.09 thereof, pertaining to Form-Based Code and Transect Zones. The repeal and replacement includes a combination of corrections, additions and updates that have been identified as necessary and appropriate in order for this chapter to encourage and facilitate development that is consistent with current planning objectives.

RECOMMENDATION:
ADOPTION as a First Amendment at the 7/3/2019 City Council Meeting, pursuant to the 6/17/2019 Recommending Committee Meeting

First Reading – 6/05/2019 First Publication – 6/20/2019

BACKUP DOCUMENTATION:
1. Bill No. 2019-20
2. Chapter 19.09
3. Supplemental Documentation Showing Changes (not part of bill)
4. Backup Submitted from the June 17, 2019 Recommending Committee Meeting
5. Bill No. 2019-20, First Amendment

BILL NO. 2019-20

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REPEAL AND REPLACE CHAPTER 19.09 THEREOF, PERTAINING TO FORM-BASED CODE AND TRANSECT ZONES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Bob Coffin

Summary: Amends the Unified Development Code to repeal and replace Chapter 19.09 thereof, pertaining to Form-Based Code and Transect Zones.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19 is hereby amended by repealing in its entirety Chapter 9 thereof, pertaining to Form-Based Code and Transect Zones.

SECTION 3: Title 19 is hereby amended by adding thereto a new Chapter 9, pertaining to Form-Based Code and Transect Zones, reading as is set forth in Exhibit A.

SECTION 4: Exhibit A that is attached to this Ordinance is incorporated herein by this reference and is incorporated into the provisions of Title 19 as indicated herein.

SECTION 5: The Department of Planning is authorized and directed to incorporate into the Unified Development Code the amendments set forth in Sections 2 to 4, inclusive, of this Ordinance, including the removal of references to "draft" documents or pages, the removal of exhibit numbers, and making such formatting and relabeling adjustments as are deemed necessary.

SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the

remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 5-21-19
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

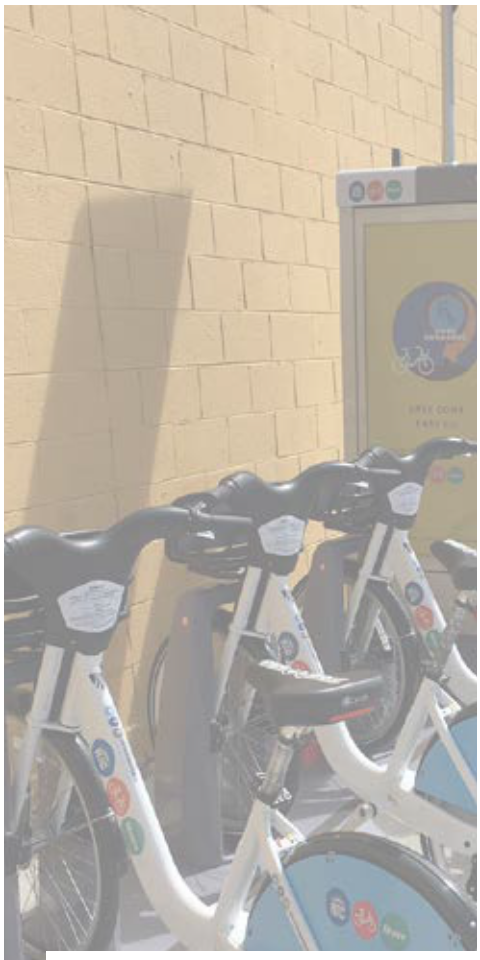
ABSENT: _____

APPROVED:

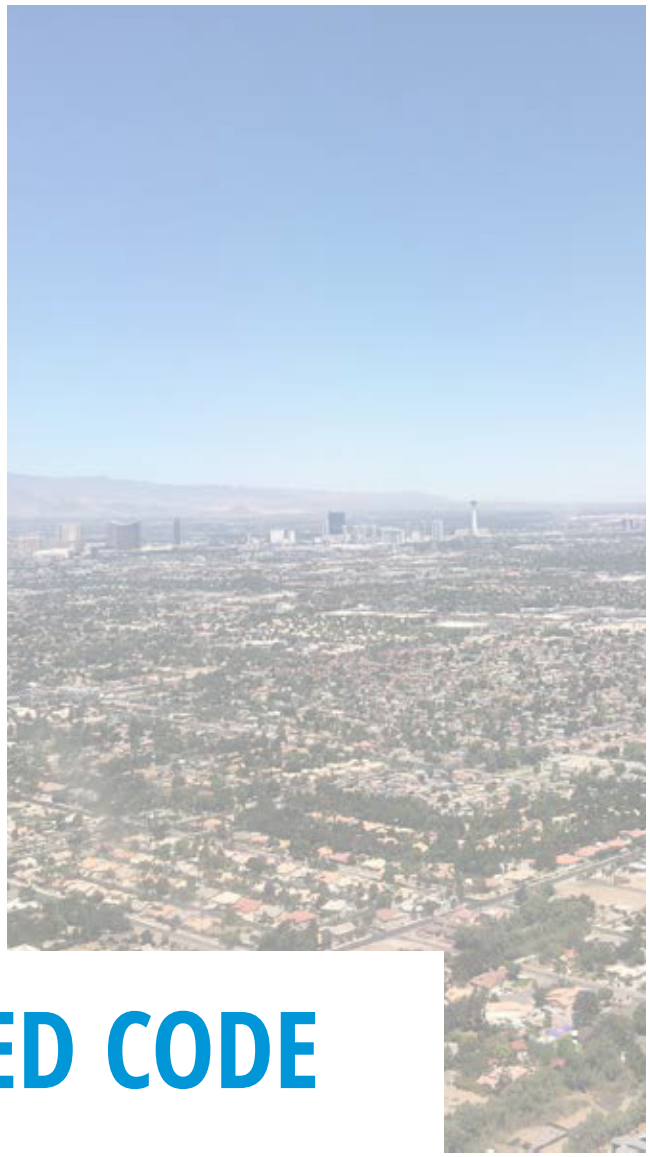
By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk





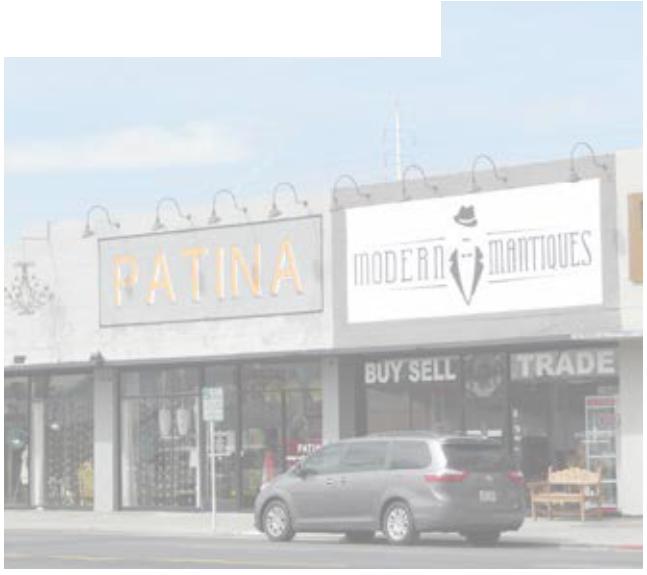


19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV







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19.09.010 PREAMBLE

Subsections:

19.09.010.A Introduction

19.09.010.B What is a Form-Based Code?

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

19.09.010.D Overview of the Guiding Principles for the Form-Based Code

19.09.010.E Organization of the Form-Based Code

19.09.010.F How to Use the Form-Based Code

19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See 19.09.020 Figure 1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in LVMC Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a placed-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a "land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation". A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or "place" based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure 1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure 1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community's vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

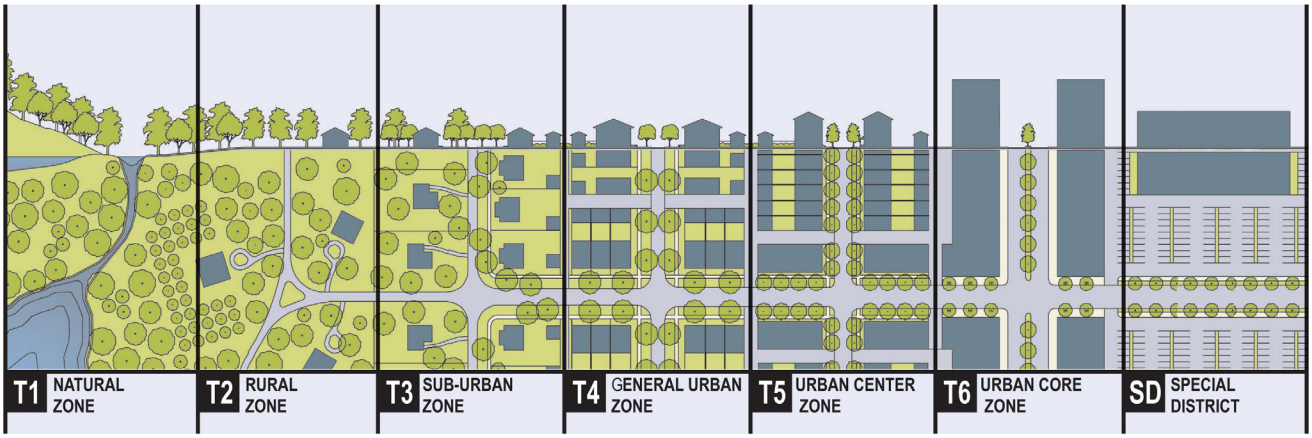
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

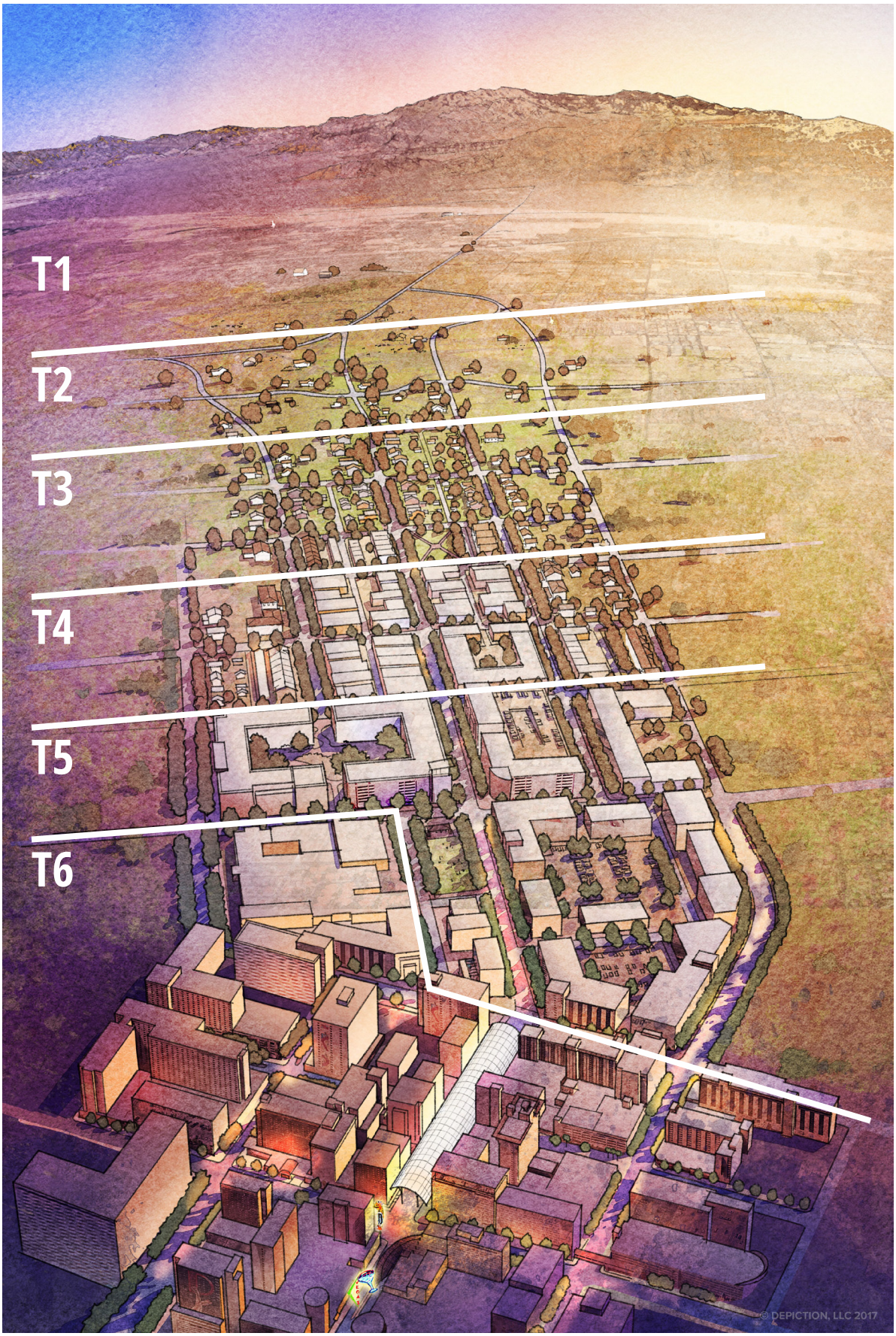
The typical transect for American towns is divided into six Transect Zones (frequently referred to as "T-zones"), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure 2. The transect for Las Vegas is illustrated in Figure 3.

Figure 2 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure 3 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).
2. **Section 19.09.010 - Preamble**

   The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.
3. **Section 19.09.020 - Purpose and Intent**

   Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.
4. **Section 19.09.030 - Administration and Procedures**

   Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.
5. **Section 19.09.040 - Specific to Districts**

   Identifies the standards that are unique to specific Districts.
6. **Section 19.09.050 - Transect Zones Standards**

   Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.
7. **Section 19.09.060 - Building Types Standards**

   Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.
8. **Section 19.09.070 - Frontage Type Standards**

   Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. **Section 19.09.080 - Open Space Standards**

   Establishes a range of pre-approved open space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. **Section 19.09.090 - Thoroughfare Standards**

    Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

11. **Section 19.09.100 - Supplemental to Transect Zones**

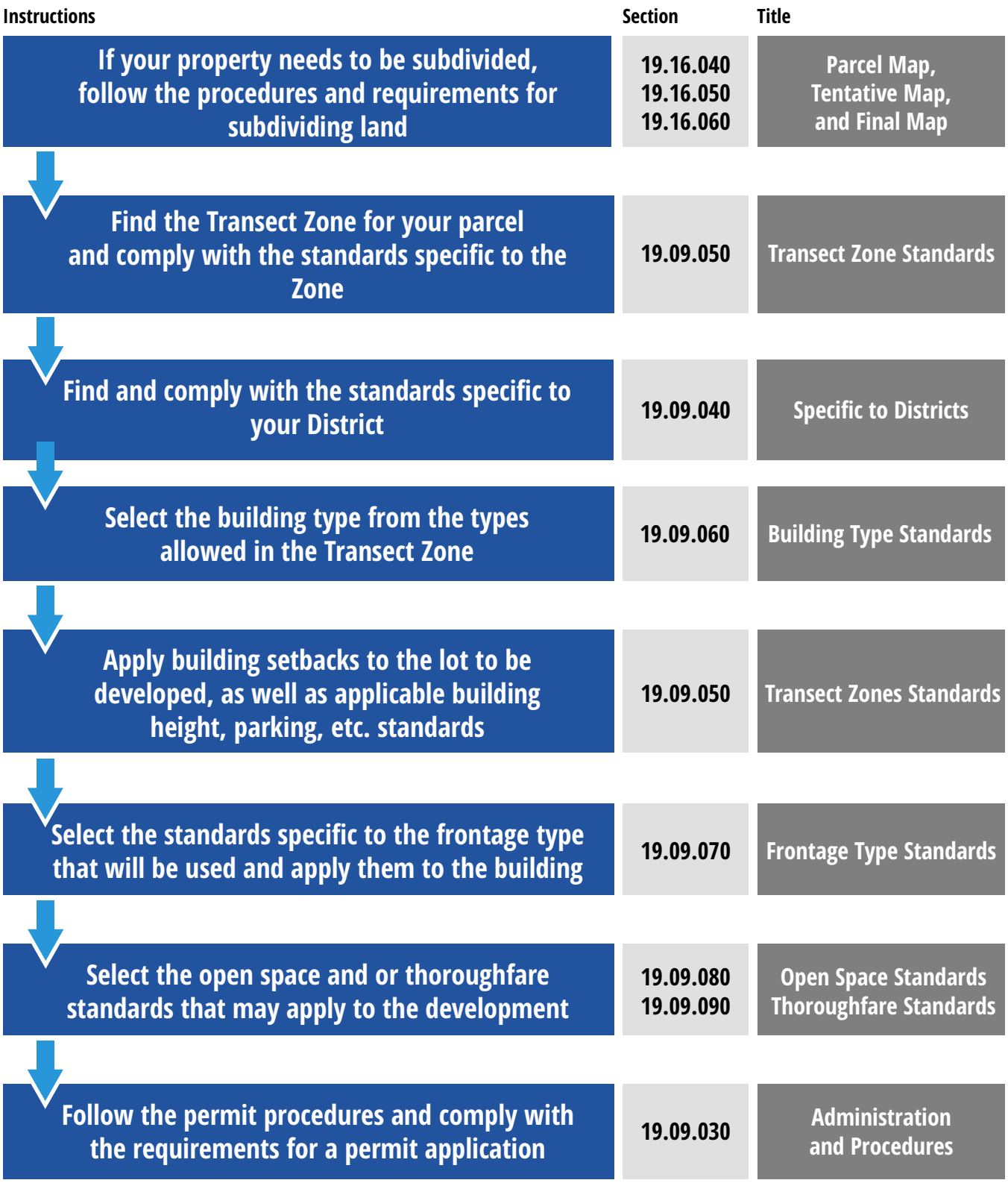
    Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure 4.

Figure 4 How to Use the Form-Based Code

Typical FBC procedure flow.



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19.09.020 PURPOSE AND INTENT

Subsections:

19.09.020.A Title

19.09.020.B Purpose of the Form-Based Code

19.09.020.C Authority

19.09.020.D Applicability

19.09.020.E Responsibility for Administration

19.09.020.A Title

LVMC Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the Downtown Master Plan. The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:

    a. **Land Use Regulation**

    Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;

    b. **Redevelopment Sites**

    Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

c. **Community Development**

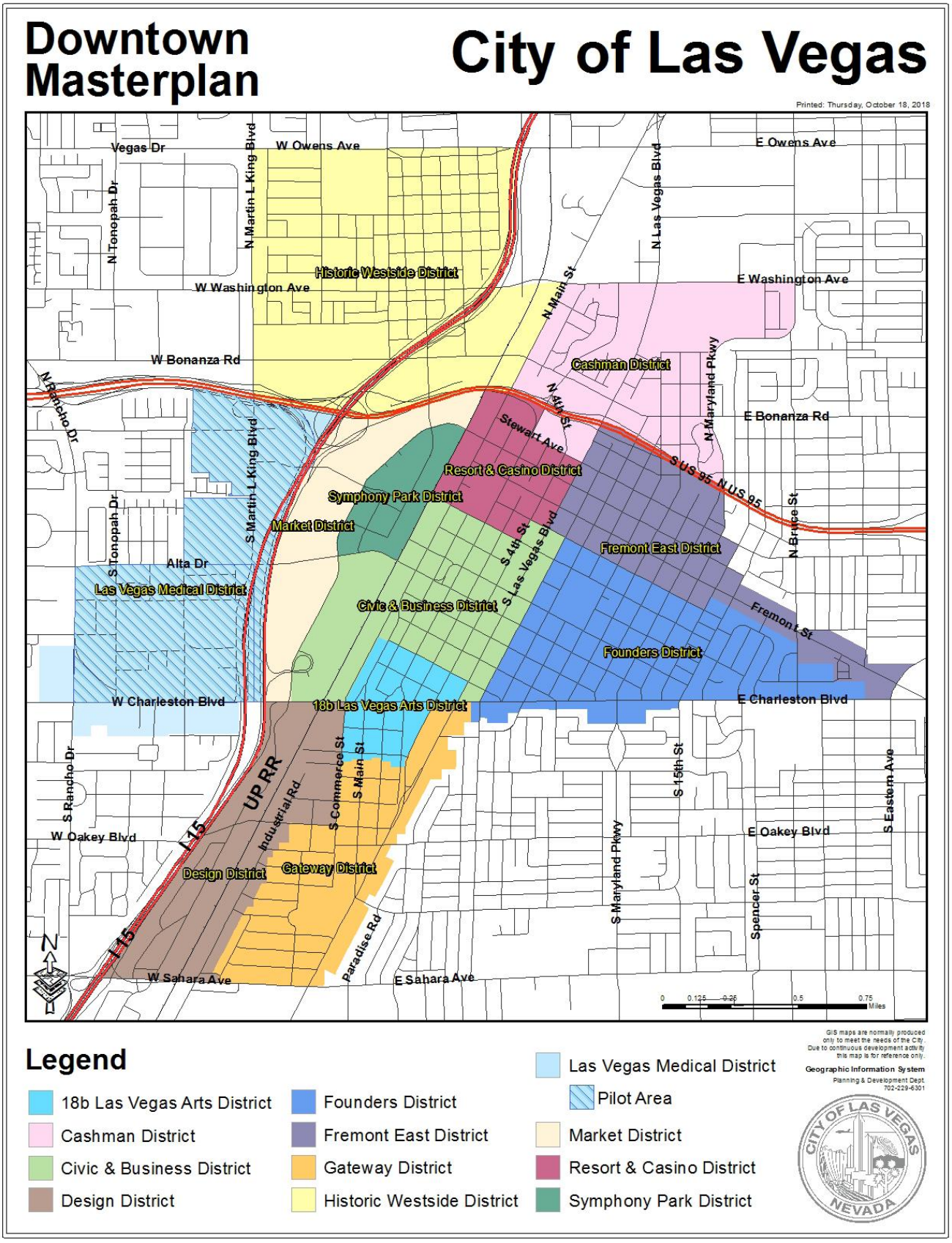
Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondarily, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Open Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure 1 and listed below:
   a. Las Vegas Medical District;
   b. 18B Las Vegas Arts District;
   c. Fremont East District;
   d. Cashman District;
   e. Civic and Business District;
   f. Design District;
   g. Founders District;
   h. Gateway District;
   i. Historic Westside District;
   j. Market District;
   k. Resort and Casino District; and
   l. Symphony Park District.
5. LVMC Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

Figure 1 Districts within the Downtown Las Vegas Overlay District



19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see 19.09.020 Figure 1 - Districts within Downtown Las Vegas Overlay District). Over time a FBC with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the FBC.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
   a. All proposed new development within the Transect Zones;
   b. All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more;[1]
   c. A facade renovation to the primary or secondary street frontage of an existing building; and
   d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

[1]Any renovation less than 10% or 5,000 square feet must comply with provisions under which building was originally entitled.

19.09.020.E Responsibility for Administration

1. **Responsible Bodies and Individuals**

   This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. **Exercise of Discretion**

   In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

   a. The proposed development complies with all applicable provisions of LVMC Chapter 19.09 (Form-Based Code);
   b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
   c. The decision is consistent with the Downtown Master Plan.

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A Purpose
19.09.030.B Applicability
19.09.030.C Application Review Procedures
19.09.030.D Subdivision of Land
19.09.030.E Vacations
19.09.030.F Rezoning
19.09.030.G Site Development Plan Review
19.09.030.H Special Use Permit
19.09.030.I Minor Modifications
19.09.030.J Waiver
19.09.030.K Variance
19.09.030.L Development Agreement
19.09.030.M Miscellaneous Permits
19.09.030.N Master Sign Plan
19.09.030.O Nonconformities
19.09.030.P Enforcement
19.09.030.Q Extension of Time
19.09.030.R Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).

2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) applies.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in LVMC Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Minor Modifications and Post-Approval Adjustments

1. Purpose

   Pre-Entitlement Minor Modifications and Post-Approval Adjustments are intended to provide administrative-level discretion over minor deviations from the standards in Chapter 19.09 (Form-Based Code). Pre-Entitlement Minor Modifications set forth standards for deviations during the review and approval of the project. Post-Approval Adjustments set forth standards for deviations after the entitlement of the project but before the issuance of the Certificate of Occupancy. Other deviations may be allowed in compliance with LVMC Section 19.16.120 (Administrative Deviation).

2. Pre-Entitlement Minor Modification

   a. The Pre-Entitlement Minor Modifications in Table 1 (Pre-Entitlement Minor Modifications) are allowed in all transect zones in order to allow prescribed flexibility during the review and approval of the project, prior to entitlement.

   b. Findings and Decision

      The Director shall approve, with or without conditions, a Minor Modification application, only after the following findings are made:

      i. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etc.);

ii. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property;

iii. Approval of Minor Modification will not grant special privileges inconsistent with the limitation upon other properties in the vicinity and the zone in which the property is located;

iv. The requested Minor Modification will not allow the establishment of a use that is not allowed in the zone;

v. Granting the Minor Modification will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and

vi. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).

c. Review Procedures

The review processes for Pre-Entitlement Minor Modifications are set forth in LVMC Section 19.16.120 (Administrative Deviation).

Table 1 Pre-Entitlement Minor Modifications

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	Existing building(s) on adjacent lots on the same block face is/are greater or less than the required setback; and the variation will allow the proposed project to blend in with the adjacent building(s).	2 ft.
	A decrease of the minimum façade zone standards.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Building Form Standards	An increase of the maximum lot coverage standard.	The project is consistent with the intent of the zone and all other applicable standards of the zone.	5%
Building Type Standards	An increase or decrease of the minimum or maximum building, or a portion of a building, width or depth.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Frontage Type Standards	An increase or decrease of the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any modification to the façade zone.	10%
	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of disabled persons with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%

3. Post-Approval Adjustment

a. Post-Approval Adjustments Allowed

To avoid penalizing applicants for minor, inadvertent, and unforeseen errors in construction, this Subsection allows administrative-level de minimis adjustments to specific standards after entitlement of the project, but before issuance of the Certificate of Occupancy. The Post-Approval Adjustments in Table 2 (Post-Approval Adjustments) are allowed in all transect zones.

b. Findings and Decision

The Director shall approve, with or without conditions, a Post-Approval Adjustment application, only after the following findings are made:

i. The Adjustment is the minimum amount necessary to address construction errors made inadvertently and in good faith, due to unforeseen site conditions or other circumstances beyond the applicant's control;

ii. Granting the Adjustment will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and

iii. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).

c. Review Procedures

i. The review processes for Post-Approval Adjustments are set forth in LVMC Section 19.16.120 (Administrative Deviation), unless otherwise indicated in this Subsection.

ii. The Director may not grant an Adjustment under this Subsection in connection with approval of a building permit or site plan. An Adjustment may only be approved to address errors in construction as follows:

1. The error was performed under an approved building permit or site plan; and

2. The error was discovered during an inspection required under the LVMC for issuance of a Certificate of Occupancy.

Table 2 Post-Approval Adjustments

Type of Minor Modification Allowed		Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	10%
Building Form Standards	An increase of the maximum height limit.	8 ft.
	An increase of the maximum lot coverage standard.	5%

4. Prerequisite to Waiver or Variance

If a deviation from the standards in LVMC Chapter 19.09 (Form-Based Code) falls within the scope of relief set forth by this Subsection, an applicant must request a Pre-Entitlement Minor Modification or a Post-Approval Adjustment before seeking approval of a Waiver or Variance.

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous Permits

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Additionally, compliance with the number of parking spaces required shall not be prioritized over other standards during the review for nonconforming structures and associated uses in Transect Zones.

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, shall be permitted to renovate provided any such expansion, enlargement or improvement will decrease the nonconformity to Title 19.09 standards. Renovations may extend to the maximum amount allowed by the applicable Transect Standards. In addition, such renovations may only be approved in addition to the following findings by the Department of Planning (LVMC Section 19.16.100.F.2 Minor Review Process):
   a. A least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefits;
   b. The change does not result in a significant increase in the overall intensity of the existing nonconforming use(s);
   c. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit; and
2. Any use or structure that was established in violation of the applicable zoning regulations at the time of the establishment or construction is not nonconforming, and remains in violation of all Title 19 zoning regulations.
3. If an applicant seeks to reduce the building footprint by more than 10%, a Major Site Development Plan Review (LVMC Section 19.16.100) shall be required.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are defined in LVMC Chapter 19.09.110 (Form-Based Code Definitions).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A Purpose
19.09.040.B Applicability
19.09.040.C District-specific Standards for Street Trees
19.09.040.D 18B Las Vegas Arts District (Placeholder)
19.09.040.E Cashman District (Placeholder)
19.09.040.F Civic & Business District (Placeholder)
19.09.040.G Design District (Placeholder)
19.09.040.H Founders District (Placeholder)
19.09.040.I Fremont East
19.09.040.J Gateway District (Placeholder)
19.09.040.K Historic Westside (Placeholder)
19.09.040.L Las Vegas Medical District
19.09.040.M Market District (Placeholder)
19.09.040.N Resort & Casino District (Placeholder)
19.09.040.O Symphony Park District

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occurr between the District-specific standards listed in LVMC Section 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110)**.** The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

This Subsection includes standards that are intended to promote and protect unique, high-quality, walkable environments in the Downtown by providing a district-specific tree palette and planting requirements. Planting requirements have been developed from the objectives expressed in the Vision 2045 Downtown Master Plan, using the Nevada Division of Forestry Las Vegas Valley Urban Canopy Analysis and the Regional Plant List developed by the SNRPC, to promote environmental, social, and economic benefits.

All street trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall conform to standards in Table 1 (District Palette for Street Trees and Landscaping Requirements) and Figure 1 (Additional Planning Requirements).

Table 1 District Pallette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Pistacia Lentiscus (Mastic Tree) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Gleditsia Triacanthos Var. inermis (Honey Locust) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Parvifolia (Lacebark Elm)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Design	Acacia Craspedocarpa (Leather Leaf Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Microphylla (Foothill Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid palo verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Sophora Secundiflora (Texas Mountain Laurel)	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid Palo Verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis Glandulosa (Thornless Honey Mesquite)
Founders	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Ceratonia Siliqua (Carob) Dalbergia Sissoo (Indian Rosewood) Olea Europaea (Fruitless Olive) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)

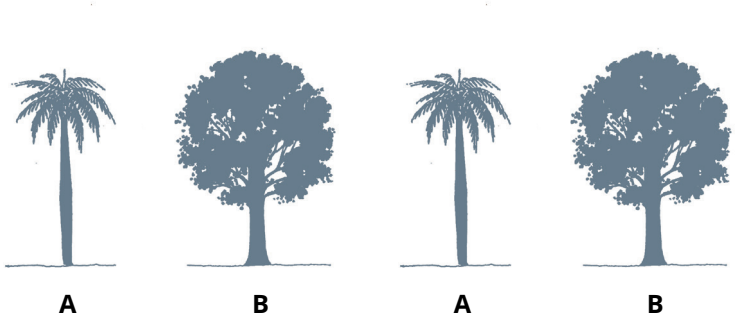
District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Fremont East	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pistacia Lentiscus (Mastic Tree) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus x Virginiana (Heritage Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Gleditsia Triacanthos Var.inermis (Honey Locust) Havardia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pittoposrum Angustifolium (Willow Pittosporum) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)
Historic Westside	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Pendula (Weeping Acacia) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)
Las Vegas Medical District	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Ceratonia Siliqua (Carob) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Ulmus Crassifolia (Cedar Elm) Olea Europaea (Fruitless Olive)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Cordia Boissieri (Texas Olive) Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Cordia Boissieri (Texas Olive) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak) Quercus Canbyi (Canby Oak)
Symphony Park	See Symphony Park Design Standards	See Symphony Park Design Standards

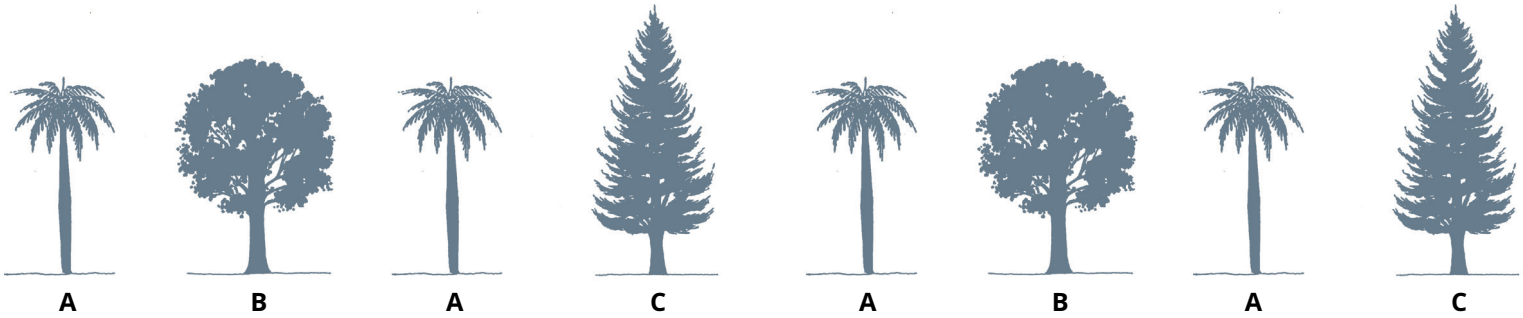
Figure 1 Additional Planting Requirements

To promote urban tree biodiversity, and protect the downtown canopy from species-related disease, trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall be planted utilizing the minimum alternating, spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed, uses the letters A, B, C, and images, to symbolize trees pertaining to the same genus (family) of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Section.

Option 1: AB-AB



Option 2: ABAC-ABAC



19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District

1. Historic Hotels and Motels - Adaptive Reuse Standards

   a. Purpose
   Hotels and motels located in the Fremont East District are the foundation of the City's tourism economy. Adaptive reuse is an important aspect of development in the Fremont East District as it contributes to the historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into new and more productive residential or commercial uses.

   b. Applicability
   These additional standards apply to existing hotels and motels or to features of these hotels or motels such as signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones.

   c. Allowed Uses
   In addition to the land use types listed in Table I (Use Types) of the Zones listed in paragraph b (Applicability) above, the Director may determine that a use not listed in Table I is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Downtown Master Plan.

   The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit).

   d. Use Specific Standards
   Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Uses

a. To support the development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

b. Social Use Venue is not an allowed use within the Las Vegas Medical District.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly mantained, preserved, and replaced in case of death.

b. In order to preserve and mantain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Chapter 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning Commission may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns; an equivalent amount of similar sized trees, shrubs, and landscape buffer area shall be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 2 below):

a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.

b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.

d. Maintenance of these open spaces will be the responsibility of the property owner.

e. Whenever the standards contained in this Section and the ones set forth in LVMC Section 19.09.050 overlap or contradict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District

See Symphony Park Design Standards

19.09.050 TRANSECT ZONES STANDARDS

Subsections:

19.09.050.A Purpose

19.09.050.B Applicability

19.09.050.C Establishment of Transect Zones

19.09.050.D Transect Zones Overview

19.09.050.E Transect Zones

- 19.09.050.E.004 T6 Urban Core Zone (T6-UC)
- 19.09.050.E.008 T6 Urban General Zone (T6-UG)
- 19.09.050.E.012 T5 Maker Zone (T5-M)
- 19.09.050.E.016 T5 Corridor Zone (T5-C)
- 19.09.050.E.020 T5 Main Street Zone (T5-MS)
- 19.09.050.E.024 T5 Neighborhood Zone (T5-N)
- 19.09.050.E.028 T4 Corridor Zone (T4-C)
- 19.09.050.E.032 T4 Main Street Zone (T4-MS)
- 19.09.050.E.036 T4 Neighborhood Zone (T4-N)
- 19.09.050.E.040 T3 Neighborhood Zone (T3-N)

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Open Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
   a. Building Type (at least one primary building);
   b. Frontage Type (multiple types as allowed by the Zone);
   c. Thoroughfare Type (as per each District Thoroughfare Plan); and
   d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
   a. Open Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Open Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map)).

19.09.050.D Transect Zones Overview

1. Table 1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.
2. The photographs in this Section are illustrative only and not regulatory.

Table 1 Transect Zones Overview

T6 Urban Core Zone (T6-UC)	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached or detached	Attached
Large lot width	Large lot width	Medium to large lot width
Large footprint and lot coverage	Large footprint	Large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the edge of right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
Small to no setbacks	Small to no setbacks	Small to no setbacks
5 to 20 stories	4 to 12 stories	Max. 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	**Intent**	**Intent**
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses.	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different allowed uses.
Subsection	**Subsection**	**Subsection**
19.09.050.E.004	19.09.050.E.008	19.09.050.E.012

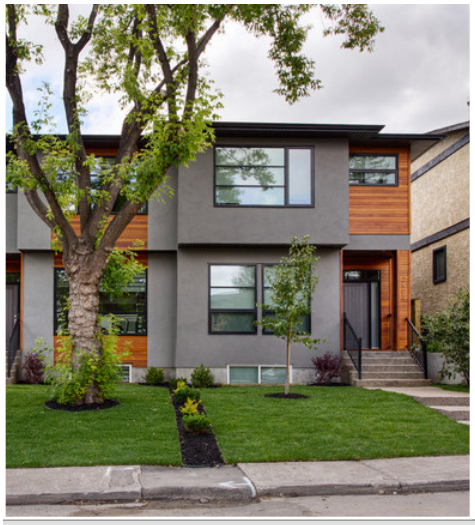
Table 1 Transect Zones Overview

T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	2 to 7 stories	2 to 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.016	19.09.050.E.020	19.09.050.E.024

Table 1 Transect Zones Overview

T4 Corridor Zone (T4-C)	T4 Main Street Zone (T4-MS)	T4 Neighborhood Zone (T4-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached or detached	Attached or detached	Attached or detached
Medium to large lot width	Medium lot width	Medium lot width
Medium to large footprint	Medium footprint and lot coverage	Small to Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks	No blank walls or planes	Medium setbacks
2 to 5 stories	Small to no setbacks	Max. 3 stories
	2 to 5 stories	
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.028	19.09.050.E.032	19.09.050.E.036

Table 1 Transect Zones Overview

T3 Neighborhood Zone (T3-N)

Desired Form
Typically detached; may be attached
Small to medium lot width
Small to medium footprint
Building placement varied, but mostly set back from right-of-way
Primarily common yards, stoops, and porches
Medium to large setbacks
Max. 2 stories
General Use
Primarily residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent
To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.
Subsection
19.09.050.E.040

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19.09.050.E.004 T6 Urban Core Zone (T6-UC)



Figure 1 Transect Illustration

A. General Intent

The T6-UC Zone is intended to reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. This Zone enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This Zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The following form elements are generally appropriate in this Zone:

Attached
Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
5 to 20 stories

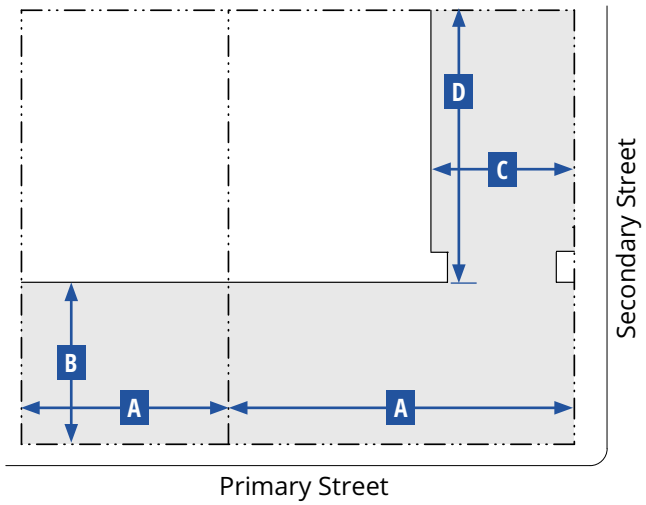
B. Sub-Zones

None

C. Lot Size

No width, depth or area standards are included for the T6-UC Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

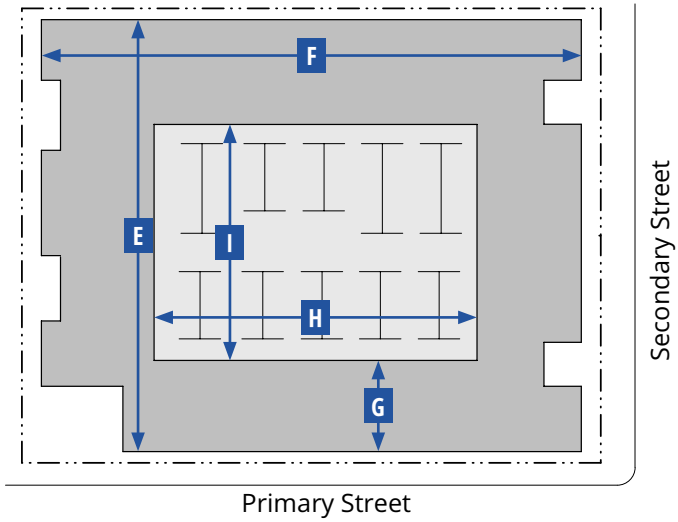
Figure 2 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

Figure 3 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	200 ft	75 ft	100 ft
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	E
Width	300 ft max.[1]	F
Depth (from front of building)	30 ft min.	G
Dimensions - Interior Building		
Width	180 ft max.	H
Depth	230 ft max.	I
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:
[1] Or the max. length of the block.

Figure 4 Building Placement

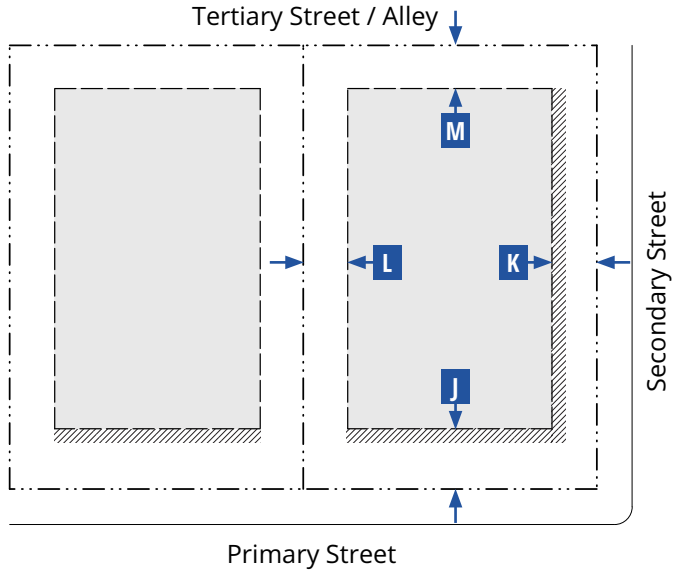
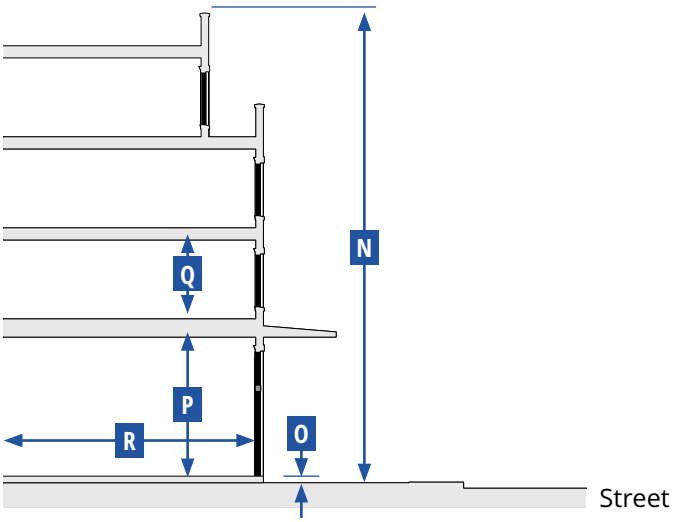


Figure 5 Building Form



Key for Diagrams

Lot Line — Building Setback Line — Building Area — Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1,2]	**Front[3]**	**Corner Side**	**Interior Side[4,5]**	**Rear[4,5]**
	J	**K**	**L**	**M**
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Sidewalk must be extended into the facade zone to meet the building.

[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height[1]	**Stories**	**N**
Primary Building	5 min. - 20 max.	
Primary Building		
Ground Floor Finish Level[2,3]		**O**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**P**
Upper floors	9 ft min.	**Q**
Footprint		
Lot coverage	95% max.	
Depth		
Ground floor space	30 ft min.	**R**

Notes:

[1] Additional setbacks may be required for buildings with 5+ stories. Refer to Table E for setback distance.

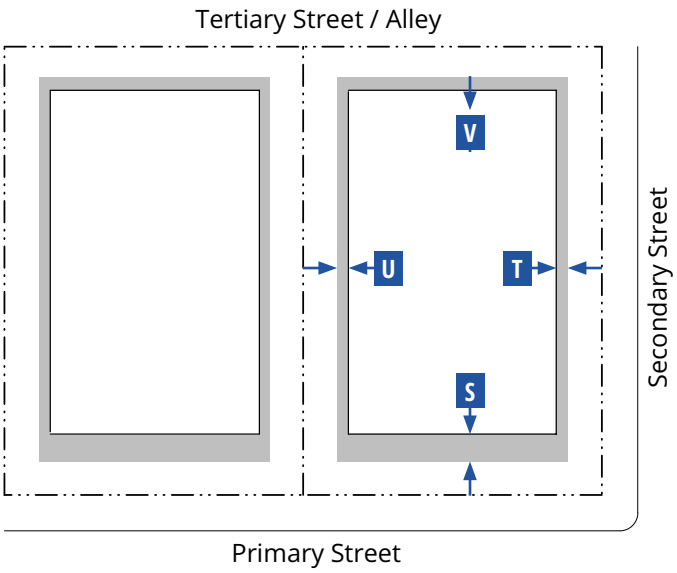
[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[3] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 6 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) S	Corner Side (max.) T	Interior Side (max.) U	Rear (max.) V
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways[3]	A[3]	A[3]	N	A[3]
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T6-UC**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Nightclub	S
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Commercial, Other than Listed	P
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment and Services	
Automobile Rental	C
Blood Plasma Donor Center	P
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S
Food Processing	C
Gaming Establishment, Business Related	S
Gaming, Establishment, Non-restricted	S
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Social Service Provider	P
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

I. Use Types (cont.)	
Use Type	**T6-UC**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Other	
Electric Utility Substation	P
Government Facility	P
Helipad	S
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C
Parking Facility	C
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

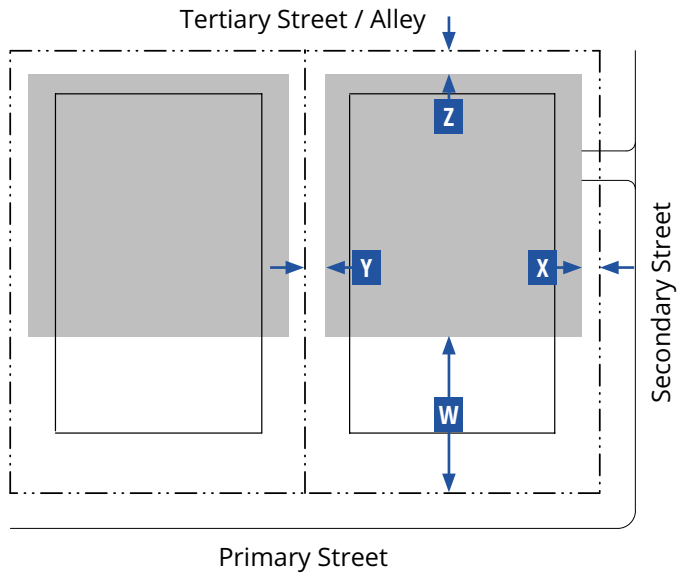
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Figure 7 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	W	**X**	**Y**	**Z**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		
Open space may also be provided in compliance with LVMC Section 19.09.080 (Open Space Standards) if open space is provided on the lot.		

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.008 T6 Urban General Zone (T6-UG)



Figure 8 Transect Illustration

A. General Intent

The intent of the T6-UG Zone is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accommodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 4 to 12 stories

B. Sub-Zones

T6-UG-L

The limited sub-zone provides the same building form as the T6-UG Zone, with the following exceptions:

a. The minimum allowed building height is 1 story, and the maximum allowed building height is 14 stories.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 9 Building Types

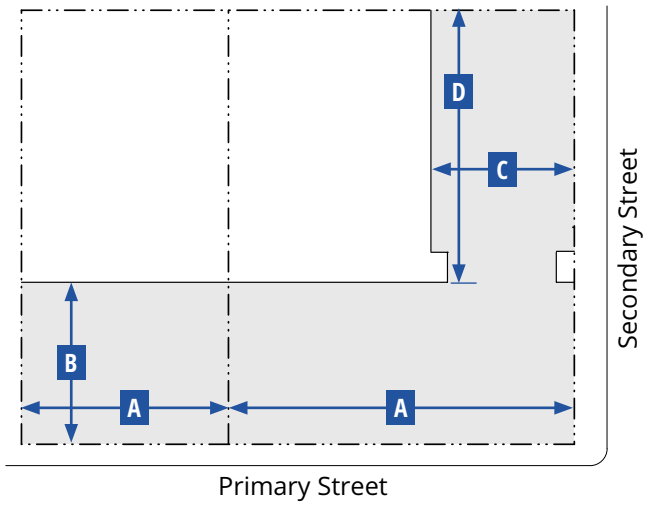
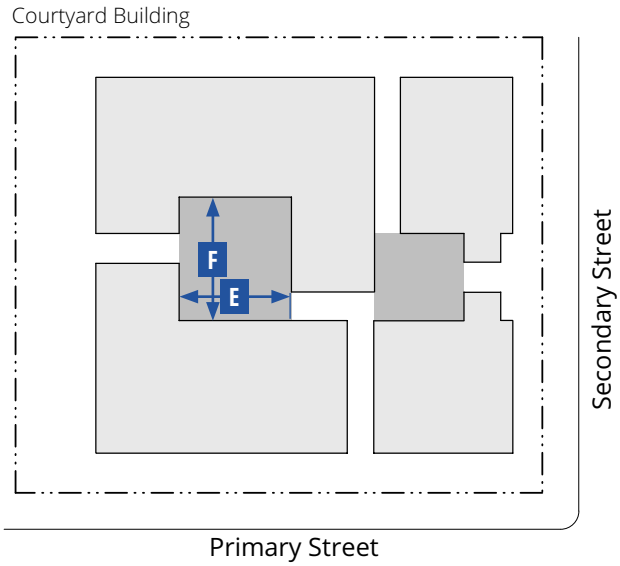


Figure 10 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	175 ft	75 ft	100 ft
Courtyard Building	175 ft	175 ft	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

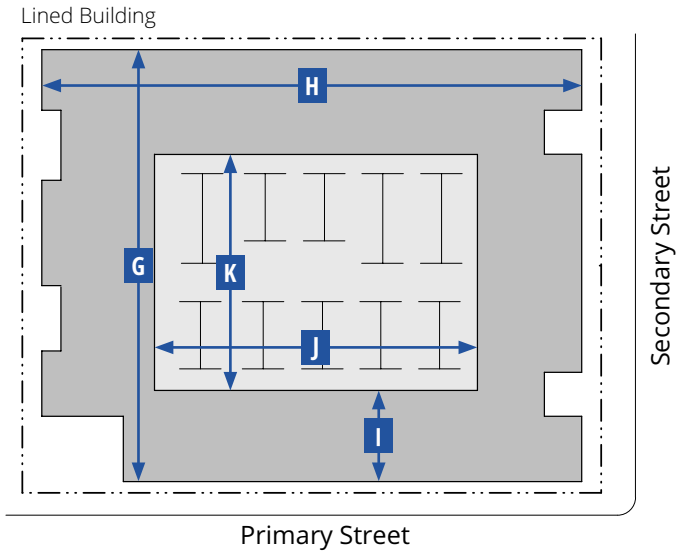
Notes:
[1] Or the max. length of the block.

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Figure 11 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.

D. Building Types (cont.)
Additional Standards for a Lined Building (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 12 Building Placement

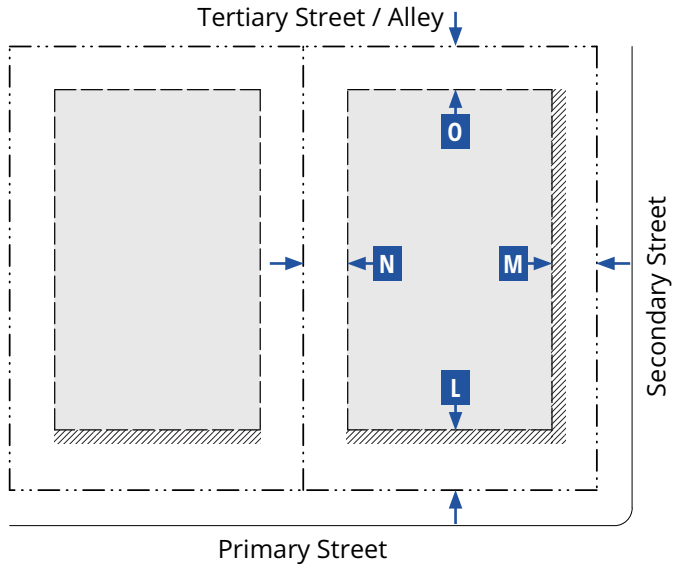
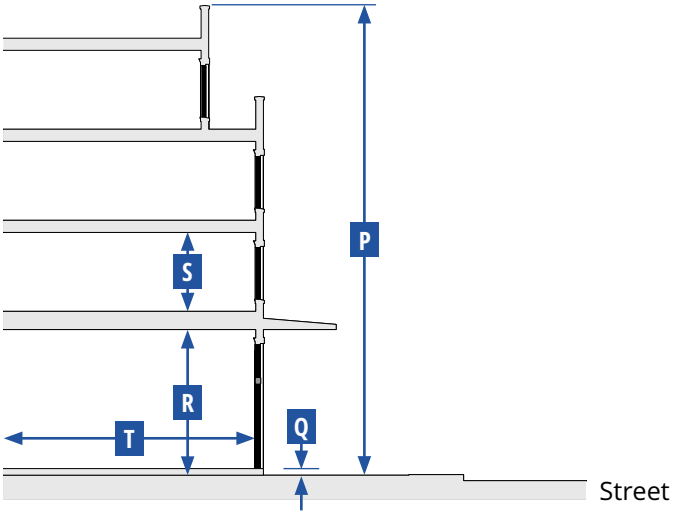


Figure 13 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side**	**Interior Side[1,3,4]**	**Rear[1,3,4]**
	L	**M**	**N**	**O**
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	4 min. - 12 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

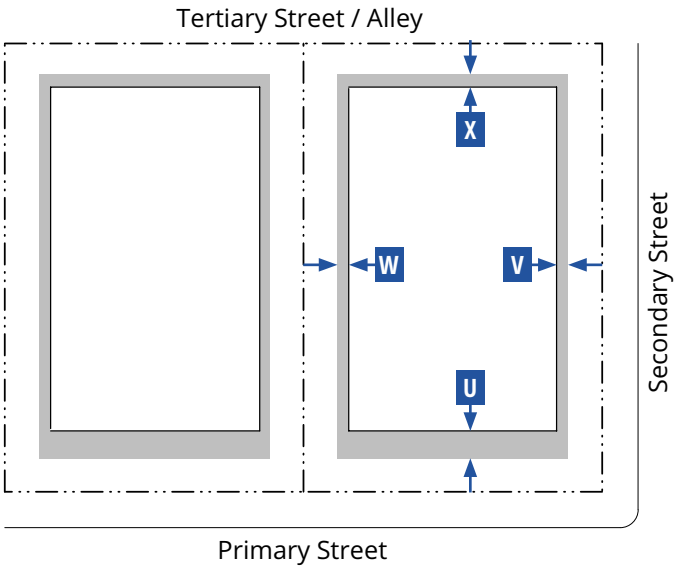
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 14 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types		
Use Type	**T6-UG**	**T6-UG-L**
Residential		**Sub-Zone**
Assisted Living Apartment	P	N
Community Residence	P	N
Convalescent Care Facility/Nursing Home	P	N
Downtown Residential	P	N
Home Occupation	P	N
Hospice	P	N
Senior Citizen Apartments	P	N
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	N
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/ Wine/Cooler Off-Sale Establishment	S	N
Beer/Wine/Cooler On-Sale Establishment	C	N
Commercial, Other than Listed	S	S
Downtown Retail[1]	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services[2]	P	P
Hospital	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C

I. Use Types (cont.)		
Use Type	**T6-UG**	**T6-UG-L**
Other		**Sub-Zone**
Emergency Ambulance Services, Ground	N	P
Government Facility	P	P
Helipad	C[3]	C[3]
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquefied Petroleum Gas Installation (Over 288 Gallons)	N	S
Parking Facility	P	P
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses[4]	T	T
Urban Agriculture		
Community Garden	P	P

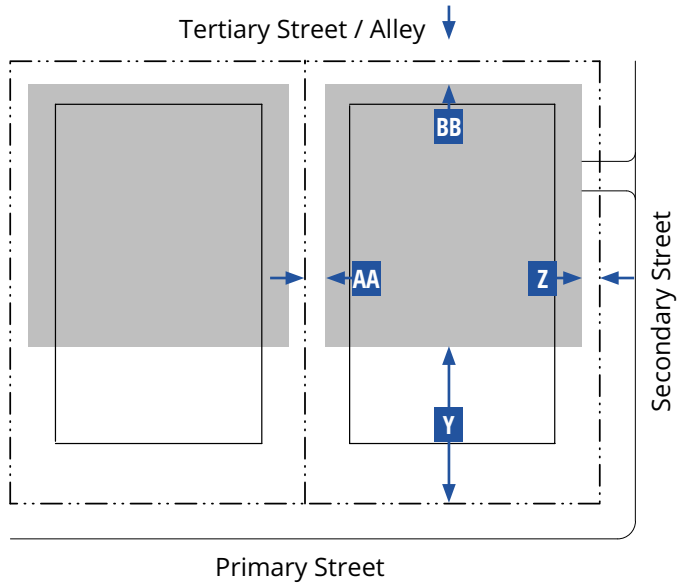
Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] For life-safety medical purposes only; otherwise a Special Use Permit is required.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
N	Use is not allowed.

Figure 15 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.012 T5 Maker Zone (T5-M)



Figure 16 Transect Illustration

A. General Intent

The intent of the T5-M Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, utilizing performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

Attached
Medium to Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of frontages, mostly Shopfront
Small to no setbacks
Max. 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 17 Building Types

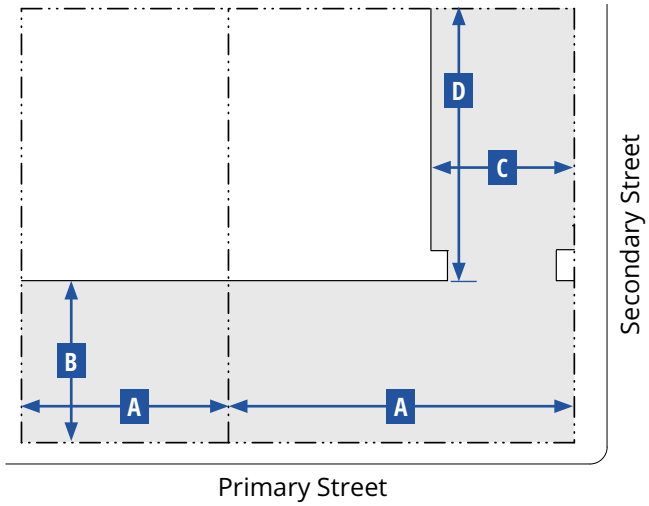
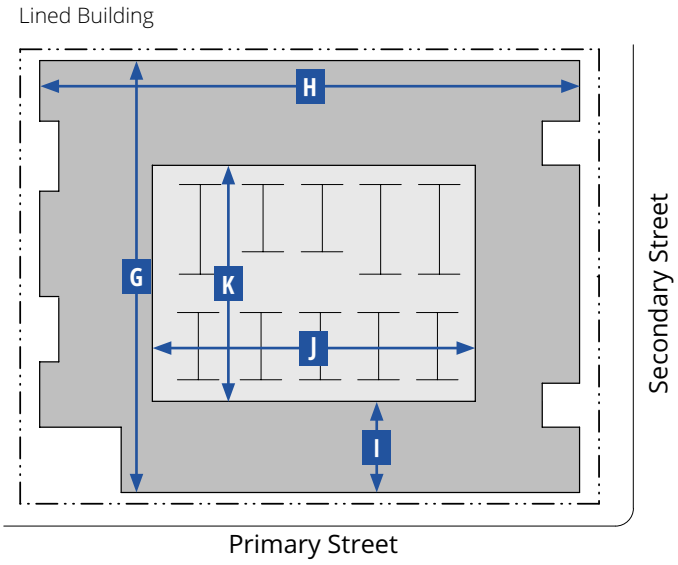


Figure 18 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Building Area

Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low Rise	150 ft[1]	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft[1]	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure[2]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of Accessory Structures must not exceed 60% of the GFA of the primary structure.

[3] Or the max. length of the block.

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1,3]	G
Width	300 ft max.[1,3]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Key for Tables

-- No Requirement

Figure 19 Building Placement

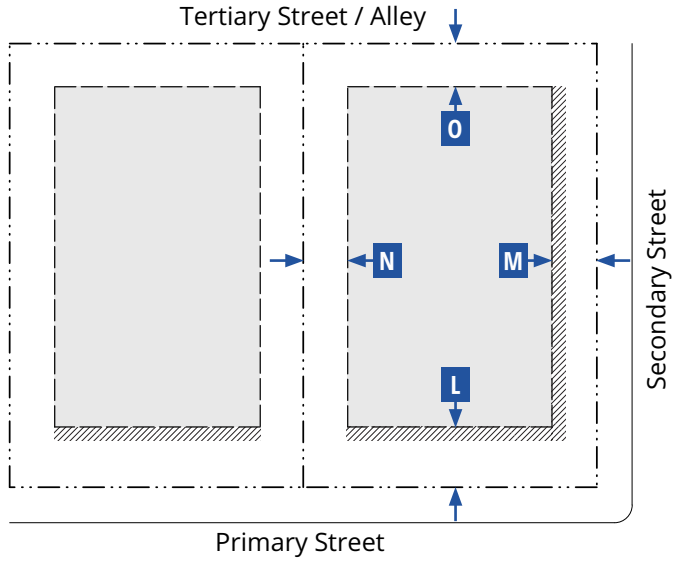
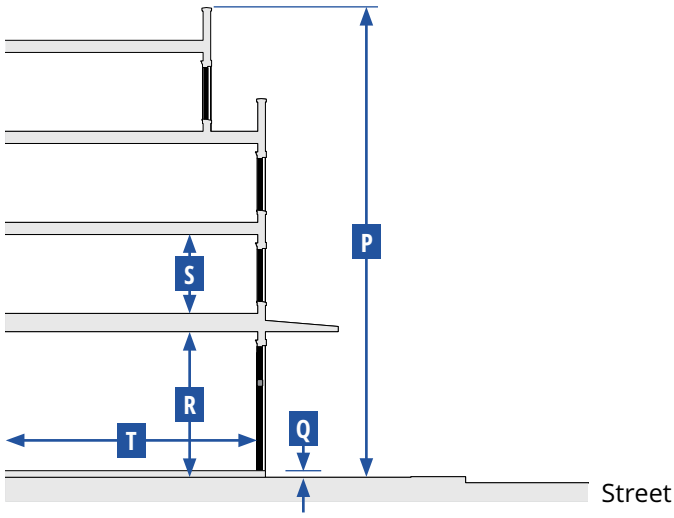


Figure 20 Building Form Standards



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side**	**Interior Side[1,3,4]**	**Rear[1,3,4]**
	L	**M**	**N**	**O**
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

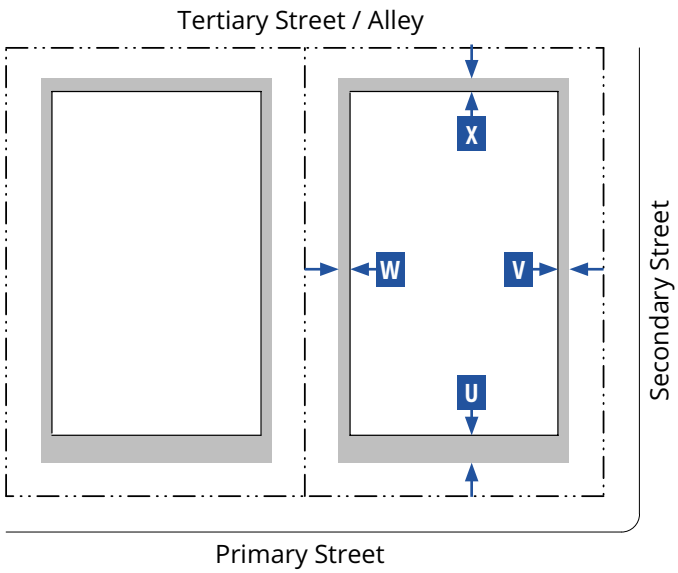
F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	5 max.	
Accessory Structure	4 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
All other uses	2 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 21 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-M**
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment and Services	
Downtown Industrial[2]	C
Downtown Services[3]	P
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T

I. Use Types (cont.)	
Use Type	**T5-M**
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

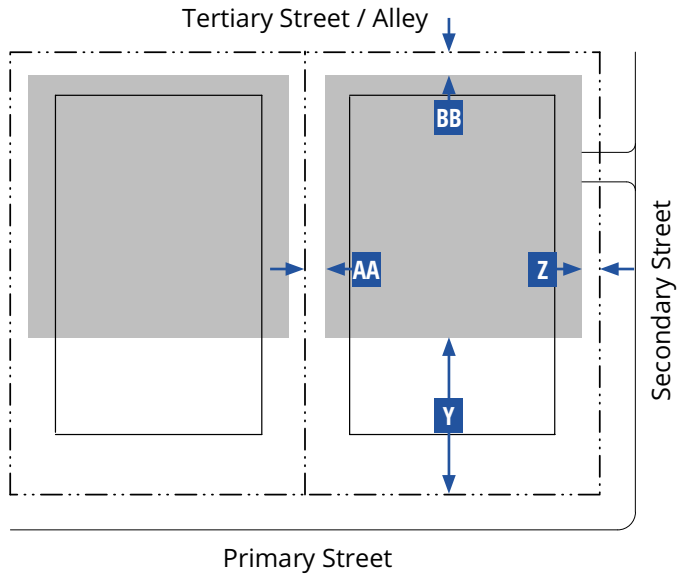
[3] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 22 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.016 T5 Corridor Zone (T5-C)

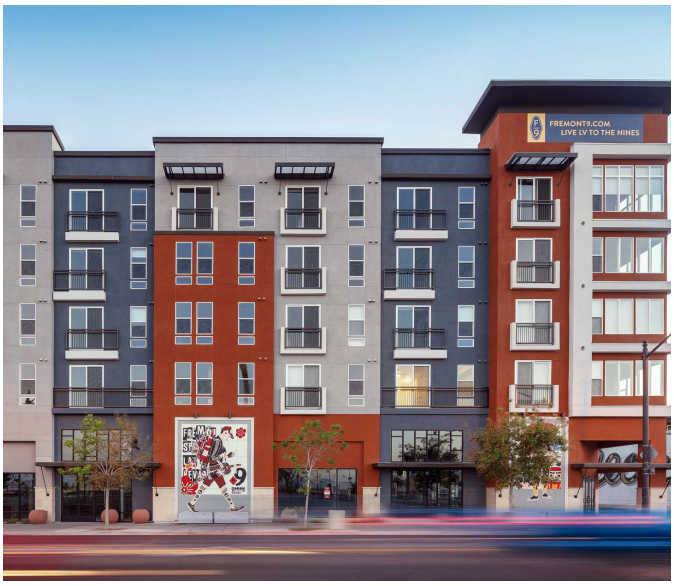


Figure 23 Transect Illustration

A. General Intent

The T5-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to large lot width
- Large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Mix of building frontages, but mostly Shopfront
- Small setbacks
- 2 to 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 24 Building Types

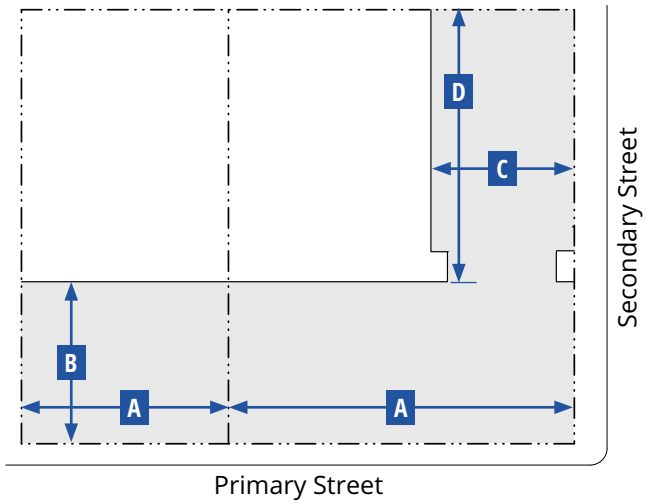
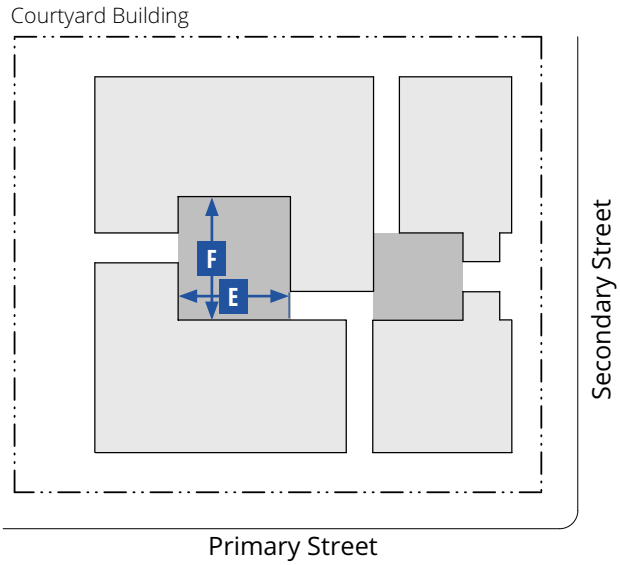


Figure 25 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

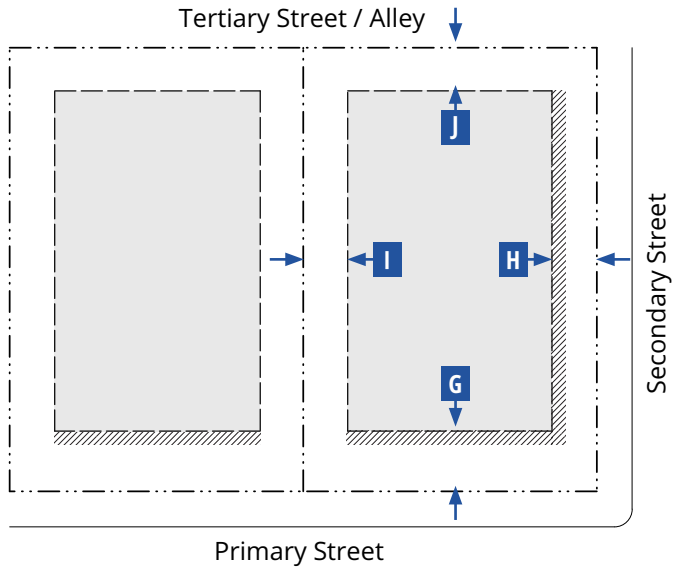
[3] The total GFA of Accessory Structures must not exceed 10% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 26 Building Placement



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

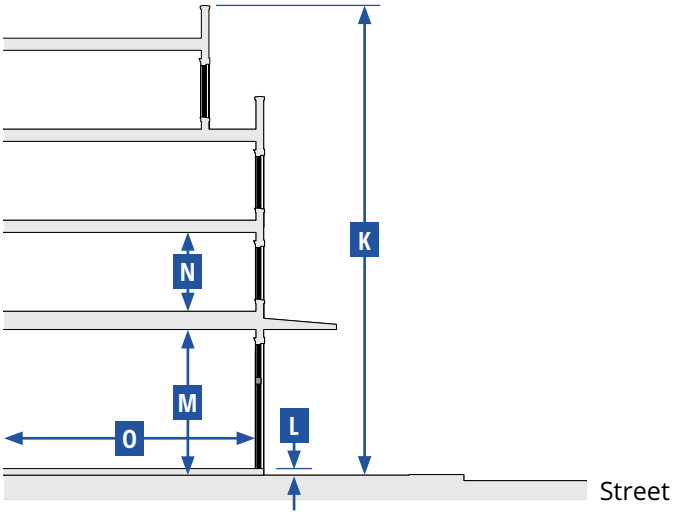
D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:
[1] Or the max. length of the block.

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[3,4]**
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	65%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Figure 27 Building Form Standards



F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 7 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	**O**

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

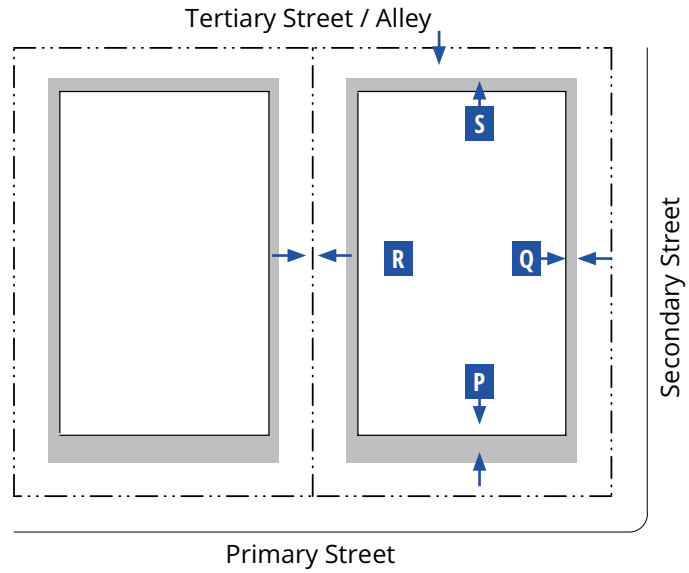
Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

Notes:
[1] Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).
[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.
[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[4] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 28 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	P	**Q**	**R**	**S**
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

H. Encroachments (cont.)

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Key for Tables

A Allowed

N Not Allowed

I. Use Types	
Use Type	**T5-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Social Services Provider	C

I. Use Types (cont.)	
Use Type	**T5-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

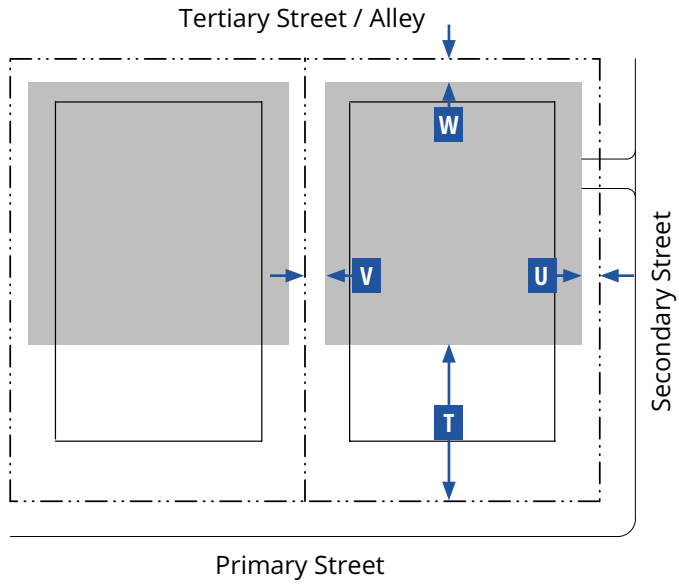
[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 29 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.020 T5 Main Street Zone (T5-MS)



Figure 30 Transect Illustration

A. General Intent

The intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

- Attached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 2 to 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 31 Building Types

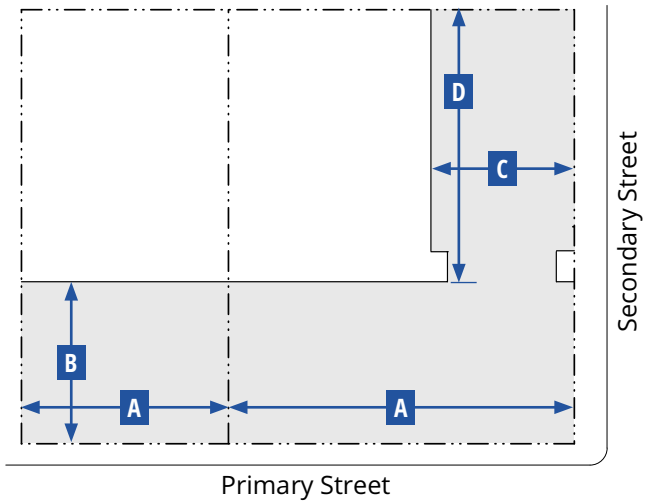
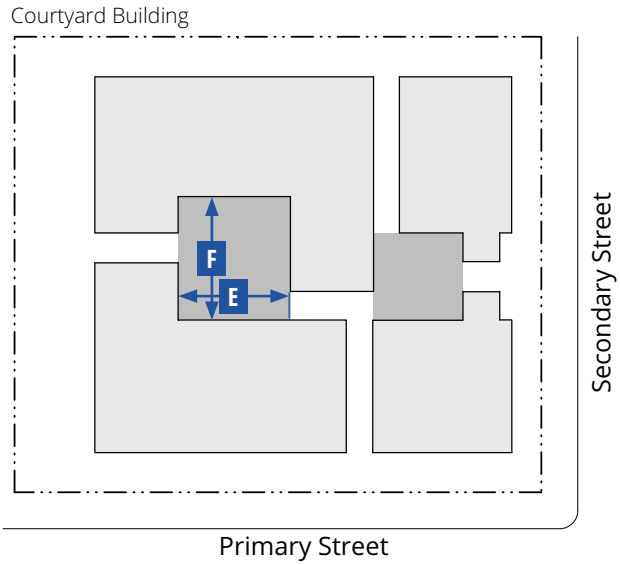


Figure 32 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Accessory Structure[2]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

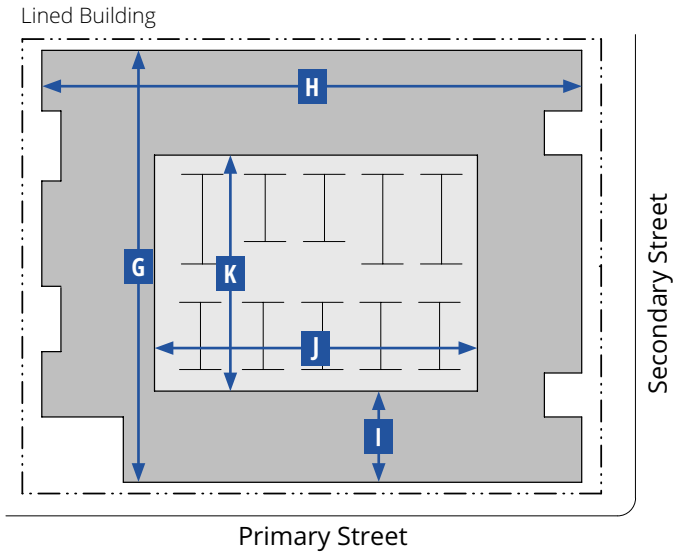
[2] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 33 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.
[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 34 Building Placement

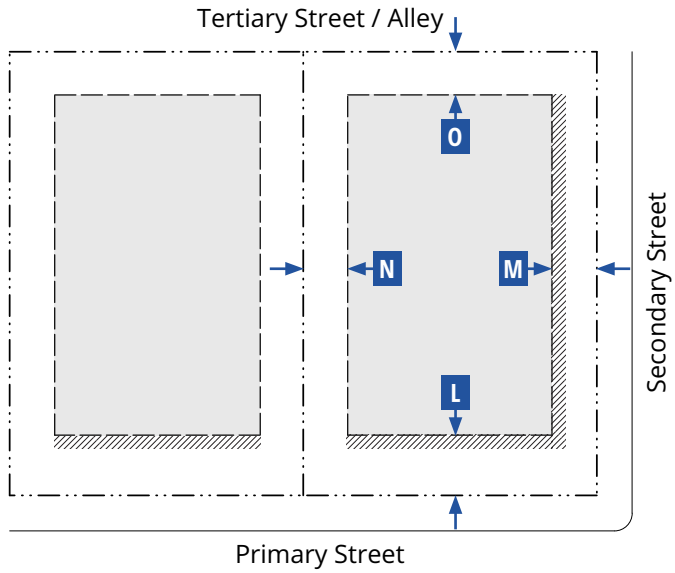
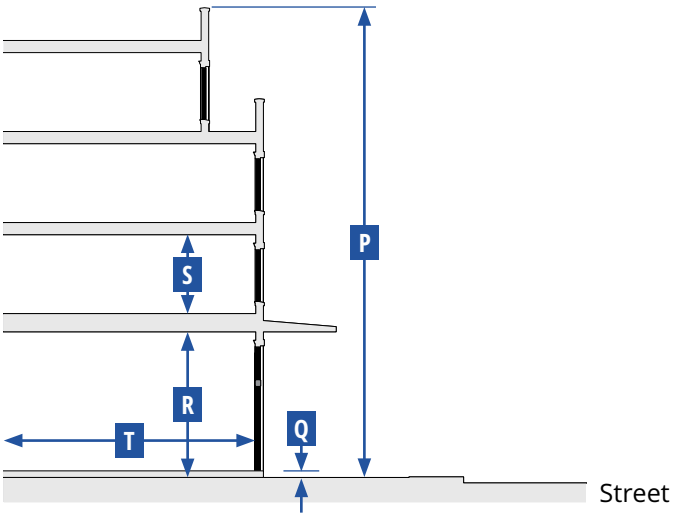


Figure 35 Building Form



Key for Diagrams

Lot Line

Building Area

Building Setback Line

Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1,2]**	**Interior Side[3,4]**	**Rear[4]**
	L	**M**	**N**	**O**
Primary Building				
Min.	5 ft	10 ft	0 ft[3]	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

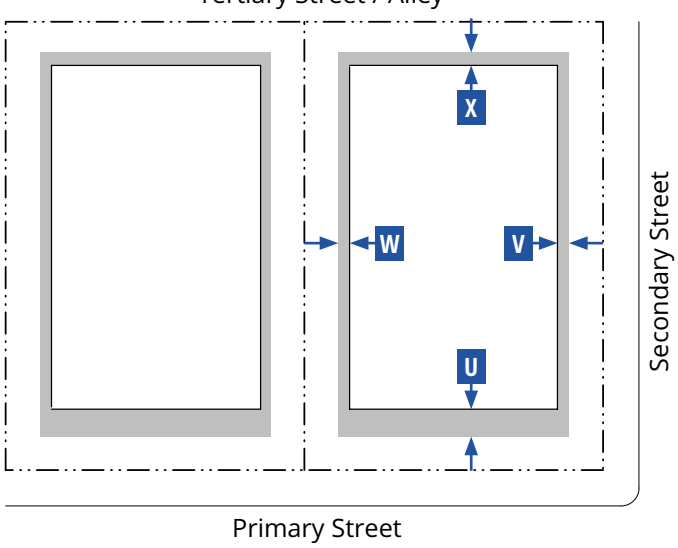
F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	2 min. - 7 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 36 Building Types- Courtyard Building



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/ Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

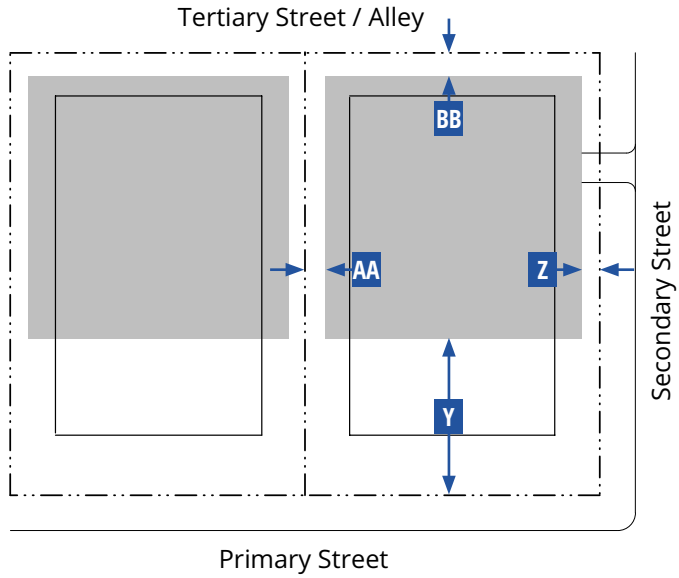
I. Use Types (cont.)	
Employment & Services	
Blood Plasma Donor Center	S
Cleaners, Commerical/Industrial	S
Clinic	P
Crop Production	C
Custom & Craft Work	C
Daily Labor Services	S
Downtown Services[2]	P
Food Processing	C
Hospital	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Satellite Dish	C
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 37 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.024 T5 Neighborhood Zone (T5-N)



Figure 38 Transect Illustration

A. General Intent

The intent of the T5-N Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace

Medium setbacks

2 to 5 stories

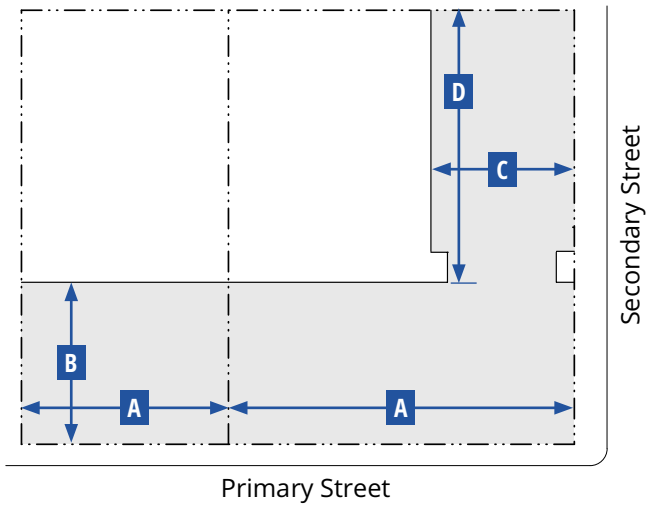
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 39 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Flex Mid-Rise	170 ft[1]	175 ft[1]	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[2]	32 ft	26 ft	--	--
Live/Work[3]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[4]	36 ft	32 ft	--	--
Accessory Structure[4]	36 ft	32 ft	--	--

Key for Tables

-- No Requirement

D. Building Types (cont.)
Miscellaneous
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.
Allowed frontage types are described in Table G (Frontages).

Notes:

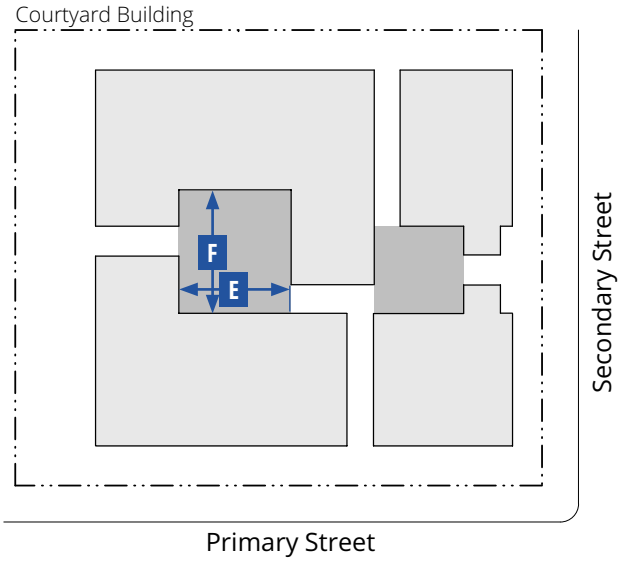
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[3] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[4] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Figure 40 Building Types- Courtyard Building



Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		

D. Building Types (cont.)
Additional Standards for a Courtyard Building
Access Standards
Pedestrian access to the building must be from the thoroughfare or courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings where feasible.
Courtyards must be accessible from the primary thoroughfare where feasible.

Figure 41 Building Placement

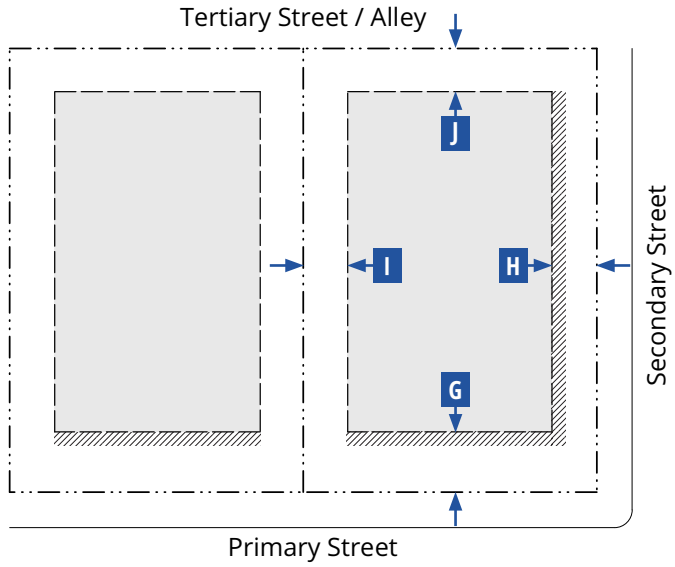
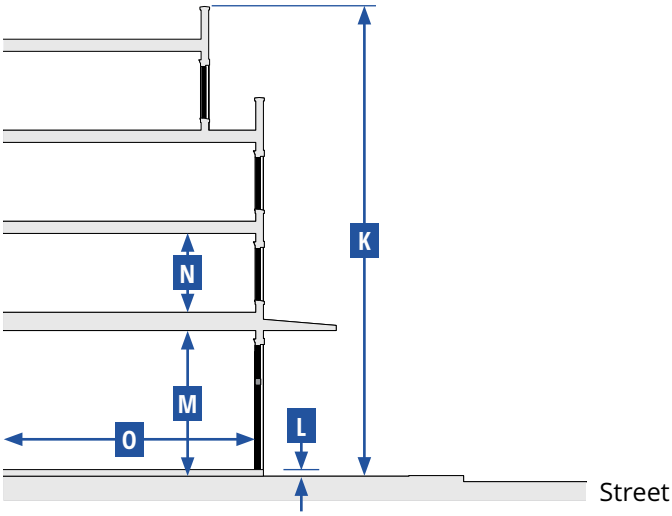


Figure 42 Building Form



Key for Diagrams

Lot Line

Building Setback Line

Building Area

Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[4]**
	G	**H**	**I**	**J**
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

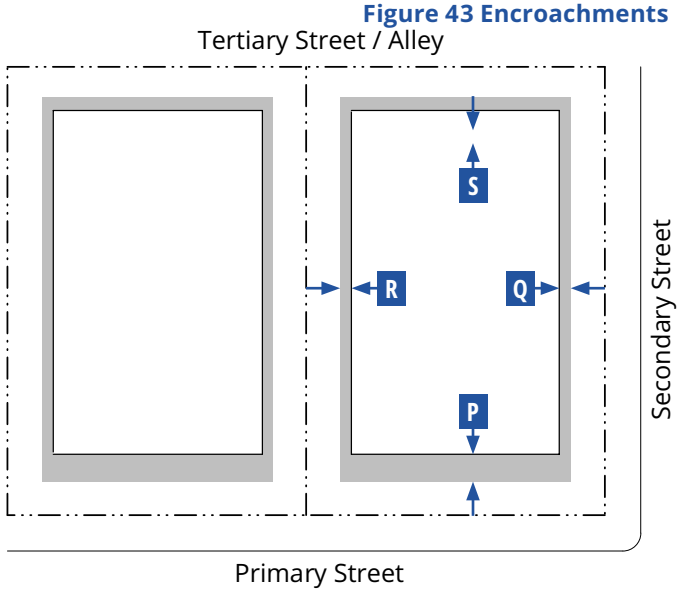
F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	**O**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 43 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

For service and retail uses, the primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Mixed-Use	P
Parking Lot/Sidewalk Sale	T
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S
Employment & Services	
Custom & Craft Work	C
Downtown Services[2]	P
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C

I. Use Types (cont.)	
Use Type	**T5-N**
Other	
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[2] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

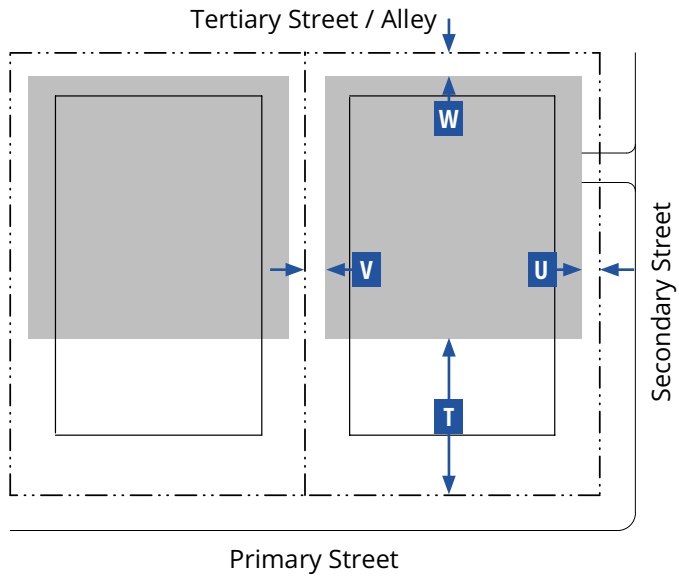
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 44 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.028 T4 Corridor Zone (T4-C)



Figure 45 Transect Illustration

A. General Intent

The T4-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Medium setback

2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 46 Building Types

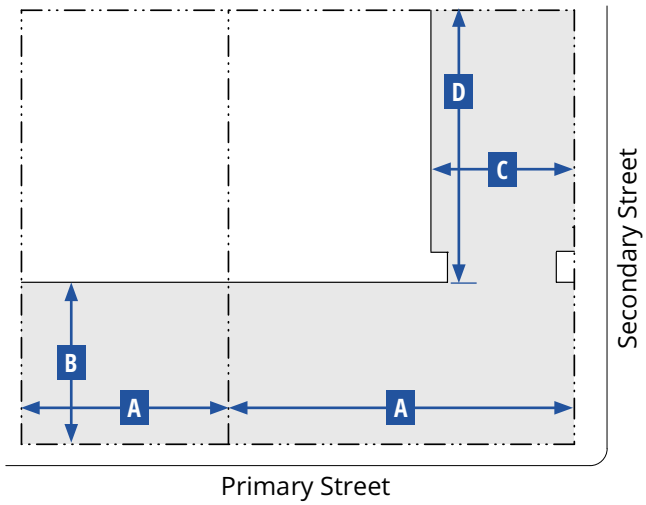
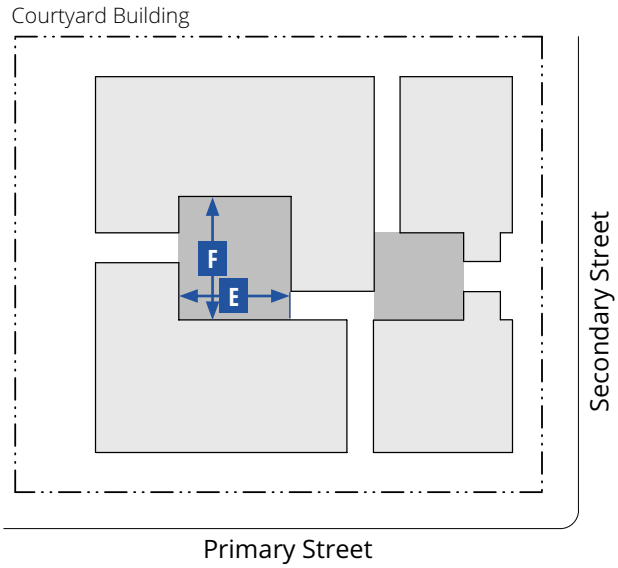


Figure 47 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				
Additional Standards for a Courtyard Building				
Dimensions - Courtyard(s)				
Width	20 ft min.; 100 ft max.			E
Width-to-Height Ratio	1:2 min.; 2:1 max.			
Depth	50 ft min.; 100 ft max.			F
Percentage of width of building	50% max.			
Total Area	400 sf min.			

D. Building Types (cont.)
Additional Standards for a Courtyard Building (cont.)
A minimum of two courtyard edges must be defined by the building.
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.
Access Standards
Pedestrian access to the building must be from the thoroughfare or courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings where feasible.
Courtyards must be accessible from the primary thoroughfare where feasible.

Notes:
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.
[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.
[3] The total GFA of Accessory Structures must not exceed 30% of the GFA of the primary structure.

Figure 48 Building Placement

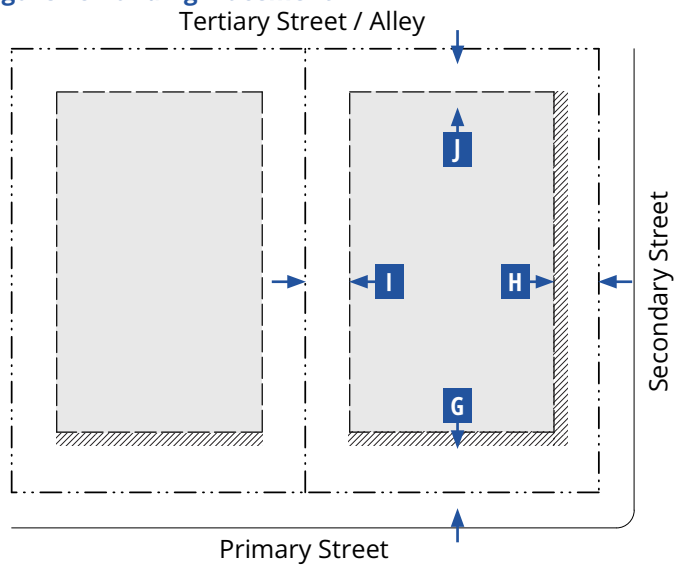
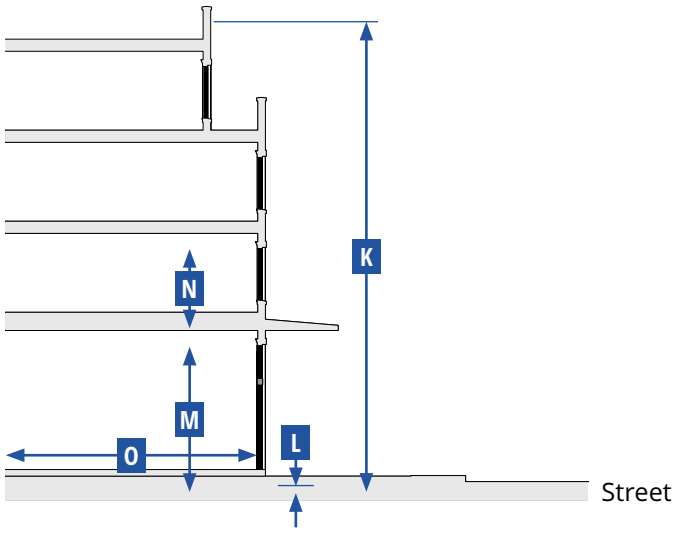


Figure 49 Building Form



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

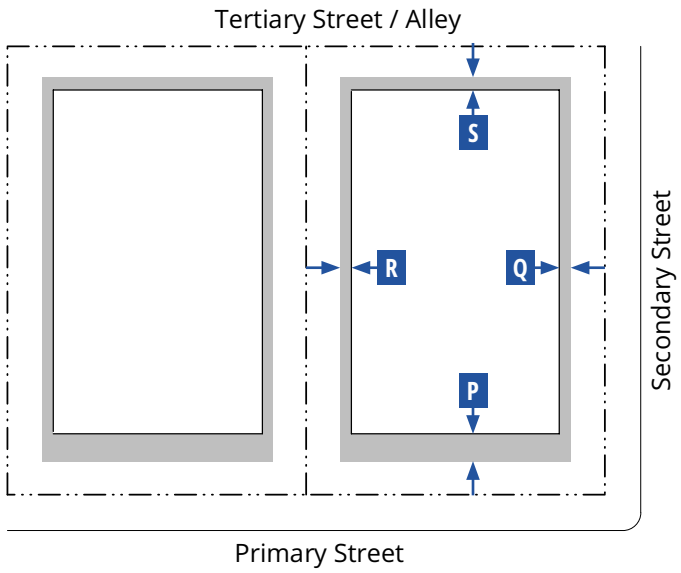
E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[4]**
	G	**H**	**I**	**J**
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	75%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 5 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint		
Lot coverage		
Mixed-use with residential uses	85% max.	
All other uses	75% max.	
Depth		
Ground floor space	30 ft min.	**O**

Notes:
[1] Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans)).
[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.
[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[4] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 50 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	P	**Q**	**R**	**S**
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Miscellaneous				
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.				

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

I. Use Types (cont.)	
Employment & Services	
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	**T4-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

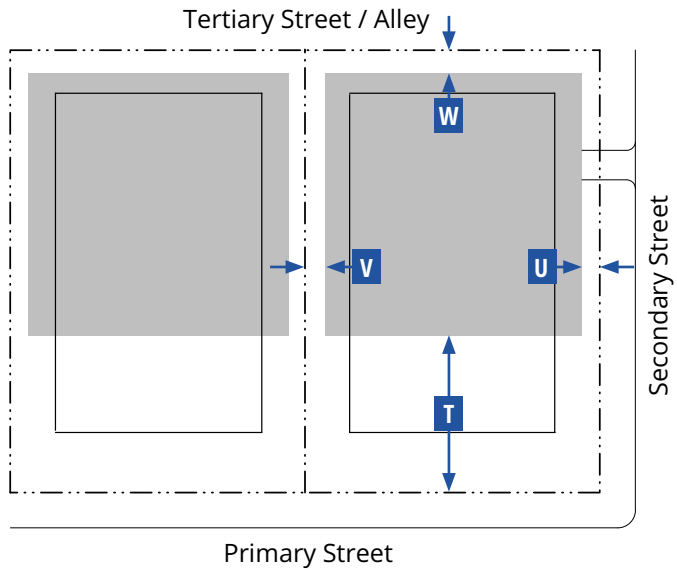
Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 51 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.032 T4 Main Street Zone (T4-MS)



Figure 52 Transect Illustration

A. General Intent

The intent of the T4-MS Zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades.
The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

Attached or detached
Medium lot width
Medium footprint and lot coverage
No blank walls or planes
Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 53 Building Types

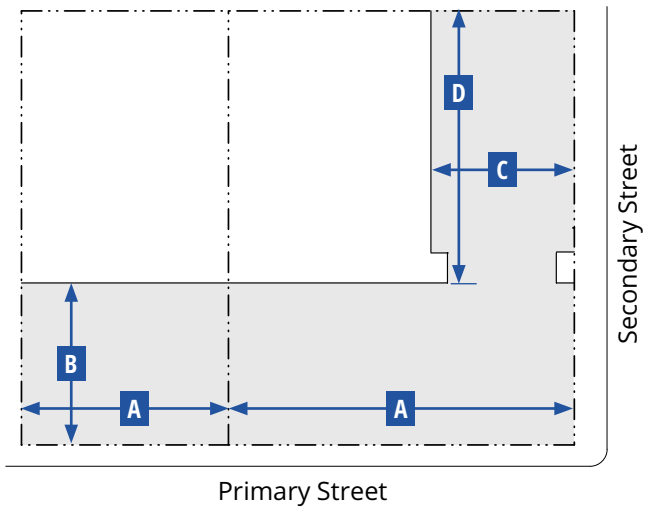
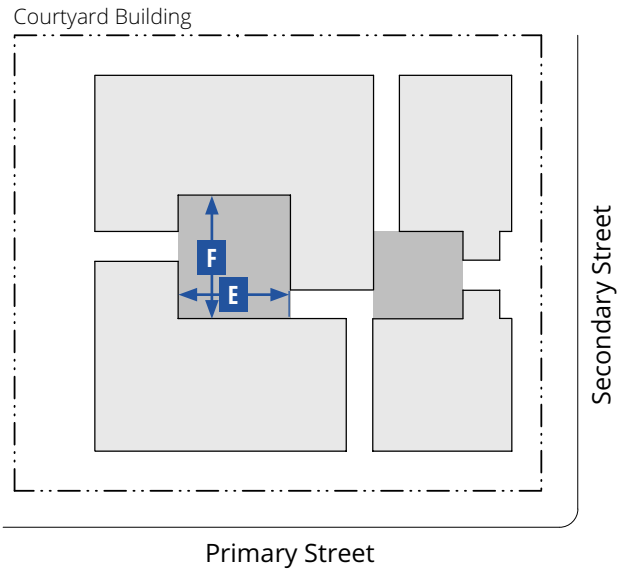


Figure 54 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	140 ft	75 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)

Additional Standards for a Courtyard Building

Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	35 ft min.; 75 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

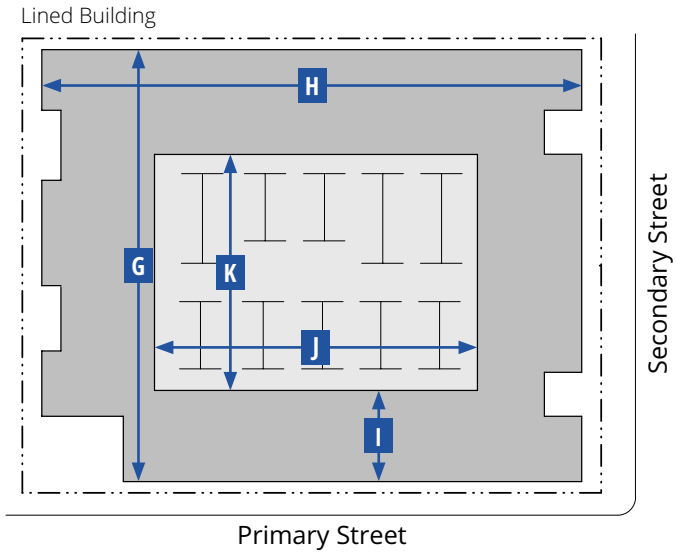
Multiple courtyards must be connected through and between buildings where feasible.

Courtyards must be accessible from the primary thoroughfare where feasible.

Key for Tables

-- No Requirement

Figure 55 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	150 ft max.	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 56 Building Placement

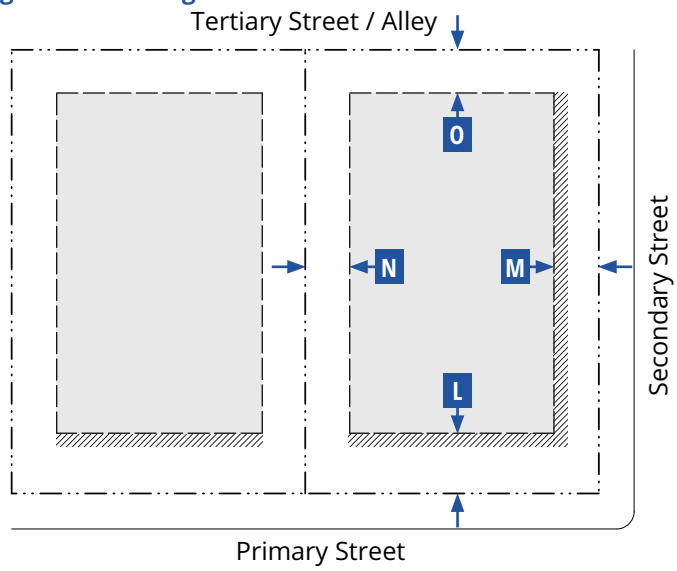
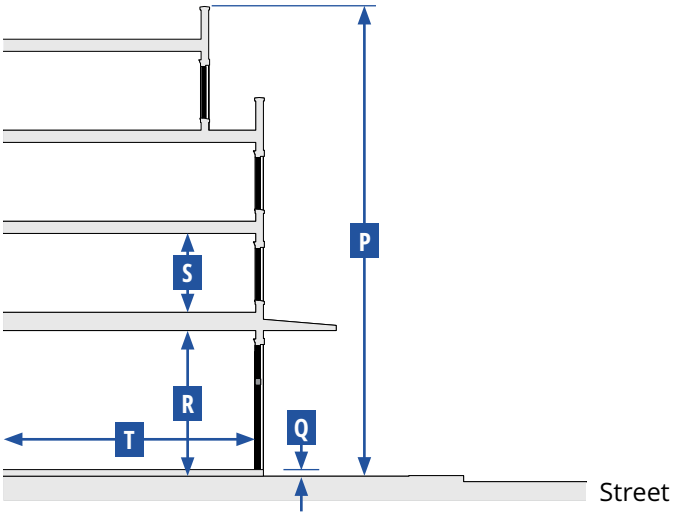


Figure 57 Building Form



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1,2]	**Front[3]**	**Corner Side[3]**	**Interior Side[4,5]**	**Rear[5]**
	L	**M**	**N**	**O**
Primary Building				
Min.	0 ft	0 ft	0 ft	5 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Sidewalk must be extended into the facade zone to meet the building.

[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

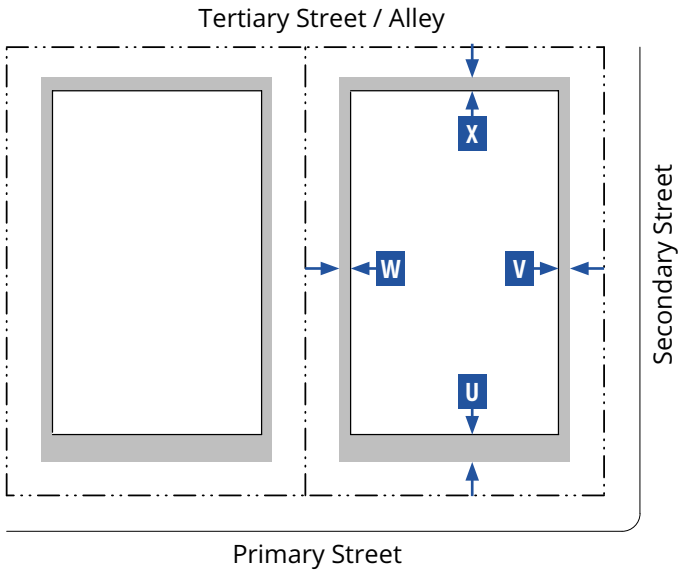
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 58 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	U	**V**	**W**	**X**
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Miscellaneous				
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.				

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	S
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverages Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

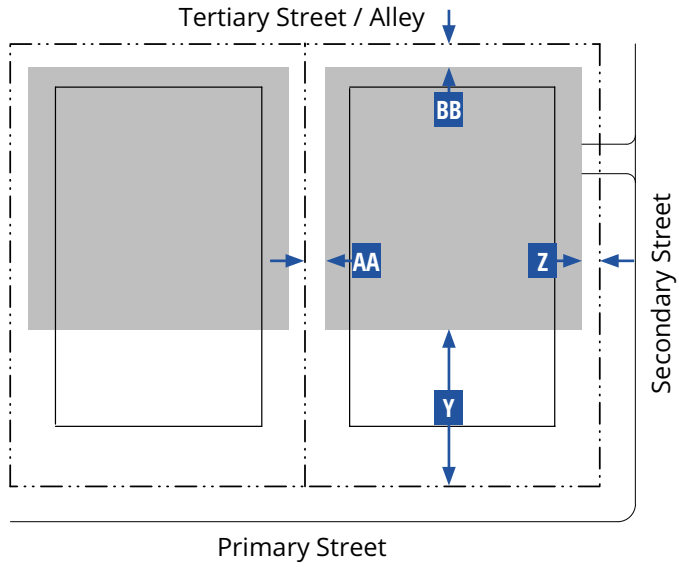
Employment & Services	
Clinic	P
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
I. Use Types (cont.)	
Use Type	**T4-MS**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 59 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.036 T4 Neighborhood Zone (T4-N)



Figure 60 Transect Illustration

A. General Intent

The T4-N Zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

Attached or detached
Medium lot width
Small to Medium footprint and lot coverage
Buildings placed near the edge of right-of-way
Diverse mix of building frontages, but primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks
Max. 3 stories

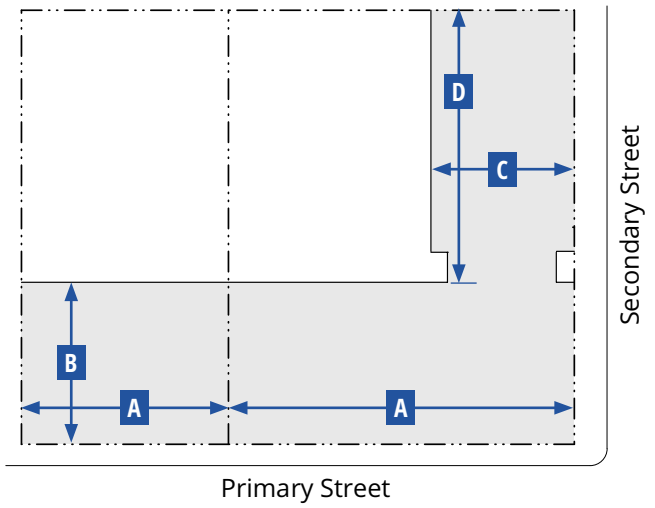
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 61 Building Types



Key for Diagram

Lot Line

Building Line

Building Area

D. Building Types				
Building Type	**Main Building Body**		**Secondary Wing**	
	Width (max.)	**Depth (max.)**	**Width (max.)**	**Depth (max.)**
	A	**B**	**C**	**D**
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Fourplex Court[1]	40 ft	80 ft	--	--
Duplex, Side-by-side	48 ft	--	20 ft	22 ft
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[1]	32 ft	26 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[3]	36 ft	32 ft	--	--
Accessory Structure[3]	36 ft	32 ft	--	--
Miscellaneous				
Allowed frontage types are described in Table G (Frontages).				

D. Building Types (cont.)

Notes:

[1] The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.

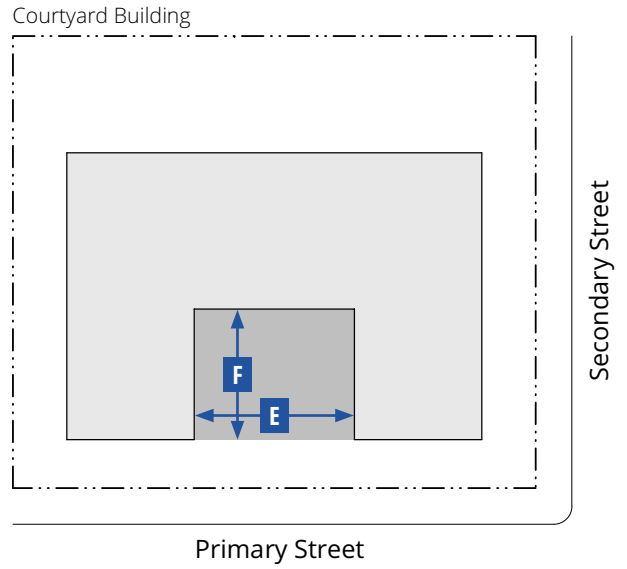
[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 62 Building Types- Courtyard Building



Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	25 ft min.; 60 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

D. Building Types (cont.)		
Additional Standards for a Bungalow Court		
Dimensions - Courtyard(s)		
Width	20 ft min.	E
Depth	20 ft min	F
Area	400 sf min.	

Figure 63 Building Placement

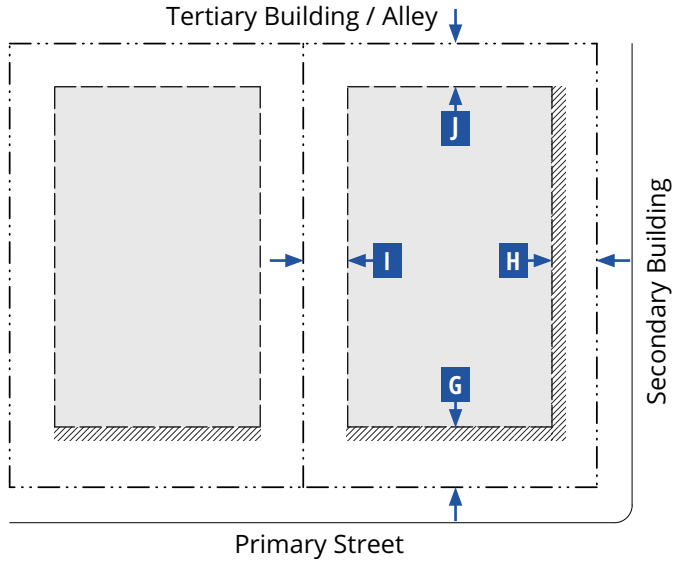
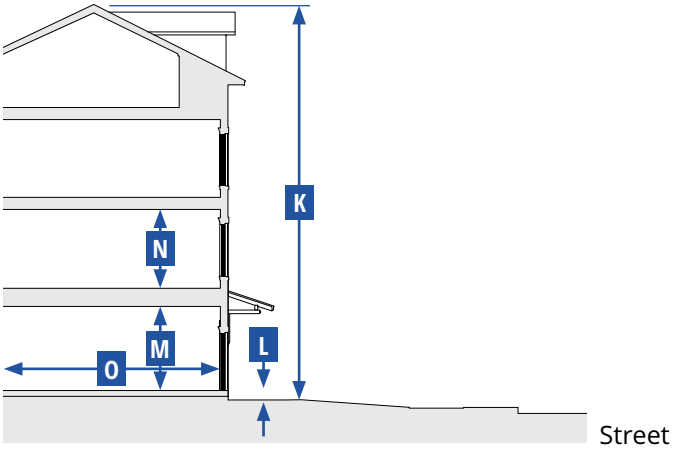


Figure 64 Building Form



Key for Diagrams

Lot Line — Building Setback Line — Building Area — Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1]	**Front[2,3]**	**Corner Side[2]**	**Interior Side[3]**	**Rear**
	G	**H**	**I**	**J**
Primary Building				
Min.	10 ft	10 ft	5 ft	15 ft
Max.	20 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	3 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**L**
Residential	1.50 ft min. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor[3]	9 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	75% max.	
Depth		
Ground floor space retail/service space	30 ft min.	**O**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

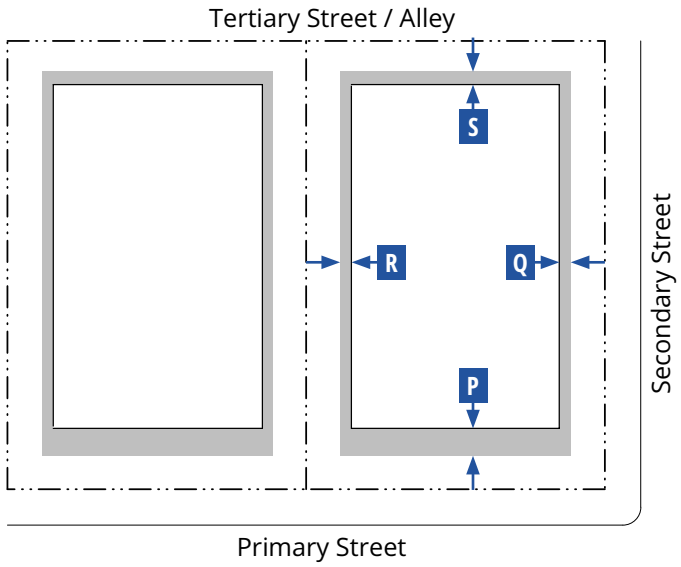
[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] 14 ft minimum when ground floor is directly adjacent to sidewalk for commercial uses.

Key for Tables

-- No Requirement

Figure 65 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront[1]	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1,2]	A	A	19.09.070.M

Note:

[1] Allowed only on building corners for commercial uses.

[2] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A	A	N	N

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

I. Use Types	
Use Type	**T4-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Center, Private (Accessory)	P
Community Recreational Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Tavern-Limited Establishment	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[2]	T
Urban Agriculture	
Community Garden	P

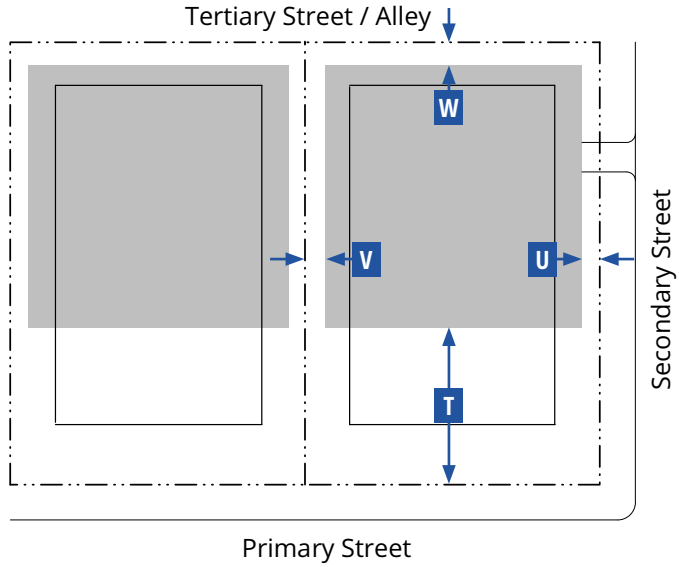
Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 66 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	20 ft	20 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

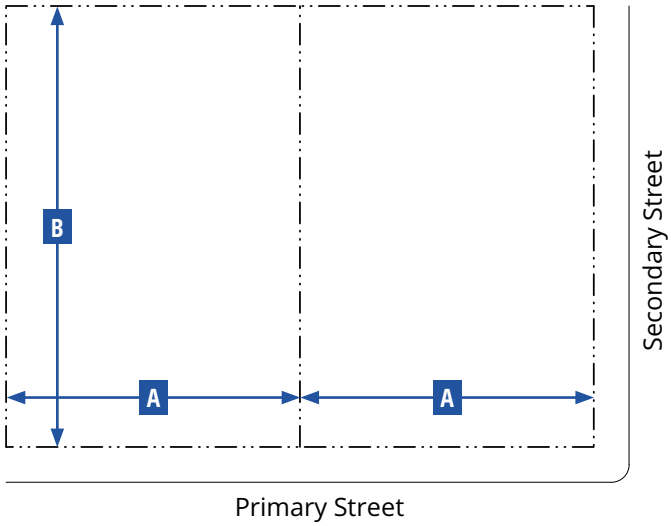
L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.040 T3 Neighborhood Zone (T3-N)



Figure 67 Transect Illustration

Figure 68 Lot Size



Key for Diagram

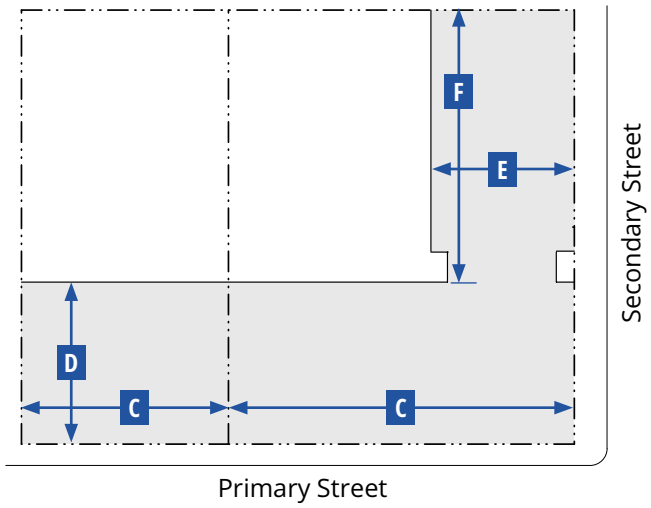
Lot Line

A. General Intent
The T3-N Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:
Primarily detached, but may be attached
Small to medium lot width
Small to medium footprint and lot coverage
Primarily with common yards, stoops, and porches
Medium to large front setback
Medium to large side setbacks
Max. 2 stories

B. Sub-Zone
None

C. Lot Size	
Area	
Min.	6,000 sf
Max.	12,800 sf
Width	**A**
Min.	50 ft
Max.	80 ft
Depth	**B**
Min.	90 ft
Max.	160 ft

Figure 69 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex – Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court[1]	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit[2]	1	--	--	--	--
Accessory Structure[2]	2	--	--	--	--
Miscellaneous					
Allowed frontage types are described in Table G (Frontages).					

Notes:
[1] Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.
[2] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 70 Building Placement

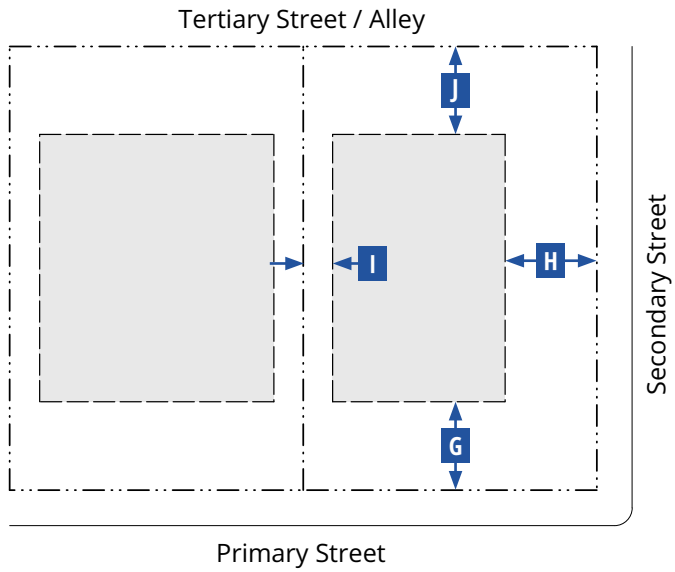
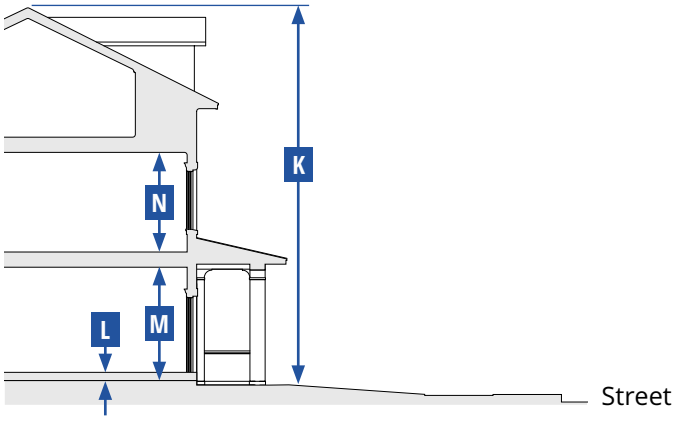


Figure 71 Building Form



Key for Diagrams

Lot Line — Building Setback Line — Building Area

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	G	**H**	**I**	**J**
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft[1]	3 ft[1]
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes:
[1] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

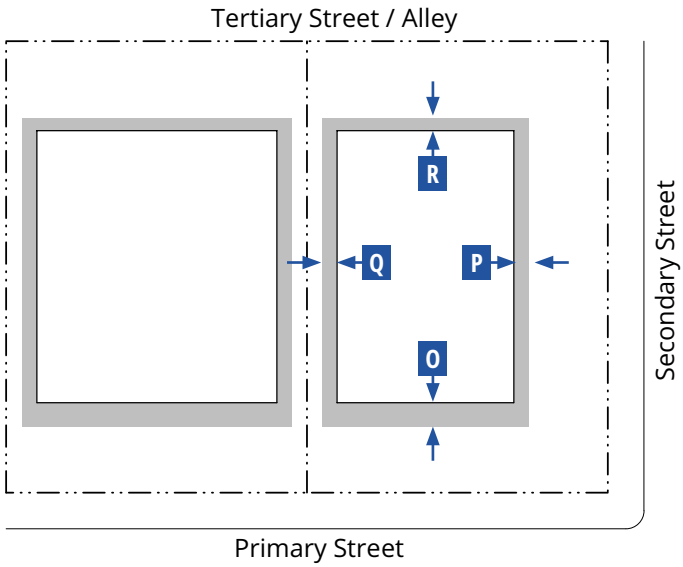
Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 max.	
ADU or Accessory Structure[1]	2 max.	
Primary Building		
Ground Floor Finish Level[2,3]		**L**
Residential	1.50 ft min. above curb	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	65% max.	

Notes:
[1] ADUs or accessory structures must not exceed the overall height of the primary building.
[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[3] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 72 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

A Allowed

N Not Allowed

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	O	**P**	**Q**	**R**
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A
Miscellaneous				
Encroachments are allowed into the facade zone, but are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.				

I. Use Types	
Use Type	**T3-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[1]	T
Urban Agriculture	
Community Garden	C

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

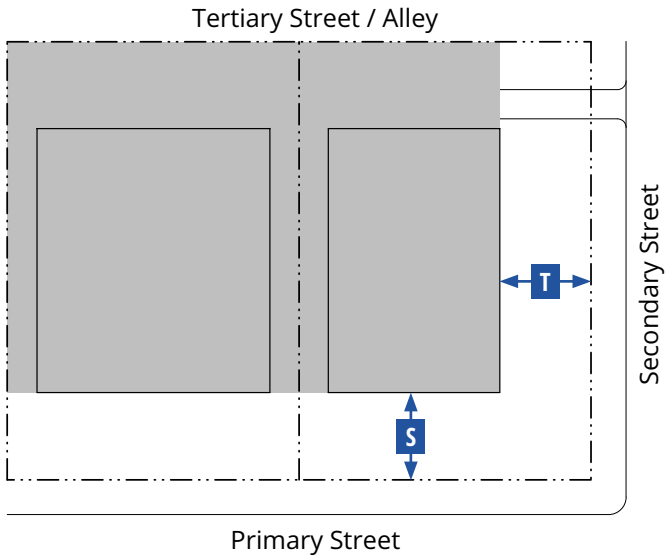
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 73 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	S	T		
Ground Floor	20 ft	15 ft	0 ft	0 ft
Parking Driveway				
Width	12 ft min. - 20 ft max.			
Miscellaneous				
Driveways may be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

Key for Tables

-- No Requirement

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

L. Required Open Space

Open Space		
Width		10 ft min.
Depth		10 ft min.
Open space per unit	Up to 30 units	50 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.060 BUILDING TYPE STANDARDS

Subsections:

19.09.060.A Purpose

19.09.060.B Applicability

19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
    a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
    b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 1 (Building Types Overview) are illustrative only and not regulatory.

Table 1 Building Types Overview

Transect Zones	T3-N	T3-N	T3-N
Building Form	**Small House**	**Medium House**	**Large House**
Example			
Description	A small-size detached structure, consisting of one unit, usually sited on a small lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A large-size detached structure consisting of one unit usually sited on a large lot with private open space. This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T5-N, T4-N, T3-N**
Building Form	**Accessory Dwelling Unit (ADU)**	**Accessory Structure**	**Duplex: Side-by-Side**
Example			 Source: Opticos Design, Inc.
Description	An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit. An ADU is important for providing affordable housing opportunities within walkable neighborhoods.	An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.	A small- to medium-size structure with two attached residential units, both of which have private open space and face the street. This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

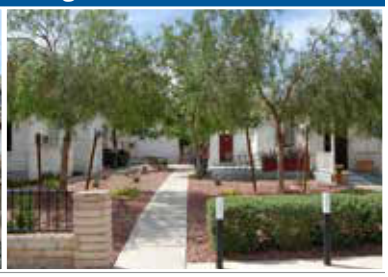
Transect Zones	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N
Building Form	**Duplex: Front-and-back**	**Duplex: Stacked**	**Bungalow Court**
Example		 Source: Opticos Design, Inc.	
Description	A small- to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A small- to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type. A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T5-C, T5-N, T4-MS, T4-C, T4-N	T5-N, T4-MS, T4-C, T4-N	T5-M, T5-C, T5-N, T4-C
Building Form	**Live/Work**	**Multi-plex: Small**	**Multi-plex: Large**
Example	 Source: Opticos Design, Inc		
Description	A small- to medium-size attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity-neighborhoods or in locations that will transition into a neighborhood main street. This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.	A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House	A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony. This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	**T5-M, T5-N, T4-C, T4-N**	**T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Building Form	**Rowhouse**	**Courtyard Building**	**Flex Low-Rise Building**
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	A medium-size structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space. This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse	A large-size structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit. This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A medium- to large-size structure on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 1 Building Types Overview

Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T6-UC, T6-UG**	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T4-MS,**
Building Form	**Flex Mid-Rise Building**	**Flex High-Rise Building**	**Lined Building**
Example			 Source: buildabetterburb.org
Description	A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit. This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.	A structure that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M	T4-N
Building Form	**Loft**	**Fourplex Court**
Example		
Description	A multi-story structure with a large footprint, tall ceilings, and a design that facilitates natural light. This building type is adaptable to different individual uses over the course of a life-cycle and offers flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.	Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type. A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.
Building Scale	Block-Scale	House-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A Purpose
19.09.070.B Applicability
19.09.070.C Frontage Types Overview
19.09.070.D Arcade
19.09.070.E Common Yard
19.09.070.F Dooryard
19.09.070.G Forecourt
19.09.070.H Gallery
19.09.070.I Porch: Engaged
19.09.070.J Porch: Projecting
19.09.070.K Shopfront
19.09.070.L Stoop
19.09.070.M Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 1 Private Frontages Overview

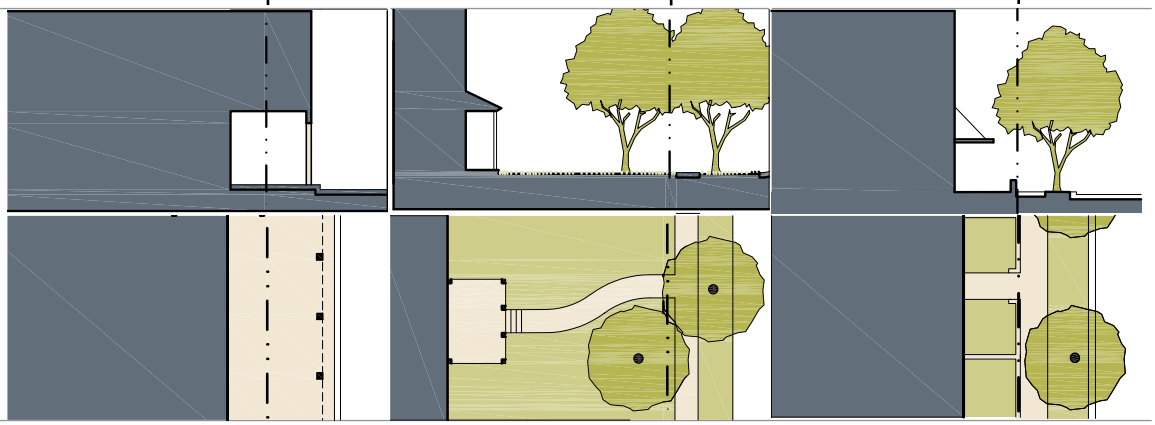
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-N, T4-MS, T4-N**
Frontage Type	**Arcade**	**Common Yard**	**Dooryard**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.	The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.	In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.

Table 1 Private Frontages Overview

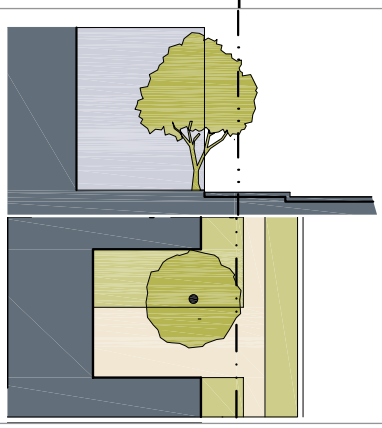
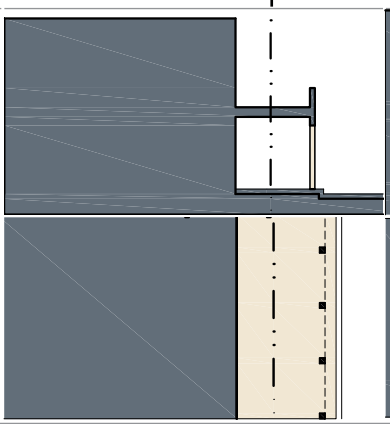
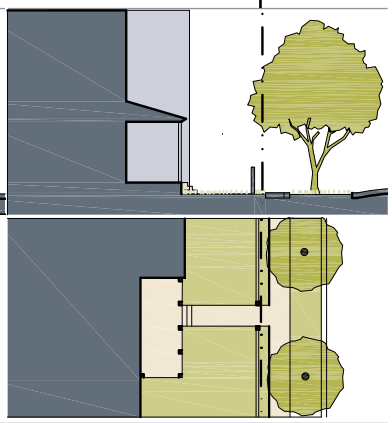
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-N, T3-N**	**T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C**	**T4-C, T4-N, T3-N**
Frontage Type	**Forecourt**	**Gallery**	**Porch: Engaged**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 1 Private Frontages Overview

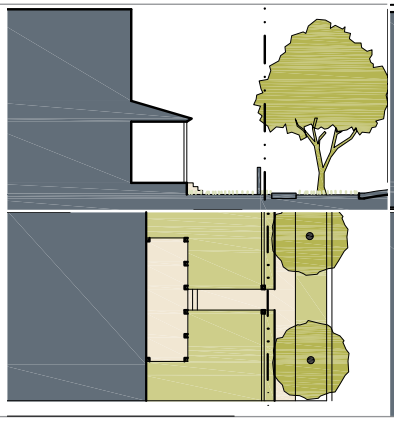
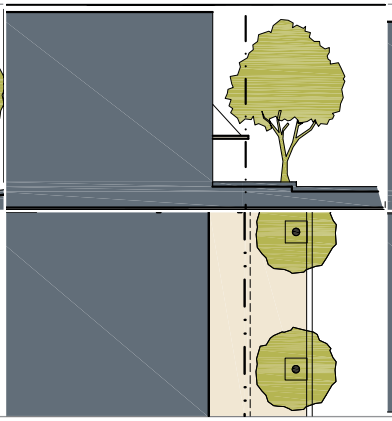
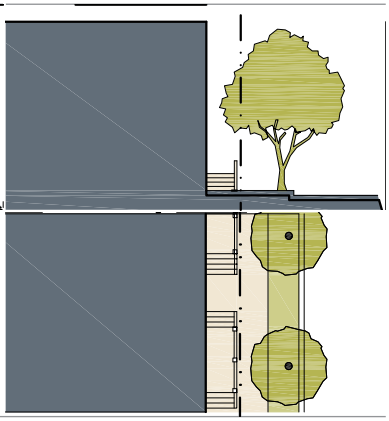
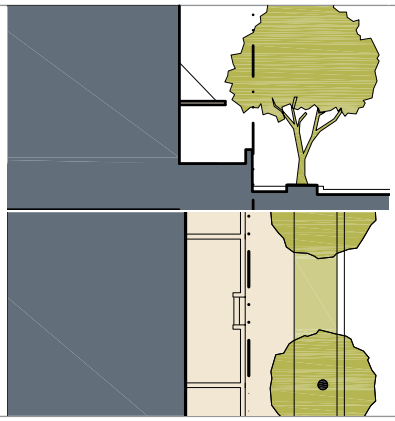
Transect Zones	**T4-C, T4-N, T3-N**	**T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C, T4-N**	**T5-MS, T5-N, T4-MS, T4-N, T3-N**
Frontage Type	**Porch: Projecting**	**Shopfront**	**Stoop**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

Table 1 Private Frontages Overview

Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Frontage Type	**Terrace**
	LOT > PRIVATE FRONTAGE > | < ROW <
Example	
Description	In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

19.09.070.D Arcade

Figure 1 Arcade Elevation

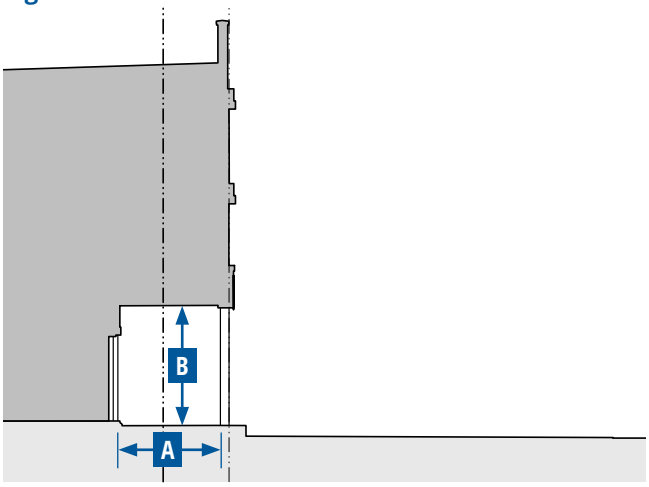
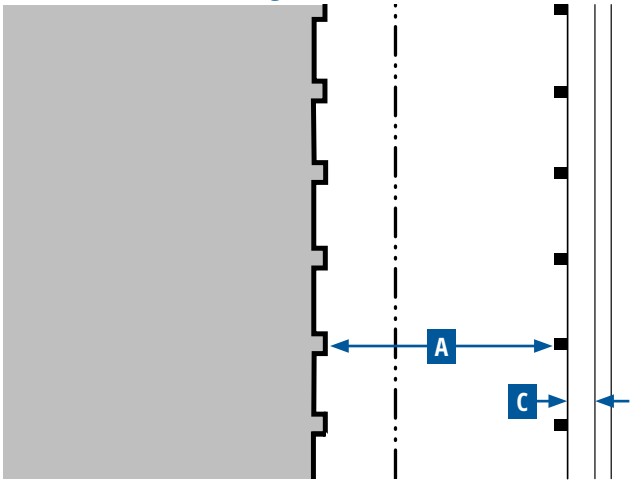


Figure 2 Arcade Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Arcade		
1. Description		
The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.		
2. Size		
Depth, Clear	10 ft min.	**A**
Ground floor height, Clear	14 ft min.	**B**
Setback from back of curb	2 ft min.	**C**
3. Miscellaneous		
Arcades must have a consistent depth along a frontage.		
Arcades with more than 2 floors of habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.		
Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.		



Figure 3 Arcade Illustration

19.09.070.E Common Yard

Figure 4 Common Yard Elevation

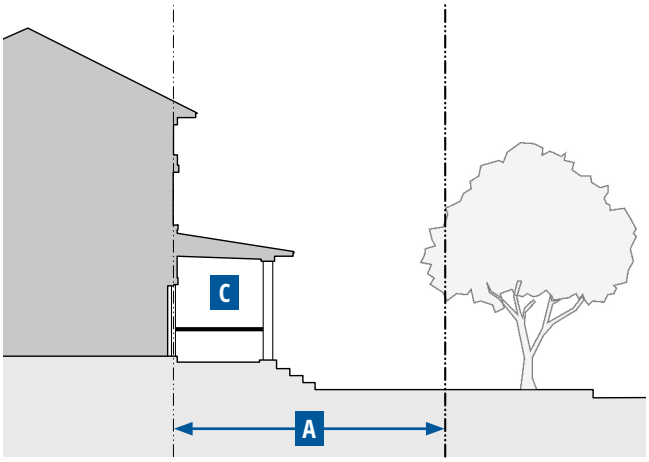
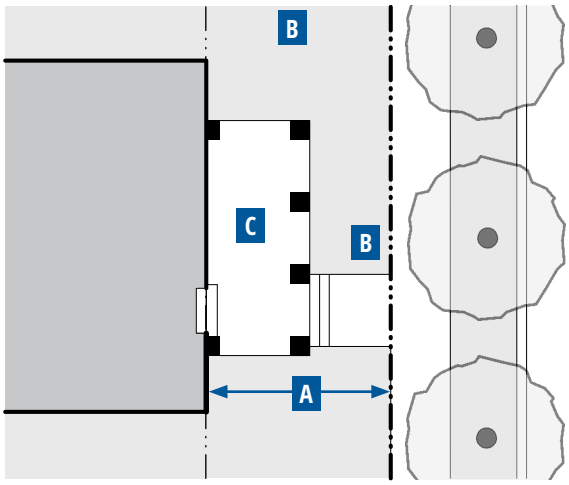


Figure 5 Common Yard Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Common Yard		
1. Description		
In the Common Yard Frontage Type, the main facade of the building has a large landscaped setback from the frontage line providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with the other private frontages.		
2. Size		
Depth	20 ft min.	A
3. Miscellaneous		
Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages.		B
Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch.		C



Figure 6 Common Yard Illustration

19.09.070.F Dooryard

Figure 7 Dooryard Elevation

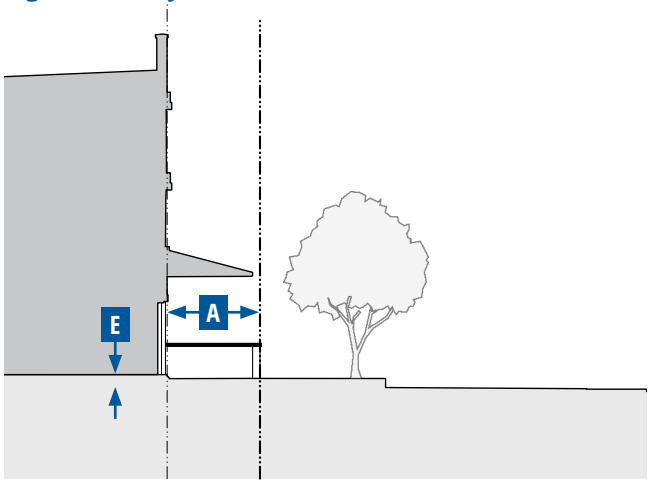
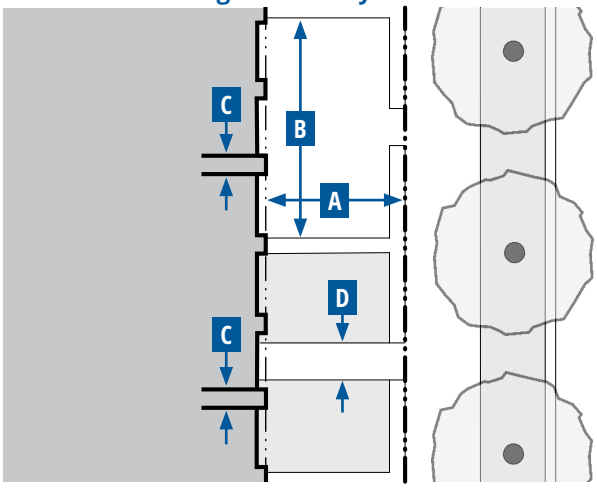


Figure 8 Dooryard Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Dooryard		
1. Description		
In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.		
2. Size		
Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	
3. Miscellaneous		
For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.		
Shall not be used for circulation for more than one ground floor entry.		

Note:

[1] For live/work, retail, and service uses only.





Figure 9 Dooryard Illustration

19.09.070.G Forecourt

Figure 10 Forecourt Elevation

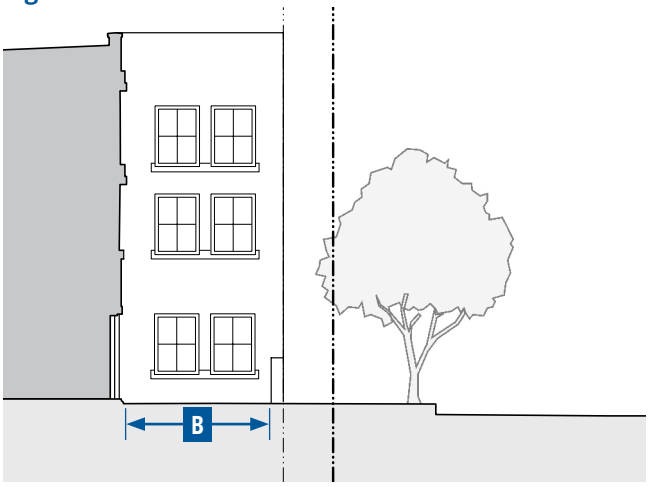
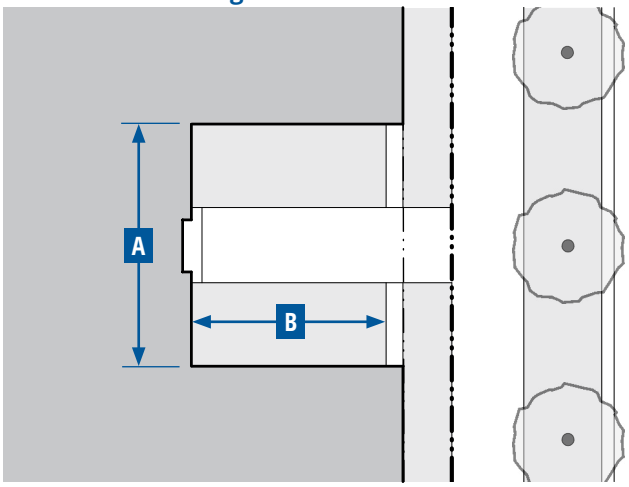


Figure 11 Forecourt Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Forecourt		
1. Description		
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.		
2. Size		
Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	
3. Miscellaneous		
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.		



Source: Opticos Design, Inc.

Figure 12 Forecourt Illustration

19.09.070.H Gallery

Figure 13 Gallery Elevation

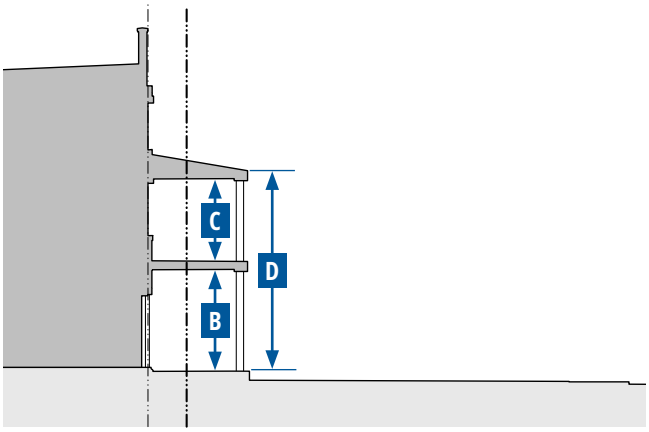
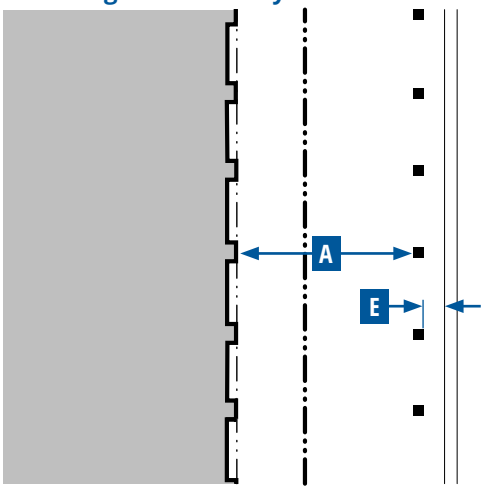


Figure 14 Gallery Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



Figure 15 Gallery Illustration

19.09.070.I Porch: Engaged

Figure 16 Porch: Engaged Elevation

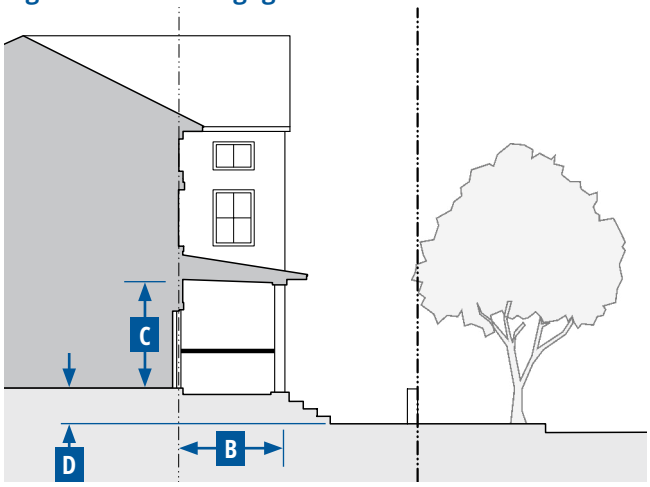
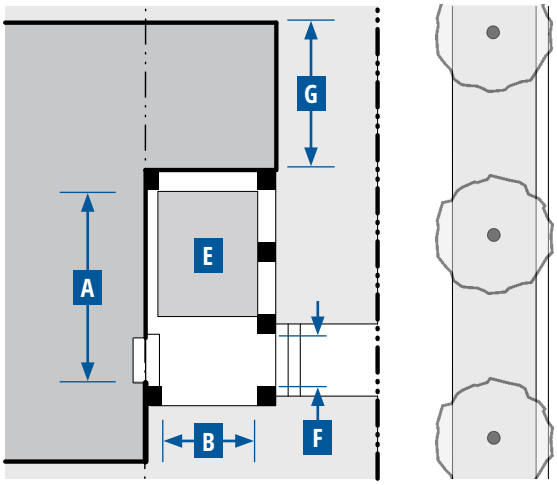


Figure 17 Porch: Engaged Site Plan View



Key for Diagrams

Lot Line — Setback Line

Grade — Building

Porch: Engaged		
1. Description		
In the Engaged Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are attached to the building while the other two sides are open.		
2. Size		
Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F
3. Miscellaneous		
Up to 40% of the building facade may project into the facade zone.		
Engaged porches must be open on two sides and have a roof.		
In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.		



Figure 18 Porch: Engaged Illustration

19.09.070.J Porch: Projecting

Figure 19 Porch: Projecting Elevation

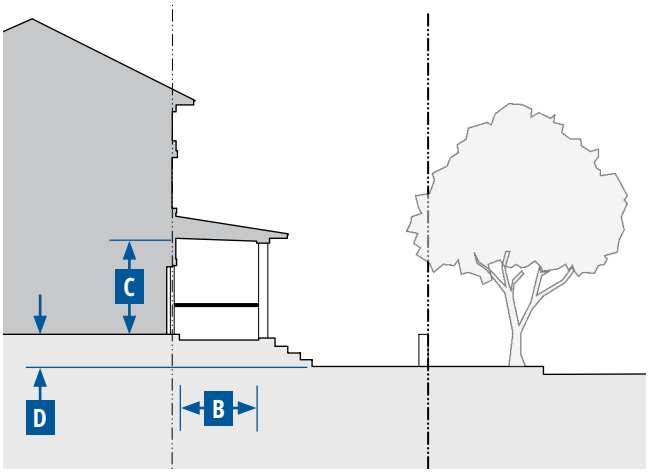
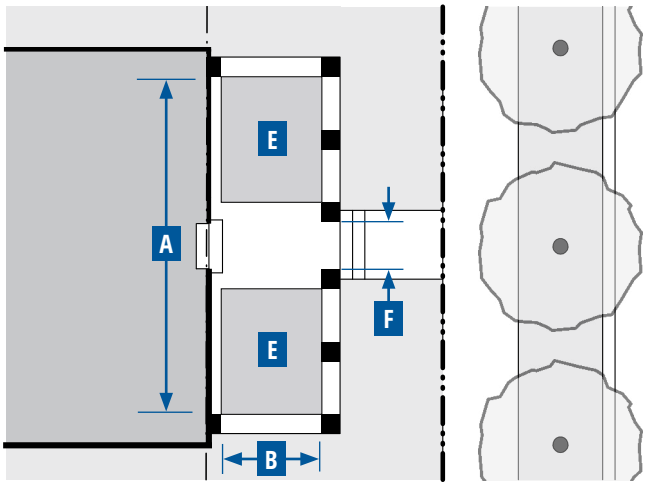


Figure 20 Porch: Projecting Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Porch: Projecting		
1. Description		
In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.		
2. Size		
Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F
3. Miscellaneous		
Projecting porches must be open on three sides and have a roof.		
In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.		



Source: tdwhs.nwasco.k12.or.us



Figure 21 Porch: Projecting Illustration

19.09.070.K Shopfront

Figure 22 Shopfront Elevation

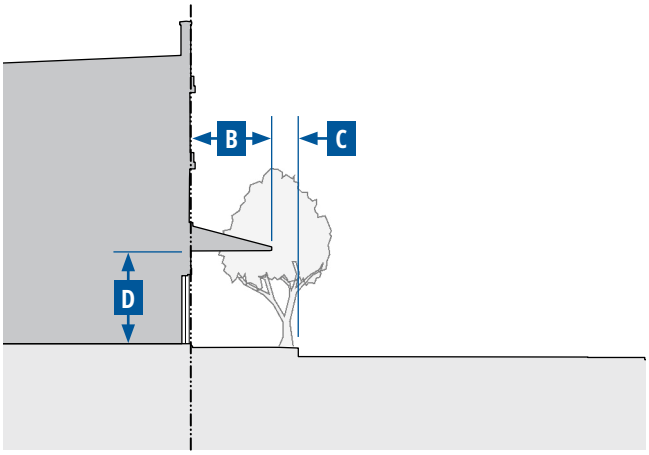
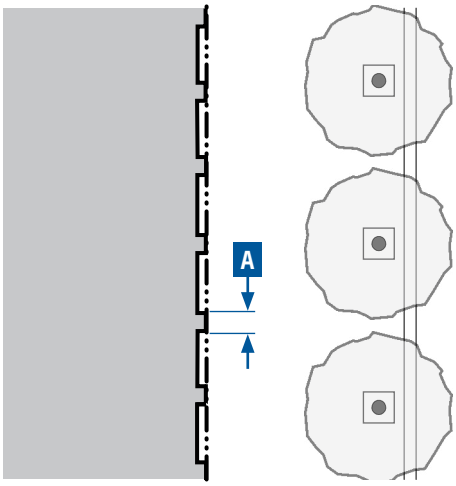


Figure 23 Shopfront Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Shopfront		
1. Description		
In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.		
2. Size		
Distance between Glazing	2 ft min.	**A**
Ground Floor Transparency	75% min.	
Depth of Recessed Entries[1]	5 ft max.	
3. Awning		
Depth	4 ft min.	**B**
Setback from back of curb	2 ft min.	**C**
Height	8 ft min.	**D**
4. Miscellaneous		
Residential windows shall not be used.		
Doors may be recessed as long as the main facade is at the frontage line.		
Operable awnings are encouraged.		
Open-ended awnings are encouraged.		
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.		

Notes:

[1] A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.).





Figure 24 Shopfront Illustration

19.09.070.L Stoop

Figure 25 Stoop Elevation

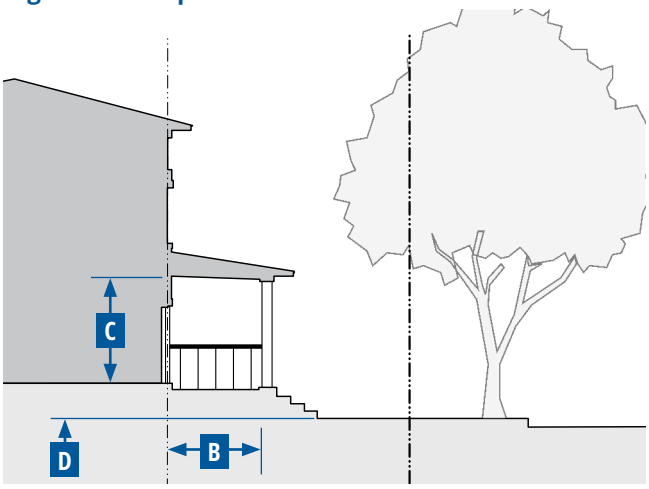
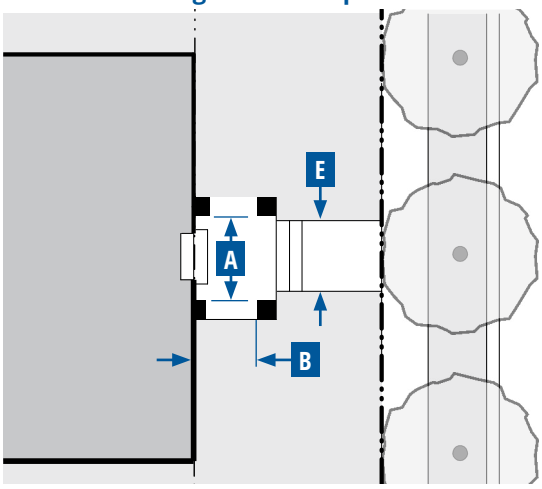


Figure 26 Stoop Site Plan View



Key for Diagrams

Lot Line — Setback Line

Grade — Building

Stoop

1. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.

2. Size

Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E

3. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps must be placed parallel to the facade or along the side of the building.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

Gates are not allowed.

All doors must face the street.



Figure 27 Stoop Illustration

19.09.070.M Terrace

Figure 28 Terrace Elevation

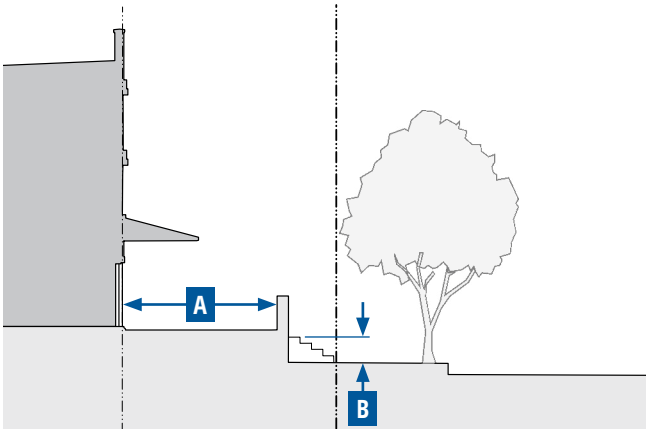
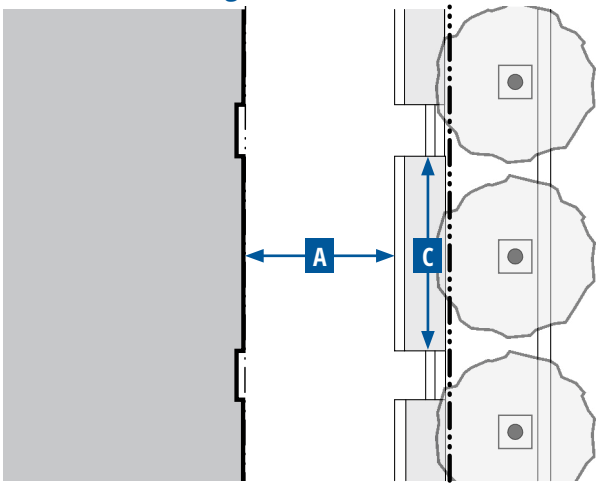


Figure 29 Terrace Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Terrace

1. Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.





Figure 30 Terrace Illustration

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19.09.080 OPEN SPACE STANDARDS

Subsections:

19.09.080.A Purpose
19.09.080.B Applicability
19.09.080.C Open Space Types Overview
19.09.080.D Greenway
19.09.080.E Urban Park
19.09.080.F Square
19.09.080.G Plaza
19.09.080.H Pocket Plaza
19.09.080.I Pocket Park
19.09.080.J Community Garden
19.09.080.K Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved Open Space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these open spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of open space throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards) and the standards in Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable. Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section apply.

19.09.080.C Open Space Types Overview

1. The open spaces of a downtown are important public elements that provide open space and recreational opportunities. The best open spaces become the “outdoor living rooms” of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different open space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary open space types may be established as a standalone open space or may be incorporated into any of the open space types.
3. The dimensional requirements of each open space are regulatory. The descriptions of each open space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive, and they delineate a broad range of possible characteristics and uses for each of the open spaces. It is not intended that each open space provide the full range of typical uses and characteristics listed, but that the entire network of open spaces within the Transect Zones provide a desirable mix and complementary range of open space opportunities.

Table 1 Open Space Types Overview

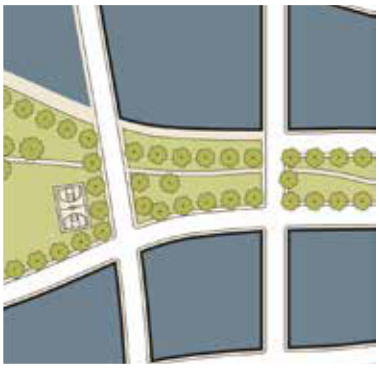
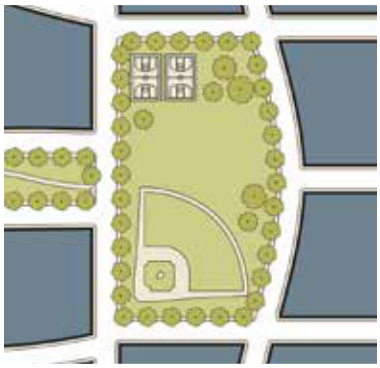
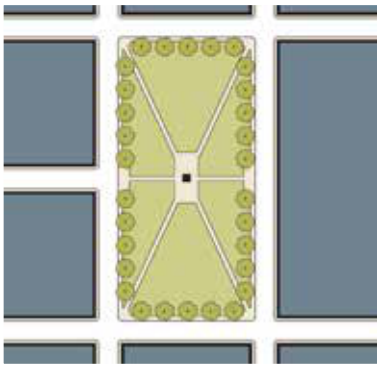
Transect Zones	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N
Open Space Type	**Greenway**	**Urban Park**	**Square**
Example			
Description	Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.

Table 1 Open Space Types Overview

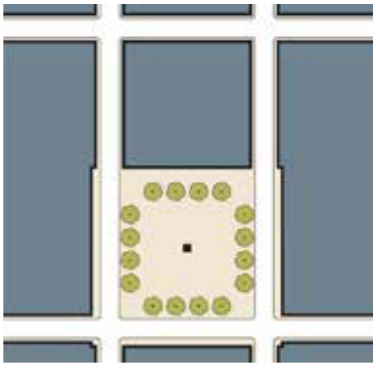
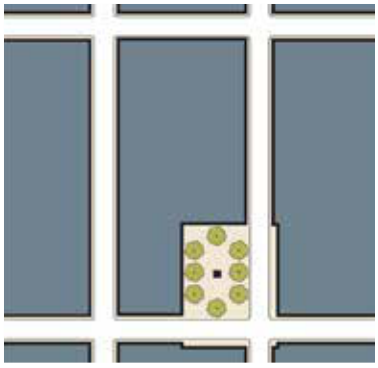
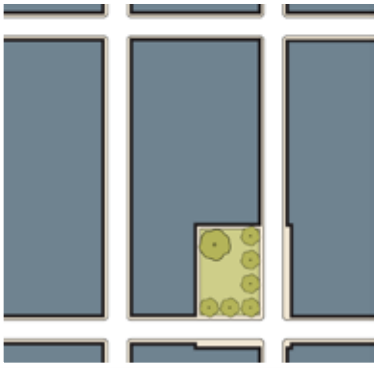
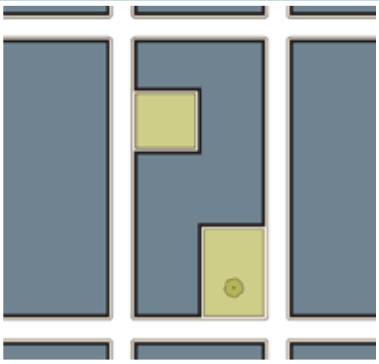
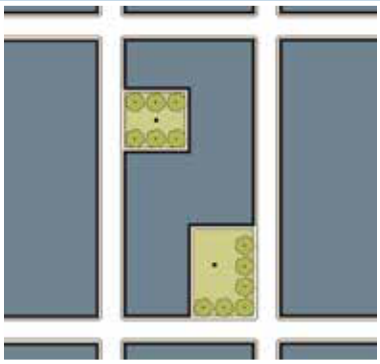
Transect Zones	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T5-M, T5-MS, T5-C, T4-MS, T4-C, T4-N, T3-N
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Example			
Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.	Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.	Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.

Table 1 Open Space Types Overview

Transect Zones	**T6-UG, T5-MS, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T6-UG, T5-MS, T5-M, T5-N, T4-MS, T4-C, T4-N, T3-N**
Supplemental Civic Space Type	**Community Garden**	**Playground**
Example		
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.	Playgrounds provide an open space designed and equipped for children's recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.

19.09.080.E Greenway



Greenway	
1. Description	
A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.	
2. Size and Location	
Area	1 acre min.
Width	75 ft average min.
Depth	No min.
Frontage	Independent of building frontages
Character	Informal
	Passive open space
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Landscaping	



19.09.080.F Urban Park



Source: westjetmagzine.com

Urban Park	
1. Description	
A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.	
2. Size and Location	
Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural
	Paths, lawns, and trees are formally arranged
	Walkways and planting at all edges
	Civic element at a prominent location
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Porous pavers	
Landscaping	



Source: timeout.com

19.09.080.G Square



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
	May be hardscaped or landscaped
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer's market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com

19.09.080.H Plaza



Source: swagroup.com

Plaza	
1. Description	
A space for civic and commercial activities.	
2. Size and Location	
Area	0.25 - 2 acres
Width	100 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
	Frequently located at the intersection of important streets
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including a farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Swales	
Porous pavers	
Landscaping	



Source: Princeton Public Library

19.09.080.I Pocket Plaza



Source: Halvorson Design Partnership

Pocket Plaza	
1. Description	
A compact space for civic and commercial activities.	
2. Size and Location	
Area	0.10 - 1 acres
Width	75 ft min.
Depth	75 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Area drains	
Porous pavers	
Landscaping	



Source: gehlinstitute.org

19.09.080.J Pocket Park



Source: xconomy.com

Pocket Park	
1. Description	
A compact space for a wide range of informal activities in close proximity to neighborhood residences.	
2. Size and Location	
Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including picnic shelters, casual seating	
Trails and paths	
Community gardens	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Swales	
Porous pavers	
Landscaping	



Source: fairfaxcounty.gov

19.09.080.K Community Garden



Source: brownstoner.com

Community Garden	
1. Description	
An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.	
2. Size and Location	
Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds
3. Allowed/Typical Uses	
Community gardens	
Small accessory structures for storage	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Permeable paving	
Rainwater harvesting	



Source: ourcanadaproject.ca

19.09.080.L Playground



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

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19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A Purpose
19.09.090.B Applicability
19.09.090.C Thoroughfare Standards Overview
19.09.040.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.040.E Cashman District Thoroughfare Plan (Placeholder)
19.09.040.F Civic & Business District Thoroughfare Plan (Placeholder)
19.09.040.G Design District Thoroughfare Plan (Placeholder)
19.09.040.H Founders District Thoroughfare Plan (Placeholder)
19.09.040.I Fremont East District Thoroughfare Plan
19.09.040.J Gateway District Thoroughfare Plan (Placeholder)
19.09.040.K Historic Westside District Thoroughfare Plan (Placeholder)
19.09.040.L Las Vegas Medical District Thoroughfare Plan
19.09.040.M Market District Thoroughfare Plan (Placeholder)
19.09.040.N Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.040.O Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

The Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in Section 19.09.050. As such, all right-of-way within areas regulated by Chapter 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by Chapter 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. **Primary Thoroughfares**

   Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffic. On Primary Streets, active uses – residential, retail, restaurant or office – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. **Secondary Thoroughfares**

   Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffic. Secondary Streets may be mixed-use or more residential in character. Secondary Thoroughfares are the second highest order thoroughfare.

3. **Tertiary Thoroughfares**

   Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been City alleys. They may function as “back of house” for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs.

4. **Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location**

   a. **Frontages.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.

   b. **Vehicular Access and Utilities Location.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan

Figure 11 Thoroughfare Plan - Hierarchy



Figure 12 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 17 Thoroughfare Plan - Hierarchy

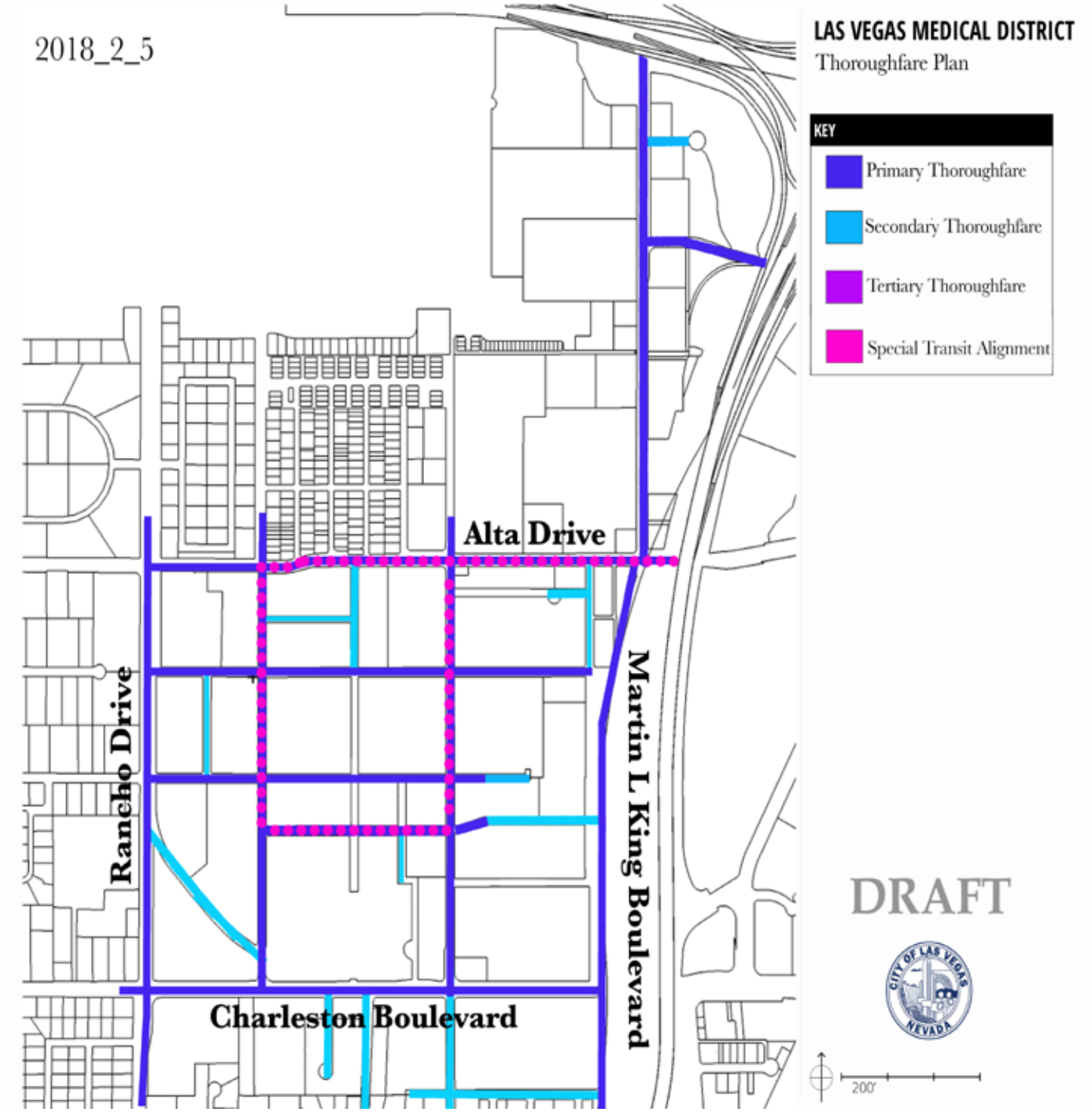
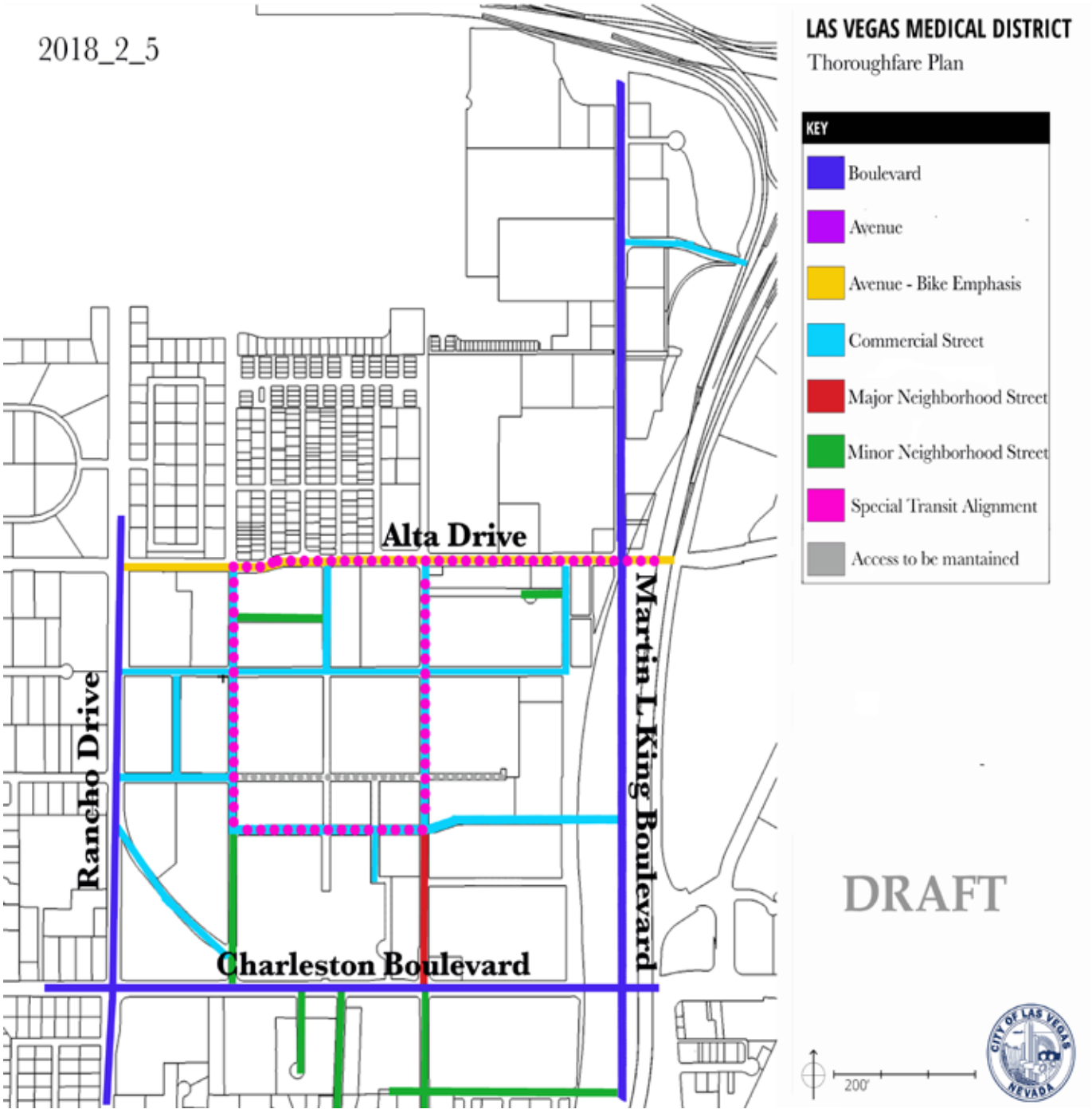


Figure 18 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

19.09.100.A Purpose

19.09.100.B Applicability

19.09.100.C Fencing and Screening Standards

19.09.100.D Flood Control and LID Standards

19.09.100.E Landscaping Standards

19.09.100.F Outdoor Lighting Standards

19.09.100.G Parking Standards

19.09.100.H Sign Standards

19.09.100.I Community Benefits Program

19.09.100.J Additional Standards for Large Developments

19.09.100.A Purpose

The purpose of this Section are:

1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other applicable additional standards found in the Title 19; and
2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Intent).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying the following sections, the Director shall determine whether the standards for residential or commercial zones apply, based on the following:
    a. The vision, objectives, and goals as established in the Downtown Master Plan;
    b. The scale of the subject property as well as the block and neighborhood context of the surrounding area; and
    c. The individual land use, or uses, of the subject property.

19.09.100.C Fencing and Screening Standards

Standards for fencing and screening in all Transect Zones are established in LVMC Section 19.06.040.H (Fences and Walls) and LVMC Section 19.06.120. In addition to those standards, the following shall apply:

The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

19.09.030.D Flood Control and LID Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in Transect Zones T1, T2, and T3 are established in are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.
2. Standards for landscaping required in in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC 19.12.060 (Parking Requirements), Table 1 (Form-Based Code Parking Requirements) below, and Figure 2 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure.
2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).

Table 1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Min. 30% and Max. 60% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
Medium Load (Zone 2)	Min. 35% and Max. 65% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
High Load (Zone 3)	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use

Figure 1 How to Apply Form-Based Code Requirements

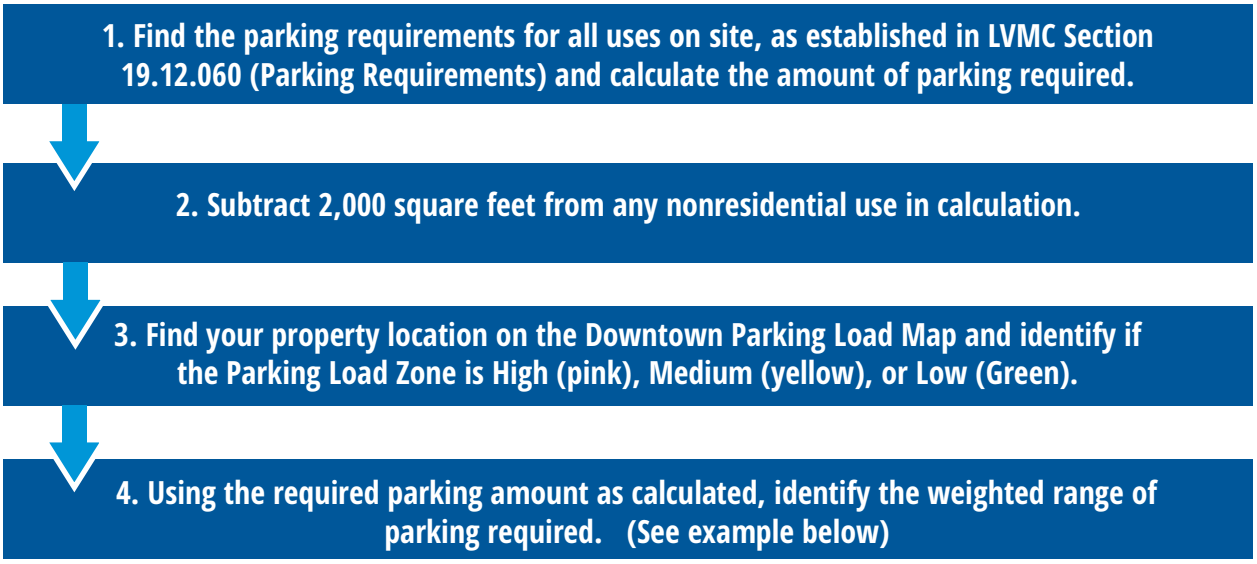


Table 2 Form-Based Code Parking Requirements Calculations Workflow

LVMC Section 19.12.060 Parking Requirement	Parking Load Zone is Medium (Zone 2)	Form-Based Code Parking Requirement
20 spaces	Min. 50% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use	Min. Required = Parking Spaces: 10 Max. Required = Parking Spaces: 14

4. Bicycle Parking Standards
   a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.
   b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.
   c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

Figure 2 Downtown Parking Load Map

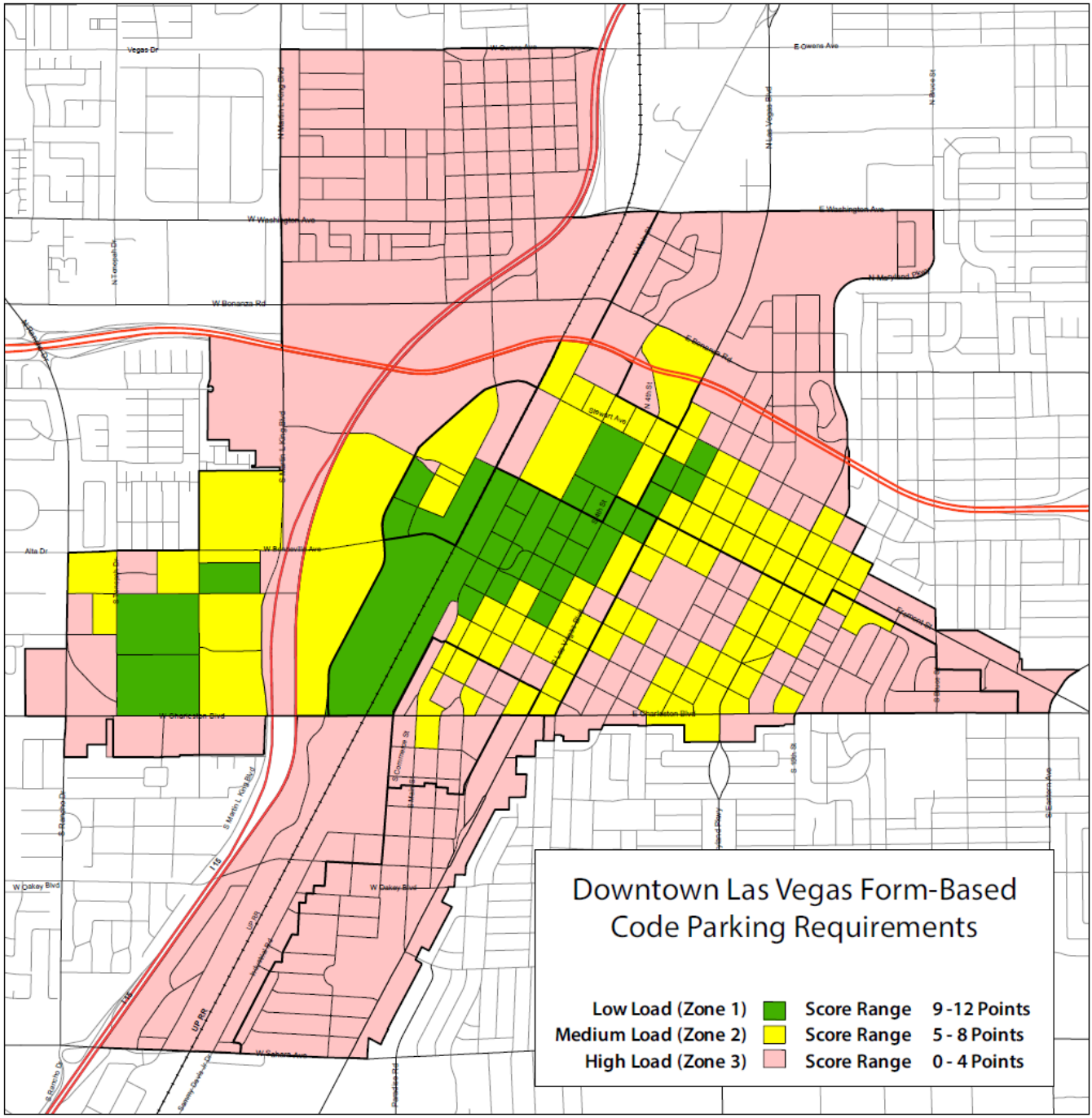


Table 3 Bicycle Parking Requirements

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in Transect Zones T1, T2, and T3 are established in LVMC Section 19.06.140 (Residential Sign Standards).
2. Standards and procedures for permanent and temporary signs allowed in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards).
3. In addition to the standards and procedures outlined in this Section, all signs within the Las Vegas Boulevard Scenic Byway Overlay District (SB-O) shall comply with the standards established in LVMC Section 19.10.160.

19.09.100.I Community Benefits Program

This Subsection includes standards that are intended to incentivize development that provides for benefits and amenities that are key to the prosperity of the downtown community as a whole.

1. Affordable Housing Bonus

NRS. 278.235 mandates that the City of Las Vegas adopts a series of measures in order to mantain and develop affordable housing to carry out the housing plan required in the Master Plan; one of such measures is the provision of density bonuses to encourage the development of affordable housing.

a. Procedure

Applicants are elegible for the Affordable Housing Bonus if, as part of a Site Development Plan Review Application, indicate the will to include a certain percentage of Affordable Units within the proposed development. Upon providing a binding agreement to be mutually acknowledged by the City and the project applicant, a proposed development project shall be allowed to a height bonus as established in Table 4 (Housing Affordability Bonus Height Table).

b. Requirements

i. As part of the project submittal, the applicant shall submit a binding agreement mutually acknowledged by the City and the project applicant, as provided by the Department of Planning. The agreement must contain information on the project business plan, on the size and layout of the Affordable Units to be considered as the basis for the Affordable Housing Bonus.

ii. The Affordable Units shall be available for rent a monthly rate lower than the Fair Market Rent, as provided by the Department of Planning and amended yearly based on the information provided by the U.S. Department of Housing and Urban Development, for a minimum of ten years.

iii. The project applicant and all property owners shall mantain a copy of the binding agreement upon which the Affordable Housing Bonus was granted, and provide a copy to any purchaser the in the case of transfer of the property.

iv. The property owner and managers shall be equally responsible to keep a record of all current rental agreements, and to make such information available to City Staff at a timely manner.

c. Violation, Remedies, Penalties

i. Any violation of the binding agreement shall constitute a violation pertaining to this Section. Such violation may include, but is not limited to: failure to provide the said amount of Affordable Units; failure to provide information regarding rent affordability to the Department; failure to meet the Affordable Units ten-year minimum time requirement.

ii. Upon verification of a violation, the City may in any of the remedies and penalties as specified by the binding agreement, which may include, but are not limited to: revocation the property's certificate of occupancy; imposition of fines; and and civil liabilities.

Table 4 Housing Affordability Bonus Height Table

Transect Zone	Requirement and Bonus Height
T3 Neighborhood	N/A
T4 Neighborhood	15% or more affordable units: 2 stories
T4 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T4 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Neighborhood	15% to 34% affordable units: 2 stories 35% or more affordable units: 3 stories
T5 Maker	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T5 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T6 Urban General & T6 Urban General Limited	15% to 29% affordable units: 1 story 30% to 39% affordable units: 2 stories 40% to 54% affordable units: 3 stories 55% or more affordable units: 4 stories
T6 Urban Core	10% to 29% affordable units: 2 stories 30% to 39% affordable units: 3 stories 40% to 49% affordable units: 4 stories 50% to 59% affordable units: 5 stories 60% or more affordable units: 6 stories

2. Open Space In-Lieu Fee

a. The owner of any property upon which a development is proposed may request to pay an in-lieu fee for open space required, if it is approved as a part of the site plan review for the development. A request to pay the in-lieu fee for required civic space must be made before the submittal of any application, must be approved by the Director, and recorded as a binding agreement as provided by the Department as part of the project's approval. Staff shall make the following findings before approving any in-lieu fee proposal:

i. There is open space available or planned within the District in which the development is proposed to offset the need for the civic space;

ii. The open space will be made available within a reasonable time period of the approval of the development; and,

iii. The in-lieu fee shall be determined by the Department based on the current value of land and estimated construction costs for the needed open space and the square footage of open space

not provided as required per this code by the applicant. The in-lieu cost per square footage of required open space, as amended at the beginning of each calendar year, shall be made available upon request of the applicant and kept for the Department's records.

19.09.100.J Additional Standards for Large Developments

The following standards apply to any new development proposed on a large development site.

1. Pedestrian Connectivity

   Development proposed on a site exceeding 130,000 square feet, which is more than the historic downtown block size, must be consistent with the following standards, to ensure pedestrian connectivity through a block.

   a. A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.

   b. Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.

   c. A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.

   d. Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

19.09.110 FORM-BASED CODE DEFINITIONS

This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes.

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Affordable Units. Units that are are made available for rent at a price below the Fair Market Rent value, as recorded and updated from time to time by the Department based on the U.S. Department of Housing and Urban Development data. These units are elegible to satisfy the elegibility requirement for the Affordable Housing Bonus as part of a project application.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.



Source: slideshare.net



Source: Opticos Design, Inc.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall.

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side–by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Fourplex Court. Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

> **Frontage Private.** The area between the building façade and the shared lot line between the public right-of-way and the lot.
>
> **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter "H" are currently defined.

I Definitions

No specialized terms beginning with the letter "I" are currently defined.

J Definitions

No specialized terms beginning with the letter "J" are currently defined.

K Definitions

No specialized terms beginning with the letter "K" are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit.

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access).

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter "N" are currently defined.

O Definitions

No specialized terms beginning with the letter "O" are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children's recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages.

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter "Q" are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City's official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.

Street Frontage. See the definition for "Frontage Line".

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

Sustainable Infrastructure. Solar panels, and other similar devices used to generate renewable energy as deemed appropriate by the Director.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. These zones describe the physical form and character of a place according to the density and intensity of its land use and urbanism.

Transect Zone. One of several environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate swelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked.

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices.

V Definitions

No specialized terms beginning with the letter "V" are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

No specialized terms beginning with the letter "X" are currently defined.

Y Definitions

No specialized terms beginning with the letter "Y" are currently defined.

Z Definitions

No specialized terms beginning with the letter "Z" are currently defined.

Bill No. 2019-20

SUPPLEMENTAL DOCUMENTATION

LM

Section		Subsection		Page	Edit
19.09.010	Preamble	19.09.010.E	Organization of the Form-Based Code	5	Replaced "Applicability" with "Intent"
					Replaced " Building Types" with "Standards"
19.09.020	Purpose and Intent	19.09.020.B	Purpose of the Form-Based Code	9	Deleted "Vision 2045 Downtown Las Vegas Master Plan" (first usage already indicated in 19.09.010)
		19.09.020.D	Applicability	12	Deleted "In the manner described by this Section"
					Edited 3.b. to "All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more;"
					Added footnote "1Any renovation less than 10% or 5,000 sf must comply with provisions under which building was originally entitled.
					Deleted "only as and when is rezoned to the FBC designation established by this Chapter. In addition, provisions of this Chapter that apply to the process of rezoning property to the FBC....shall apply to the application and processing thereof. It is intended that"
					Deleted "designation"
					Deleted "generally located west of the I-15 right of way to Rancho Drive, between Alta Drive and Charleston Boulevard"
					Added "The provisions of the Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see Figure 19.09.020. B-1)".
19.09.030	Administration and Procedures	-	-	13	Added " Review" to Side Development Plan Review Section Title
		19.09.030.D	Subdivision of Land	14	Replaced "shall apply" with "applies"
		19.09.030.I	Minor Modifications and Post-Approval Adjustments	14	Section name changed from "Administrative Deviation" to "Minor Modifications and Post-Approval Adjustments" and added procedure
		19.09.030.M	Miscellaneous	15	Added "Permits" to subsection title
		19.09.030.O	Nonconformities		Edits made for clarity
					Removed references to LVMC 19.14, combined 1 & 2
					Added requirement for Major Site Development Review if renovation expands footprint over 10%
		19.09.030.R	Definitions	16	Replaced "are included in LVMC Chapter 19.18 (Definitions and Measures)" with "are defined in Section 19.09.110 (Form-Based Code Definitions"
19.09.040		19.09.040	-	19	Deleted "Vision 2045" (first usage of Downtown Master Plan already indicated in 19.09.010)

Section	Subsection		Page	Edit
				Added "Southern Nevada Regional Planning Coalition" before abbreviation for first usage
				Moved intent/intro language from "Additional Landscaping Standards" to the beginning of the Subsection
				Deleted "The purpose of"
				Added "is intended"
				Deleted "and planting requirements"
				Added "allowed"
				Replaced "have been developed to be" with "are"
				Replaced "as expressed in" with "of"
				Replaced "conform to the standards provided below" with "must be in compliance with this Subsection"
				Deleted "in"
		19.09.040.C	-	Edited purpose statement for clarity, information remains the same
			Table C-1 Symphony Park	23	Added " See Symphony Park Design Standards"
			Figure 1		Edited figure caption for clarity, information remains the same
	Specific to Districts	19.09.040.I	Fremont East District	24	Added "Historic Hotels and Motels - Adaptive Reuse Standards" and "Micro Community Standards"
		19.09.040.K	Las Vegas Medical District	25-26	Added "Las Vegas Medical District (LVMD)" abbreviation to first usage of within Subsection
					Deleted "harmonious and"
					Added Paragraph numbering for "Additional Standards for Hospital Uses", and replaced Paragraph title with "Additional Standards for Uses". Added one paragraph (b), to read "Social Use Venue is not an allowed use within the Las Vegas Medical District"
					Deleted "the"
					Added "City"
					Changed "provided" to "provides" (and revised other verbiage to match)
					Deleted "Over time"
					Deleted "It is the intent of"
					Changed "section" to "Subsection" where appropriate
					Added "is intended to provide regulations that"
					Deleted "to"
					Added "and enhance the effective components of the Las Vegas Medical District Plan"

Section	Subsection		Page	Edit
				Deleted "these traits of the LVMD, and to further this goal the following landscaping standards shall apply:"
				Deleted "the"
				Replaced "will be" with "are"
				Deleted "To support the long term development of the LVMD"
				Added "Chapter" in appropriate cross-references
				Deleted "In order"
				Added "(Form-Based Code)"
				Deleted "Title"
				Deleted "provisions"
				Deleted "Form-Based Code"
				Deleted "the provisions contained in"
				Replaced "and" with "or"
				Replaced "provisions" with "standards"
				Deleted "and plazas Public open space,"
				Deleted "These spaces"
				Added "must be"
				Replaced "as well as" with "and"
				Deleted "Commercial developments shall provide"
				Replaced "provide" with "include"
				Added "must be provided according to the following guidelines (see Figure 19.09.040.K-1 below)"
				Added "detailed"
				Deleted "for such areas"
				Deleted "Such areas must be provided according to the following guidelines (see Figure 19.09.040.K-1 below):"
				Deleted "such"
				Deleted "proposed"
				Replaced "Developments shall provide" with "A minimum of"
				Added "area"
				Added " must be provided"
				Replaced "such" with "civic"

Section		Subsection		Page	Edit
					Replaced "will be" with "is"
					Replaced "the ones set forth" with "those"
					Replaced "provision which is more restrictive or imposes higher standards or requirements shall apply" with "most restrictive standard applies"
		19.09.040.O	Symphony Park District (new)	26	Added Subsection
					Added " See Symphony Park Design Standards"
19.09.050	Transect Zone Standards	19.09.050.B	Applicability		All instances of "Civic Space" replaced with "Open Space"
		19.09.050.D	Transect Zones Overview	27	Added "The photographs in this Section are illustrative only and not regulatory." and created numbered list
				28	Replaced "Use Types" with "allowed uses"
					Added "Arcade, Gallery and"
				29	Added "uses"
					Added "uses"
				28-31	Added "No Blank walls or planes" to Desired Form tables
				28	Added "Urban Core Zone T6-UC"
					Added "Attached"
					Added " Large lot width"
					Added "Large footprint and lot coverage"
					Added "No blank walls or planes"
					Added" "Buildings placed at or near the edge of the right-of-way
					Added " Diverse mix of building frontages"
					Added "Small to no setbacks"
					Added "5-20 stories"
					Added "Ground floor commercial or service uses with a mix of commercial, residential, service and/or office uses on upper stories"
					Added "To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional- center appropriate uses as well as, employment, retail, services, civic, or public uses"
				30	Added T4 Main Street
					Added "Attached or detached"

Section	Subsection	Page	Edit
			Added "Medium lot width"
			Added" "Buildings placed at or near the edge of the right-of-way
			Added "Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront"
			Added "Small to no setbacks"
			Changed "2 to 5 stories"
			Added "Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories."
			Added "To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives."
			Added T4 Neighborhood Zone
			Added "Attached or detached"
			Added "Medium lot width"
			Added "Small to medium footprint and lot coverage"
			Added" "Buildings placed at or near the edge of the right-of-way"
			Added "Primarily stoop, dooryard, forecourt, Shopfront at corners, or Porches"
			Added "Medium setbacks"
			Added "Max 3 stories"
			Added "Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations."
			Added "To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives."
		All appropriate Subsections	Added new footnote for "Hotel, Motel or Hotel Suites"
			Added "Micro Community" as a use with new footnote
			Revised language in appropriate footnotes
			Revised indentation levels of Table F "Building Form Standards"
			Revised "May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director" footnote

Section	Subsection			Page	Edit
					Deleted "Buildings must meet setback requirements independent of lot coverage requirements" footnote
					Deleted "." after cross-references to Table I
					Added "Allowed frontage types are described in Table G (Frontages)"
					Deleted instances of "common open space" to "open space"
		19.09.050.E.004-040	All transect zones		All 'Tables L. Required Open Space' edited to allow balcony spaces to contribute toward open space requirements
					All 'Tables L. Required Open Space' changed to provided thresholds for open space requirement based on unit count in residential buildings: Buildings up to 30 units – 50 sf min per unit, 31-100 – 75 sf min per units, 100+, 100 sf per unit
					All 'Tables L. Required Open Space' reformatted footnote to be "miscellaneous" standard
		19.09.050.E.004	T6 Urban Core Zone (T6-UC)	33	NEW IN ENTIRETY
		19.09.050.E.008	T6 Urban General Zone (T6-UG)	41	Added " No blank walls or planes"
				42	Added "Accessory Structure…..
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				43	Added ... pocket plaza " is appropriate"
				44	Added "1-5 stories min 5/5/0/0/ft"
					Added "1-5 stories max 10/10/10/--ft"
					Added "6-10 stories min 10/10/0/5ft"
					Added "10+ stories min 20/20/0/5ft"
					Changed Accessory "Building" to Structure"
					Added "above curb"
				45	Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added Shopfront, awning, balcony, bay window, or projecting shade structure not allowed interior side and rear
					Added Signage not allowed Interior or Rear
					Added Driveways not allowed interior side
					Added "Mechanical and Utility Equipment" only allowed at rear
					Added "All mechanical and utility equipment must be screened from view from the street".

Section	Subsection		Page	Edit
			46	Added "Public [Park] or..."
				Added "Sustainable Infrastructure" permitted in both T6-UG and UG-L
				Added Sub-Zone permitted uses: Schools Not permitted, Beer/Wine/Cooler...Off-Sale Not permitted, Beer/Wine/Cooler On-Sale Not permitted, Mixed-use Conditional, Liquefied Petroleum Special Use. All others remain same in Sub-Zone
			48	Added "and may include pools and amenity decks".
		19.09.050.E.012 T5 Maker Zone (T5-M)	49	Added "utilizing"
				Added "No blank walls or planes"
			50	Added "appropriate"
			51	Changed Accessory "Building" to Structure"
				Added "above curb"
			52	Added "Mechanical and Utility Equipment" only allowed at rear
				Added "All mechanical and utility equipment must be screened from view from the street".
			54	Added "Hotel, Motel or Hotel Suites" as permitted use
				Added "Hotel, Residence" as Special Use
				Added "Social Use Venue" as Special Use
				Added "Sustainable Infrastructure" as permitted use
			55	Added "and may include pools and amenity decks".
		19.09.050.E.016 T5 Corridor Zone (T5-C)	57	Added "vehicular"
			58	Added "Pedestrian"
				Added "Multiple courtyards must be connected through and between buildings where feasible".
				Added "Courtyards must be accessible from the primary thoroughfare where feasible".
			59	Added "appropriate"
			60	Changed Accessory "Building" to Structure"
				Added "above curb"
				Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
			61	Added "Mechanical and Utility Equipment" only allowed at rear
				Added "All mechanical and utility equipment must be screened from view from the street".
			63	Added "Social Use Venue" as Special Use

Section	Subsection		Page	Edit
				Added "Sustainable Infrastructure" as permitted use
				Added "Public [Park] or..."
			64	Added "and may include pools and amenity decks".
		19.09.050.E.020	65	Added "No blank walls or planes"
		T5 Main Street Zone (T5-MS)		Changed stories minimum to 3
			66	Added "Pedestrian"
				Added "Multiple courtyards must be connected through and between buildings where feasible".
				Added "Courtyards must be accessible from the primary thoroughfare where feasible".
			67	Added "appropriate"
			68	Changed Accessory "Building" to Structure"
				Added "above curb"
			69	Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
				Added "Mechanical and Utility Equipment" only allowed at rear
				Added "All mechanical and utility equipment must be screened from view from the street".
				Added Driveways not allowed interior side, allowed at rear
			70	Added "Public [Park] or..."
			71	Added "Social Use Venue" as Special Use
				Added "Sustainable Infrastructure" as permitted use
			73	Added "and may include pools and amenity decks".
		19.09.050.E.024	77	Added "Pedestrian"
		T5 Neighborhood Zone (T5-N)		Added "Multiple courtyards must be connected through and between buildings where feasible".
				Added "Courtyards must be accessible from the primary thoroughfare where feasible".
			78	Changed Accessory "Building" to Structure"
				Added "above curb"
			79	Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
				Added "Mechanical and Utility Equipment" only allowed at rear

Section		Subsection		Page	Edit
					Added “All mechanical and utility equipment must be screened from view from the street".
					Added Driveways not allowed interior side, allowed at rear
					Added Signage not allowed Interior or Rear
				80	Added "Public [Park] or..."
					Added "Sustainable Infrastructure" as permitted use
				82	Added "and may include pools and amenity decks".
		19.09.050.E. 028	T4 Corridor Zone (T4-C)	84	Added "Pedestrian"
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				85	Changed Accessory "Building" to Structure"
					Added "above curb"
				86	Added “The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added Shopfront, awning, balcony, bay window, or projecting shade structure not allowed interior side and rear
					Added Signage not allowed Interior or Rear
					Added Driveways not allowed interior side, allowed at rear
				87	Added "Public [Park] or..."
				88	Added “Social Use Venue” as Special Use
					Added "Sustainable Infrastructure" as permitted use
				90	Added "and may include pools and amenity decks".
		19.09.050.E.032	T4 Main Street Zone (T4-MS)	91-99	NEW IN ENTIRETY
		19.09.050.E.036	T4 Neighborhood Zone (T4-N)	101-108	NEW IN ENTIRETY
		19.09.050.E.040	T3 Neighborhood Zone (T3-N)	111	Added "above curb"
				112	Added Porch and Stoop not allowed interior side nor rear
				113	Added "Public [Park] or..."
					Added "Sustainable Infrastructure" as permitted use
19.09.060		19.09.060.A	Purpose	116	Removed "highly valued"

Section	Subsection			Page	Edit
	Building Type Standards	19.09.060.C	Building Types Overview		Added House/Block Scale to each Building Type
				117-123	Added Left to Right, House/House/House/House/House/House, House/House/House/House (≤3 units) Building (≥3 units)/House/Block,/House (≤3 units) Building (≥3 units)//House (≤3 units) Building (≥3 units)/Block/Block/Block/Block/House
				117	Added "-size", "consisting of one unit usually"
				118	Added "small-to-medium-size ...with two attached residential"
					Removed "additional...typically located at the rear of a lot that provides space for a single small"
					Added "size single-family house, and is appropriately scaled to fit within lower-intensity residential"
					Removed "for providing incubator spaces for small businesses
					Removed "a small to medium size building with two attached residential
					Removed "commercial, service or...storage use. This building type is important..."
					Added "An additional structure typically located at the rest of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods"
					Added "The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit with lower intensity residential neighborhoods. It supports well-designed moderate intensity development"... "A series of small, detached...buildings arranged to define"
				119	Added "...this building type. ... Intensities...walkability. Sin: Cottage Court"
				120	Removed "side and/or stacked dwelling...is appropriately scaled to fit...sparingly within low to medium...design higher intensity of ...walkability. Syn. Mansion"
					Added "is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House"
				121	Removed "intensity neighborhoods. Private...open space is not required but can be provided with a balcony. A wide range of housing types This building type enables appropriately sealed, well development...broad choice... Apartment House well designed higher densities, and is important for providing and promoting"
				122	Replaces "building" with "structure"
				123	Added Fourplex Court: Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type. A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.

Section		Subsection		Page	Edit
19.09.070	Frontage Type Standards	-	All appropriate Subsections	-	Deleted "Allowed in" zone duplication on each Frontage Type spread
		19.09.070.C	Private Frontages Overview	125	Removed "conjunction with other private"
				126	Removed "frontage line with an attached"
				127	Replaced "with the first story" with "an at-grade entrance along the public right-of-way"
					Added "A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage"
19.09.080	Open Space Standards	-	All appropriate text		Changed: all references to "Civic Space Standards" replaced with "Open Space Standards"
		19.080.B	Applicability	139	Added "and the standards in the Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable."
		19.09.080.D-1	Open Space Types Overview	141	Added description for "Greenway": Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.
				142	Added "These smaller-scaled spaces"
		19.09.080.E	Greenway (new)	142	NEW IN ENTIRETY
					Added "These smaller-scaled spaces"
		19.09.090.C	Thoroughfare Standards Overview	155	Moved "Secondary Thoroughfares are the second highest order thoroughfare." From 19.09.090.C(1)(3) to 19.09.090.C(1)(2)
19.09.090	Thoroughfare Standards			161	Added Figure 19.09.090I-2 Thoroughfare Plan - Downtown Thoroughfare Types
		19.09.090.I	Fremont East District Thoroughfare Plan	162	Added Figure 19.09.090I-1 Thoroughfare Plan - Hierarchy
		19.09.100.A	Purpose	169	Replaced "The purpose of this Section is to provide a cross-reference from the Form-Based Code provisions of LVMD 19.09 to the additional standards found in the Unified Development Code." with "The purpose of this Section are: 1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other

Section		Subsection		Page	Edit
					applicable additional standards found in the Title 19; and 2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program."
19.09.100	Supplemental to Transect Zones	19.09.100.A	Purpose		Deleted "Vision 2045" and "Las Vegas " (first usage of Downtown Master Plan already indicated in 19.09.010)
		19.09.100.C	Fencing and Screening Standards	169 170	Subsection replaced with following to clarify standards: "Standards for fencing and screening in all Transect Zones are established in LVMC Section 19.06.040.H (Fences and Walls) and LVMC Section 19.06.120. In addition to those standards, the following shall apply: The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line."
		19.09.030.3D	Flood Control and LID Standards		Subsection named edited
		19.09.100.E	Landscaping Standards		Added "Planting Requirements" using language originally in "District-specific Standards for Street Trees" and reorganized language for clarity
		19.09.030.D	Flood Control and LID Standards		Revised graphics
		19.09.100.E 19.09.100.G	Landscaping Standards Parking Standards	170 171	Added "The intent of these planting requirements is"
					Deleted "s" from "trees"
					Deleted "downtown"
					Added "required"
					Replaced "below" with "as indicated in Figure 19.09.040.C-1"
					Deleted "#" in appropriate locations
					Replaced "conceptual" with "illustrative"
					Deleted "or family"

Section	Subsection			Page	Edit
					Deleted "the provisions of"
					Revised language for clarity including the following:
					Deleted "for individual uses"
		19.09.100.G	Parking Standards	171-174	Revised cross-reference to Figure 19.09.100.G-1
					Deleted "as amended from time to time"
					Revised language and spacing for consistency in Tables G-1 and G-2
					Minimum requirement for Low, Medium, and High Load Zones changed from 40%, 45%, and 50% to 30%, 35%, and 40% respectively.
					Reformatted "How to apply the Form-Based Code Parking Requirements:" as Figure
					Replaced "19.09.050.I Tables" with "19.09.050.E land use tables"
					Added "(Downtown Parking Load Map)"
					Replaced "step #1" with "2.a"
					Replaced "utilizing" with "using"
					Deleted "Comply with the requirement."
					Added "(Variance)"
					Deleted "as set forth and"
					Deleted "accordingly to"
					Added "above"
		19.09.100.H	Sign Standards	174	Edit standards to read that 19.06.140 (Residential Sign Standards) are allowed specifically in Transect Zones TI, T2 and T3 while 19.08.120 (Commercial and Industrial District Sign Standards) are allowed specifically to Transect Zones T4, T5, T6 and any Special Districts
					Added standard that signs within the Las Vegas Boulevard Scenic Byway Overlay District (SB-O) shall comply with the standards established in LVMC Section 19.10.160.
		19.09.100.I	Community Benefits Program	174	NEW IN ENTIRETY
		19.09.100.J	Additional Standards for Large Developments	176	NEW IN ENTIRETY
					Replaced "For new development proposed on a large development site, i.e. a development proposed on 50 percent or more of an existing block, the following standards to ensure pedestrian connectivity through a block, shall apply;" with "The following standards apply to any new development proposed on a large development site. 1. Pedestrian Connectivity. Development proposed on a site exceeding 130,000 square feet, which is more than the historic downtown block size, must be consistent with the following standards"
19.09.110		--	--	--	Subsection name changed from "Definitions used in the Form-Based Code" to "Form-Based Code Definitions"

Section	Subsection		Page	Edit
	Form-Based Code Definitions		176	Added "This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures)."
		A Definitions D Definitions	176 178	Replaced "as required per" with "as established in LVMC Section"
				Deleted last sentence of "Downtown Residential" definition
		A Definitions		Added "Greenway. A linear space that may be defined by tree-lined streets, which tents to have narrow dimensions that support passive use and can serve as a green connector between destinations."
		G Definitions U Definitions	180 184	Added "Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices."
				Added "Transect Zones Standards" in cross-reference where appropriate
		All appropriate locations	-	Reorganized "19.09.040.C District-specific Standards for Street Trees" into appropriate standards for each Subsection
		U Definitions	184	Revised grammar (e.g., comma usage) where appropriate
Global	Global	-	All appropriate locations	-	Replaced "shall" with "must" (or other appropriate term) in appropriate locations
					Replaced "developments" with "projects" in appropriate locations Replaced “Civic Space” with “Open Space” in appropriate locations
					Adjusted numbering for Figures and Tables through whole document.

Bill No. 2019-20

Amendments to Exhibit A (Chapter 19.09)

6/17/2019 Recommending Committee Meeting

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Submitted after final agenda

Submitted At
Recommending Meeting
Date: 6/17/19 Item: 6

19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see 19.09.020 Figure 1 - Districts within Downtown Las Vegas Overlay District). Over time a FBC with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the FBC.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
   a. All proposed new development within the Transect Zones;
   b. All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more;[+] additions of less than 10 percent or 5,000 sf must meet the general intent of the Transect Zone as well as all other applicable Federal, State, and local regulations.
   c. A facade renovation to the primary or secondary street frontage of an existing building; and
   d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

~~[+]Any renovation less than 10% or 5,000 square feet must comply with provisions under which building was originally entitled.~~

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

19.09.020.E Responsibility for Administration

1. **Responsible Bodies and Individuals**

   This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. **Exercise of Discretion**

   In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

   a. The proposed development complies with all applicable provisions of LVMC Chapter 19.09 (Form-Based Code);
   b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
   c. The decision is consistent with the Downtown Master Plan.

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Uses

a. To support the development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

b. Social Use Venue is not an allowed use within the Las Vegas Medical District.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly mantained, preserved, and replaced in case of death.

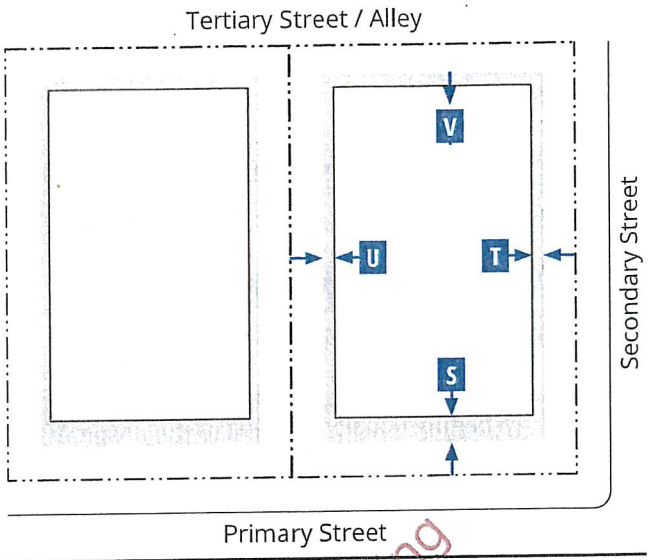
b. In order to preserve and mantain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Chapter 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning ~~Commission~~ Director may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns~~; an~~ and may require an equivalent amount of similar sized trees, shrubs, and landscape buffer area ~~shall~~ to be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 6 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) S	Corner Side (max.) T	Interior Side (max.) U	Rear (max.) V
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways[3]	A[3]	A[3]	~~N~~ A	A[3]
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.
[3] Only allowed when there is no alternative access from the rear.
[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20
Amendment 18 Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

I. Use Types	
Use Type	**T6-UC**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
~~Nightclub~~	~~S~~
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Commercial, Other than Listed	P
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

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I. Use Types (cont.)	
Employment and Services	
Automobile Rental	C
Blood Plasma Donor Center	P
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S
Food Processing	C
Gaming Establishment, Business Related	S
Gaming, Establishment, Non-restricted	S
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Social Service Provider	P
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

I. Use Types (cont.)	
Use Type	**T6-UC**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Other	
Electric Utility Substation	P
Government Facility	P
Helipad	S
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C
Parking Facility	C
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

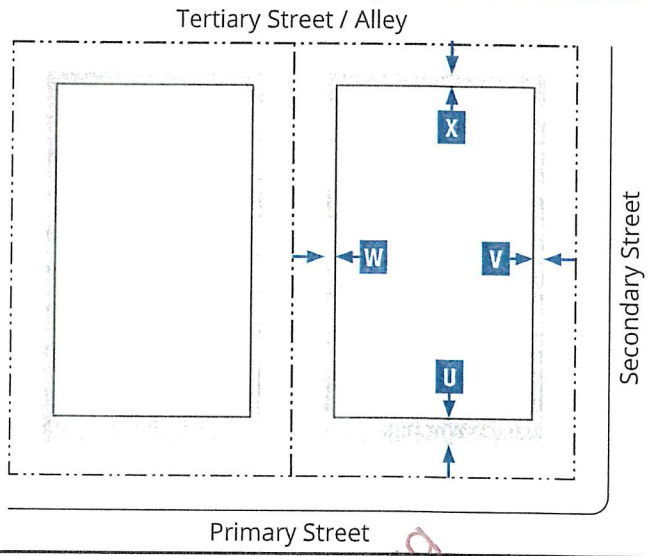
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 14 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20 Amendment to Exhibit A (Chapter 19.09) 6/17/2019 Recommending Committee Meeting

I. Use Types		
Use Type	**T6-UG**	**T6-UG-L**
Residential		**Sub-Zone**
Assisted Living Apartment	P	N
Community Residence	P	N
Convalescent Care Facility/Nursing Home	P	N
Downtown Residential	P	N
Home Occupation	P	N
Hospice	P	N
Senior Citizen Apartments	P	N
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
College, University, or Seminary	P	P
Community Recreational Facility (Public)	P	P
Museum, Art Display, or Art Sales (Private)	P	N
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	N
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S	N
Beer/Wine/Cooler On-Sale Establishment	C	N
Commercial, Other than Listed	S	S
Downtown Retail[1]	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Nightclub	S	N
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services[2]	P	P
Food Processing	C	C
Hospital	P	P
Hotel, Motel or Hotel Suites	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S

I. Use Types (cont.)		
Use Type	**T6-UG**	**T6-UG-L**
Other		**Sub-Zone**
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C
Emergency Ambulance Services, Ground	~~N~~ P	P
Government Facility	P	P
Helipad	C[3]	C[3]
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquefied Petroleum Gas Installation (Over 288 Gallons)	N	S
Parking Facility	P	P
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses[4]	T	T
Urban Agriculture		
Community Garden	P	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).
[3] For life-safety medical purposes only; otherwise a Special Use Permit is required.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
N	Use is not allowed.

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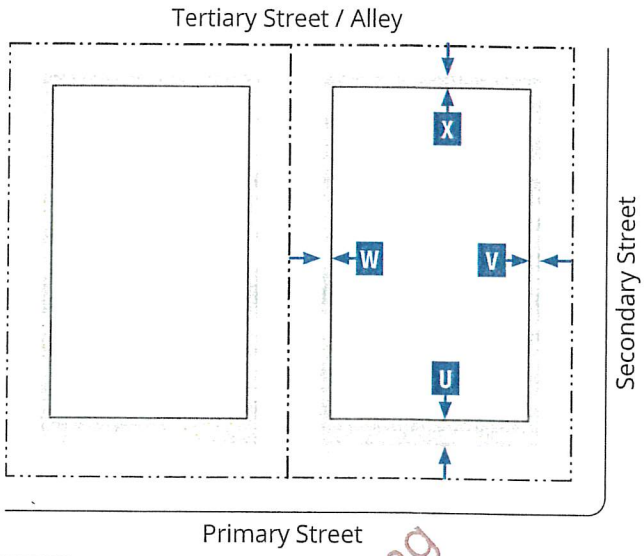
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 21 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20 (Chapter 19.09) Amendment 19 Exhibit A 6/17/2019 Recommending Committee Meeting

I. Use Types	
Use Type	**T5-M**
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
College, University, or Seminary	P
Community Center, Private (Accessory)	A
Community Recreational Facility (Public)	P
Museum, Art Display, or Art Sales (Private)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment and Services	
Downtown Industrial[2]	C
Downtown Services[3]	P
Food Processing	C
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Event with Alcoholic Beverage Sales	S
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P

I. Use Types (cont.)	
Use Type	**T5-M**
Urban Agriculture	
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

[3] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

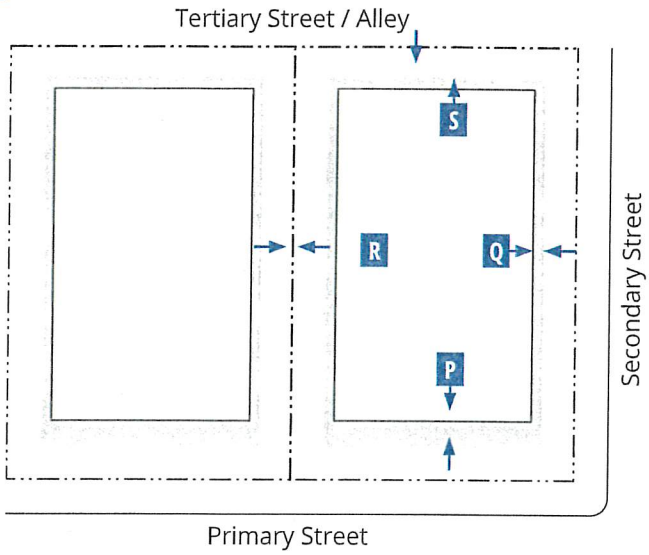
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 28 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

H. Encroachments into Facade Zone (cont.)

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Key for Tables

A Allowed
N Not Allowed

Bill No. 2019-20 Amendment to Exhibit A (Chapter 19.09) 6/17/2019 Recommending Committee Meeting

I. Use Types	
Use Type	**T5-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	~~S~~ P
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S

I. Use Types (cont.)	
Office, Medical or Dental; or Office, Other Than Listed	P
Social Services Provider	C
Use Type	**T5-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

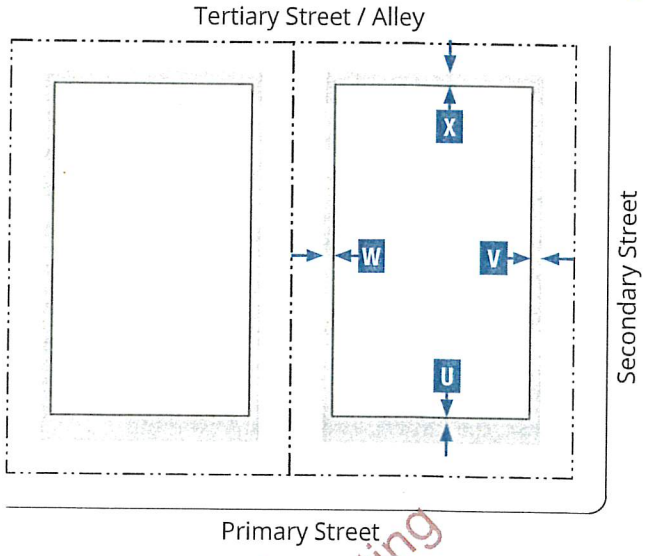
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 36 Building Types- Courtyard Building



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20 (Chapter 19.09) Amendment to Exhibit A Recommending Committee Meeting 01/17/2019

I. Use Types	
Use Type	**T5-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

I. Use Types (cont.)	
Employment & Services	
Blood Plasma Donor Center	S
Cleaners, Commerical/Industrial	S
Clinic	P
Crop Production	C
Custom & Craft Work	C
Daily Labor Services	S
Downtown Services[2]	P
Food Processing	C
Hospital	C
Hotel, Motel or Hotel Suites[3]	~~S~~ P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Satellite Dish	C
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

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[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is are~~ allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

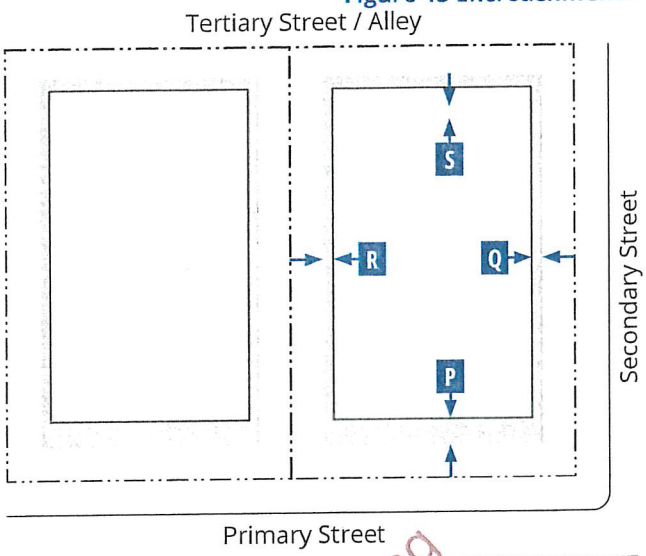
C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 43 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

For service and retail uses, the primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	~~N~~ A	~~N~~ A
Driveways	A[3]	A[3]	~~N~~ A	A
Mechanical and Utility Equipment[4]	~~N~~ A[3]	~~N~~ A[3]	~~N~~ A[3]	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20 (Chapter 19.09)
Amendment to Exhibit A
6/17/2019 Recommending Committee Meeting

I. Use Types	
Use Type	**T5-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S
Employment & Services	
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites	S
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S

I. Use Types (cont.)	
Use Type	**T5-N**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table 1 is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

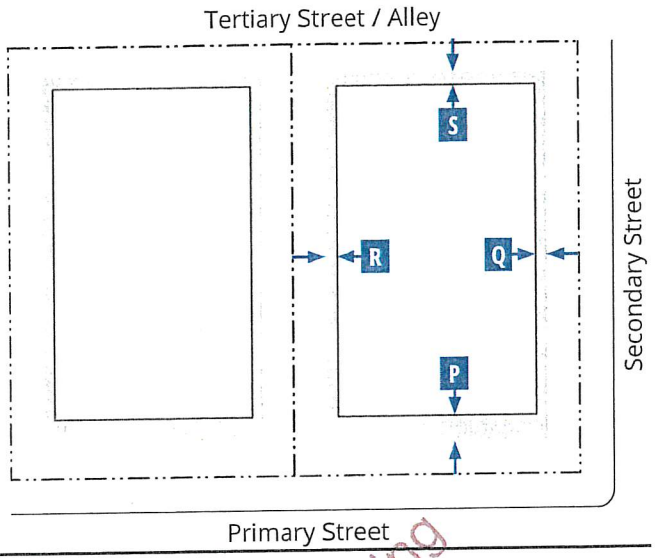
[3] ~~3~~ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Figure 50 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Façade Zone

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	~~N~~ A	~~N~~ A
Driveways	A[3]	A[3]	~~N~~ A	A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Bill No. 2019-20 (Chapter 19.09)
Amendment to Exhibit A
6/17/2019 Recommending Committee Meeting

I. Use Types	
Use Type	**T4-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

I. Use Types (cont.)	
Employment & Services	
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	~~S~~ P
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

I. Use Types (cont.)	
Use Type	**T4-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

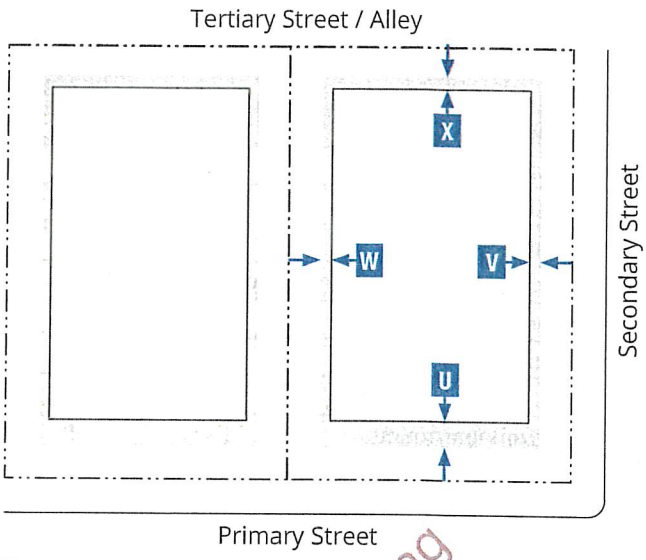
C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.99)
6/17/2019 Recommending Committee Meeting

Figure 58 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

Bill No. 2019-20 Amendment to Exhibit A (Chapter 19.09) 6/17/2019 Recommending Committee Meeting

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	~~N~~ A	~~N~~ A
Driveways	A[3]	A[3]	~~N~~ A	A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

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[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	~~S~~ P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverages Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

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[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

I. Use Types (cont.)	
Use Type	**T4-MS**
Employment & Services	
Clinic	P
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited ~~is~~ are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot ~~is~~ are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

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Amendment to Exhibit A (Chapter 19.09)
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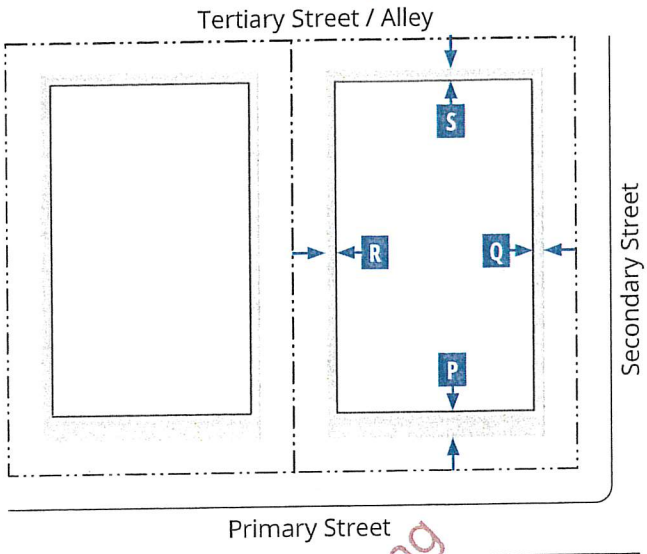
Figure 65 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront[1]	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1,2]	A	A	19.09.070.M

Note:
[1] Allowed only on building corners for commercial uses.
[2] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed
N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Porch: Engaged Porch: Projecting Stoop	5 ft	5 ft	N	N
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	~~N~~ A	~~N~~ A
Driveways	A	A	~~N~~ A	~~N~~ A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A

Miscellaneous

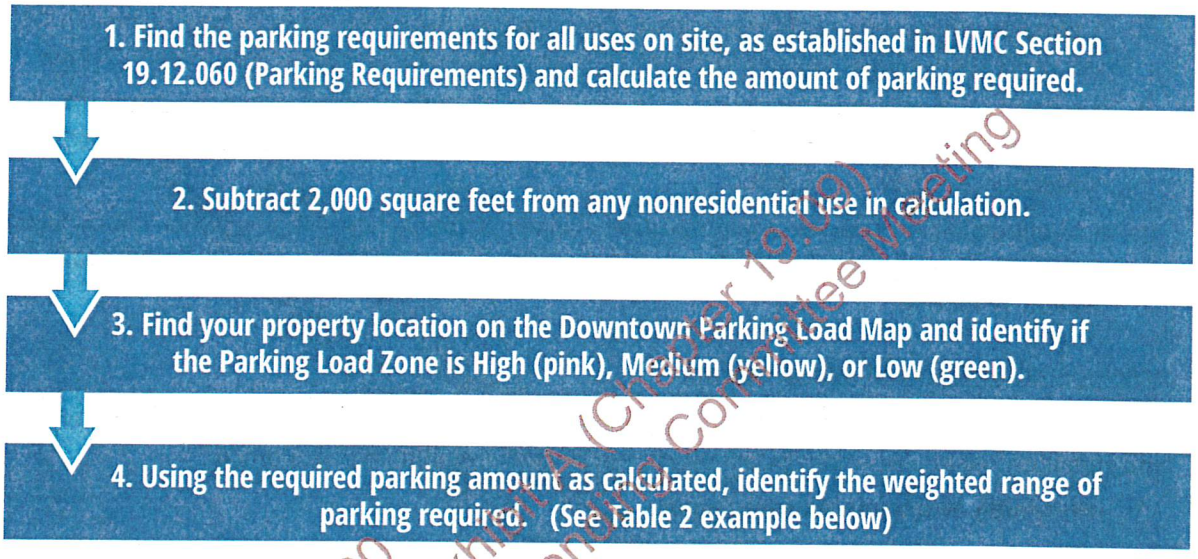
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

Bill No. 2019-20 Amendment to Exhibit A (Chapter 19.09) 6/17/2019 Recommending Committee Meeting

2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).
4. If not compliant with the requirement, the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance). In the instance where the maximum parking requirement cannot be met due the presence of parking stalls lawfully existing prior to June 15, 2019, and the requirement does not deviate by more than 30%, no Variance is required.

Figure 1 How to Apply Form-Based Code Requirements



Bill No. 2019-20
Amendment 1 to Exhibit A (Chapter 19.09)
6/17/2019 Recommending Committee Meeting

Table 1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Min. 30% and Max. 60% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
Medium Load (Zone 2)	Min. 35% and Max. 65% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
High Load (Zone 3)	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use

Table 2 Form-Based Code Parking Requirements Calculations Workflow

LVMC Section 19.12.060 Parking Requirement		Parking Load Zone is Medium (Zone 3)		Form-Based Code Parking Requirement
20 spaces	→	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use	→	Min. Required = Parking Spaces: 8 Max. Required = Parking Spaces: 14

5. Bicycle Parking Standards
   a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.
   b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.
   c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in Transect Zones T1, T2, and T3 are established in LVMC Section 19.06.140 (Residential Sign Standards) as signs in an R-2 Zone.
2. Standards and procedures for permanent and temporary signs allowed in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards) as signs in a C-2 zone.
3. In addition to the standards and procedures outlined in this Section, all signs within the Las Vegas Boulevard Scenic Byway Overlay District (SB-O) shall comply with the standards established in LVMC Section 19.10.160.

19.09.100.I Community Benefits Program

This Subsection includes standards that are intended to incentivize development that provides for benefits and amenities that are key to the prosperity of the downtown community as a whole.

1. ~~Affordable~~ Attainable **Housing Bonus**

NRS. 278.235 mandates that the City of Las Vegas adopts a series of measures in order to mantain and develop affordable housing to carry out the housing plan required in the Master Plan; one of such measures is the provision of density bonuses to encourage the development of affordable housing.

a. Procedure

Applicants are elegible for the ~~Affordable~~ Attainable Housing Bonus if, as part of a Site Development Plan Review Application, indicate the will to include a certain percentage of Affordable Units within the proposed development. Upon providing a binding agreement to be mutually acknowledged by the City and the project applicant, a proposed development project shall be allowed to a height bonus as established in Table 4 (Housing Affordability Bonus Height Table).

b. Requirements

i. As part of the project submittal, the applicant shall submit a binding agreement mutually acknowledged by the City and the project applicant, as provided by the Department of Planning. The agreement must contain information on the project business plan, on the size and layout of the Affordable Units to be considered as the basis for the ~~Affordable~~ Attainable Housing Bonus.

ii. The Affordable Units shall be available for rent a monthly rate lower than the Fair Market Rent, as provided by the Department of Planning and amended yearly based on the information provided by the U.S. Department of Housing and Urban Development, for a minimum of ten years.

iii. The project applicant and all property owners shall mantain a copy of the binding agreement upon which the Attainable Housing Bonus was granted, and provide a copy to any purchaser the in the case of transfer of the property.

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Amendment to Exhibit A
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D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Auto Rental, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Bill No. 2019-20
Amendment to Exhibit A (Chapter 19.09)
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Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall.

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side–by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

FIRST AMENDMENT

BILL NO. 2019-20

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REPEAL AND REPLACE CHAPTER 19.09 THEREOF, PERTAINING TO FORM-BASED CODE AND TRANSECT ZONES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Bob Coffin

Summary: Amends the Unified Development Code to repeal and replace Chapter 19.09 thereof, pertaining to Form-Based Code and Transect Zones.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 5, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19 is hereby amended by repealing in its entirety Chapter 9 thereof, pertaining to Form-Based Code and Transect Zones.

SECTION 3: Title 19 is hereby amended by adding thereto a new Chapter 9, pertaining to Form-Based Code and Transect Zones, reading as is set forth in Exhibit A.

SECTION 4: Exhibit A that is attached to this Ordinance is incorporated herein by this reference and is incorporated into the provisions of Title 19 as indicated herein.

SECTION 5: Title 19, Chapter 14, Section 20, is hereby amended to read as follows:

19.14.020 Applicability

Except as otherwise provided in this Section, [The] the provisions of this Chapter shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of this Title, as well as to any amendments to this Title, as of the effective date of such amendment. [In addition, lots,] Lots, uses and structures subject to the provisions of Chapter 19.09, relating to Form-Based Code, shall be subject to the

Submitted after Final Agenda
Date: 6/26/2019 Item: 42

provisions of LVMC 19.09.030(O). With regard to any nonconformity created by the adoption of this Chapter or any amendment thereto, the specific provisions of LVMC 19.09.030(O) shall govern and control in the case of any conflict or inconsistency with the provisions of this Chapter.

SECTION 6: For purposes of Section 2.100(3) of the City Charter, Section 19.14.020 is deemed to be a subchapter rather than a section.

SECTION 7: The Department of Planning is authorized and directed to incorporate into the Unified Development Code the amendments set forth in Sections 2 to 5, inclusive, of this Ordinance, including the removal of references to "draft" documents or pages, the removal of exhibit numbers, and making such formatting and relabeling adjustments as are deemed necessary. In addition, the Department is authorized and directed to remove from LVMC 19.18.020 the terms and definitions that are intended to apply only to Chapter 19.09 and are incorporated therein.

SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 9: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-17-19
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

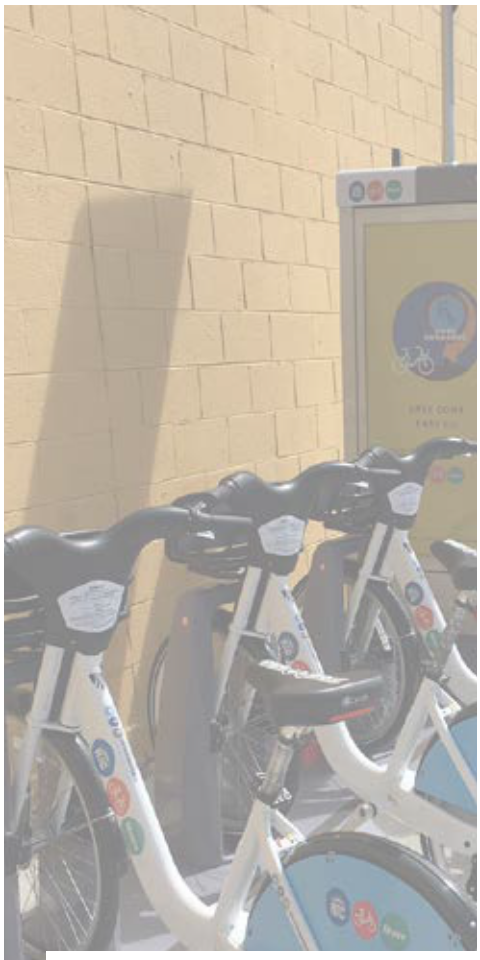
ABSENT: _____

APPROVED:

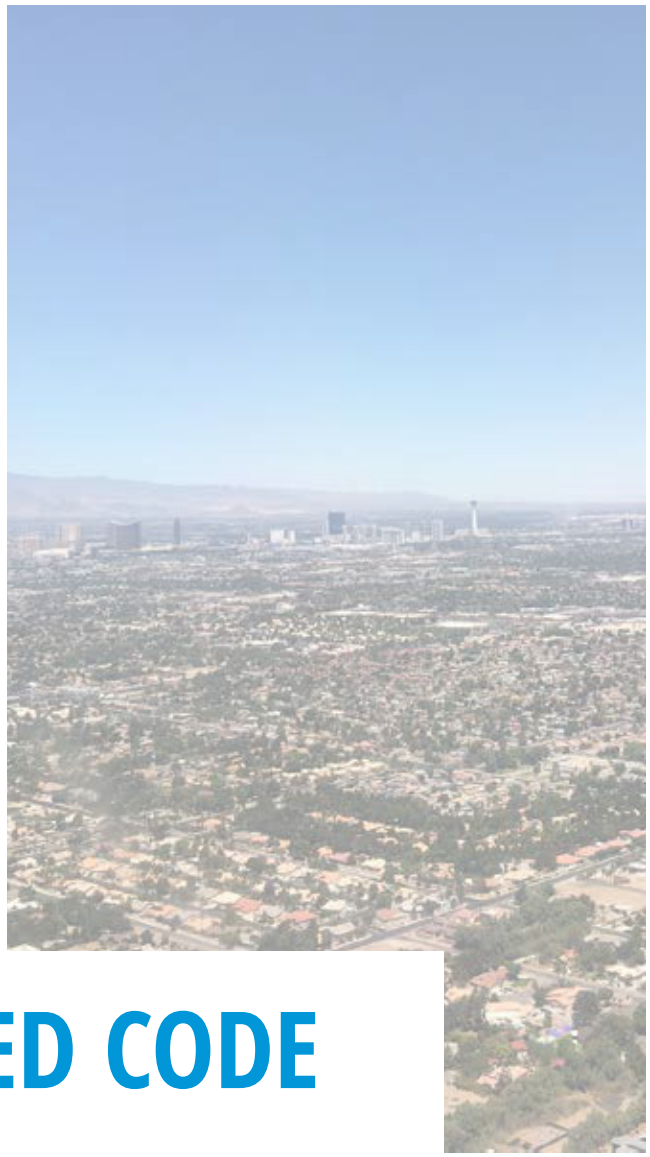
By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk





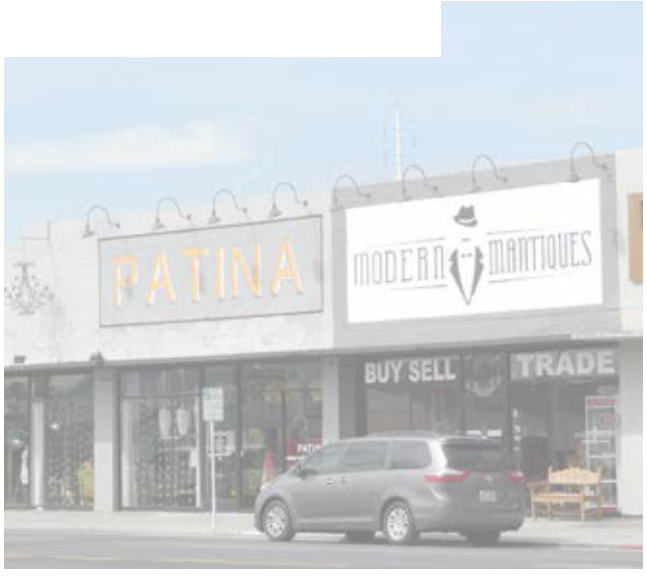


19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV







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19.09.110 FORM-BASED CODE DEFINITIONS

19.09.010 PREAMBLE

Subsections:

19.09.010.A Introduction

19.09.010.B What is a Form-Based Code?

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

19.09.010.D Overview of the Guiding Principles for the Form-Based Code

19.09.010.E Organization of the Form-Based Code

19.09.010.F How to Use the Form-Based Code

19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See 19.09.020 Figure 1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in LVMC Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a placed-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a "land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation". A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or "place" based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure 1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure 1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community's vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

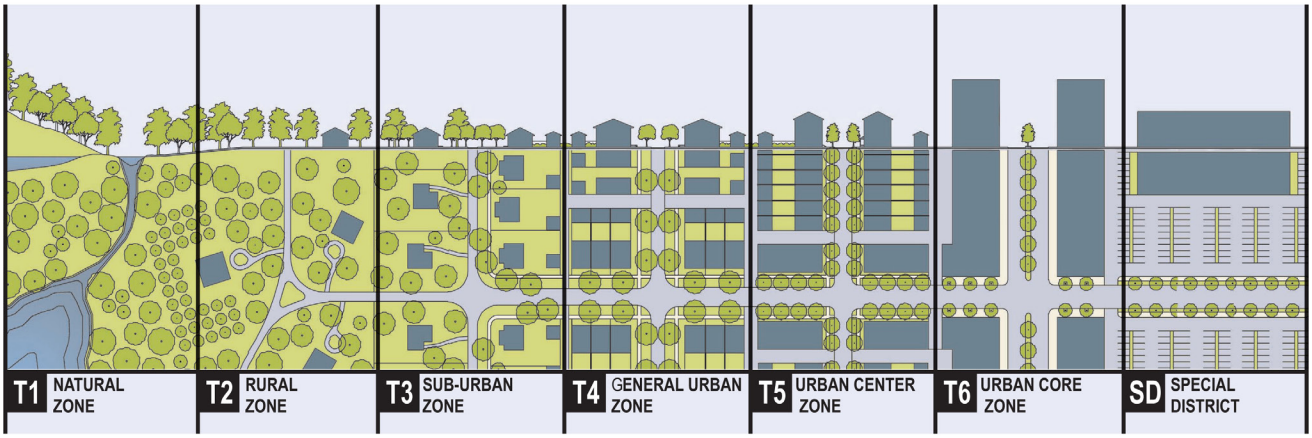
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

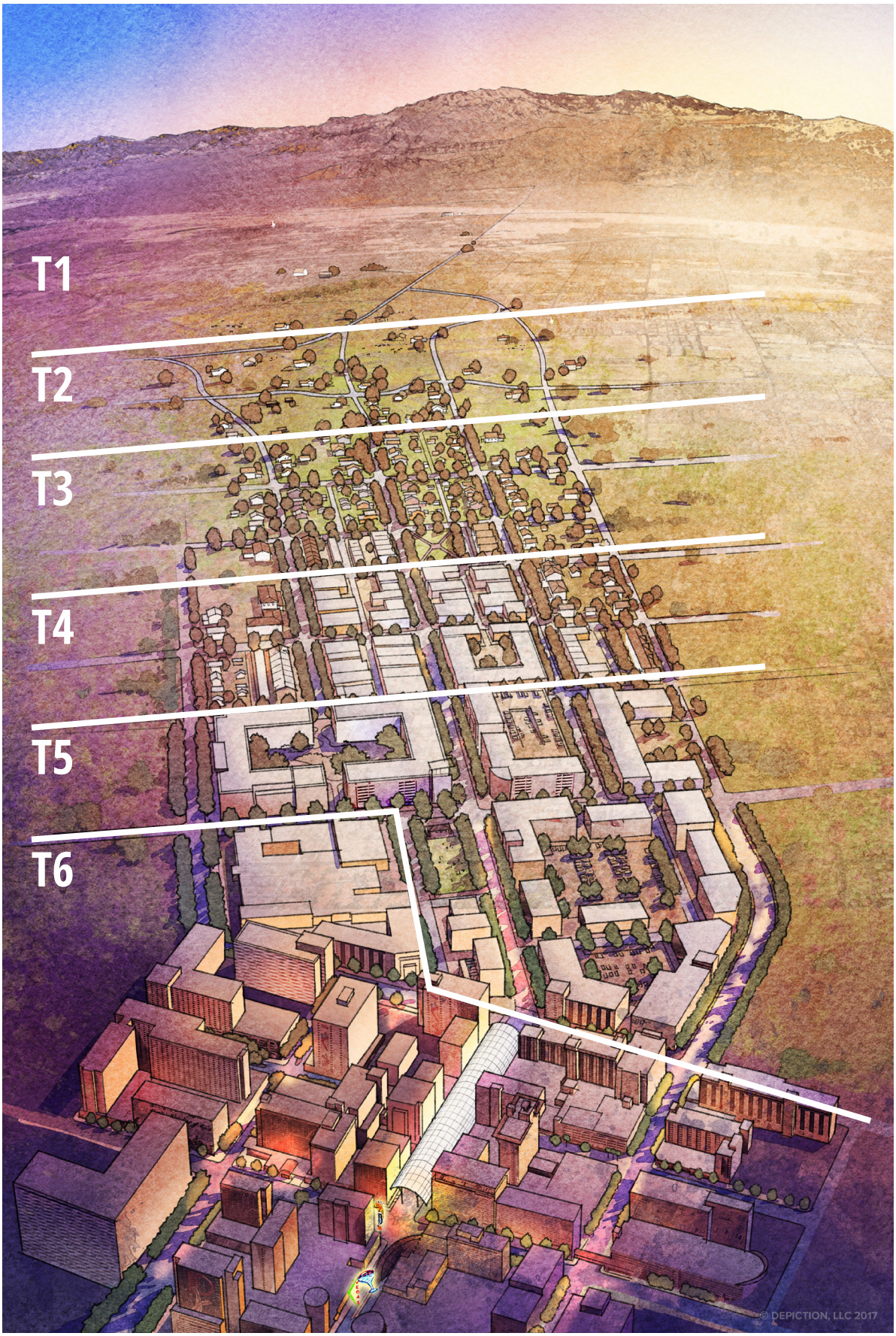
The typical transect for American towns is divided into six Transect Zones (frequently referred to as "T-zones"), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure 2. The transect for Las Vegas is illustrated in Figure 3.

Figure 2 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure 3 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).
2. **Section 19.09.010 - Preamble**

   The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.
3. **Section 19.09.020 - Purpose and Intent**

   Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.
4. **Section 19.09.030 - Administration and Procedures**

   Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.
5. **Section 19.09.040 - Specific to Districts**

   Identifies the standards that are unique to specific Districts.
6. **Section 19.09.050 - Transect Zones Standards**

   Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.
7. **Section 19.09.060 - Building Types Standards**

   Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.
8. **Section 19.09.070 - Frontage Type Standards**

   Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. **Section 19.09.080 - Open Space Standards**

   Establishes a range of pre-approved open space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. **Section 19.09.090 - Thoroughfare Standards**

    Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

11. **Section 19.09.100 - Supplemental to Transect Zones**

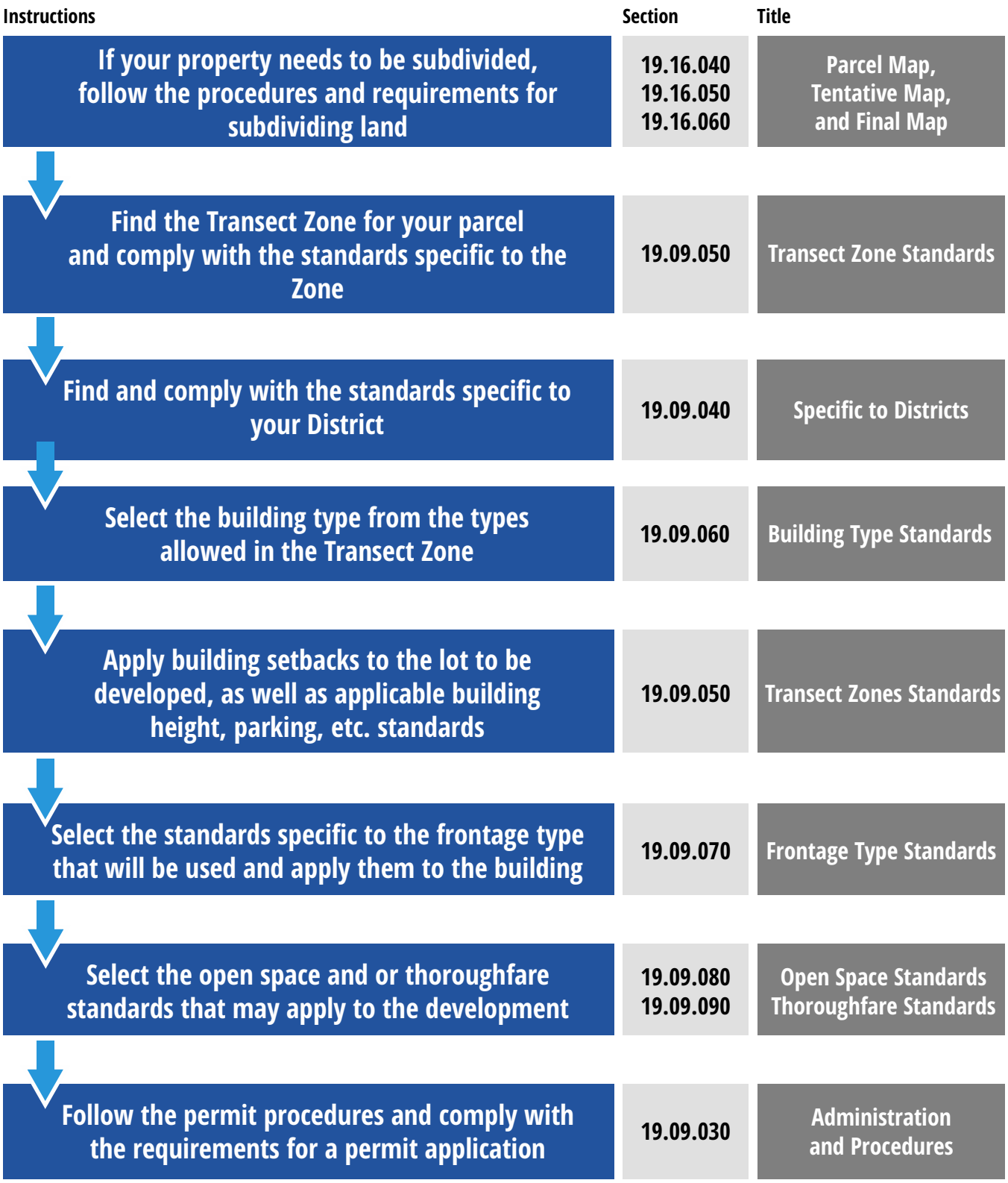
    Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure 4.

Figure 4 How to Use the Form-Based Code

Typical FBC procedure flow.



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19.09.020 PURPOSE AND INTENT

Subsections:

19.09.020.A Title

19.09.020.B Purpose of the Form-Based Code

19.09.020.C Authority

19.09.020.D Applicability

19.09.020.E Responsibility for Administration

19.09.020.A Title

LVMC Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the Downtown Master Plan. The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:

    a. **Land Use Regulation**

    Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;

    b. **Redevelopment Sites**

    Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

c. **Community Development**

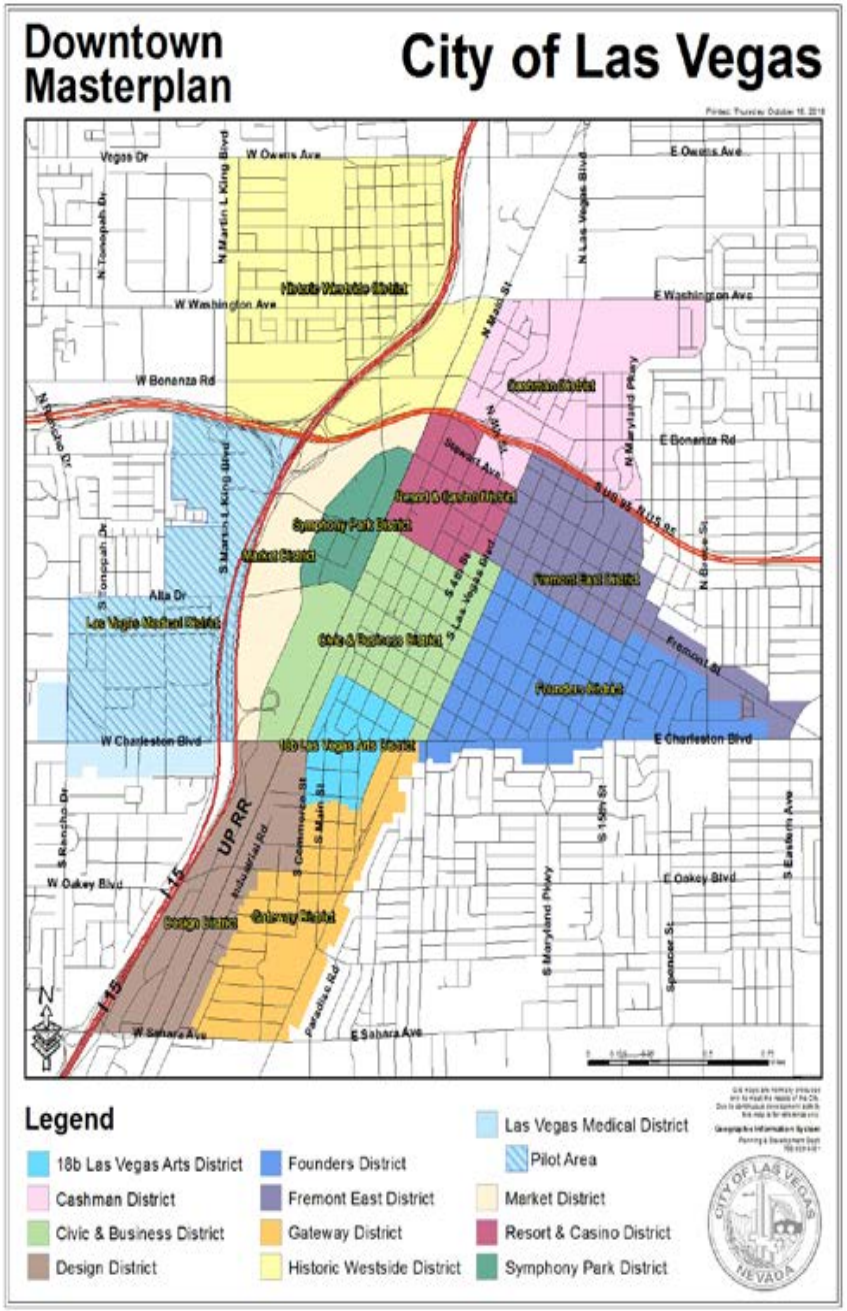
Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondarily, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Open Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure 1 and listed below:
   a. Las Vegas Medical District;
   b. 18B Las Vegas Arts District;
   c. Fremont East District;
   d. Cashman District;
   e. Civic and Business District;
   f. Design District;
   g. Founders District;
   h. Gateway District;
   i. Historic Westside District;
   j. Market District;
   k. Resort and Casino District; and
   l. Symphony Park District.
5. LVMC Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

Figure 1 Districts within the Downtown Las Vegas Overlay District



19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see 19.09.020 Figure 1 - Districts within Downtown Las Vegas Overlay District). Over time a FBC with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the FBC.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
   a. All proposed new development within the Transect Zones;
   b. All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more; additions of less than 10 percent or 5,000 sf must meet the general intent of the Transect Zone as well as all other applicable Federal, State, and local regulations.
   c. A facade renovation to the primary or secondary street frontage of an existing building; and
   d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

19.09.020.E Responsibility for Administration

1. **Responsible Bodies and Individuals**

   This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. **Exercise of Discretion**

   In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

   a. The proposed development complies with all applicable provisions of LVMC Chapter 19.09 (Form-Based Code);
   b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
   c. The decision is consistent with the Downtown Master Plan.

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A Purpose
19.09.030.B Applicability
19.09.030.C Application Review Procedures
19.09.030.D Subdivision of Land
19.09.030.E Vacations
19.09.030.F Rezoning
19.09.030.G Site Development Plan Review
19.09.030.H Special Use Permit
19.09.030.I Minor Modifications
19.09.030.J Waiver
19.09.030.K Variance
19.09.030.L Development Agreement
19.09.030.M Miscellaneous Permits
19.09.030.N Master Sign Plan
19.09.030.O Nonconformities
19.09.030.P Enforcement
19.09.030.Q Extension of Time
19.09.030.R Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).

2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) applies.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in LVMC Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Minor Modifications and Post-Approval Adjustments

1. Purpose

   Pre-Entitlement Minor Modifications and Post-Approval Adjustments are intended to provide administrative-level discretion over minor deviations from the standards in Chapter 19.09 (Form-Based Code). Pre-Entitlement Minor Modifications set forth standards for deviations during the review and approval of the project. Post-Approval Adjustments set forth standards for deviations after the entitlement of the project but before the issuance of the Certificate of Occupancy. Other deviations may be allowed in compliance with LVMC Section 19.16.120 (Administrative Deviation).

2. Pre-Entitlement Minor Modification

   a. The Pre-Entitlement Minor Modifications in Table 1 (Pre-Entitlement Minor Modifications) are allowed in all transect zones in order to allow prescribed flexibility during the review and approval of the project, prior to entitlement.

   b. Findings and Decision

      The Director shall approve, with or without conditions, a Minor Modification application, only after the following findings are made:

      i. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etc.);

ii. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property;

iii. Approval of Minor Modification will not grant special privileges inconsistent with the limitation upon other properties in the vicinity and the zone in which the property is located;

iv. The requested Minor Modification will not allow the establishment of a use that is not allowed in the zone;

v. Granting the Minor Modification will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and

vi. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).

c. Review Procedures

The review processes for Pre-Entitlement Minor Modifications are set forth in LVMC Section 19.16.120 (Administrative Deviation).

Table 1 Pre-Entitlement Minor Modifications

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	Existing building(s) on adjacent lots on the same block face is/are greater or less than the required setback; and the variation will allow the proposed project to blend in with the adjacent building(s).	2 ft.
	A decrease of the minimum façade zone standards.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Building Form Standards	An increase of the maximum lot coverage standard.	The project is consistent with the intent of the zone and all other applicable standards of the zone.	5%
Building Type Standards	An increase or decrease of the minimum or maximum building, or a portion of a building, width or depth.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Frontage Type Standards	An increase or decrease of the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any modification to the façade zone.	10%
	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of disabled persons with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%

3. Post-Approval Adjustment

a. Post-Approval Adjustments Allowed

To avoid penalizing applicants for minor, inadvertent, and unforeseen errors in construction, this Subsection allows administrative-level de minimis adjustments to specific standards after entitlement of the project, but before issuance of the Certificate of Occupancy. The Post-Approval Adjustments in Table 2 (Post-Approval Adjustments) are allowed in all transect zones.

b. Findings and Decision

The Director shall approve, with or without conditions, a Post-Approval Adjustment application, only after the following findings are made:

i. The Adjustment is the minimum amount necessary to address construction errors made inadvertently and in good faith, due to unforeseen site conditions or other circumstances beyond the applicant's control;

ii. Granting the Adjustment will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and

iii. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).

c. Review Procedures

i. The review processes for Post-Approval Adjustments are set forth in LVMC Section 19.16.120 (Administrative Deviation), unless otherwise indicated in this Subsection.

ii. The Director may not grant an Adjustment under this Subsection in connection with approval of a building permit or site plan. An Adjustment may only be approved to address errors in construction as follows:

1. The error was performed under an approved building permit or site plan; and

2. The error was discovered during an inspection required under the LVMC for issuance of a Certificate of Occupancy.

Table 2 Post-Approval Adjustments

Type of Minor Modification Allowed		Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	10%
Building Form Standards	An increase of the maximum height limit.	8 ft.
	An increase of the maximum lot coverage standard.	5%

4. Prerequisite to Waiver or Variance

If a deviation from the standards in LVMC Chapter 19.09 (Form-Based Code) falls within the scope of relief set forth by this Subsection, an applicant must request a Pre-Entitlement Minor Modification or a Post-Approval Adjustment before seeking approval of a Waiver or Variance.

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous Permits

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Additionally, compliance with the number of parking spaces required shall not be prioritized over other standards during the review for nonconforming structures and associated uses in Transect Zones.

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, shall be permitted to renovate provided any such expansion, enlargement or improvement will decrease the nonconformity to Title 19.09 standards. Renovations may extend to the maximum amount allowed by the applicable Transect Standards. In addition, such renovations may only be approved in addition to the following findings by the Department of Planning (LVMC Section 19.16.100.F.2 Minor Review Process):
   a. A least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefits;
   b. The change does not result in a significant increase in the overall intensity of the existing nonconforming use(s);
   c. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit; and
2. Any use or structure that was established in violation of the applicable zoning regulations at the time of the establishment or construction is not nonconforming, and remains in violation of all Title 19 zoning regulations.
3. If an applicant seeks to reduce the building footprint by more than 10%, a Major Site Development Plan Review (LVMC Section 19.16.100) shall be required.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are defined in LVMC Chapter 19.09.110 (Form-Based Code Definitions).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A Purpose
19.09.040.B Applicability
19.09.040.C District-specific Standards for Street Trees
19.09.040.D 18B Las Vegas Arts District (Placeholder)
19.09.040.E Cashman District (Placeholder)
19.09.040.F Civic & Business District (Placeholder)
19.09.040.G Design District (Placeholder)
19.09.040.H Founders District (Placeholder)
19.09.040.I Fremont East
19.09.040.J Gateway District (Placeholder)
19.09.040.K Historic Westside (Placeholder)
19.09.040.L Las Vegas Medical District
19.09.040.M Market District (Placeholder)
19.09.040.N Resort & Casino District (Placeholder)
19.09.040.O Symphony Park District

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occurr between the District-specific standards listed in LVMC Section 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110)**.** The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

This Subsection includes standards that are intended to promote and protect unique, high-quality, walkable environments in the Downtown by providing a district-specific tree palette and planting requirements. Planting requirements have been developed from the objectives expressed in the Vision 2045 Downtown Master Plan, using the Nevada Division of Forestry Las Vegas Valley Urban Canopy Analysis and the Regional Plant List developed by the SNRPC, to promote environmental, social, and economic benefits.

All street trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall conform to standards in Table 1 (District Palette for Street Trees and Landscaping Requirements) and Figure 1 (Additional Planning Requirements).

Table 1 District Pallette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Pistacia Lentiscus (Mastic Tree) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Gleditsia Triacanthos Var. inermis (Honey Locust) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Parvifolia (Lacebark Elm)
Design	Acacia Craspedocarpa (Leather Leaf Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Microphylla (Foothill Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid palo verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Sophora Secundiflora (Texas Mountain Laurel)	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid Palo Verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis Glandulosa (Thornless Honey Mesquite)
Founders	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Ceratonia Siliqua (Carob) Dalbergia Sissoo (Indian Rosewood) Olea Europaea (Fruitless Olive) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)

City of Las Vegas Form-Based Code 19.09.040.C District-specific Standards for Street Trees

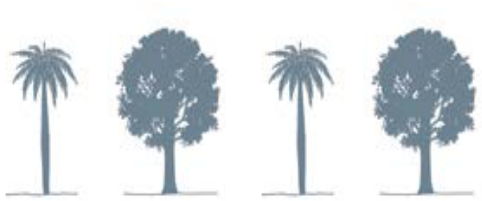
District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Fremont East	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pistacia Lentiscus (Mastic Tree) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus x Virginiana (Heritage Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Gleditsia Triacanthos Var.inermis (Honey Locust) Havardia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pittoposrum Angustifolium (Willow Pittosporum) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)
Historic Westside	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Pendula (Weeping Acacia) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)
Las Vegas Medical District	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Ceratonia Siliqua (Carob) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Ulmus Crassifolia (Cedar Elm) Olea Europaea (Fruitless Olive)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Cordia Boissieri (Texas Olive) Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Cordia Boissieri (Texas Olive) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak) Quercus Canbyi (Canby Oak)
Symphony Park	See Symphony Park Design Standards	See Symphony Park Design Standards

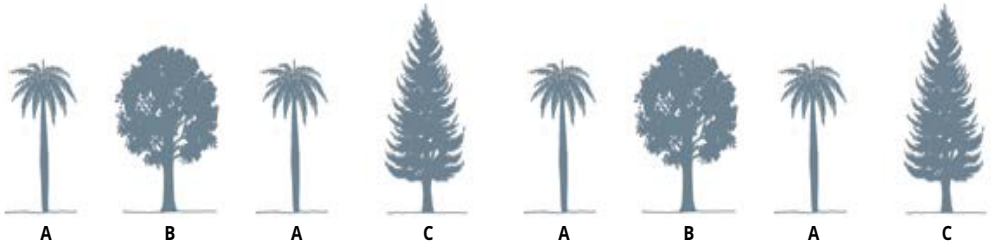
Figure 1 Additional Planting Requirements

To promote urban tree biodiversity, and protect the downtown canopy from species-related disease, trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall be planted utilizing the minimum alternating, spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed, uses the letters A, B, C, and images, to symbolize trees pertaining to the same genus (family) of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Section.

Option 1: AB-AB



Option 2: ABAC-ABAC



19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District

1. Historic Hotels and Motels - Adaptive Reuse Standards

   a. Purpose
   Hotels and motels located in the Fremont East District are the foundation of the City's tourism economy. Adaptive reuse is an important aspect of development in the Fremont East District as it contributes to the historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into new and more productive residential or commercial uses.

   b. Applicability
   These additional standards apply to existing hotels and motels or to features of these hotels or motels such as signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones.

   c. Allowed Uses
   In addition to the land use types listed in Table I (Use Types) of the Zones listed in paragraph b (Applicability) above, the Director may determine that a use not listed in Table I is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Downtown Master Plan.

   The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit).

   d. Use Specific Standards
   Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Uses

a. To support the development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

b. Social Use Venue is not an allowed use within the Las Vegas Medical District.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly mantained, preserved, and replaced in case of death.

b. In order to preserve and mantain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Chapter 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning Director may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns and may require an equivalent amount of similar sized trees, shrubs, and landscape buffer area to be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 2 below):

a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.

b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.

d. Maintenance of these open spaces will be the responsibility of the property owner.

e. Whenever the standards contained in this Section and the ones set forth in LVMC Section 19.09.050 overlap or contradict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District

See Symphony Park Design Standards

19.09.050 TRANSECT ZONES STANDARDS

Subsections:

19.09.050.A	Purpose	
19.09.050.B	Applicability	
19.09.050.C	Establishment of Transect Zones	
19.09.050.D	Transect Zones Overview	
19.09.050.E	Transect Zones	
	19.09.050.E.004	T6 Urban Core Zone (T6-UC)
	19.09.050.E.008	T6 Urban General Zone (T6-UG)
	19.09.050.E.012	T5 Maker Zone (T5-M)
	19.09.050.E.016	T5 Corridor Zone (T5-C)
	19.09.050.E.020	T5 Main Street Zone (T5-MS)
	19.09.050.E.024	T5 Neighborhood Zone (T5-N)
	19.09.050.E.028	T4 Corridor Zone (T4-C)
	19.09.050.E.032	T4 Main Street Zone (T4-MS)
	19.09.050.E.036	T4 Neighborhood Zone (T4-N)
	19.09.050.E.040	T3 Neighborhood Zone (T3-N)

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Open Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
    a. Building Type (at least one primary building);
    b. Frontage Type (multiple types as allowed by the Zone);
    c. Thoroughfare Type (as per each District Thoroughfare Plan); and
    d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
    a. Open Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Open Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map)).

19.09.050.D Transect Zones Overview

1. Table 1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.
2. The photographs in this Section are illustrative only and not regulatory.

Table 1 Transect Zones Overview

T6 Urban Core Zone (T6-UC)	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached or detached	Attached
Large lot width	Large lot width	Medium to large lot width
Large footprint and lot coverage	Large footprint	Large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the edge of right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
Small to no setbacks	Small to no setbacks	Small to no setbacks
5 to 20 stories	4 to 12 stories	Max. 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	**Intent**	**Intent**
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses.	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different allowed uses.
Subsection	**Subsection**	**Subsection**
19.09.050.E.004	19.09.050.E.008	19.09.050.E.012

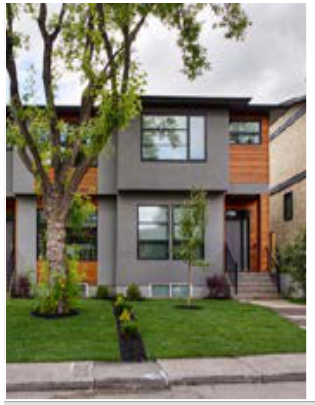
Table 1 Transect Zones Overview

T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	2 to 7 stories	2 to 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.016	19.09.050.E.020	19.09.050.E.024

Table 1 Transect Zones Overview

T4 Corridor Zone (T4-C)	T4 Main Street Zone (T4-MS)	T4 Neighborhood Zone (T4-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached or detached	Attached or detached	Attached or detached
Medium to large lot width	Medium lot width	Medium lot width
Medium to large footprint	Medium footprint and lot coverage	Small to Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks	No blank walls or planes	Medium setbacks
2 to 5 stories	Small to no setbacks	Max. 3 stories
	2 to 5 stories	
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.028	19.09.050.E.032	19.09.050.E.036

Table 1 Transect Zones Overview

T3 Neighborhood Zone (T3-N)

Desired Form
Typically detached; may be attached
Small to medium lot width
Small to medium footprint
Building placement varied, but mostly set back from right-of-way
Primarily common yards, stoops, and porches
Medium to large setbacks
Max. 2 stories
General Use
Primarily residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent
To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.
Subsection
19.09.050.E.040

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19.09.050.E.004 T6 Urban Core Zone (T6-UC)



Figure 1 Transect Illustration

A. General Intent

The T6-UC Zone is intended to reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. This Zone enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This Zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The following form elements are generally appropriate in this Zone:

- Attached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 5 to 20 stories

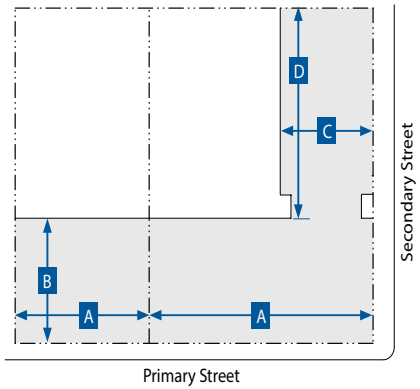
B. Sub-Zones

None

C. Lot Size

No width, depth or area standards are included for the T6-UC Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 2 Building Types

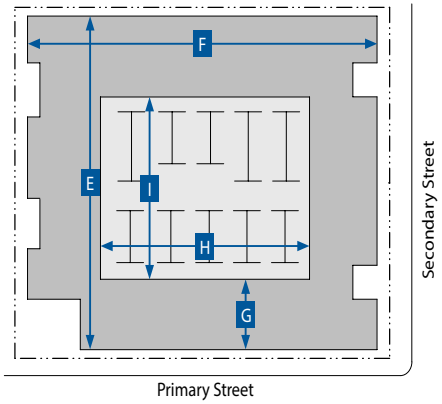


Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	200 ft	75 ft	100 ft
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Figure 3 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	E
Width	300 ft max.[1]	F
Depth (from front of building)	30 ft min.	G
Dimensions - Interior Building		
Width	180 ft max.	H
Depth	230 ft max.	I
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:
[1] Or the max. length of the block.

Figure 4 Building Placement

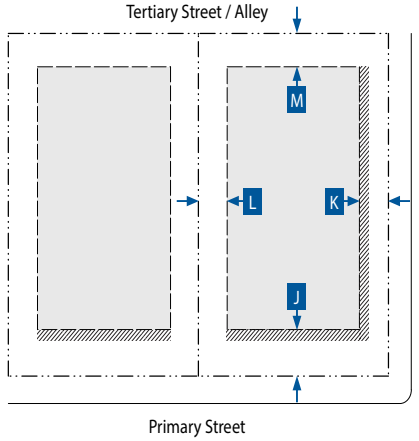
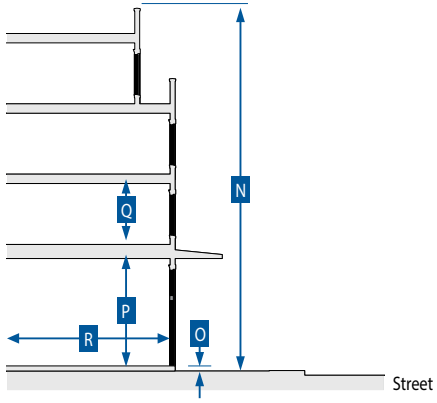


Figure 5 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1,2]	Front[3]	Corner Side	Interior Side[4,5]	Rear[4,5]
	J	K	L	M
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.
[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[3] Sidewalk must be extended into the facade zone to meet the building.
[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height[1]	Stories	N
Primary Building	5 min. - 20 max.	
Primary Building		
Ground Floor Finish Level[2,3]		O
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	P
Upper floors	9 ft min.	Q
Footprint		
Lot coverage	95% max.	
Depth		
Ground floor space	30 ft min.	R

Notes:
[1] Additional setbacks may be required for buildings with 5+ stories. Refer to Table E for setback distance.
[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[3] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

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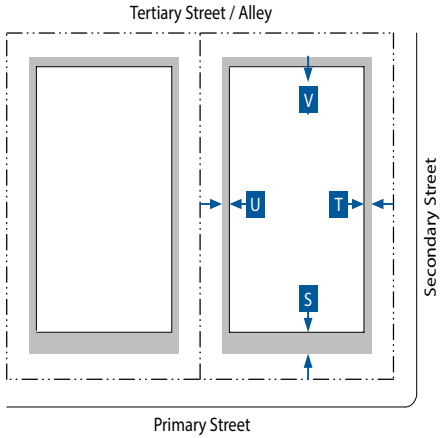
Figure 6 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	S	T	U	V
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways[3]	A[3]	A[3]	A	A[3]
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.				

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.
[3] Only allowed when there is no alternative access from the rear.
[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types

Use Type	T6-UC
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Commercial, Other than Listed	P
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment and Services	
Automobile Rental	C
Blood Plasma Donor Center	P
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S
Food Processing	C
Gaming Establishment, Business Related	S
Gaming, Establishment, Non-restricted	S
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Social Service Provider	P
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	**T6-UC**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Other	
Electric Utility Substation	P
Government Facility	P
Helipad	S
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C
Parking Facility	C
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

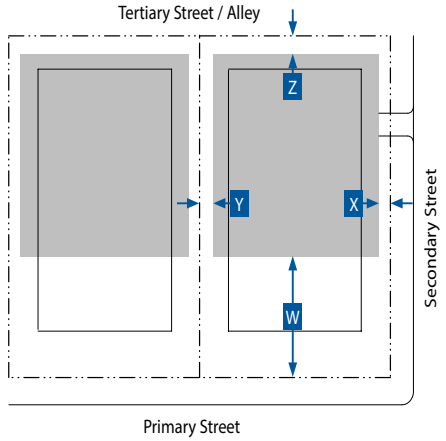
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Figure 7 Parking Standards



Key for Diagram

Lot Line — Building Line

Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	W	X	Y	Z
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		
Open space may also be provided in compliance with LVMC Section 19.09.080 (Open Space Standards) if open space is provided on the lot.		

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.008 T6 Urban General Zone (T6-UG)



Figure 8 Transect Illustration

A. General Intent

The intent of the T6-UG Zone is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accommodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 4 to 12 stories

B. Sub-Zones

T6-UG-L

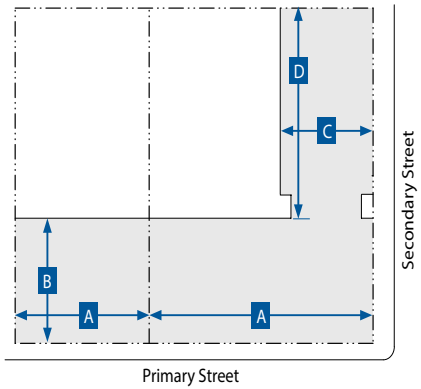
The limited sub-zone provides the same building form as the T6-UG Zone, with the following exceptions:

a. The minimum allowed building height is 1 story, and the maximum allowed building height is 14 stories.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 9 Building Types



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	175 ft	75 ft	100 ft
Courtyard Building	175 ft	175 ft	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

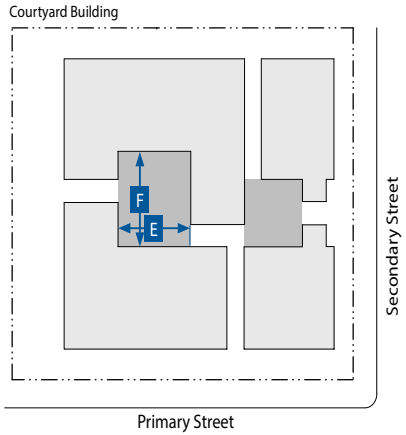
Notes:

[1] Or the max. length of the block.

Key for Tables

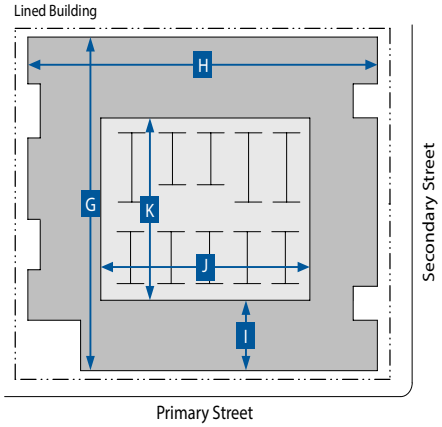
-- No Requirement

Figure 10 Building Types- Courtyard Building



D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Figure 11 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

D. Building Types (cont.)
Additional Standards for a Lined Building (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 12 Building Placement

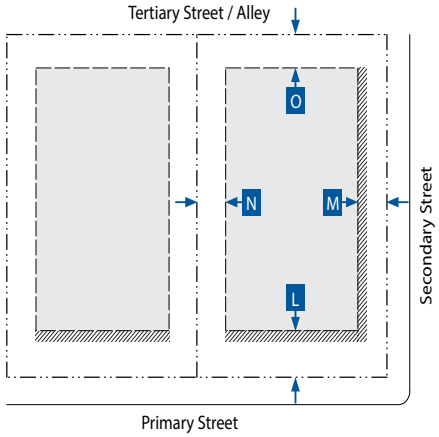
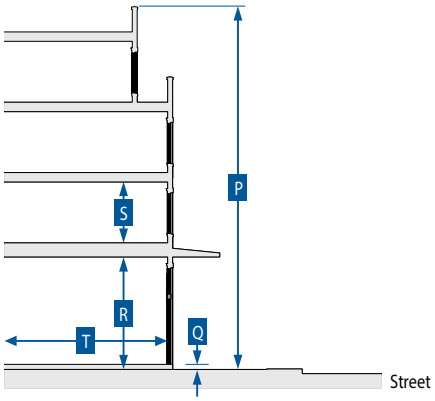


Figure 13 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side	Interior Side[1,3,4]	Rear[1,3,4]
	L	M	N	O
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards

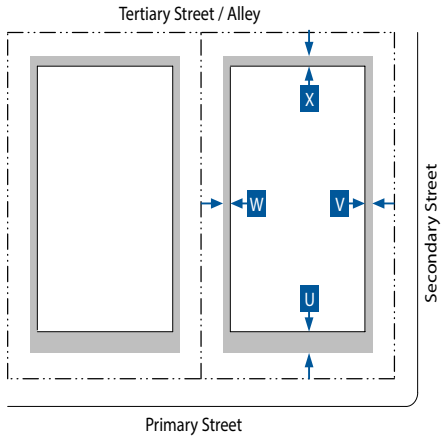
Building Height	Stories	P
Primary Building	4 min. - 12 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 14 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types		
Use Type	T6-UG	T6-UG-L
Residential		Sub-Zone
Assisted Living Apartment	P	N
Community Residence	P	N
Convalescent Care Facility/Nursing Home	P	N
Downtown Residential	P	N
Home Occupation	P	N
Hospice	P	N
Senior Citizen Apartments	P	N
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
College, University, or Seminary	P	P
Community Recreational Facility (Public)	P	P
Museum, Art Display, or Art Sales (Private)	P	N
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	N
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S	N
Beer/Wine/Cooler On-Sale Establishment	C	N
Commercial, Other than Listed	S	S
Downtown Retail[1]	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Nightclub	S	N
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services[2]	P	P
Food Processing	C	C
Hospital	P	P
Hotel, Motel or Hotel Suites	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S

I. Use Types (cont.)		
Use Type	T6-UG	T6-UG-L
Other		Sub-Zone
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C
Emergency Ambulance Services, Ground	P	P
Government Facility	P	P
Helipad	C[3]	C[3]
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquefied Petroleum Gas Installation (Over 288 Gallons)	N	S
Parking Facility	P	P
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses[4]	T	T
Urban Agriculture		
Community Garden	P	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

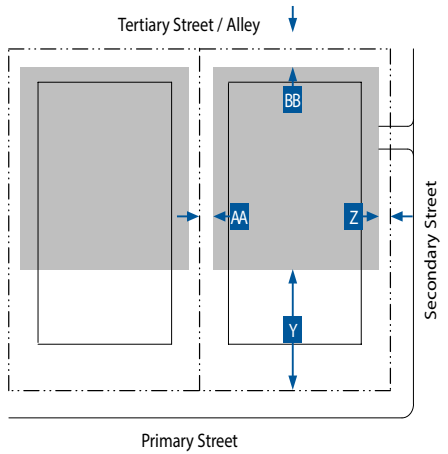
[3] For life-safety medical purposes only; otherwise a Special Use Permit is required.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
N	Use is not allowed.

Figure 15 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.012 T5 Maker Zone (T5-M)



Figure 16 Transect Illustration

A. General Intent

The intent of the T5-M Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, utilizing performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of frontages, mostly Shopfront
- Small to no setbacks
- Max. 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

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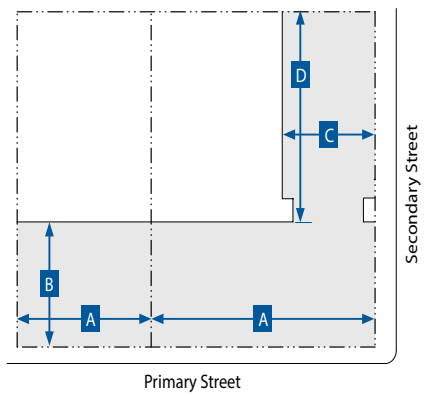
Figure 17 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low Rise	150 ft[1]	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft[1]	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure[2]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

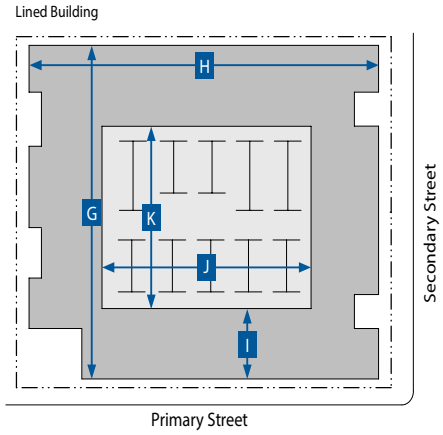
Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of Accessory Structures must not exceed 60% of the GFA of the primary structure.

[3] Or the max. length of the block.

Figure 18 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1,3]	G
Width	300 ft max.[1,3]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Key for Tables

-- No Requirement

Figure 19 Building Placement

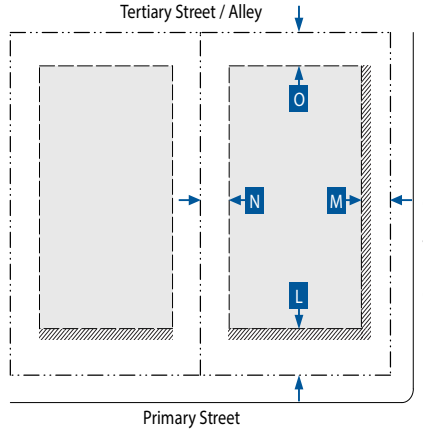
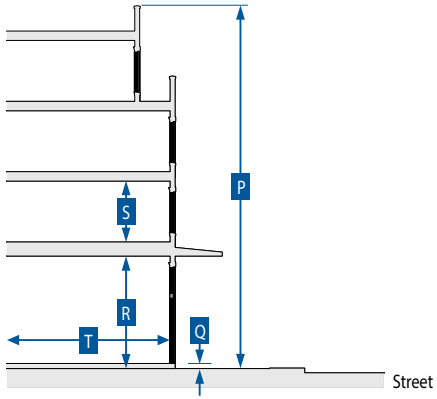


Figure 20 Building Form Standards



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side	Interior Side[1,3,4]	Rear[1,3,4]
	L	M	N	O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

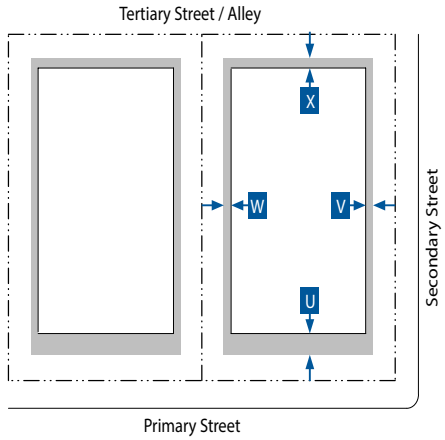
F. Building Form Standards		
Building Height	Stories	P
Primary Building	5 max.	
Accessory Structure	4 max.	
Primary Building		
Ground Floor Finish Level[1,2]		Q
Residential	1.50 ft min. above curb	
All other uses	2 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 21 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F
Pedestrian Access			
Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.				

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types

Use Type	T5-M
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
College, University, or Seminary	P
Community Center, Private (Accessory)	A
Community Recreational Facility (Public)	P
Museum, Art Display, or Art Sales (Private)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment and Services	
Downtown Industrial[2]	C
Downtown Services[3]	P
Food Processing	C
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Event with Alcoholic Beverage Sales	S
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P

I. Use Types (cont.)

Use Type	T5-M
Urban Agriculture	
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

[3] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

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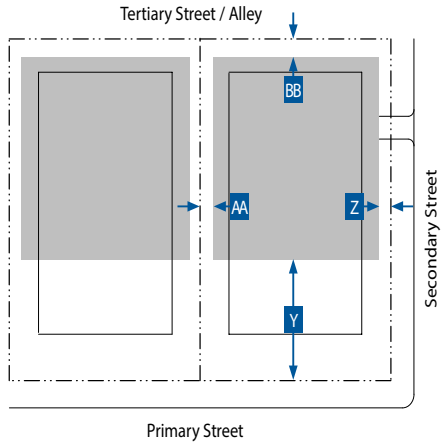
City of Las Vegas Form-Based Code
19.09.050.E.012 T5 Maker Zone (T5-M)

Figure 22 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.016 T5 Corridor Zone (T5-C)



Figure 23 Transect Illustration

A. General Intent

The T5-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to large lot width
- Large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Mix of building frontages, but mostly Shopfront
- Small setbacks
- 2 to 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 24 Building Types

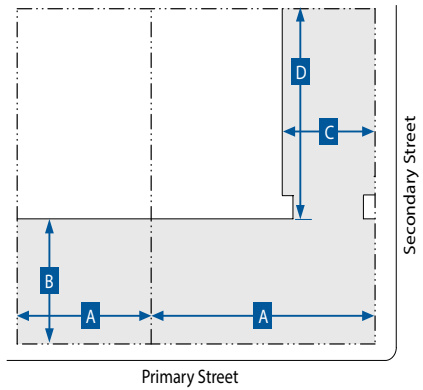
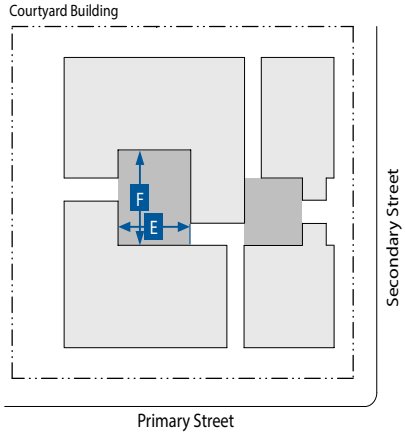


Figure 25 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

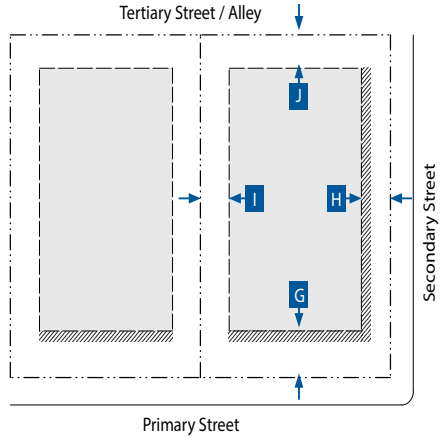
[3] The total GFA of Accessory Structures must not exceed 10% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 26 Building Placement



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:

[1] Or the max. length of the block.

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[3,4]
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	65%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

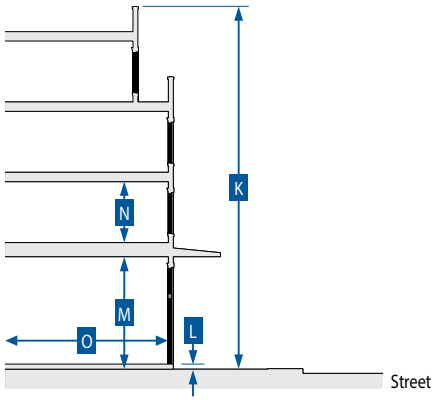
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Figure 27 Building Form Standards



F. Building Form Standards		
Building Height	Stories	K
Primary Building	2 min. - 7 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		L
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	M
Upper floors	9 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	O

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

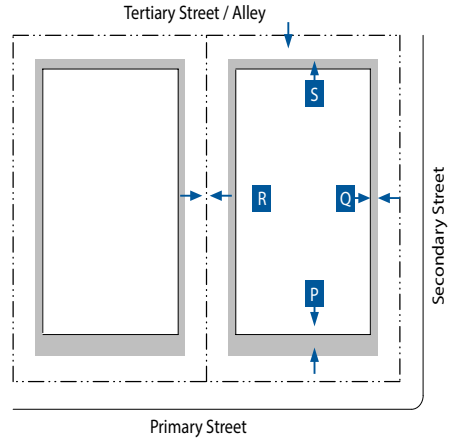
Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

Notes:
[1] Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).
[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.
[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[4] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 28 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A

H. Encroachments into Facade Zone (cont.)
Miscellaneous
Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.
[3] Only allowed when there is no alternative access from the rear.
[4] All mechanical and utility equipment must be screened from view from the street.

Key for Tables

A Allowed
N Not Allowed

I. Use Types	
Use Type	T5-C
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S

I. Use Types (cont.)	
Office, Medical or Dental; or Office, Other Than Listed	P
Social Services Provider	C
Use Type	T5-C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

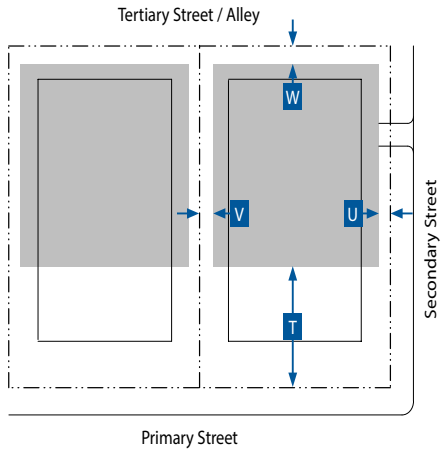
[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 29 Parking Standards



Key for Diagram

Lot Line — Building Line

Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.020 T5 Main Street Zone (T5-MS)



Figure 30 Transect Illustration

A. General Intent

The intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

- Attached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 2 to 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 31 Building Types

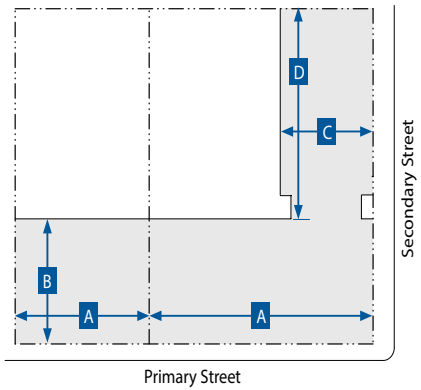
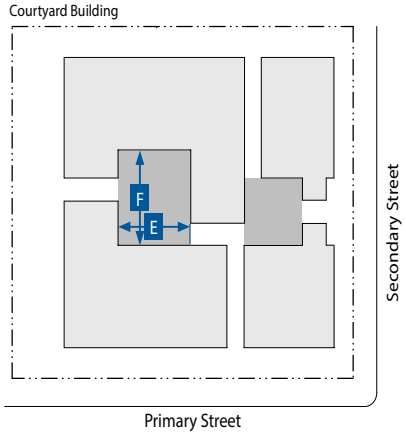


Figure 32 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Accessory Structure[2]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

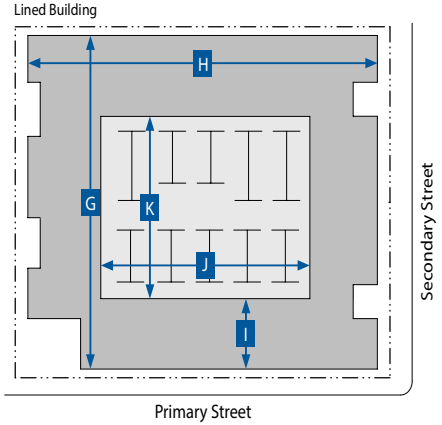
[2] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 33 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 34 Building Placement

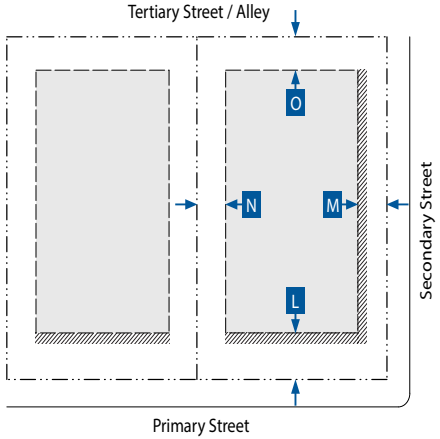
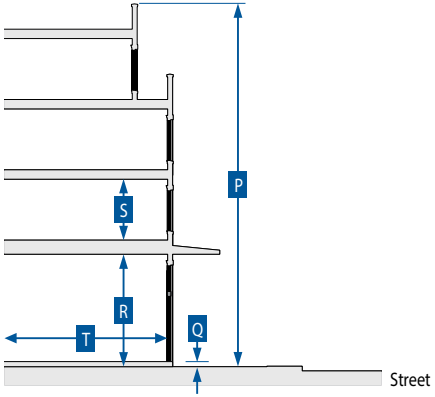


Figure 35 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1,2]	Interior Side[3,4]	Rear[4]
	L	M	N	O
Primary Building				
Min.	5 ft	10 ft	0 ft[3]	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

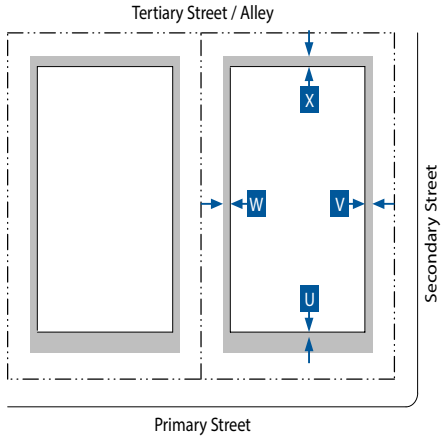
Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 36 Building Types- Courtyard Building



Key for Diagram

Lot Line
Building Line
Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed
N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.				

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.
[3] Only allowed when there is no alternative access from the rear.
[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T5-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/ Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment & Services	
Blood Plasma Donor Center	S
Cleaners, Commerical/Industrial	S
Clinic	P
Crop Production	C
Custom & Craft Work	C
Daily Labor Services	S
Downtown Services[2]	P
Food Processing	C
Hospital	C
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Satellite Dish	C
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

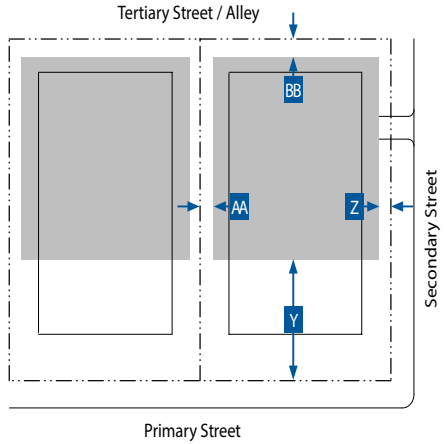
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 37 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.024 T5 Neighborhood Zone (T5-N)



Figure 38 Transect Illustration

A. General Intent

The intent of the T5-N Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Medium to large lot width
- Medium to large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace
- Medium setbacks
- 2 to 5 stories

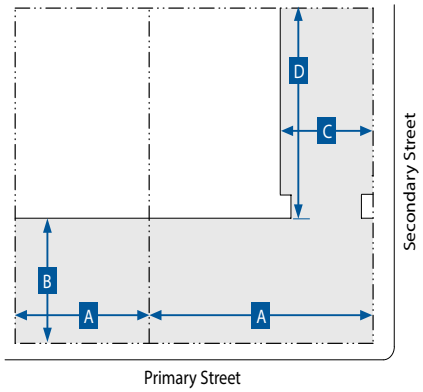
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 39 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Flex Mid-Rise	170 ft[1]	175 ft[1]	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[2]	32 ft	26 ft	--	--
Live/Work[3]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[4]	36 ft	32 ft	--	--
Accessory Structure[4]	36 ft	32 ft	--	--

Key for Tables

-- No Requirement

D. Building Types (cont.)
Miscellaneous
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.
Allowed frontage types are described in Table G (Frontages).

Notes:

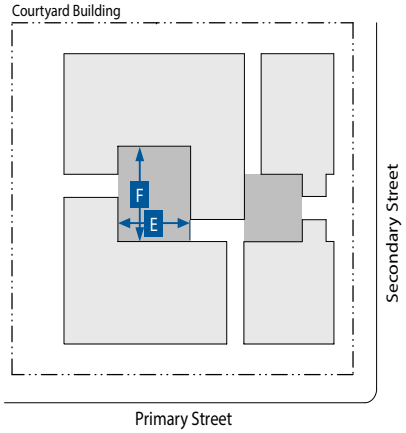
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[3] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[4] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Figure 40 Building Types- Courtyard Building



Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		

D. Building Types (cont.)
Additional Standards for a Courtyard Building
Access Standards
Pedestrian access to the building must be from the thoroughfare or courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings where feasible.
Courtyards must be accessible from the primary thoroughfare where feasible.

Figure 41 Building Placement

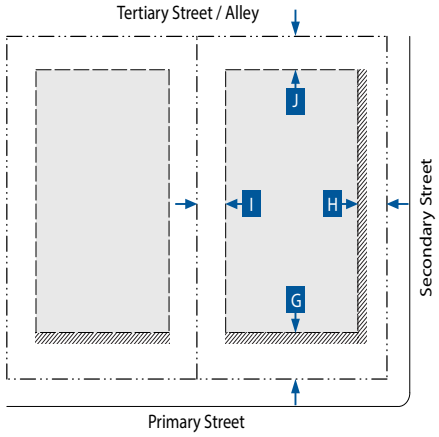
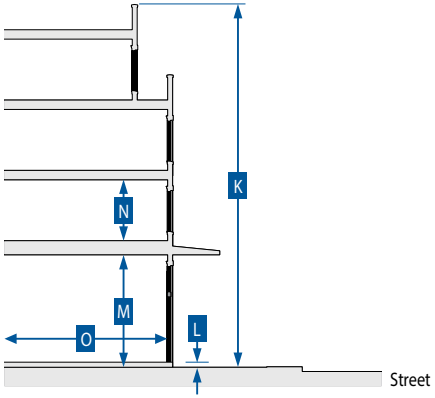


Figure 42 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[4]
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards

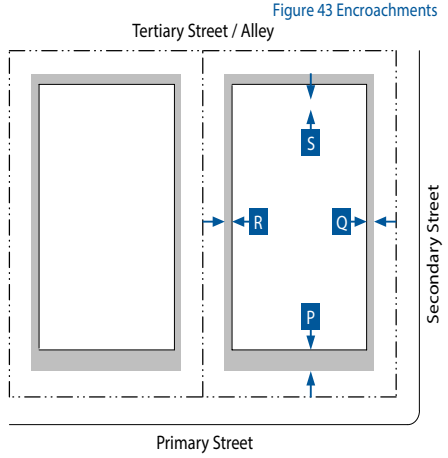
Building Height	Stories	K
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		L
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	O

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 43 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
For service and retail uses, the primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment[4]	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.				

I. Use Types	
Use Type	T5-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S
Employment & Services	
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites	S
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S

I. Use Types (cont.)	
Use Type	T5-N
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

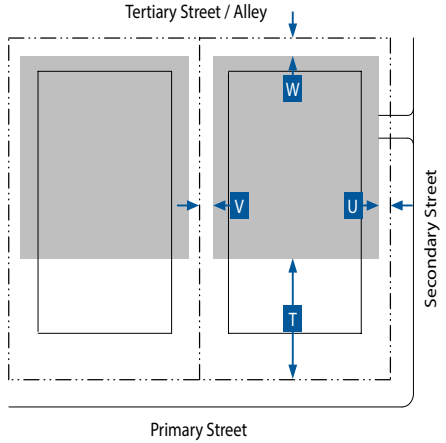
Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[23] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 44 Parking Standards



Key for Diagram

Lot Line — Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.028 T4 Corridor Zone (T4-C)



Figure 45 Transect Illustration

A. General Intent

The T4-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Medium to large lot width
- Medium to large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Mix of building frontages, but mostly Shopfront
- Medium setback
- 2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 46 Building Types

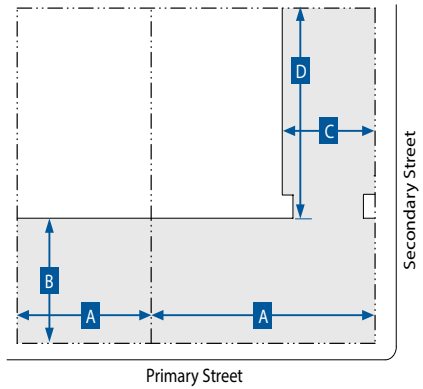
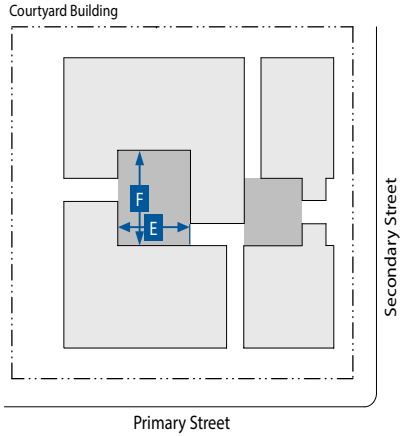


Figure 47 Building Types- Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				
Additional Standards for a Courtyard Building				
Dimensions - Courtyard(s)				
Width	20 ft min.; 100 ft max.			E
Width-to-Height Ratio	1:2 min.; 2:1 max.			
Depth	50 ft min.; 100 ft max.			F
Percentage of width of building	50% max.			
Total Area	400 sf min.			

D. Building Types (cont.)
Additional Standards for a Courtyard Building (cont.)
A minimum of two courtyard edges must be defined by the building.
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.
Access Standards
Pedestrian access to the building must be from the thoroughfare or courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings where feasible.
Courtyards must be accessible from the primary thoroughfare where feasible.

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[3] The total GFA of Accessory Structures must not exceed 30% of the GFA of the primary structure.

Figure 48 Building Placement

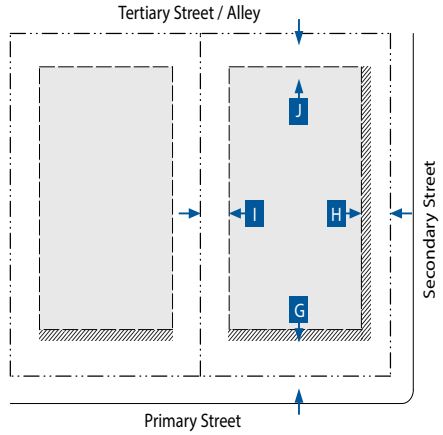
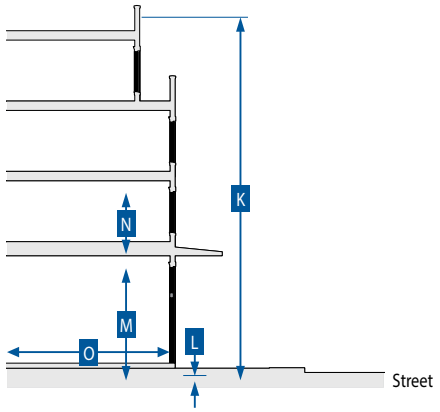


Figure 49 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[4]
	G	H	I	J
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	75%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 5 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	M
Upper floors	9 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	85% max.	
All other uses	75% max.	
Depth		
Ground floor space	30 ft min.	O

Notes:

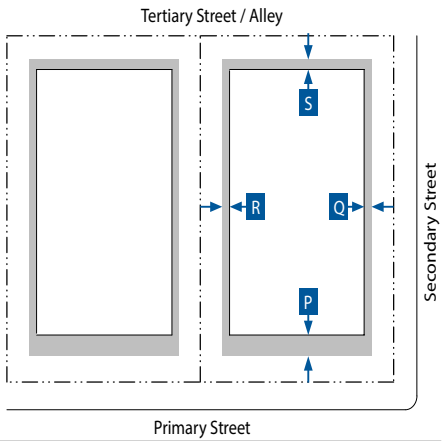
[1] Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans)).

[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.

[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[4] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 50 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.				

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T4-C
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

I. Use Types (cont.)	
Employment & Services	
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	T4-C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

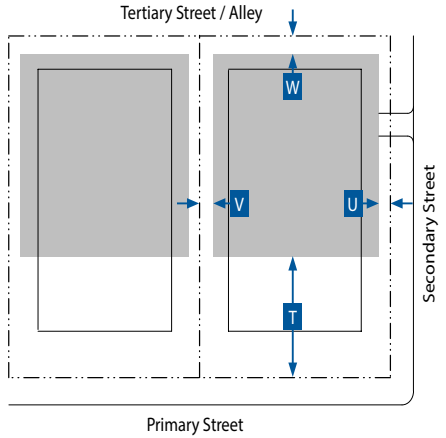
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 51 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front	Corner Side	Interior Side	Rear
	T	U	V	W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.032 T4 Main Street Zone (T4-MS)



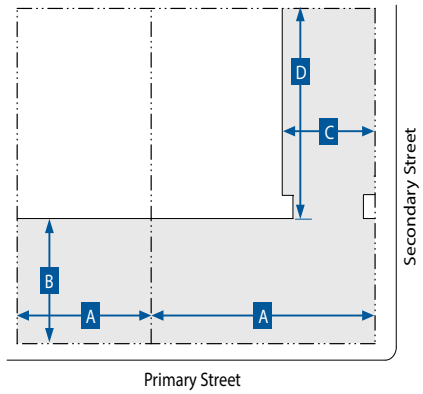
Figure 52 Transect Illustration

A. General Intent
The intent of the T4-MS Zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:
Attached or detached
Medium lot width
Medium footprint and lot coverage
No blank walls or planes
Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
2 to 5 stories

B. Sub-Zone
None

C. Lot Size
No width, depth or area standards are included for the T4-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 53 Building Types



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	140 ft	75 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.
Allowed frontage types are described in Table G (Frontages).

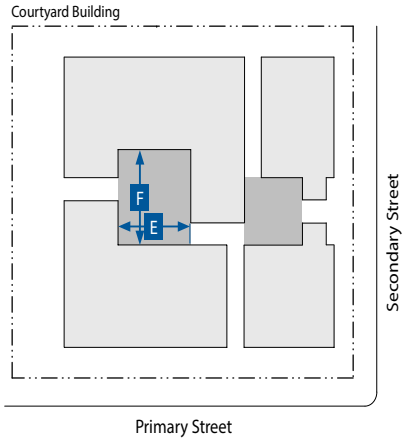
Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

Figure 54 Building Types- Courtyard Building

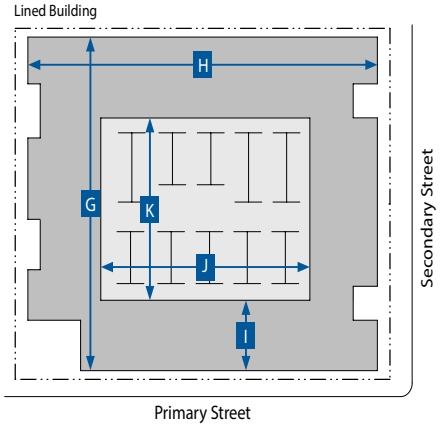


D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	35 ft min.; 75 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 55 Building Types- Lined Building



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	150 ft max.	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Figure 56 Building Placement

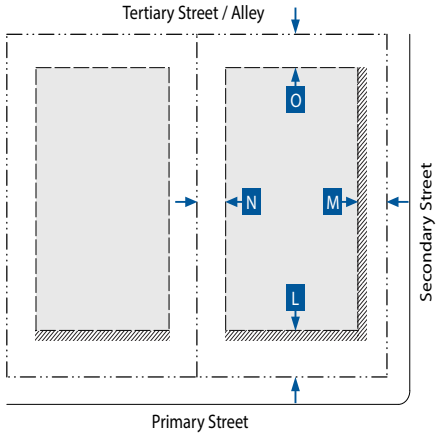
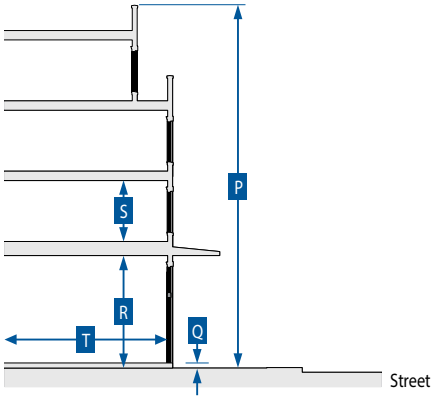


Figure 57 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)[1,2]	Front[3]	Corner Side[3]	Interior Side[4,5]	Rear[5]
	L	M	N	O
Primary Building				
Min.	0 ft	0 ft	0 ft	5 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Sidewalk must be extended into the facade zone to meet the building.

[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	P
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

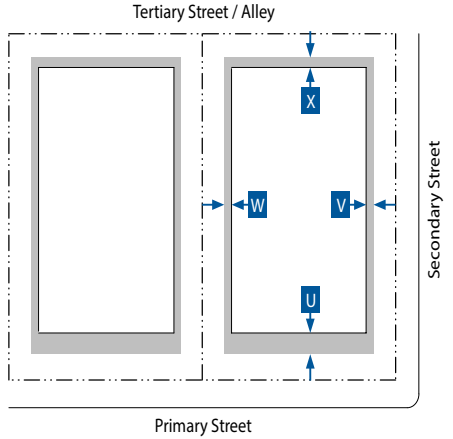
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 58 Encroachments



Key for Diagram

Lot Line
Building Line
Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A[3]	A[3]	A	A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	T4-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverages Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	T4-MS
Employment & Services	
Clinic	P
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

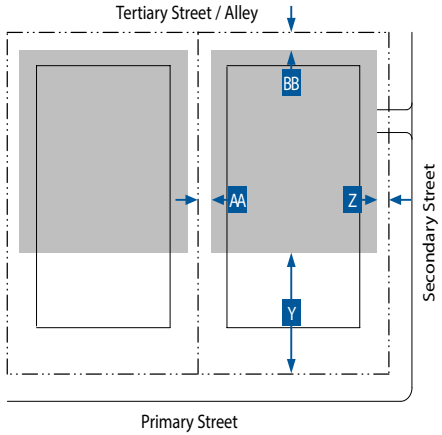
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 59 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

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19.09.050.E.036 T4 Neighborhood Zone (T4-N)



Figure 60 Transect Illustration

A. General Intent

The T4-N Zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Medium lot width
- Small to Medium footprint and lot coverage
- Buildings placed near the edge of right-of-way
- Diverse mix of building frontages, but primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
- Medium setbacks
- Max. 3 stories

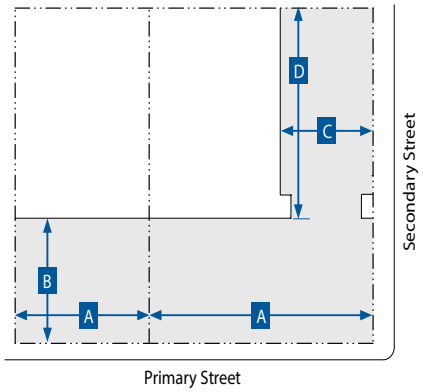
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 61 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Fourplex Court[1]	40 ft	80 ft	--	--
Duplex, Side-by-side	48 ft	--	20 ft	22 ft
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[1]	32 ft	26 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[3]	36 ft	32 ft	--	--
Accessory Structure[3]	36 ft	32 ft	--	--
Miscellaneous				
Allowed frontage types are described in Table G (Frontages).				

D. Building Types (cont.)

Notes:

[1] The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.

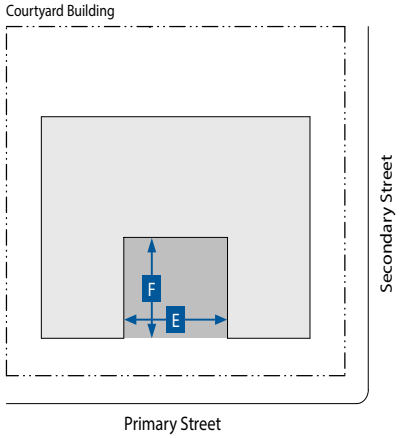
[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 62 Building Types- Courtyard Building



Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	25 ft min.; 60 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

D. Building Types (cont.)		
Additional Standards for a Bungalow Court		
Dimensions - Courtyard(s)		
Width	20 ft min.	E
Depth	20 ft min	F
Area	400 sf min.	

Figure 63 Building Placement

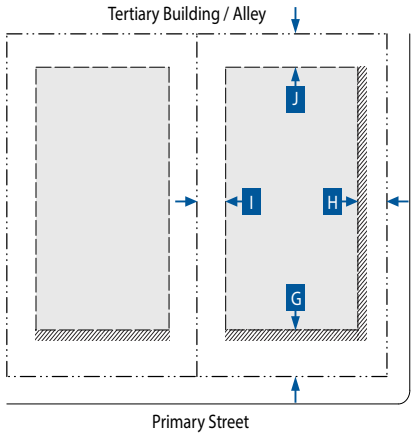
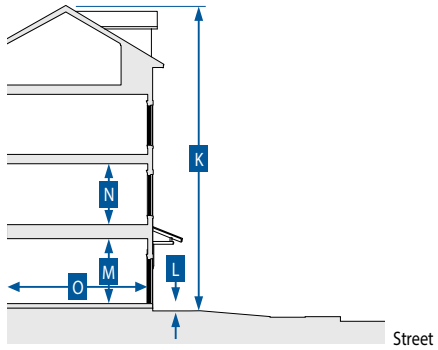


Figure 64 Building Form



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1]	Front[2,3]	Corner Side[2]	Interior Side[3]	Rear
	G	H	I	J
Primary Building				
Min.	10 ft	10 ft	5 ft	15 ft
Max.	20 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	Stories	K
Primary Building	3 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		L
Residential	1.50 ft min. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor[3]	9 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	75% max.	
Depth		
Ground floor space retail/service space	30 ft min.	O

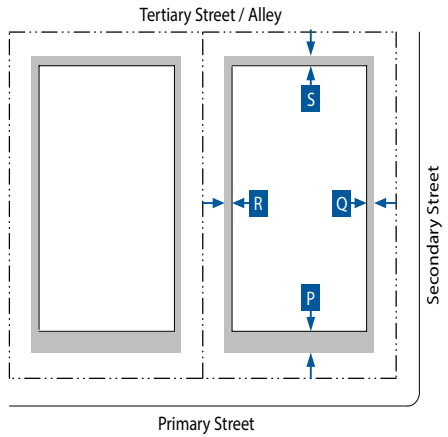
Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] 14 ft minimum when ground floor is directly adjacent to sidewalk for commercial uses.

Figure 65 Encroachments



Key for Diagram

Lot Line | Building Line | Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront[1]	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1,2]	A	A	19.09.070.M

Note:

[1] Allowed only on building corners for commercial uses.

[2] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A	A	A	A
Mechanical and Utility Equipment	A[3]	A[3]	A[3]	A
Miscellaneous				
Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.				

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

I. Use Types	
Use Type	T4-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Center, Private (Accessory)	P
Community Recreational Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Tavern-Limited Establishment	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[2]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

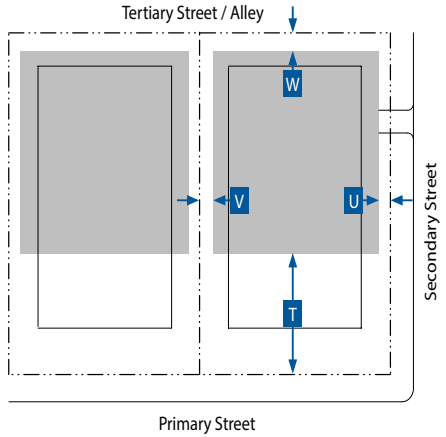
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 66 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor	20 ft	20 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

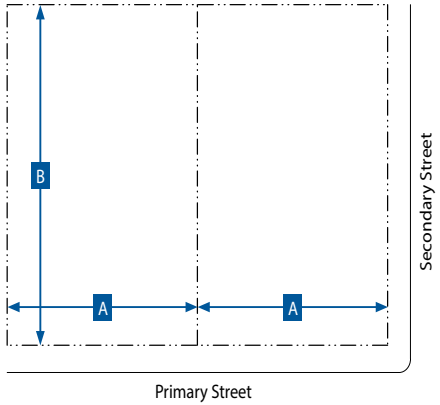
L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.040 T3 Neighborhood Zone (T3-N)



Figure 67 Transect Illustration

Figure 68 Lot Size



Key for Diagram

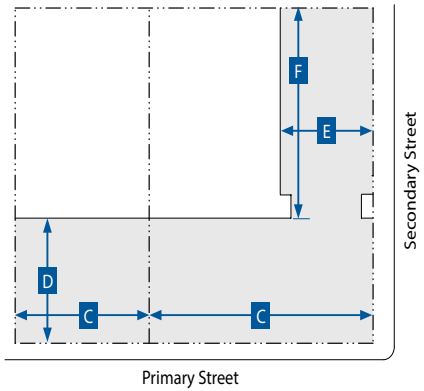
Lot Line

A. General Intent
The T3-N Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:
Primarily detached, but may be attached
Small to medium lot width
Small to medium footprint and lot coverage
Primarily with common yards, stoops, and porches
Medium to large front setback
Medium to large side setbacks
Max. 2 stories

B. Sub-Zone
None

C. Lot Size	
Area	
Min.	6,000 sf
Max.	12,800 sf
Width	**A**
Min.	50 ft
Max.	80 ft
Depth	**B**
Min.	90 ft
Max.	160 ft

Figure 69 Building Types



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex – Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court[1]	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit[2]	1	--	--	--	--
Accessory Structure[2]	2	--	--	--	--
Miscellaneous					
Allowed frontage types are described in Table G (Frontages).					

Notes:
[1] Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.
[2] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 70 Building Placement

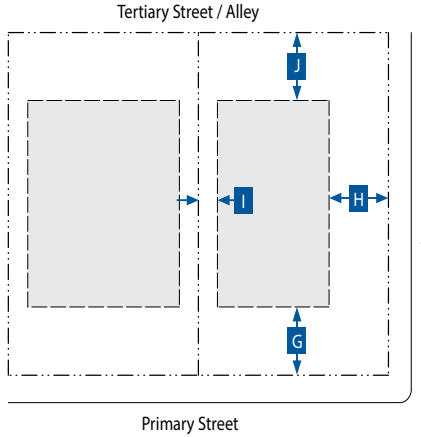
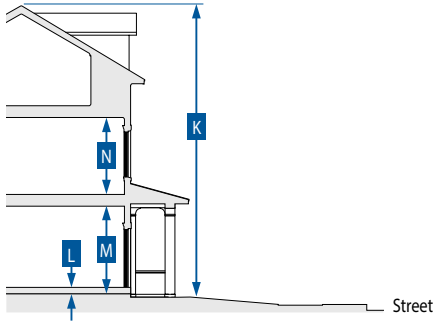


Figure 71 Building Form



Key for Diagrams

Lot Line
Building Setback Line
Building Area

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front	Corner Side	Interior Side	Rear
	G	H	I	J
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft[1]	3 ft[1]
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes:
[1] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

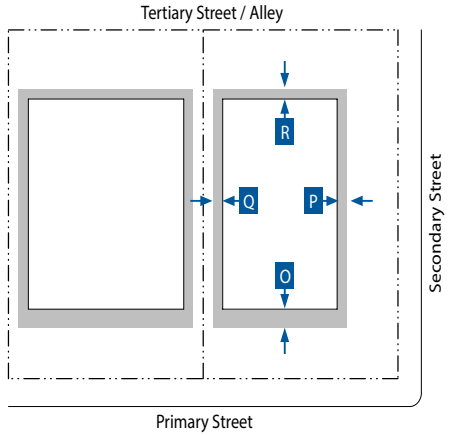
Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	Stories	K
Primary Building	2 max.	
ADU or Accessory Structure[1]	2 max.	
Primary Building		
Ground Floor Finish Level[2,3]		L
Residential	1.50 ft min. above curb	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	65% max.	

Notes:
[1] ADUs or accessory structures must not exceed the overall height of the primary building.
[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[3] Primary buildings located on lots sloping down and away from the street are exempt.

Figure 72 Encroachments



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	O	P	Q	R
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A
Miscellaneous				
Encroachments are allowed into the facade zone, but are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.				

I. Use Types

Use Type	T3-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[1]	T
Urban Agriculture	
Community Garden	C

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

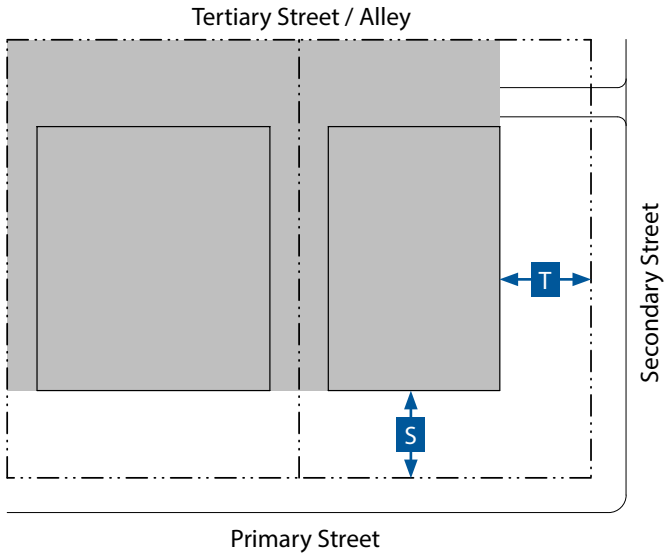
P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 73 Parking Standards



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	S	T		
Ground Floor	20 ft	15 ft	0 ft	0 ft
Parking Driveway				
Width	12 ft min. - 20 ft max.			
Miscellaneous				
Driveways may be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

Key for Tables

-- No Requirement

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

L. Required Open Space		
Open Space		
Width		10 ft min.
Depth		10 ft min.
Open space per unit	Up to 30 units	50 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.060 BUILDING TYPE STANDARDS

Subsections:

19.09.060.A Purpose

19.09.060.B Applicability

19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
    a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
    b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 1 (Building Types Overview) are illustrative only and not regulatory.

Table 1 Building Types Overview

Transect Zones	T3-N	T3-N	T3-N
Building Form	**Small House**	**Medium House**	**Large House**
Example			
Description	A small-size detached structure, consisting of one unit, usually sited on a small lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A large-size detached structure consisting of one unit usually sited on a large lot with private open space. This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T5-N, T4-N, T3-N**
Building Form	**Accessory Dwelling Unit (ADU)**	**Accessory Structure**	**Duplex: Side-by-Side**
Example			 Source: Opticos Design, Inc.
Description	An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit. An ADU is important for providing affordable housing opportunities within walkable neighborhoods.	An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.	A small- to medium-size structure with two attached residential units, both of which have private open space and face the street. This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

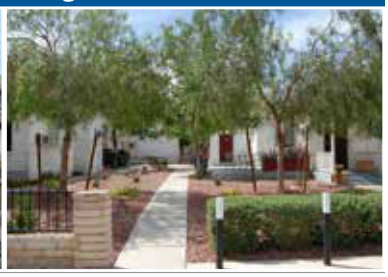
Transect Zones	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N
Building Form	**Duplex: Front-and-back**	**Duplex: Stacked**	**Bungalow Court**
Example		 Source: Opticos Design, Inc.	
Description	A small- to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A small- to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type. A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T5-C, T5-N, T4-MS, T4-C, T4-N	T5-N, T4-MS, T4-C, T4-N	T5-M, T5-C, T5-N, T4-C
Building Form	**Live/Work**	**Multi-plex: Small**	**Multi-plex: Large**
Example	 Source: Opticos Design, Inc		
Description	A small- to medium-size attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity-neighborhoods or in locations that will transition into a neighborhood main street. This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.	A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House	A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony. This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	**T5-M, T5-N, T4-C, T4-N**	**T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Building Form	**Rowhouse**	**Courtyard Building**	**Flex Low-Rise Building**
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	A medium-size structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space. This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse	A large-size structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit. This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A medium- to large-size structure on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 1 Building Types Overview

Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T6-UC, T6-UG**	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T4-MS,**
Building Form	**Flex Mid-Rise Building**	**Flex High-Rise Building**	**Lined Building**
Example			 Source: buildabetterburb.org
Description	A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit. This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.	A structure that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M	T4-N
Building Form	**Loft**	**Fourplex Court**
Example		
Description	A multi-story structure with a large footprint, tall ceilings, and a design that facilitates natural light. This building type is adaptable to different individual uses over the course of a life-cycle and offers flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.	Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type. A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.
Building Scale	Block-Scale	House-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A Purpose
19.09.070.B Applicability
19.09.070.C Frontage Types Overview
19.09.070.D Arcade
19.09.070.E Common Yard
19.09.070.F Dooryard
19.09.070.G Forecourt
19.09.070.H Gallery
19.09.070.I Porch: Engaged
19.09.070.J Porch: Projecting
19.09.070.K Shopfront
19.09.070.L Stoop
19.09.070.M Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 1 Private Frontages Overview

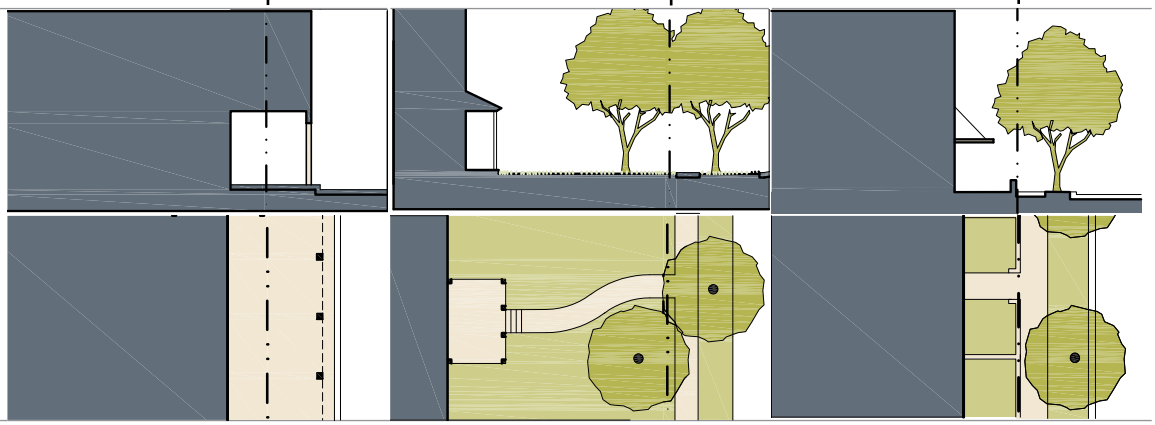
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-N, T4-MS, T4-N**
Frontage Type	**Arcade**	**Common Yard**	**Dooryard**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.	The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.	In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.

Table 1 Private Frontages Overview

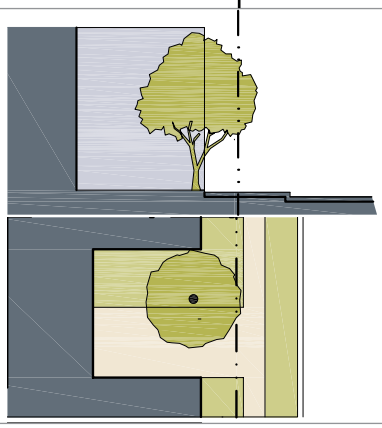
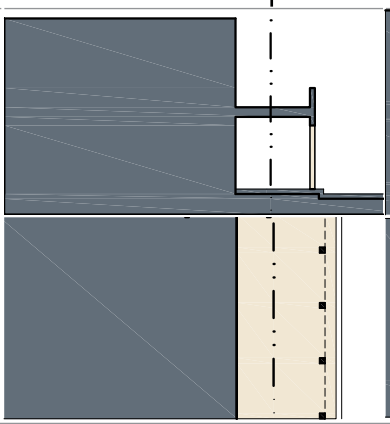
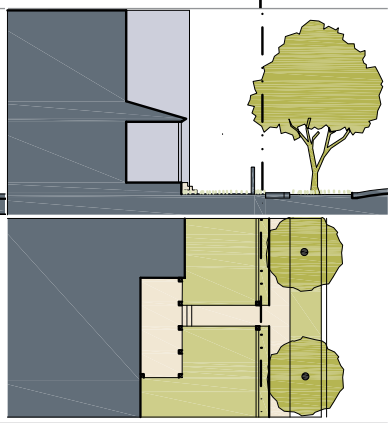
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-N, T3-N	T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C	T4-C, T4-N, T3-N
Frontage Type	**Forecourt**	**Gallery**	**Porch: Engaged**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 1 Private Frontages Overview

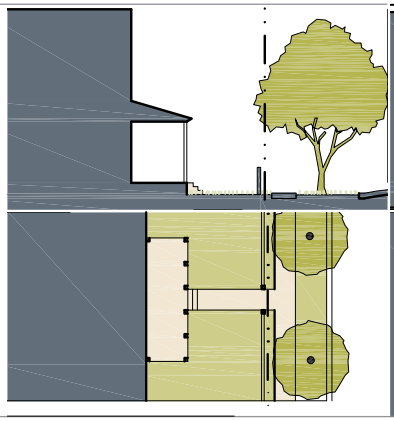
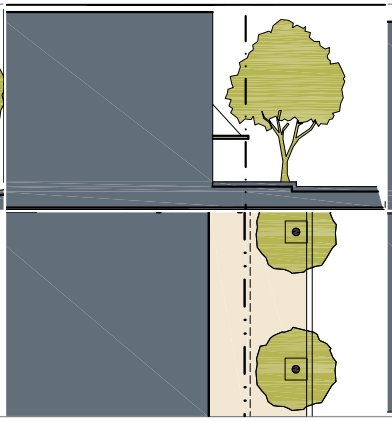
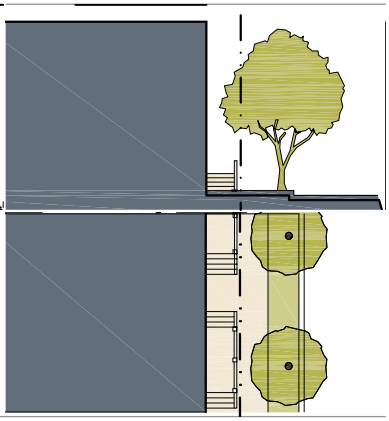
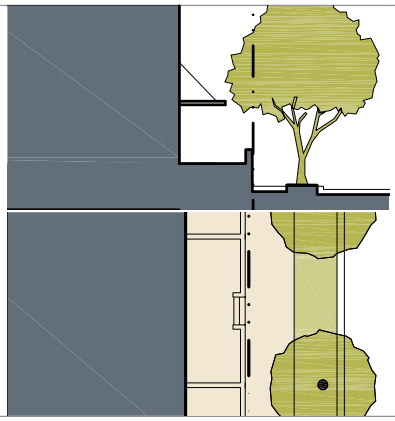
Transect Zones	**T4-C, T4-N, T3-N**	**T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C, T4-N**	**T5-MS, T5-N, T4-MS, T4-N, T3-N**
Frontage Type	**Porch: Projecting**	**Shopfront**	**Stoop**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

Table 1 Private Frontages Overview

Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Frontage Type	**Terrace**
	LOT PRIVATE FRONTAGE > | < ROW <
Example	
Description	In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

19.09.070.D Arcade

Figure 1 Arcade Elevation

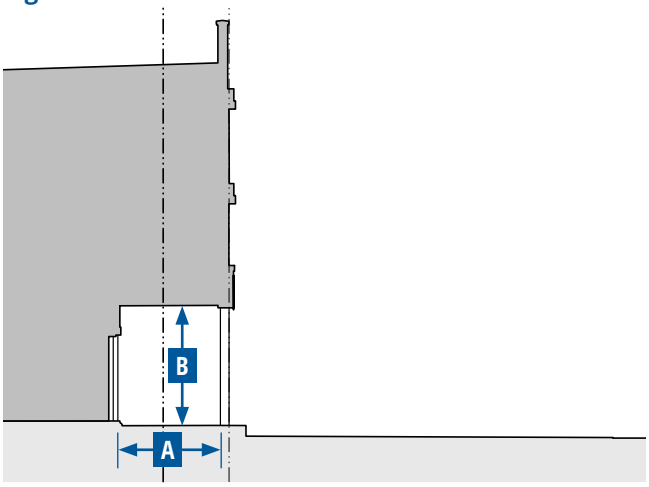
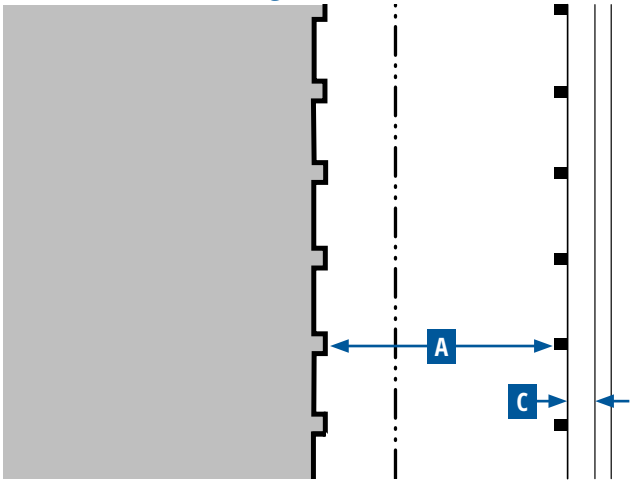


Figure 2 Arcade Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Arcade		
1. Description		
The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.		
2. Size		
Depth, Clear	10 ft min.	A
Ground floor height, Clear	14 ft min.	B
Setback from back of curb	2 ft min.	C
3. Miscellaneous		
Arcades must have a consistent depth along a frontage.		
Arcades with more than 2 floors of habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.		
Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.		



Figure 3 Arcade Illustration

19.09.070.E Common Yard

Figure 4 Common Yard Elevation

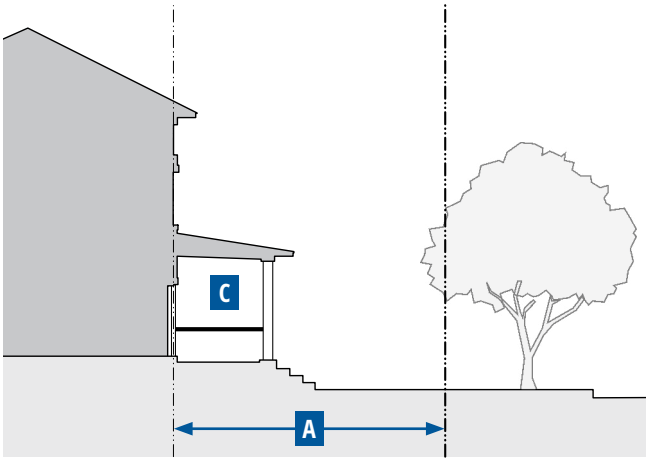
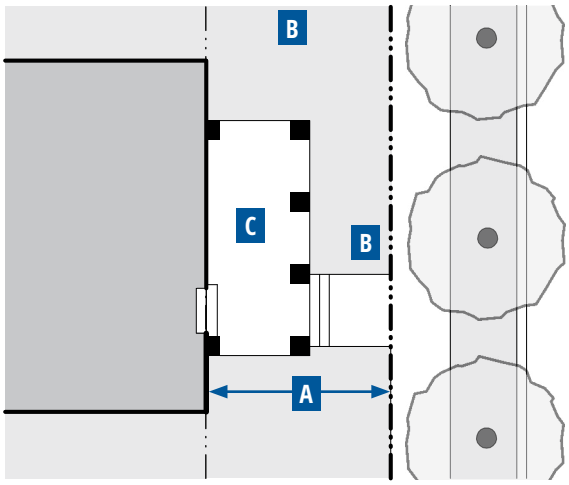


Figure 5 Common Yard Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Common Yard		
1. Description		
In the Common Yard Frontage Type, the main facade of the building has a large landscaped setback from the frontage line providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with the other private frontages.		
2. Size		
Depth	20 ft min.	A
3. Miscellaneous		
Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages.		B
Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch.		C



Figure 6 Common Yard Illustration

19.09.070.F Dooryard

Figure 7 Dooryard Elevation

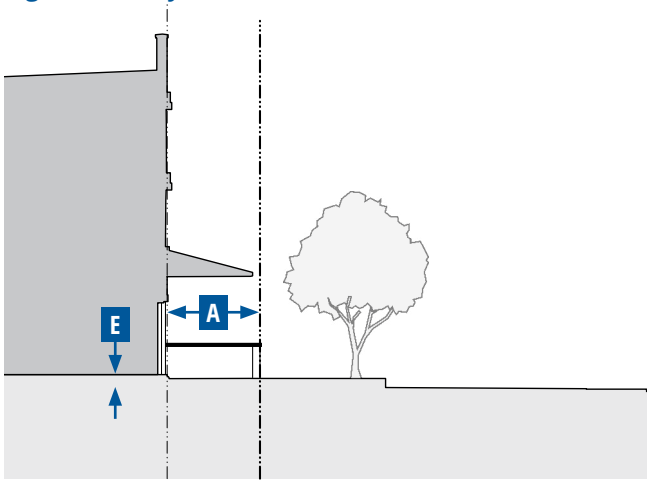
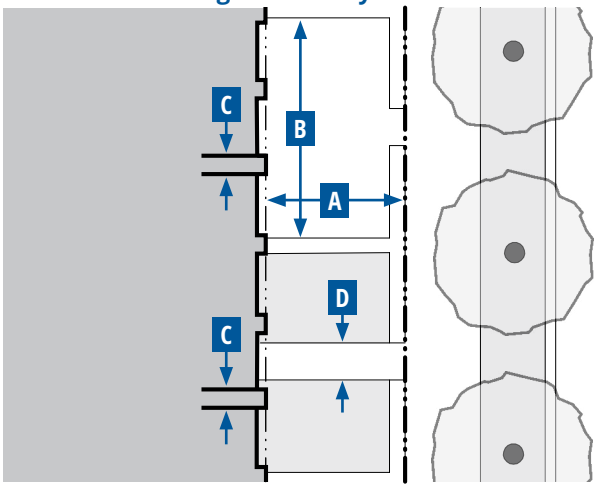


Figure 8 Dooryard Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Dooryard		
1. Description		
In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.		
2. Size		
Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	
3. Miscellaneous		
For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.		
Shall not be used for circulation for more than one ground floor entry.		

Note:

[1] For live/work, retail, and service uses only.





Figure 9 Dooryard Illustration

19.09.070.G Forecourt

Figure 10 Forecourt Elevation

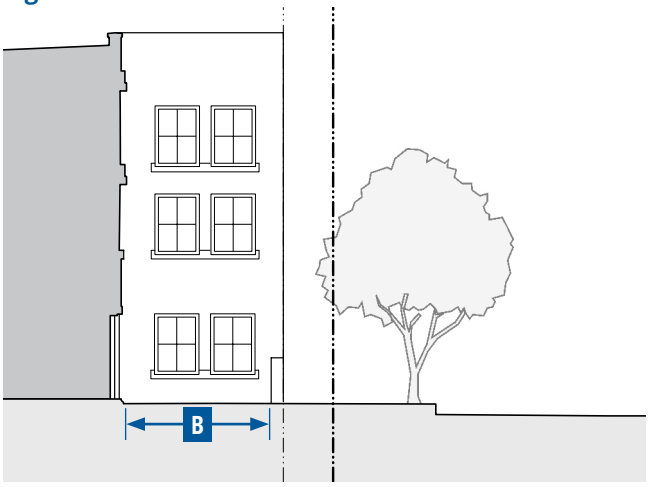
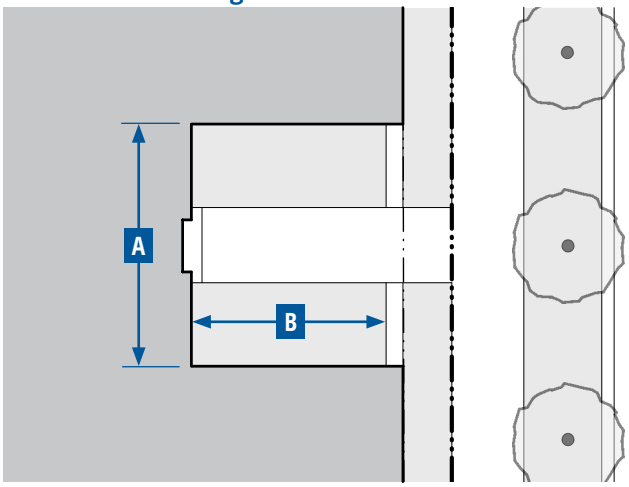


Figure 11 Forecourt Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Forecourt		
1. Description		
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.		
2. Size		
Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	
3. Miscellaneous		
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.		



Source: Opticos Design, Inc.

Figure 12 Forecourt Illustration

19.09.070.H Gallery

Figure 13 Gallery Elevation

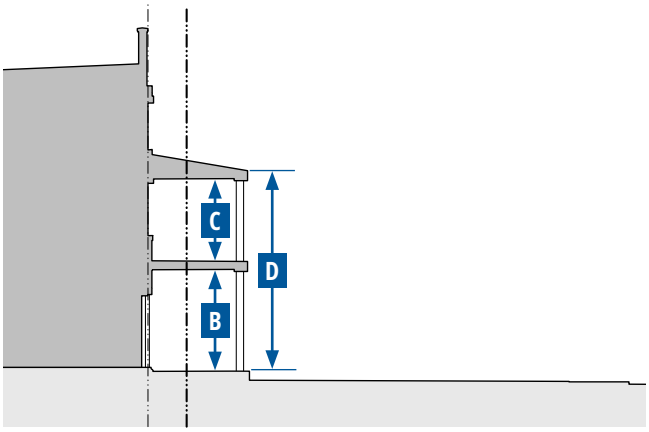
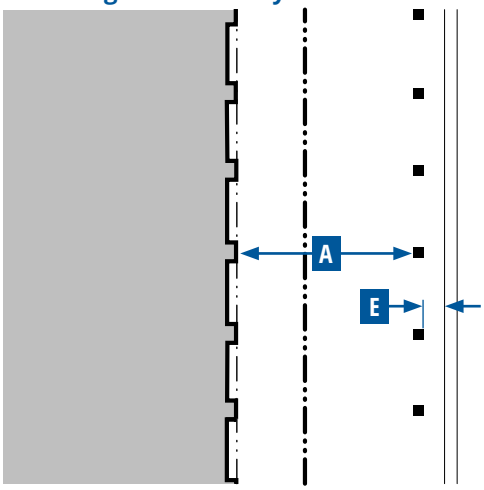


Figure 14 Gallery Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



Figure 15 Gallery Illustration

19.09.070.I Porch: Engaged

Figure 16 Porch: Engaged Elevation

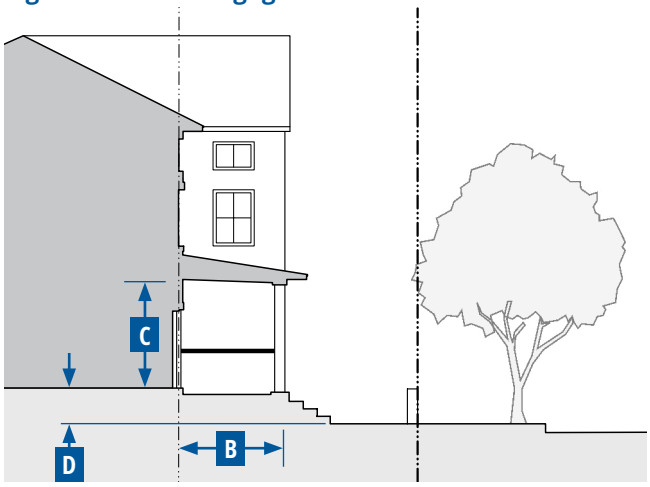
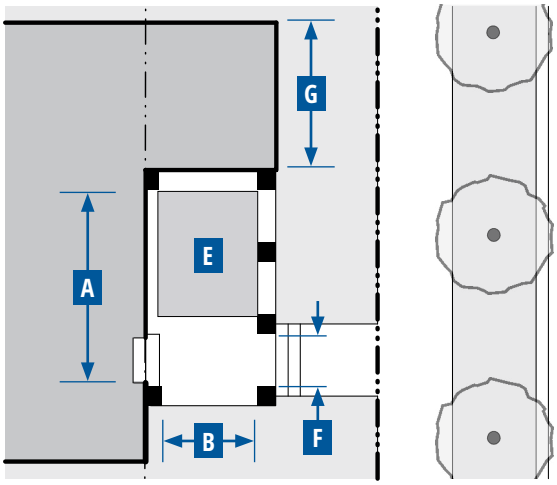


Figure 17 Porch: Engaged Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Porch: Engaged		
1. Description		
In the Engaged Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are attached to the building while the other two sides are open.		
2. Size		
Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F
3. Miscellaneous		
Up to 40% of the building facade may project into the facade zone.		
Engaged porches must be open on two sides and have a roof.		
In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.		



Figure 18 Porch: Engaged Illustration

19.09.070.J Porch: Projecting

Figure 19 Porch: Projecting Elevation

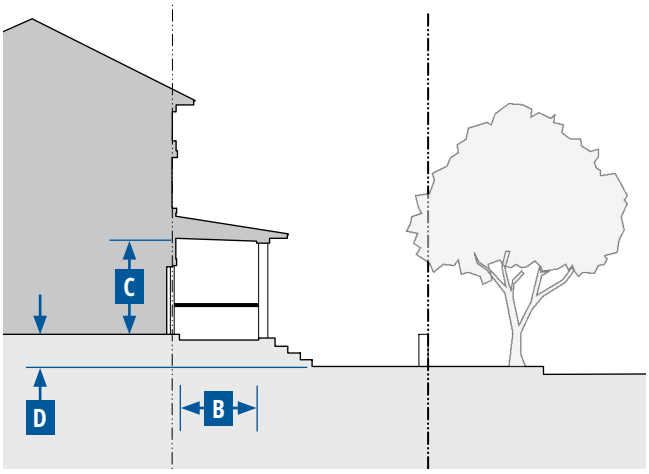
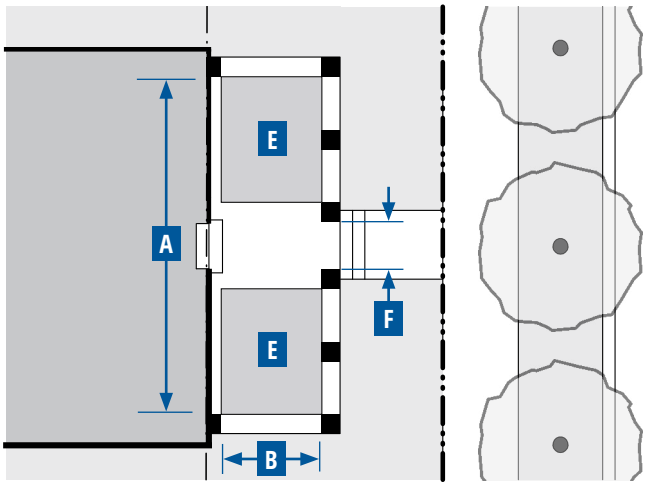


Figure 20 Porch: Projecting Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Porch: Projecting		
1. Description		
In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.		
2. Size		
Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F
3. Miscellaneous		
Projecting porches must be open on three sides and have a roof.		
In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.		



Source: tdwhs.nwasco.k12.or.us



Figure 21 Porch: Projecting Illustration

19.09.070.K Shopfront

Figure 22 Shopfront Elevation

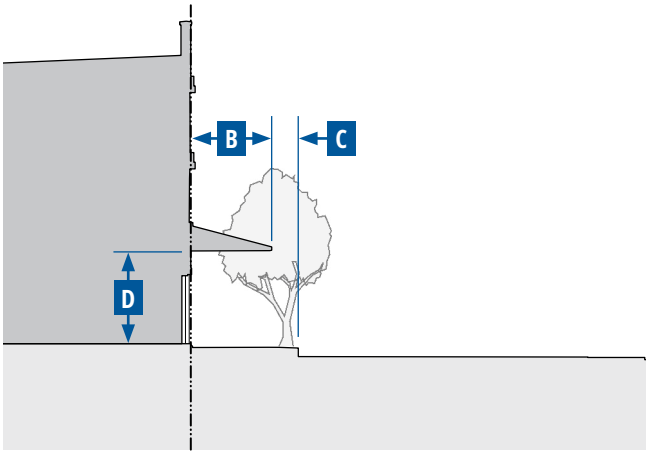
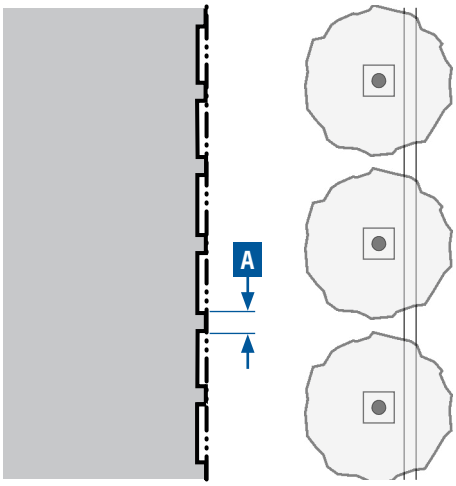


Figure 23 Shopfront Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Shopfront		
1. Description		
In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.		
2. Size		
Distance between Glazing	2 ft min.	**A**
Ground Floor Transparency	75% min.	
Depth of Recessed Entries[1]	5 ft max.	
3. Awning		
Depth	4 ft min.	**B**
Setback from back of curb	2 ft min.	**C**
Height	8 ft min.	**D**
4. Miscellaneous		
Residential windows shall not be used.		
Doors may be recessed as long as the main facade is at the frontage line.		
Operable awnings are encouraged.		
Open-ended awnings are encouraged.		
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.		

Notes:

[1] A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.).





Figure 24 Shopfront Illustration

19.09.070.L Stoop

Figure 25 Stoop Elevation

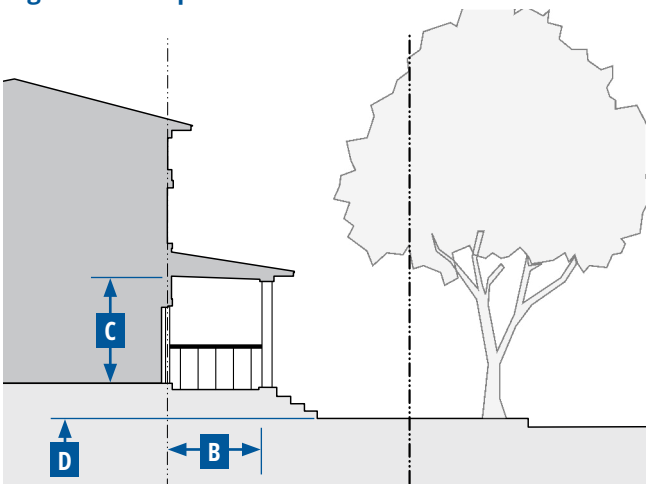
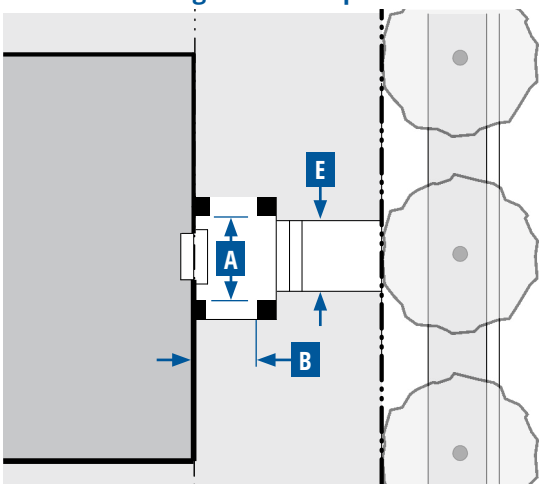


Figure 26 Stoop Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Stoop

1. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.

2. Size

Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E

3. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps must be placed parallel to the facade or along the side of the building.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

Gates are not allowed.

All doors must face the street.



Figure 27 Stoop Illustration

19.09.070.M Terrace

Figure 28 Terrace Elevation

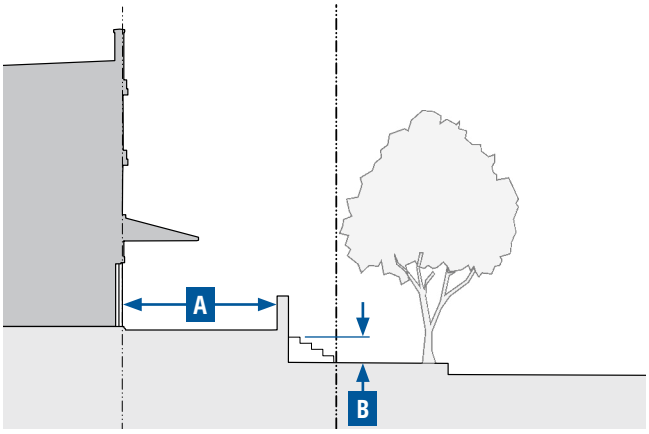
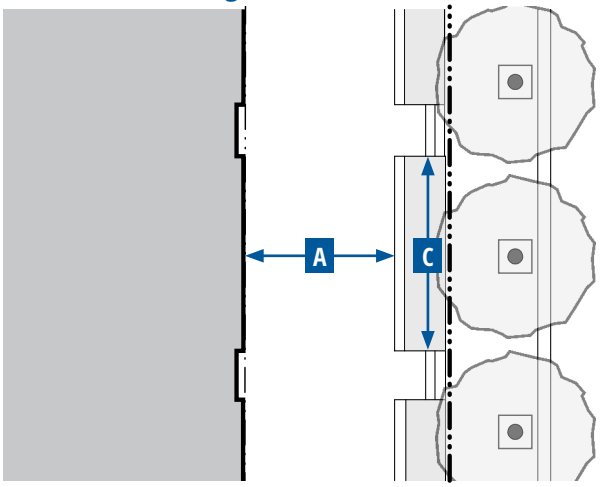


Figure 29 Terrace Site Plan View



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Terrace

1. Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.





Figure 30 Terrace Illustration

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19.09.080 OPEN SPACE STANDARDS

Subsections:

19.09.080.A Purpose
19.09.080.B Applicability
19.09.080.C Open Space Types Overview
19.09.080.D Greenway
19.09.080.E Urban Park
19.09.080.F Square
19.09.080.G Plaza
19.09.080.H Pocket Plaza
19.09.080.I Pocket Park
19.09.080.J Community Garden
19.09.080.K Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved Open Space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these open spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of open space throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards) and the standards in Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable. Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section apply.

19.09.080.C Open Space Types Overview

1. The open spaces of a downtown are important public elements that provide open space and recreational opportunities. The best open spaces become the “outdoor living rooms” of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different open space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary open space types may be established as a standalone open space or may be incorporated into any of the open space types.
3. The dimensional requirements of each open space are regulatory. The descriptions of each open space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive, and they delineate a broad range of possible characteristics and uses for each of the open spaces. It is not intended that each open space provide the full range of typical uses and characteristics listed, but that the entire network of open spaces within the Transect Zones provide a desirable mix and complementary range of open space opportunities.

Table 1 Open Space Types Overview

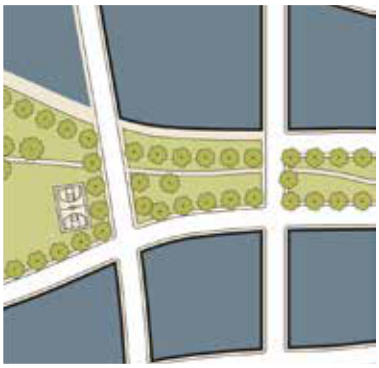
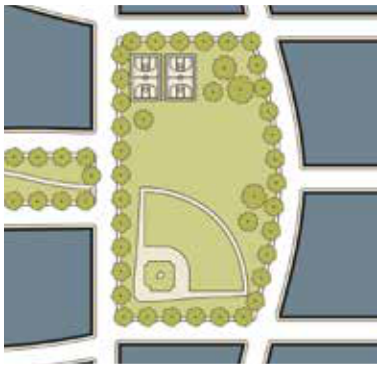
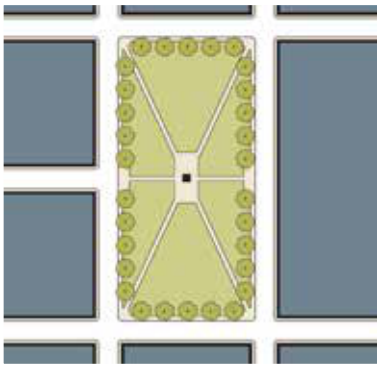
Transect Zones	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N
Open Space Type	**Greenway**	**Urban Park**	**Square**
Example			
Description	Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.

Table 1 Open Space Types Overview

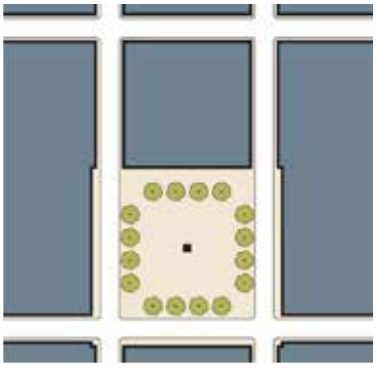
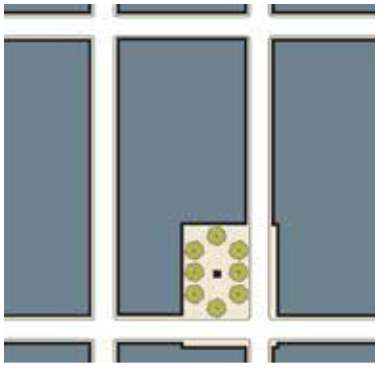
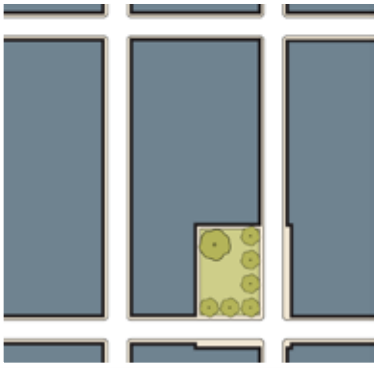
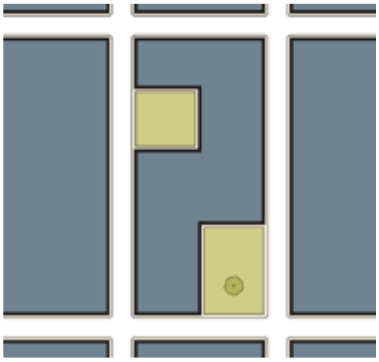
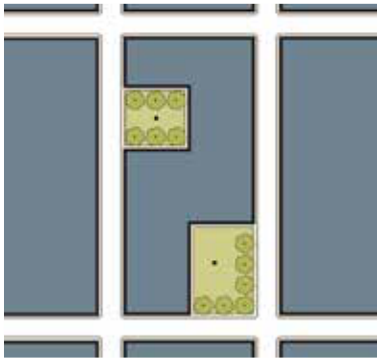
Transect Zones	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T5-M, T5-MS, T5-C, T4-MS, T4-C, T4-N, T3-N
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Example			
Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.	Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.	Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.

Table 1 Open Space Types Overview

Transect Zones	**T6-UG, T5-MS, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T6-UG, T5-MS, T5-M, T5-N, T4-MS, T4-C, T4-N, T3-N**
Supplemental Civic Space Type	**Community Garden**	**Playground**
Example		
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.	Playgrounds provide an open space designed and equipped for children's recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.

19.09.080.E Greenway



Greenway	
1. Description	
A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.	
2. Size and Location	
Area	1 acre min.
Width	75 ft average min.
Depth	No min.
Frontage	Independent of building frontages
Character	Informal
	Passive open space
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Landscaping	



19.09.080.F Urban Park



Source: westjetmagzine.com

Urban Park	
1. Description	
A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.	
2. Size and Location	
Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural
	Paths, lawns, and trees are formally arranged
	Walkways and planting at all edges
	Civic element at a prominent location
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Porous pavers	
Landscaping	



Source: timeout.com

19.09.080.G Square



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
	May be hardscaped or landscaped
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer's market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com

19.09.080.H Plaza



Source: swagroup.com

Plaza	
1. Description	
A space for civic and commercial activities.	
2. Size and Location	
Area	0.25 - 2 acres
Width	100 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
	Frequently located at the intersection of important streets
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including a farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Swales	
Porous pavers	
Landscaping	



Source: Princeton Public Library

19.09.080.I Pocket Plaza



Source: Halvorson Design Partnership

Pocket Plaza	
1. Description	
A compact space for civic and commercial activities.	
2. Size and Location	
Area	0.10 - 1 acres
Width	75 ft min.
Depth	75 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Area drains	
Porous pavers	
Landscaping	



Source: gehlinstitute.org

19.09.080.J Pocket Park



Source: xconomy.com

Pocket Park	
1. Description	
A compact space for a wide range of informal activities in close proximity to neighborhood residences.	
2. Size and Location	
Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including picnic shelters, casual seating	
Trails and paths	
Community gardens	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Swales	
Porous pavers	
Landscaping	



Source: fairfaxcounty.gov

19.09.080.K Community Garden



Source: brownstoner.com

Community Garden	
1. Description	
An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.	
2. Size and Location	
Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds
3. Allowed/Typical Uses	
Community gardens	
Small accessory structures for storage	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Permeable paving	
Rainwater harvesting	



Source: ourcanadaproject.ca

19.09.080.L Playground



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

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19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A Purpose
19.09.090.B Applicability
19.09.090.C Thoroughfare Standards Overview
19.09.040.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.040.E Cashman District Thoroughfare Plan (Placeholder)
19.09.040.F Civic & Business District Thoroughfare Plan (Placeholder)
19.09.040.G Design District Thoroughfare Plan (Placeholder)
19.09.040.H Founders District Thoroughfare Plan (Placeholder)
19.09.040.I Fremont East District Thoroughfare Plan
19.09.040.J Gateway District Thoroughfare Plan (Placeholder)
19.09.040.K Historic Westside District Thoroughfare Plan (Placeholder)
19.09.040.L Las Vegas Medical District Thoroughfare Plan
19.09.040.M Market District Thoroughfare Plan (Placeholder)
19.09.040.N Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.040.O Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

The Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in Section 19.09.050. As such, all right-of-way within areas regulated by Chapter 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by Chapter 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. **Primary Thoroughfares**

   Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffic. On Primary Streets, active uses – residential, retail, restaurant or office – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. **Secondary Thoroughfares**

   Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffic. Secondary Streets may be mixed-use or more residential in character. Secondary Thoroughfares are the second highest order thoroughfare.

3. **Tertiary Thoroughfares**

   Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been City alleys. They may function as “back of house” for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs.

4. **Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location**

   a. **Frontages.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.

   b. **Vehicular Access and Utilities Location.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan

Figure 11 Thoroughfare Plan - Hierarchy



Figure 12 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 17 Thoroughfare Plan - Hierarchy

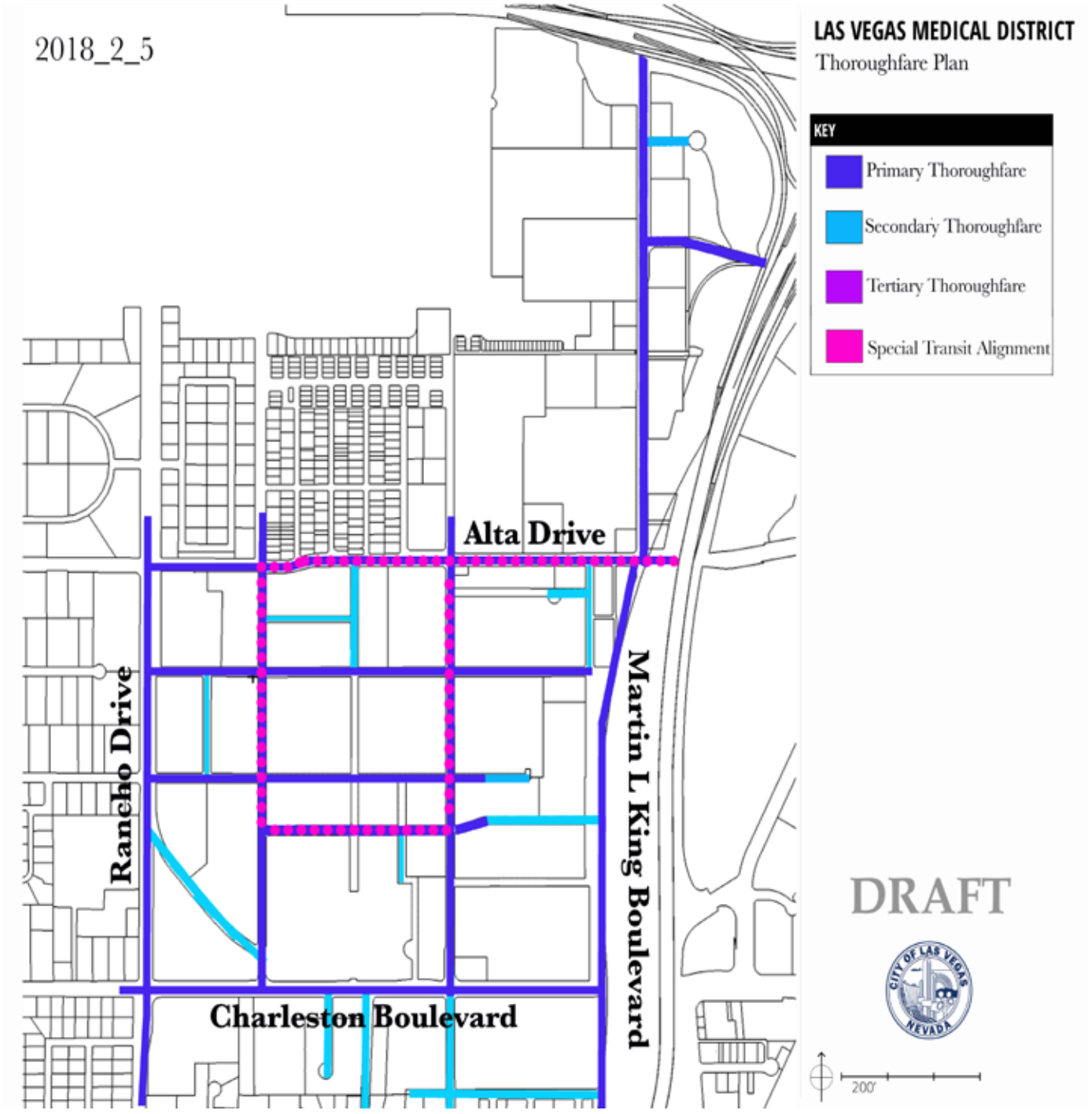
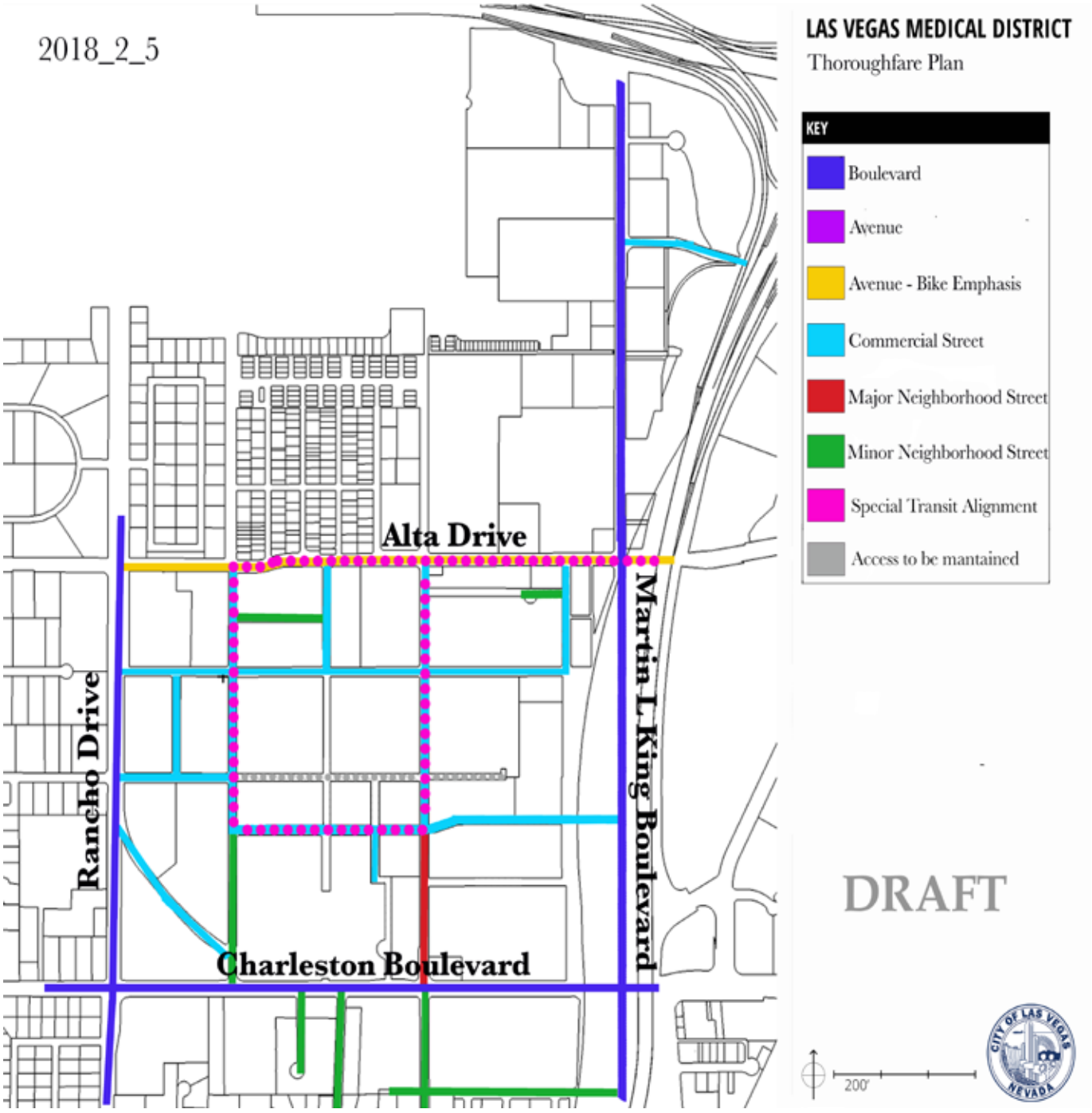


Figure 18 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

19.09.100.A Purpose

19.09.100.B Applicability

19.09.100.C Fencing and Screening Standards

19.09.100.D Flood Control and LID Standards

19.09.100.E Landscaping Standards

19.09.100.F Outdoor Lighting Standards

19.09.100.G Parking Standards

19.09.100.H Sign Standards

19.09.100.I Community Benefits Program

19.09.100.J Additional Standards for Large Developments

19.09.100.A Purpose

The purpose of this Section are:

1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other applicable additional standards found in the Title 19; and
2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Intent).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying the following sections, the Director shall determine whether the standards for residential or commercial zones apply, based on the following:
    a. The vision, objectives, and goals as established in the Downtown Master Plan;
    b. The scale of the subject property as well as the block and neighborhood context of the surrounding area; and
    c. The individual land use, or uses, of the subject property.

19.09.100.C Fencing and Screening Standards

Standards for fencing and screening in all Transect Zones are established in LVMC Section 19.06.040.H (Fences and Walls) and LVMC Section 19.06.120. In addition to those standards, the following shall apply:

The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

19.09.030.D Flood Control and LID Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in Transect Zones T1, T2, and T3 are established in are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.
2. Standards for landscaping required in in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC 19.12.060 (Parking Requirements), weighted by calculations using Table 1 (Form-Based Code Parking Requirements) below, and Figure 2 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure. The first 2,000 square feet of Gross Floor Area (GFA) of nonresidential uses (Refer to Section 19.09.050.I Tables) are exempt from this calculation.

2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).
4. If not compliant with the requirement, the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance). In the instance where the maximum parking requirement cannot be met due the presence of parking stalls lawfully existing prior to June 15, 2019, and the requirement does not deviate by more than 30%, no Variance is required.

Figure 1 How to Apply Form-Based Code Requirements

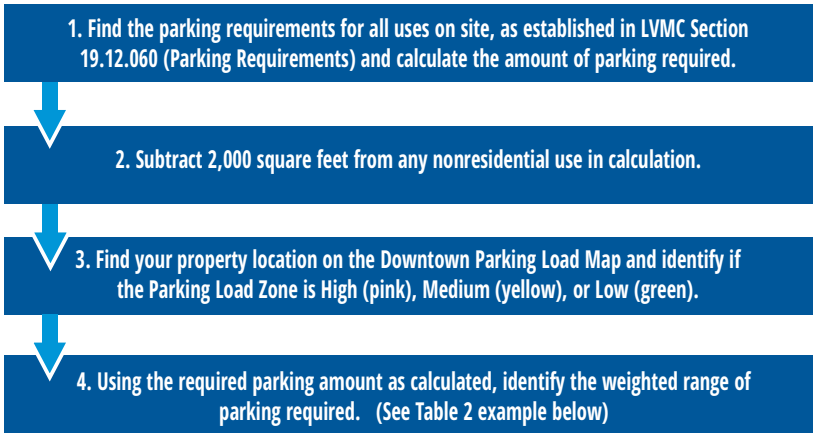


Table 1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Min. 30% and Max. 60% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
Medium Load (Zone 2)	Min. 35% and Max. 65% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
High Load (Zone 3)	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use

Table 2 Form-Based Code Parking Requirements Calculations Workflow

LVMC Section 19.12.060 Parking Requirement		Parking Load Zone is Medium (Zone 3)		Form-Based Code Parking Requirement
20 spaces	→	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use	→	Min. Required = Parking Spaces: 8 Max. Required = Parking Spaces: 14

Figure 2 Downtown Parking Load Map

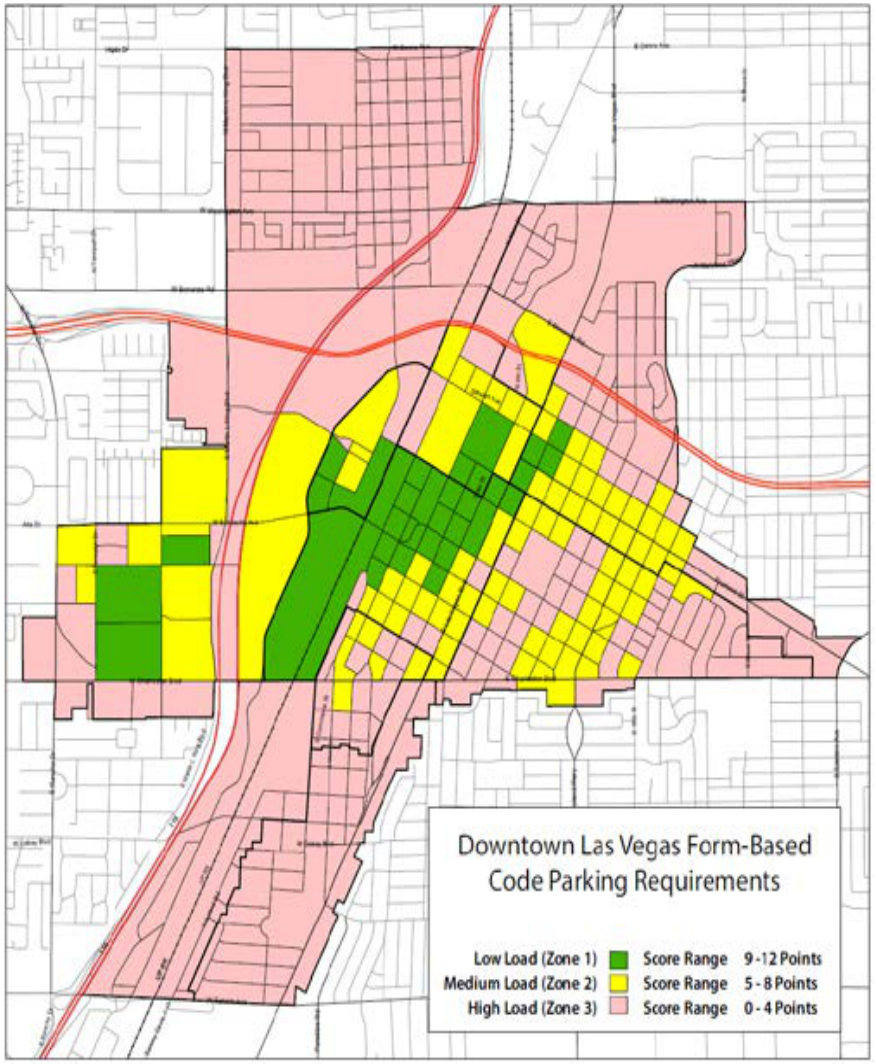


Table 3 Bicycle Parking Requirements

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

5. Bicycle Parking Standards
    a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.
    b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.
    c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in Transect Zones T1, T2, and T3 are established in LVMC Section 19.06.140 (Residential Sign Standards) as signs in an R-2 Zone.
2. Standards and procedures for permanent and temporary signs allowed in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards) as signs in a C-2 zone.
3. In addition to the standards and procedures outlined in this Section, all signs within the Las Vegas Boulevard Scenic Byway Overlay District (SB-O) shall comply with the standards established in LVMC Section 19.10.160.

19.09.100.I Community Benefits Program

This Subsection includes standards that are intended to incentivize development that provides for benefits and amenities that are key to the prosperity of the downtown community as a whole.

1. **Attainable Housing Bonus**

NRS. 278.235 mandates that the City of Las Vegas adopts a series of measures in order to mantain and develop affordable housing to carry out the housing plan required in the Master Plan; one of such measures is the provision of density bonuses to encourage the development of affordable housing.

a. Procedure

Applicants are elegible for the Attainable Housing Bonus if, as part of a Site Development Plan Review Application, indicate the will to include a certain percentage of Affordable Units within the proposed development. Upon providing a binding agreement to be mutually acknowledged by the City and the project applicant, a proposed development project shall be allowed to a height bonus as established in Table 4 (Housing Affordability Bonus Height Table).

b. Requirements

i. As part of the project submittal, the applicant shall submit a binding agreement mutually acknowledged by the City and the project applicant, as provided by the Department of Planning. The agreement must contain information on the project business plan, on the size and layout of the Affordable Units to be considered as the basis for the Attainable Housing Bonus.

ii. The Affordable Units shall be available for rent a monthly rate lower than the Fair Market Rent, as provided by the Department of Planning and amended yearly based on the information provided by the U.S. Department of Housing and Urban Development, for a minimum of ten years.

iii. The project applicant and all property owners shall mantain a copy of the binding agreement upon which the Attainable Housing Bonus was granted, and provide a copy to any purchaser the in the case of transfer of the property.

iv. The property owner and managers shall be equally responsible to keep a record of all current rental agreements, and to make such information available to City Staff at a timely manner.

c. Violation, Remedies, Penalties

i. Any violation of the binding agreement shall constitute a violation pertaining to this Section. Such violation may include, but is not limited to: failure to provide the said amount of Affordable Units; failure to provide information regarding rent affordability to the Department; failure to meet the Affordable Units ten-year minimum time requirement.

ii. Upon verification of a violation, the City may in any of the remedies and penalties as specified by the binding agreement, which may include, but are not limited to: revocation the property's certificate of occupancy; imposition of fines; and and civil liabilities.

Table 4 Housing Affordability Bonus Height Table

Transect Zone	Requirement and Bonus Height
T3 Neighborhood	N/A
T4 Neighborhood	15% or more affordable units: 2 stories
T4 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T4 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Neighborhood	15% to 34% affordable units: 2 stories 35% or more affordable units: 3 stories
T5 Maker	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T5 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T6 Urban General & T6 Urban General Limited	15% to 29% affordable units: 1 story 30% to 39% affordable units: 2 stories 40% to 54% affordable units: 3 stories 55% or more affordable units: 4 stories
T6 Urban Core	10% to 29% affordable units: 2 stories 30% to 39% affordable units: 3 stories 40% to 49% affordable units: 4 stories 50% to 59% affordable units: 5 stories 60% or more affordable units: 6 stories

2. Open Space In-Lieu Fee

a. The owner of any property upon which a development is proposed may request to pay an in-lieu fee for open space required, if it is approved as a part of the site plan review for the development. A request to pay the in-lieu fee for required civic space must be made before the submittal of any application, must be approved by the Director, and recorded as a binding agreement as provided

by the Department as part of the project's approval. Staff shall make the following findings before approving any in-lieu fee proposal:

i. There is open space available or planned within the District in which the development is proposed to offset the need for the civic space;

ii. The open space will be made available within a reasonable time period of the approval of the development; and,

iii. The in-lieu fee shall be determined by the Department based on the current value of land and estimated construction costs for the needed open space and the square footage of open space not provided as required per this code by the applicant. The in-lieu cost per square footage of required open space, as amended at the beginning of each calendar year, shall be made available upon request of the applicant and kept for the Department's records.

19.09.100.J Additional Standards for Large Developments

The following standards apply to any new development proposed on a large development site.

1. Pedestrian Connectivity

Development proposed on a site exceeding 130,000 square feet, which is more than the historic downtown block size, must be consistent with the following standards, to ensure pedestrian connectivity through a block.

a. A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.

b. Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.

c. A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.

d. Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

19.09.110 FORM-BASED CODE DEFINITIONS

This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes.

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Affordable Units. Units that are are made available for rent at a price below the Fair Market Rent value, as recorded and updated from time to time by the Department based on the U.S. Department of Housing and Urban Development data. These units are elegible to satisfy the elegibility requirement for the Affordable Housing Bonus as part of a project application.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.



Source: slideshare.net



Source: Opticos Design, Inc.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Auto Rental, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall.

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side–by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Fourplex Court. Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

- **Frontage Private.** The area between the building façade and the shared lot line between the public right-of-way and the lot.
- **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter "H" are currently defined.

I Definitions

No specialized terms beginning with the letter "I" are currently defined.

J Definitions

No specialized terms beginning with the letter "J" are currently defined.

K Definitions

No specialized terms beginning with the letter "K" are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit.

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access).

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter "N" are currently defined.

O Definitions

No specialized terms beginning with the letter "O" are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children's recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages.

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter "Q" are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City's official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.

Street Frontage. See the definition for "Frontage Line".

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

Sustainable Infrastructure. Solar panels, and other similar devices used to generate renewable energy as deemed appropriate by the Director.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. These zones describe the physical form and character of a place according to the density and intensity of its land use and urbanism.

Transect Zone. One of several environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate swelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked.

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices.

V Definitions

No specialized terms beginning with the letter "V" are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

No specialized terms beginning with the letter "X" are currently defined.

Y Definitions

No specialized terms beginning with the letter "Y" are currently defined.

Z Definitions

No specialized terms beginning with the letter "Z" are currently defined.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
43

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2019-19 - Repeals LVMC 19.10.105, pertaining to the repurposing of certain golf courses and open spaces. Sponsored by: Councilwoman Michele Fiore

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Last year the City Council, by means of Ordinance Nos. 6617 and 6650, adopted a number of procedures and standards relative to the repurposing of certain golf courses and open spaces. Those ordinances were codified in LVMC 19.10.105. This bill would repeal that section, in effect returning to the processes and standards that would have applied had that section not been adopted.

RECOMMENDATION:
ABEYANCE to 7/15/2019 Recommending Committee Meeting by the 6/17/2019 Recommending Committee Meeting

First Reading – 6/5/2019 First Publication – 6/6/2019

BACKUP DOCUMENTATION:
1. Bill No. 2019-19
2. Code Section being Repealed
3. Backup Submitted from the June 5, 2019 City Council Meeting

BILL NO. 2019-19

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL LVMC 19.10.105, PERTAINING TO THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Michele Fiore

Summary: Repeals LVMC 19.10.105, pertaining to the repurposing of certain golf courses and open spaces.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 and 3 of this Ordinance. The amendments in those Sections are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 16, Section 105, is hereby repealed in its entirety.

SECTION 3: Title 19, Chapter 18, Section 20, is hereby amended by amending the definition of the term "Open Space" to read as follows:

Open Space. Any parcel or area of land or water that:

1. [As part of, and in consideration of development approval, has] Has been or is to be formally set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such area; and

2. Is either unimproved or includes only improvements that pertain to or are incidental to the intended use and enjoyment of the area. Such improvements may include structures, amenities, landscaping, paving or other surface treatments that provide for or facilitate recreation and enjoyment, or that provide for support and maintenance of the area for its intended purposes.

SECTION 4: For purposes of Section 2.100(3) of the City Charter, Section 19.18.020 is deemed to be a subchapter rather than a section.

SECTION 5: The Department of Planning is authorized and directed to incorporate into

the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 5-21-19
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

19.16 APPLICATIONS & PROCEDURES

19.16.105 Repurposing of Certain Golf Courses or Open Spaces

A. **General.** Except as otherwise provided in this Section, any proposal by or on behalf of a property owner to repurpose a golf course or open space, whether or not currently in use as such, is subject to the Public Engagement Program requirements set forth in Subsections (C) and (D), as well as the requirements pertaining to the Development Review and Approval Process, Development Standards, and the Closure Maintenance Plan set forth in Subsections (E) to (G), inclusive. The requirements of this Section apply to repurposing a golf course or open space located within 1) an existing residential development, 2) a development within an R-PD District, 3) an area encompassed by a Special Area Plan adopted by the City, or 4) an area subject to a Master Development Plan within a PD District. For purposes of this Section, "repurposing" includes changing or converting all or a portion of the use of the golf course or open space to one or more other uses.

B. **Exceptions.** This Section does not apply to:

1. Any project that has been approved as part of the City of Las Vegas Capital Improvement Plan.
2. Any project that is governed by a development agreement that has been approved pursuant to LVMC 19.16.150.
3. The repurposing of any area that has served as open space pertaining to a nonresidential development where that open space functions as an area for vehicle parking, landscaping, or any similar incidental use.
4. The reprogramming of open space recreational amenities that simply changes or adds to the programming or activities available at or within that open space.
5. The repurposing of any area where the currently-required development application or applications to accomplish the repurposing already have been approved by the approval authority, with no further discretionary approval pending.

C. **Public Engagement Program Requirements.** In connection with the scheduling of a preapplication conference pursuant to LVMC 19.16.010(B)(5), the applicant for a repurposing project subject to this Section must provide to the Department in writing a proposed Public Engagement Program meeting the requirements of this Subsection (C). The requirements of Subsections (C) and (D) must be completed before the submission and processing of the land use application(s) to which the pre-application conference applies. A PEP shall include, at a minimum, one in-person neighborhood meeting regarding the repurposing proposal and a summary report documenting public engagement activities. The applicant is encouraged, but not required, to conduct additional public engagement activities beyond those required by the preceding sentence. Additional public engagement activities may include, but are not limited to, the following components:

1. Applicant's Alternatives Statement. This document is designed to inform the Department and stakeholders about the applicant's options and intentions, including the following statements:
   a. A statement summarizing the alternatives if the golf course or open space is not repurposed and the current use of the property ceases.
   b. A statement summarizing the rationale for repurposing in lieu of continuing to operate or maintain the golf course or open space, or finding another party to do so.
   c. A statement summarizing the proposal to repurpose the golf course or open space with a compatible use.

d. A statement summarizing how the applicant's proposal will mitigate impacts of the proposed land uses on schools, traffic, parks, emergency services, and utility infrastructure.

e. A statement summarizing the pertinent portions of any covenants, conditions and restrictions for the development area and the applicant's intentions regarding compliance therewith.

f. If applicable, a statement summarizing any negotiations with the City in regards to a new or amended Development Agreement for the area.

2. Neighborhood Meeting. The PEP shall include at a minimum the neighborhood meeting that is described in this Subsection (C). Notice of such meeting shall be provided in general accordance with the notice provisions and procedures for a General Plan Amendment in LVMC Title 19.16.030(F)(2), except that no newspaper publication is required and the providing of notice shall be the responsibility of the applicant rather than the City. The applicant shall develop a written plan for compliance with the notice requirements of the preceding sentence, which shall be submitted to the Department for review and approval in advance of implementation. The required neighborhood meeting must be scheduled to begin between the hours of 5:30 pm and 6:30 pm, except that the Department in particular cases may require that a meeting begin earlier in the day to allow greater participation levels. Additional neighborhood meetings are encouraged, but not required.

3. Design Workshops. The applicant may provide conceptual development plans at design workshops and solicit input from stakeholder groups. The applicant is encouraged (without requirement or limitation) to provide separate design workshops for each of the following stakeholder groups, as applicable:

a. Owners of properties that are adjacent to the area proposed for repurposing;

b. The owners of all other property within the same subdivision (master subdivision, if applicable), Master Development Plan Area or Special Area Plan area; and

c. Local neighborhood organizations and business owners located within the same Master Development Plan Area or Special Area Plan area.

D. **Summary Report.** Upon completion of a PEP, the applicant shall provide a report to the Department detailing the PEP's implementation, activities and outcomes. The summary report shall be included with any land use entitlement application related to a repurposing proposal. To document the applicant's public engagement activities, the summary report shall include the following, as applicable:

1. The original Applicant's Alternatives Statement.
2. Any revised Applicant's Alternatives Statement that has been produced as a result of the process.
3. Affidavit of mailings pertaining to the mailing of notice of the Applicant's Alternative Statements to prescribed stakeholders, and of the means by which the Alternatives Statements were made available to stakeholders.
4. Affidavits of mailings for the notices to prescribed stakeholders for all required neighborhood meetings and any design workshops,
5. Scanned copies of any and all sign-in sheets that were used for all required neighborhood meetings and any design workshops.
6. Meeting notes that may have been taken from all required neighborhood meetings and any design workshops.
7. Electronic copy of a spreadsheet with all comments received at meetings and workshops and the applicant's statement of how each of those comments were addressed, if applicable.
8. Affidavit of mailing for, and results of, a public engagement survey sent to all meeting and workshop attendees.
9. Accounting of City staff time devoted to required neighborhood meetings and any design workshops.
10. A copy of all materials distributed or displayed by the applicant at all neighborhood meetings and design workshops.
11. Statements from any facilitator of design workshops summarizing the input and results.
12. A statement acknowledging that additional public comment heard through a land use application's public hearing process will be taken into consideration by the applicant.

E. **Development Review and Approval Process.**

1. Purpose. The City's review of golf course or open space repurposing projects is intended to ensure that:
   a. The proposed repurposing is compatible and harmonious with adjacent development;
   b. The proposed repurposing is consistent with the General Plan, this Title and other duly-adopted City plans, policies and standards;
   c. Impacts of the proposed repurposing on schools, traffic, parks, emergency services, utility infrastructure, and environmental quality are mitigated;
   d. Open space is preserved in furtherance of the goals and objectives of the City's 2020 Master Plan with regard to the preservation of open space; and
   e. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
2. General Provisions.
   a. Development of the area within a repurposing project subject to this Section will be governed by a development agreement and specific standards adopted by the City in conjunction with applications filed pursuant to this Title. The approval of a development agreement and these applications (the "Development Approvals") will include design criteria, infrastructure and public facility requirements, allowable land uses and densities, etc.
   b. Development of the area within a repurposing project shall be in accordance with all applicable City Plans and policies, including the Centennial Hills Sector Plan, the Las Vegas 2020 Master Plan (and subsequent City of Las Vegas Master Plans) and Title 19.
   c. Any General Plan Land Use designation and/or Special Area Plan Land Use designations that pertain to the area within a repurposing project shall be proposed to be made consistent with that of the proposed density and use of the project by means of a request to do so that is filed concurrently with any other required application. The means of doing so, whether by a General Plan Amendment or Major Modification, shall be determined in accordance with the Land Use & Rural Neighborhood Preservation Element of the Las Vegas 2020 Master Plan, as may be amended from time to time.
3. Additional Application Submittal Requirements. In addition to the requirements for submitting an application for Site Development Plan Review as detailed in LVMC 19.16.100, or any other required application under Title 19, the applicant for a repurposing project subject to this Section must submit the following items in conjunction with any such applications:
   a. A certificate of survey regarding the repurposing project area, depicting:
      i. Legal property description lot, block, subdivision name;
      ii. Name, address, and phone number of property owner and developer;
      iii. Bearings and lot line lengths;
      iv. Building locations and dimensions;
      v. Existing grade contours;
      vi. Proposed grade contours;
      vii. North arrow and scale;
      viii. Street name and adjacent street names;
      ix. Benchmark and benchmark locations;
      x. Complete name, address and phone number of engineering firm;
      xi. Drainage arrows;
      xii. List of symbols;
      xiii. Registered Surveyor number and signature;
      xiv. Wetlands, conservation easements, and flood zone and elevation, if applicable;

xv. Location of any wells or septic drain field or septic tanks; and

xvi. Other existing easements (public or private) of record.

b. A proposed master land use plan for the repurposing project area, depicting:

i. Areas proposed to be retained as golf course or open space, including acreage, any operation agreements, and easement agreements;

ii. Areas proposed to be converted to open space, including acreage, recreational amenities, wildlife habitat, easements, dedications or conveyances;

iii. Areas proposed to be converted to residential use, including acreage, density, unit numbers and type;

iv. Areas proposed to be converted to commercial use, including acreage, density and type; and

v. Proposed easements and grants for public utility purposes and conservation.

c. A density or intensity exhibit for the repurposing project area, depicting:

i. Developed commercial gross floor areas and residential densities;

ii. Undeveloped but entitled commercial gross floor area and residential densities;

iii. Proposed residential densities; and

iv. Proposed commercial gross floor areas.

d. For a repurposing project area of one acre or more in size, an environmental assessment worksheet for the repurposing project area, consisting of:

i. Documentation of the project's impacts on wildlife, water, drainage, and ecology; and

ii. A copy of a Phase I environmental site assessment report for the repurposing project area.

e. For a repurposing project area of one acre or more in size, conceptual master studies that have been conditionally approved by the Department of Public Works prior to submittal of any formal Title 19 application, including:

i. A conceptual master drainage study (for any repurposing project of 2 acres or larger in size);

ii. A conceptual master traffic study for any repurposing project that will generate 100 or more peak hour trips; and

iii. A conceptual master sanitary sewer study. Regarding this study, the applicant must contact the City's Sanitary Sewer Planning Section to submit the initial draft of the study, to address all comments provided by that Section, and thereafter to receive approval of the study. The study shall identify locations where public sewer easements with drivable access will be provided to service the proposed development by gravity means. The study shall also include the total land use(s) proposed, anticipated connection point(s) to existing sewer system, calculations and exhibits to identify diameter and capacity of all on-property and off-property sewer improvements necessary to meet the needs of the development and the City.

f. For a repurposing project area of one acre or more in size, a 3D model of the repurposing project with accurate topography to illustrate potential visual impacts, as well as an edge condition cross section with improvements callouts and maintenance responsibility.

g. One or more construction and development phasing plans for any repurposing project to be completed in more than one phase.

h. A PEP Summary Report as required pursuant to Subsection (D).

F. **Development Standards.** Except as otherwise provided in this Subsection (F), each repurposing project subject to this Section shall conform to the standards as set forth in LVMC Chapters 9.02, 19.06 and 19.08, as well as any applicable development agreements and special area plans. In addition, in connection with the consideration of any development applications filed pursuant to LVMC Chapter 19.16, the Planning Commission and City Council shall take into account (and may impose conditions and requirements related to) the purpose set forth in Paragraph (1) of Subsection (E) of this Section, as well as the standards and considerations set forth in this Subsection (F).

1. When new development within the area of the repurposing project will be adjacent to existing residential development, the new development shall:
    a. Provide minimum setbacks that meet or exceed those of the existing development.
    b. Ensure that accessory structures are limited to a height of one story and 15 feet.
    c. Provide screening of the uses and equipment listed in LVMC 19.08.040(E)(4) so that they are screened from view from all existing residential development adjacent to the repurposing project area and from public view from all rights-of-way, pedestrian areas, and parking lots.
    d. Provide landscape buffering on all lots adjacent to existing residential development.
    e. Screen all parking lots within the repurposing project area from view of existing residential properties adjacent to that area.
2. Existing channels or washes shall be retained or the developer shall provide additional means for drainage and flood control, as shown in a master drainage study approved by the Department of Public Works.
3. Where repurposing will result in the elimination or reduction in size of a contiguous golf course or open space, the developer shall consider providing for other facilities or amenities or resources that might help offset or mitigate the impact of the elimination or reduction.
4. The additional requirements imposed by this Subsection (F) shall not apply to the repurposing of property that is governed by covenants, conditions and restrictions (CC&R's) which address the repurposing of gold courses or open spaces in any manner whatsoever, whether or not the provisions of those CC&R's are similar to or consistent with this Section. This exemption applies whether or not there is any likelihood that the applicable provisions of the CC&R's will be enforced.

G. **Closure Maintenance Plan.** At any time after the Department becomes aware that a golf course that would be subject to this Section if repurposed has ceased operation or will be ceasing operation, the Department may notify the property owner of the requirement to comply with this Section. Similarly, at any time after the Department becomes aware that an open space that would be subject to this Section if repurposed has been withdrawn from use or will be withdrawn from use, the Department may notify the property owner of the requirement to comply with this Section. Any such notification shall be by means of certified mail and by posting at the subject site. Within 10 days after the mailing and posting of the notice, the property owner shall meet with the Department to discuss the proposed plans for the property and process of complying with this Section. Within 30 days after the mailing and posting of the notice, the property owner shall submit to the Department a closure maintenance plan ("the maintenance plan") for review by the Department.
1. Purpose. The purpose of a maintenance plan is to address and protect the health, safety, and general welfare of occupants of properties surrounding the subject site, as well as to protect the neighborhood against nuisances, blight and deterioration that might result by the discontinuance of golf course operations or the withdrawal from use of an open space. The maintenance plan will accomplish those objectives by establishing minimum requirements for the maintenance of the subject site. Except as otherwise provided in the next succeeding sentence, the maintenance plan must ensure that the subject site is maintained to the same level as existed on the date of discontinuance or withdrawal until a repurposing project and related development applications have been approved pursuant to this Title. For discontinuances or withdrawals occurring before the effective date of this Ordinance, the required maintenance level shall be as established by the Department, taking into account the lapse of time, availability of resources, and other relevant factors.
2. Maintenance Plan Requirements. In addition to detailing how the subject property will be maintained so as to be in compliance with LVMC Chapter 9.04, LVMC 16.02.010, and LVMC 19.06.040(F), the maintenance plan must, at a minimum and with respect to the property:
    a. Ensure that all exterior areas are kept free from dry vegetation, tumbleweeds, weeds, bushes, tall grass, and trees which present a visual blight upon the area, which may harbor insect or rodent infestations, or which are likely to become a fire hazard or result in a condition which may threaten the health, safety or welfare of adjacent property owners or occupants;

b. Provide security and monitoring details;

c. Establish a service or other contact information by which the public may register comments or complaints regarding maintenance concerns;

d. Provide documentation regarding ongoing public access, access to utility easements, and plans to ensure that such access is maintained;

e. Detail how all applicable federal, state and local permitting requirements will be met; and

f. Provide any additional or supplemental items the Department may determine are necessary in connection with review of the maintenance plan.

3. Maintenance Plan Neighborhood Meeting. The property owner shall conduct a neighborhood meeting regarding the proposed maintenance plan, which shall be a prerequisite to final approval of the maintenance plan. Notice of such a meeting shall be provided in general accordance with the notice provisions and procedures for a General Plan Amendment in LVMC 19.16.030(F)(2), except that no newspaper publication is required and the providing of notice shall be the responsibility of the applicant rather than the City. In addition, notice of the meeting shall be provided to the Department at least 10 calendar days in advance of the meeting.

4. A maintenance plan that has been approved by the City may be recorded against the property at the property owner's expense.

5. Failure to comply with the provisions of this Subsection (G) or with the terms of an approved maintenance plan:

   a. Shall be grounds for the denial of any development application under this Title that would be required for a repurposing project subject to this Section;

   b. Is unlawful and may be enforced by means of a misdemeanor prosecution; and

   c. In addition to and independent of any enforcement authority or remedy described in this Title, may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

(Ord. 6650 § 3, 11/07/18)

June 5, 2019
9:00 AM

43. Bill No. 2019-19 - Repeals LVMC 19.10.105, pertaining to the repurposing of certain golf courses and open spaces. Sponsored by: Councilwoman Michele Fiore

Please Note my OBJECTION, once again, to Mayor Goodman participating in any matter before the City that deals with 'Golf Course Redevelopment' as her son, Ross Goodman and his Clients, involved in the Silvesrtone Golf Course and at least TEN other golf courses in California. Michael Schlesinger and Ron Richards, using D-Day Capital are the largest predatory business in the US, closing, killing golf courses and destroying the communities they are in.

The Mayor's son is in the Marijuna business, yet she recuses herself for those issues, this is more prevalent and extensive, having a Relationship that goes back to 2010. Ross Goodman also even represented the Homeowners of Mtn Spa in a case against Pulte and the CCRs of Silverstone in the early 2000's. I don't see it possible for any decision on a golf redevelopment issue that would not be a conflict for the Mayor, she should do in Golf Cases as she does in Marijuana Cases before the City and ABSTAIN from participating. Behavior of this manner can only result in an Ethics Complaint and would put another black mark on what is an unfortunate issue all around for the City of las Vegas.

Patrick Spilotro, 8177 Bay Colony, LV, NV 89131



Submitted at City Council
Date 6/5/19 Item 43
By: Patrick Spilotro

Mayor Goodman knew back in Sep of 2015 that she had a possible Confict,

Said she would recuse herself, abstain, if any matter concerning Silverstone

came before the City Council as her son is in the Golf Course Redevelopment

buusiness - repeal of the City Golf Course ordinances would benefit her son

and his clients directly - she should NOT be voting on 'Golf Course issues' at the City!

From: Lora Kalkman <lkalkman@LasVegasNevada.GOV>
Sent: Tuesday, September 22, 2015 10:24 AM
To: [redacted]
Cc: Steven Ross
Subject: [redacted] Email to Mayor Goodman

Good Morning, Mr. and Mrs. [redacted]:

Thank you for taking the time to write to me. I understand your concerns and how this unexpected turn of events is very worrisome for local residents. Please be assured that we in the City are aware of the situation and are working toward an agreeable resolution. I am copying your Ward 6 City Councilman, Steve Ross, who is leading the effort. Your activism is greatly appreciated.

Regarding my son, one of the benefits of having talented children grow up is that they are independent and make their own decisions. From time to time those decisions may create a conflict for me. Such is the case in this matter, and should my son remain as co-counsel and come before the City Council for any reason, I will abstain. At this point, the parties are trying to resolve the legal dispute privately.

Again, thank you for writing.

Sincerely,

Carolyn G. Goodman

Mayor, City of Las Vegas
Las Vegas City Hall
495 S. Main Street
Las Vegas, Nevada 89052

9-2015

michael schlesinger

From:	michael schlesinger
Sent:	Tuesday, September 01, 2015 12:27 PM
To:	Singson, Alexandria; Schreiner, Tracy
Cc:	Honig, Amber; Ronald Richards; Slinger, Mike; Valle, Maricela; Valenzuela, Rosa; Schlageck, Patricia; McDole, Kelly; Moreno, Teresa; Pak, Jason; Zowarka, Darrin
Subject:	URGENT Escrow No. 41842 x46 / NBU 41854 X52 / 5600 Cupp Drive Las Vegas, NV
Attachments:	SKMBT_C454e15090109220.pdf; 082615 Invoice 1298326.pdf; ATT00001.txt

Tracy/Alexandria,

Hopefully we are in a position to close today. I believe that buyer has completed its requirements besides the Declaration of Value form will be coming from Ronald Richards under separate cover shortly. Please let us know if we need to follow up with anything with the seller to insure a closing today,

Please make the following changes to the closing statement (in applicable order)

ADD credit for buyers wire from yesterday for $4,345,000 REMOVE other association fees and charges to Silverstone Ranch Community See attached corrected invoice for Cambra Management for $63,750 (no change required) CHANGE operations account funding to WGEP from $75,000 to $65,000 (revised invoice is attached, wiring instructions to follow shortly) ADD $7500 invoice to Goodman Law Group attached with wiring instructions) See attached invoice for Slater Hanifan (no change required) Please REMOVE the placeholders for contracts, income and association fees

Please resend as soon as possible so we can execute and authorize closing.

Thank you!

9-26-2018

CERTIFICATE OF SERVICE

I certify that I am an employee of BAILEY❖KENNEDY and that on the 26th day of September, 2018, service of the foregoing **AEVITAS CAPITAL, LLC's MOTION TO DISMISS UNDER N.R.C.P.12(B)(2)** was made by mandatory electronic service through the Eighth Judicial District Court's electronic filing system and/or by depositing a true and correct copy in the U.S. Mail, first class postage prepaid, and addressed to the following at their last known address:

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ALAYNE M. OPIE
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/s/ Sharon L. Murnane
Employee of BAILEY❖KENNEDY

BAILEY❖KENNEDY
8984 SPANISH RIDGE AVENUE
LAS VEGAS, NEVADA 89148-1302
702.562.8820

2010 - RICHARDS & GOODMAN

JUDG

DISTRICT COURT

CLARK COUNTY, NEVADA

GLENN MURRAY, Plaintiff, Vs. KENNETH JOWDY; DOES I through X, inclusive, Defendant. KENNETH JOWDY, Third-Party Plaintiff, Vs. PHILIP KENNER, an individual; DOES I through X, inclusive, and ROE CORPORATIONS I through X, inclusive, Third-Party Defendants.	Case No. 08A571984 Dept. No. XIII

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT

This matter came on for trial before the bench on the 1st, 2nd, 3rd and 9th days of December 2010 before Department XXII of the Eighth Judicial District Court, in and for Clark County, Nevada, with JUDGE SUSAN H. JOHNSON presiding; Plaintiff GLEN MURRAY appeared by and through his attorneys, ROSS C. GOODMAN, ESQ. and RONALD RICHARDS, ESQ.; Defendant/Third-Party Plaintiff KENNETH JOWDY appeared by and through his attorneys, MICHAEL K. WALL, ESQ. and PATRICIA LEE, ESQ. of the law firm, HUTCHISON & STEFFEN; and Third-Party Defendant PHILIP KENNER appeared in *pro se*. Having reviewed the

SUSAN H. JOHNSON
DISTRICT JUDGE
DEPARTMENT XXII

☐ Voluntary Dis	☐ Stip Dis	☐ Sum Jdgmt	FINAL DISPOSITIONS
☐ Involuntary (stat) Dis	☐ Stip Jdgmt	☐ Non-Jury Trial	☐ Time Limit Expired
☐ Jdgmt on Arb Award	☐ Default Jdgmt	☐ Jury Trial	☐ Dismissed (with or without pre...
☐ Mtn to Dis (by deft)	☐ Transferred		☐ Judgment Satisfied/Paid in full

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
44

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2019-21 - Amends LVMC Chapter 9.38 to establish an additional City procedure for retrieving shopping carts and laundry carts that have been abandoned or used without authorization. Sponsored by: Councilman Cedric Crear

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Chapter 9.38 to establish an additional City procedure for retrieving shopping carts and laundry carts that have been abandoned or used without authorization. The existing Code procedure has not proved useful or responsive. The proposed additional procedure will clarify the City's role in retrieving carts and provide a simplified procedure for merchants who wish to use it in order to recover their carts.

RECOMMENDATION:
ADOPTION at the 7/17/2019 City Council Meeting pursuant to the 7/1/2019 Recommending Committee Meeting

First Reading – 6/19/2019 First Publication – 7/3/2019

BACKUP DOCUMENTATION:
1. Bill No. 2019-21

BILL NO. 2019-21

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC CHAPTER 9.38 TO ESTABLISH AN ADDITIONAL CITY PROCEDURE FOR RETRIEVING SHOPPING CARTS AND LAUNDRY CARTS THAT HAVE BEEN ABANDONED OR USED WITHOUT AUTHORIZATION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Cedric Crear

Summary: Amends LVMC Chapter 9.38 to establish an additional City procedure for retrieving shopping carts and laundry carts that have been abandoned or used without authorization.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 9, Chapter 38, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9.38.010: As used in this Chapter, the following terms shall have the meanings ascribed to them:

"Authorized official" means any person designated and empowered by ordinance to abate nuisance activities, and any person authorized by the City Manager to enforce the provisions of this Chapter.

"Laundry cart" means a basket or similar device which is mounted on wheels and is generally used in a laundry or establishment for dry cleaning to transport fabrics and the supplies necessary to clean or launder them.

"Parking area" means a parking lot or other property provided by a retailer for use by a customer to park an automobile or other vehicle. The parking area shall also include the entire parking area used by a multi-store complex or shopping center wherein a retailer is located.

"Public property" includes, but is not limited to, all the area dedicated to or in public use or an easement granted for public street purposes, parks, alleys, sidewalks, flood control channels and other property owned or occupied by a governmental entity.

"Shopping cart" means a basket or similar device which is mounted on wheels and which is generally used in retail or wholesale establishments for the purpose of transporting goods of any kind. The

term includes any constituent part of a shopping cart, as well as a shopping cart which is dismantled or not in working order.

SECTION 2: Title 9, Chapter 38, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 130, reading as follows:

9.38.130: (A) As an alternative to any applicable removal-related procedures and requirements of LVMC 9.38.040 to 9.38.110, inclusive, the City may opt to follow the provisions of Subsections (B) and (C) of this Section.

(B) A shopping cart or laundry cart that is in the possession of a person in violation of NRS 205.860, or that has been left or abandoned in violation of NRS 205.860, may be collected by officers or employees of the City and returned to the owner of the cart, or may be held for a period of at least thirty days before being disposed of by the City in its discretion. If the owner of the cart is apparent or reasonably able to be determined, the City may not dispose of the cart until the City has notified the owner and at least twenty days have elapsed following the notification. If the owner claims the cart within the notice period or before disposition, the City shall return the cart to the owner or its representative, and shall do so upon payment of the fee described in LVMC 9.38.110.

(C) The City may establish a program by which the owners of shopping carts and laundry carts collected by the City pursuant to Subsection (B) may retrieve their carts on a monthly or other periodic basis. The program may provide for appropriate procedures and requirements, which may include without limitation:

(1) A requirement for the owner to register or enter into an agreement to participate in the program; and

(2) A requirement to pay the City a retrieval fee that reflects the City's reasonable cost of collecting the owner's carts.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by

any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than $1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-4-19
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
45

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2019-22 - Amends LVMC Chapter 10.48 to establish prohibitions regarding the attaching of certain items to trees, poles, structures, amenities, walls and fences within or near public rights-of-way, along with associated authority to remove such items. Sponsored by: Councilman Cedric Crear

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Chapter 10.48 to establish prohibitions regarding the attaching of certain items to trees, poles, structures, amenities, walls and fences within or near public rights-of-way, along with associated authority to remove such items. The bill is part of an effort to enable the City to better respond to the unauthorized use of City rights-of-way and facilities.

RECOMMENDATION:
ADOPTION at the 7/17/2019 City Council Meeting pursuant to the 7/1/2019 Recommending Committee Meeting

First Reading – 6/19/2019 First Publication – 7/3/2019

BACKUP DOCUMENTATION:
1. Bill No. 2019-22

BILL NO. 2019-22

ORDINANCE NO. _____

AN ORDINANCE RELATING TO IMPACTS ON PUBLIC RIGHTS-OF WAY; AMENDING LVMC CHAPTER 10.48 TO ESTABLISH PROHIBITIONS REGARDING THE ATTACHING OF CERTAIN ITEMS TO TREES, POLES, STRUCTURES, AMENITIES, WALLS AND FENCES WITHIN OR NEAR PUBLIC RIGHTS-OF-WAY, ALONG WITH ASSOCIATED AUTHORITY TO REMOVE SUCH ITEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Cedric Crear

Summary: Amends LVMC Chapter 10.48 to establish prohibitions regarding the attaching of certain items to trees, poles, structures, amenities, walls and fences within or near public rights-of-way, along with associated authority to remove such items.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 10, Chapter 48, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto four new sections, designated respectively as Sections 23, 25, 27 and 29, reading as follows:

10.48.023: (A) Except as otherwise provided in Subsection (B), it is unlawful to attach, affix or connect to any tree located on a public sidewalk or within public right-of-way, or to any structural component associated with such a tree, any rope, cord or similar item or device for the purpose of providing:

(1) Support for a shelter or other similar structure or facility; or

(2) A means of hanging clothing or other personal items.

(B) The provisions of Subsection (A) do not apply to any action that is:

(1) Authorized by a permit or other written approval issued by the Department of Public Works; or

(2) Taken by or on behalf of a government agency.

(C) A law enforcement officer or an officer or employee of the City assigned to the enforcement or implementation of City ordinances may remove any item affixed in violation of Subsection (A). Subject to the provisions of Subsection (D), the officer or employee may dispose of the item as he or

she sees fit.

(D) The officer or employee shall return any item removed pursuant to this Section, along with any personal property being supported or used in connection therewith, to its owner if the owner is known and can reasonably be located.

10.48.025: (A) Except as otherwise provided in Subsection (B), it is unlawful to attach, affix or connect to any pole or other structure that is located on a sidewalk or within public right-of-way and that is part of a utility system or a traffic control or management system any rope, cord or similar item or device for the purpose of providing:

(1) Support for a shelter or other similar structure or facility; or

(2) A means of hanging clothing or other personal items.

(B) The provisions of Subsection (A) do not apply to any action that is:

(1) Authorized by a permit or other written approval issued by the Department of Public Works; or

(2) Taken by or on behalf of a government agency.

(C) A law enforcement officer or an officer or employee of the City assigned to the enforcement or implementation of City ordinances may remove any item affixed in violation of Subsection (A). Subject to the provisions of Subsection (D), the officer or employee may dispose of the item as he or she sees fit.

(D) The officer or employee shall return any item removed pursuant to this Section, along with any personal property being supported or used in connection therewith, to its owner if the owner is known and can reasonably be located.

10.48.027: (A) Except as otherwise provided in Subsection (B), it is unlawful to attach, affix or connect to any structure or amenity that is located on a sidewalk or within public right-of-way and that is part of a sidewalk or right-of-way maintenance program (such as a trash receptacle) any rope, cord or similar item or device for the purpose of providing:

(1) Support for a shelter or other similar structure or facility; or

(2) A means of hanging clothing or other personal items.

(B) The provisions of Subsection (A) do not apply to any action that is:

(1) Authorized by a permit or other written approval issued by the Department of Public Works; or

(2) Taken by or on behalf of a government agency.

(C) A law enforcement officer or an officer or employee of the City assigned to the enforcement or implementation of City ordinances may remove any item affixed in violation of Subsection (A). Subject to the provisions of Subsection (D), the officer or employee may dispose of the item as he or she sees fit.

(D) The officer or employee shall return any item removed pursuant to this Section, along with any personal property being supported or used in connection therewith, to its owner if the owner is known and can reasonably be located.

10.48.029: (A) It is unlawful to attach or affix to any fence or wall that abuts or is adjacent to a public sidewalk or other public right-of-way any rope, cord or similar item or device for the purpose of providing:

(1) Support for a shelter or other similar structure or facility that will encroach upon or hang over the public sidewalk or public right-of-way; or

(2) A means of hanging clothing or other personal items that will encroach upon or hang over the public sidewalk or public right-of-way.

(B) A law enforcement officer or an officer or employee of the City assigned to the enforcement or implementation of City ordinances may remove any item affixed in violation of Subsection (A). Subject to the provisions of Subsection (C), the officer or employee may dispose of the item as he or she sees fit.

(C) The officer or employee shall return any item removed pursuant to this Section, along with any personal property being supported or used in connection therewith, to its owner if the owner is known and can reasonably be located.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 3: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than $1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

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SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-4-19
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
46

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

Bill No. 2019-23 - Amends LVMC Title 13 to add a new Chapter 60 to authorize the removal and disposition of signs and attention gaining devices that have placed on City property or in public rights-of-way illegally. Sponsored by: Councilman Cedric Crear

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Title 13 to add a new Chapter 60 to authorize the removal and disposition of signs and attention gaining devices that have placed on City property or in public rights-of-way illegally. The bill is part of an effort to enable the City to better respond to the unauthorized use of City rights-of-way and facilities.

RECOMMENDATION:
ADOPTION as a First Amendment at the 7/17/2019 City Council Meeting pursuant to the 7/1/2019 Recommending Committee Meeting

First Reading – 6/19/2019 First Publication – 7/3/2019

BACKUP DOCUMENTATION:
1. Bill No. 2019-23

BILL NO. 2019-23

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC TITLE 13 TO ADD A NEW CHAPTER 60 TO AUTHORIZE THE REMOVAL AND DISPOSITION OF SIGNS AND ATTENTION GAINING DEVICES THAT HAVE PLACED ON CITY PROPERTY OR IN PUBLIC RIGHTS-OF-WAY ILLEGALLY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Cedric Crear

Summary: Amends LVMC Title 13 to add a new Chapter 60 to authorize the removal and disposition of signs and attention gaining devices that have placed on City property or in public rights-of-way illegally.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 13 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 60 and consisting of Sections 10 and 20, reading as follows:

13.60.010: For purposes of this Chapter:

"Attention gaining device" means any streamer, pennant, propeller, inflatable sign, tethered balloon, portable sign, bunting or other artificial device, figure, shape, color, sound, light or exhibit, whether live, animated or still, that is intended to attract attention.

"City property" means any real property owned or leased by the City and dedicated to City purposes.

"Public right-of-way" means any area dedicated to public use for public street purposes. The term includes without limitation roadways, parkways, alleys and sidewalks, and includes the definition of that term as found in LVMC 19.18.020.

"Sign" means any device, fixture, placard, structure or other medium, including its structure and component parts, that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

13.60.020: (A) Subject to the provisions of Subsection (B), a law enforcement officer or an officer

or employee of the City assigned to the implementation or enforcement of this Chapter may remove and dispose of any sign or attention gaining device that, in violation of the provisions of Title 19 or any other provision of this Code, has been erected or placed on City property or within a public right-of-way, has been or attached to a tree, pole, or other structure on City property or within a public right-of-way.

(B) If an officer or employee determines that a sign or attention gaining device removed pursuant to Subsection (A) is of sufficient value and character that the person responsible for its placement is likely to reclaim the item, or that the sign or device has a potential resale value greater than one hundred dollars, the sign or device shall be retained for at least twenty days for purposes of being reclaimed, and then may be either destroyed or disposed of in accordance with LVMC Chapter 4.16.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-4-19
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
47

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
NEW BILLS:

Bill No. 2019-24 - Adopts that certain document entitled "Fifth Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community," regarding property generally located at the northwest corner of Grand Teton Drive and Grand Canyon Drive. Proposed by: Robert Summerfield, Director of Planning

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will adopt that certain document entitled "Fifth Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community," regarding property generally located at the northwest corner of Grand Teton Drive and Grand Canyon Drive. The substance of the development agreement was approved by the City Council on June 19, 2019. This bill will formalize the adoption in accordance with State law.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2019-24

BILL NO. 2019-24

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "FIFTH AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT FOR SKYE CANYON MASTER PLANNED COMMUNITY," AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Adopts that certain document entitled "Fifth Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community," regarding property generally located at the northwest corner of Grand Teton Drive and Grand Canyon Drive.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That certain document entitled "FIFTH AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT FOR SKYE CANYON MASTER PLANNED COMMUNITY," the substance of which was approved by the City Council on June 19, 2019, is hereby adopted in conformance with the provisions of NRS Chapter 278.

SECTION 2: Following adoption of this Ordinance, the document adopted by Section 1 shall be attached to this Ordinance and recorded in the office of the County Recorder in accordance with the provisions of NRS Chapter 278.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-19-19
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____ _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
48

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
NEW BILLS:

Bill No. 2019-25 - Adopts that certain document entitled "Amended and Restated Development Agreement for Sunstone Master Planned Community," regarding property generally located at the southwest corner of North Skye Canyon Park Drive and Moccasin Road. Proposed by: Robert Summerfield, Director of Planning

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will adopt that certain document entitled "Amended and Restated Development Agreement for Sunstone Master Planned Community," regarding property generally located at the southwest corner of North Skye Canyon Park Drive and Moccasin Road. The substance of the development agreement was approved by the City Council on June 19, 2019. This bill will formalize the adoption in accordance with State law.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2019-25

BILL NO. 2019-25

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR SUNSTONE MASTER PLANNED COMMUNITY," AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Adopts that certain document entitled "Amended and Restated Development Agreement for Sunstone Master Planned Community," regarding property generally located at the southwest corner of North Skye Canyon Park Drive and Moccasin Road.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That certain document entitled "AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR SUNSTONE MASTER PLANNED COMMUNITY," the substance of which was approved by the City Council on June 19, 2019, is hereby adopted in conformance with the provisions of NRS Chapter 278.

SECTION 2: Following adoption of this Ordinance, the document adopted by Section 1 shall be attached to this Ordinance and recorded in the office of the County Recorder in accordance with the provisions of NRS Chapter 278.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause

or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-19-19
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____ _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE
City Council
Meeting of: July 3, 2019

Agenda Item No.:
49

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
NEW BILLS:

Bill No. 2019-26 - Amends LVMC Chapter 6.39 to exempt from licensing and regulation as a nightclub any establishment with a tavern-limited license within the Downtown Entertainment Overlay District, and amends LVMC 6.50.250 to authorize conditions to be imposed on such establishments regarding outdoor patron lines and outdoor speakers. Proposed by: Bradford R. Jerbic, City Attorney

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Chapter 6.39 to exempt from licensing and regulation as a nightclub any establishment with a tavern-limited license within the Downtown Entertainment Overlay District (the "DEOD"). The bill will also amend LVMC 6.50.250 to authorize conditions to be imposed on such establishments regarding outdoor patron lines and outdoor speakers. The bill is intended to allow more flexibility for operations with tavern-limited licenses, while preserving operational requirements consistent with the goals and standards of the DEOD.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2019-26

BILL NO. 2019-26

ORDINANCE NO. _____

AN ORDINANCE RELATING TO NIGHTCLUBS AND ESTABLISHMENTS WITH A TAVERN-LIMITED ALCOHOLIC BEVERAGE LICENSE; AMENDING PROVISIONS OF LVMC CHAPTER 6.39 TO EXEMPT FROM LICENSING AND REGULATION AS A NIGHTCLUB ANY ESTABLISHMENT WITH A TAVERN-LIMITED LICENSE WITHIN THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT; AMENDING LVMC 6.50.250 TO AUTHORIZE CONDITIONS TO BE IMPOSED ON SUCH ESTABLISHMENTS REGARDING OUTDOOR PATRON LINES AND OUTDOOR SPEAKERS; AND PROVIDING FOR OTHER RELATED MATTERS.

Proposed by: Bradford R. Jerbic, City Attorney

Summary: Amends LVMC Chapter 6.39 to exempt from licensing and regulation as a nightclub any establishment with a tavern-limited license within the Downtown Entertainment Overlay District, and amends LVMC 6.50.250 to authorize conditions to be imposed on such establishments regarding outdoor patron lines and outdoor speakers.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 6, Chapter 39, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.39.010: (A) [As the] <u>The</u> primary operations of a nightclub often include the sales of alcoholic beverages for immediate on-premises consumption and the provision of live entertainment at a fixed establishment during the late night and early morning hours, and such operations can negatively impact surrounding businesses and residential areas during the late evening and early morning hours due to noise and congestion from the additional vehicular and pedestrian traffic coming to and from such establishments[,]<u>. Therefore,</u> the City Council declares that<u>, except as otherwise provided in Subsection (C) of this Section,</u> all businesses considered to be a nightclub pursuant to this Chapter must be specifically licensed for such operation, whether newly proposed or an existing business operation as further delineated herein.

(B) The City Council understands that there are certain liquor establishments authorized to provide live entertainment pursuant to LVMC 6.50.520, and if an establishment is not

considered a nightclub for purposes of this Subsection (B), then such establishment shall comply with the provisions of LVMC 6.50.520 prior to providing live entertainment at such an establishment.

(C) This Chapter does not apply to any establishment that holds a tavern-limited alcoholic beverage license and is located within the Downtown Entertainment Overlay District, as described in LVMC 19.10.120.

SECTION 2: Title 6, Chapter 39, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.39.020: (A) [Subject to Subsection (C)(1), below,] Except as otherwise provided in Subsection (C) of LVMC 6.39.010, it is unlawful for any person to commence, carry on or engage in or operate any nightclub as defined by LVMC 6.39.030 without first obtaining and thereafter maintaining a valid, unexpired nightclub license as provided herein. Due to the negative secondary impacts a nightclub can create, such a license is required whether it is a new business operation or an existing operation that is considered a nightclub.

(B) A nightclub license pursuant to this Chapter shall not issue for an establishment that will sell or serve alcoholic beverages unless the applicant possesses a beer and wine room alcoholic beverage license, tavern alcoholic beverage license, tavern-limited alcoholic beverage license, general on-sale alcoholic beverage license, or urban lounge alcoholic beverage license for the establishment at which the nightclub license is proposed for issuance, and, except as provided at Subsection (C)(2), below, such license shall not be issued if the establishment is located on property not properly entitled for a nightclub use pursuant to LVMC Title 19.

(C) [Existing Business Operations.

(1) Any existing business that is considered a nightclub pursuant to this Chapter shall apply for and obtain licensure as a nightclub by October 1, 2015, or completely cease nightclub operations by November 1, 2015.

(2) While certain land use approvals are required for new nightclub operations pursuant to Title 19 of this Code, any nightclubs lawfully operating prior to December 1, 2014 may be

licensed pursuant to this Chapter without obtaining land use approval for a nightclub use pursuant to LVMC Title 19, notwithstanding LVMC 6.39.020(B), above.

(D)] A separate license is required for each location at which a licensee conducts business, and such licenses are not transferable. In order for an applicant for a nightclub license to obtain and maintain such license in good standing, the establishment must comply, and continue to comply with all applicable zoning, building, fire and health requirements.

SECTION 3: Title 6, Chapter 50, Section 250, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.50.250: (A) A tavern-limited license:

(1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold, except as otherwise provided in Subsection (C) of this Section.

(2) May only be issued for premises that are located entirely within Area 1 of the Downtown Las Vegas Overlay District or the Symphony Park District, as shown in Figures 2 and 3 of the Development Standards adopted in LVMC 19.10.010(B).

(3) In the case of a tavern-limited license issued under Subsection (C) of this Section, may only be issued with respect to an outdoor entertainment complex.

(4) Is not transferable, except to a location for which a new license of that type would qualify under Paragraph (2) of Section (A) above and to an operator who has been approved by the City Council.

(B) Except with respect to a tavern-limited license issued under Subsection (C) of this Section, a tavern-limited license, [or] the transfer of a license, <u>or in the case of Paragraphs (6) and (7) below, the renewal of a license as well,</u> may be conditioned upon one or more of the following:

(1) That the establishment be a themed establishment, the theme to be approved by the Director after submission of a written description of at least three operational elements establishing a theme.

(2) That the establishment provide live entertainment at least two nights per

week, including, but not limited to the following:

(a) Music entertainment venue, with live music or disc jockey (jazz, blues, reggae, hip hop, rock'n'roll, etc.);

(b) Nightclub venue with dancing and live music or live disc jockey;

(c) Comedy entertainment venue, with live comedic performers;

(d) Karaoke entertainment venue, with amateur guest performers; and

(e) Other live entertainment venues, to be determined by the City Council for acceptability and conformity to the goals and objectives of the district in which it is located.

(3) That the establishment provide for outdoor seating in a number and manner approved by the City Council.

(4) Establishment of an annual review for conformity to the licensing standards and conditions, for a period of time to be established by the City Council.

(5) Submittal of a business security plan, to be approved by the City.

(6) For establishments located within the Downtown Entertainment Overlay District that will have patrons waiting outside the establishment for entry into the establishment, that the licensee organize and maintain its patrons in line in accordance with this Paragraph (6). Each outdoor patron line must be on private property or on a public sidewalk. If on a public sidewalk, an outdoor patron line shall:

(a) Be parallel to and against the structure of the licensed establishment;

(b) Be maintained so that not more than two persons are abreast (next to one another);

(c) Not restrict reasonable pedestrian movement on the sidewalk; and

(d) Not obstruct the entrance to any other establishment that is open for business.

(7) For establishments located within the Downtown Entertainment Overlay

District, that outdoor speakers or other sound amplification devices:

(a) Will not be located on sidewalks or within the public right-of-way; and

(b) Will be directed toward the establishment's lounge or dining area and away from public rights-of-way.

[(6)] (8) Such other conditions as may be recommended by City staff and imposed by the City Council.

(C) Independent of the provisions contained in Subsection (B) of this Section, a person who owns or controls an outdoor entertainment complex, or a person who is associated with such a person by means of license or lease or other written consent to operate an outdoor entertainment complex, may only engage in the business of selling alcoholic beverages, advertise the same or permit the consumption of alcoholic beverages upon the premises of an outdoor entertainment complex by obtaining and thereafter maintaining a valid unexpired tavern-limited license specific for an outdoor entertainment complex pursuant to this Code. Unless otherwise restricted by conditions imposed on a license by the City Council, such a license authorizes the sale of alcoholic beverages for consumption at any location within an outdoor entertainment complex, but subject to compliance with the provisions of Subsections (D) and (E) of this Section.

(D) The issuance of a tavern-limited license under Subsection (C) of this Section shall be contingent upon the following:

(1) Submittal of a site plan for the outdoor entertainment complex that indicates all uses included within the complex, the controlled points access as required herein, locations where alcohol may be consumed within the boundaries of the complex, and any areas where minors may be segregated from persons over twenty-one years of age that are consuming alcohol, if any.

(2) Submittal of a business security plan that:

(a) Is designed to ensure that minors are not served or permitted to consume alcoholic beverages; and

(b) Specifically identifies how the operator of the outdoor entertainment complex will ensure that patrons will not remove alcoholic beverages from the complex.

(3) Submittal of an internal signage plan that, at a minimum, is designed to ensure the existence and maintenance of signage that reasonably and appropriately:

(a) Indicates that minors are not to be served nor consume alcohol; and

(b) Displays the scheduled entertainment to be provided to the public.

(4) Approval by the Director of the plans identified in Paragraphs (1) through (3) above, taking into account any review and recommendation of Metro regarding those plans.

(E) A tavern-limited license under Subsection (C) of this Section shall be conditioned upon compliance by the licensee and the operator of the outdoor entertainment complex with the following requirements:

(1) That at least one restaurant within the outdoor entertainment complex is open and fully operational whenever any alcoholic beverage service is available, except when the complex is closed to minors or a special event permit has been issued for an event pursuant to LVMC Chapter 12.02.

(2) That no alcoholic beverages are allowed to be consumed within any enclosed business establishment operating within the outdoor entertainment complex, unless the establishment has an alcoholic beverage license appropriate for the establishment.

(3) That patrons and guests are not allowed to leave the outdoor entertainment complex with an alcoholic beverage.

(4) That access into and out of the outdoor entertainment complex is controlled so that there are no more than four points of ingress and egress.

(5) Such other conditions as may be recommended by City staff and imposed by the City Council.

(F) The transfer of a license issued under Subsection (C) of this Section shall be subject to the contingencies and conditions regarding an initial license that are identified in Subsections

(D) and (E) of this Section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than $1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

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SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-24-19
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2019, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2019, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
50

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Any items from the 11 A.M. session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
51

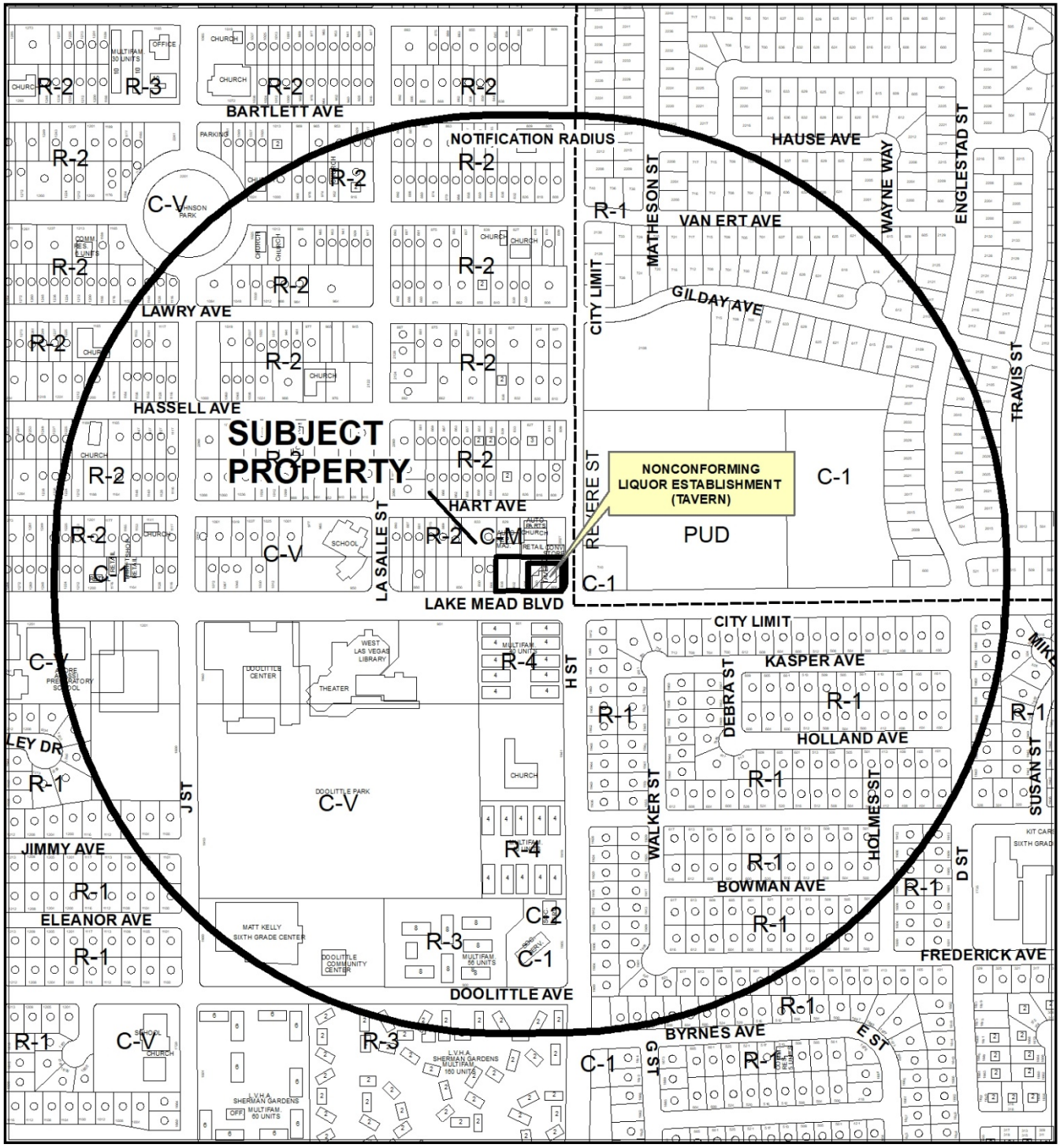
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
EOT-76537 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC - For possible action on a request for a third Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 808 West Lake Mead Boulevard (APNs 139-21-612-065 through 069), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	4	City Council Meeting	1

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. City Council Approval Letter - EOT-73520 [PRJ-73372]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



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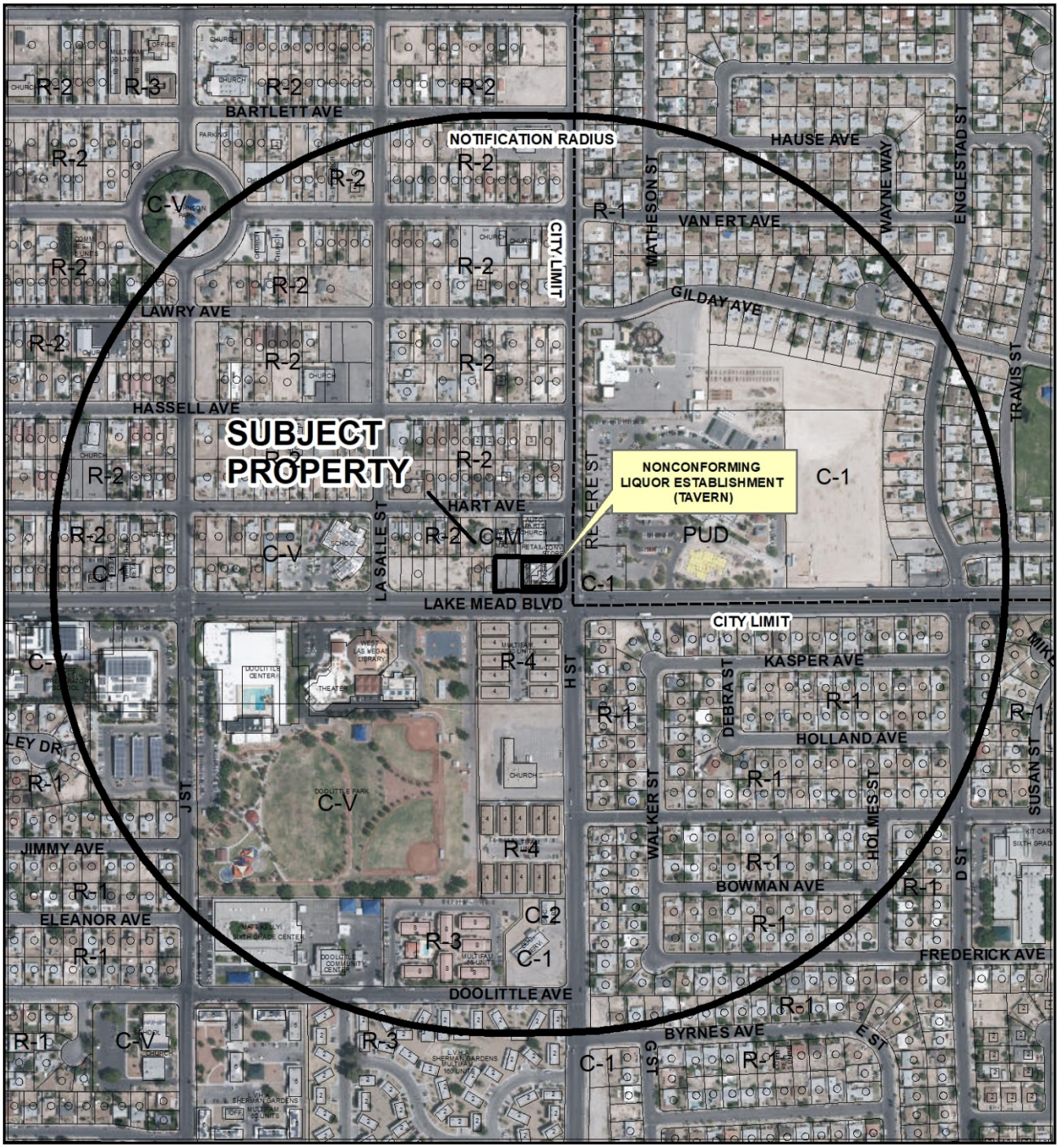
CASE: **EOT-76537**

RADIUS: 1500 FEET

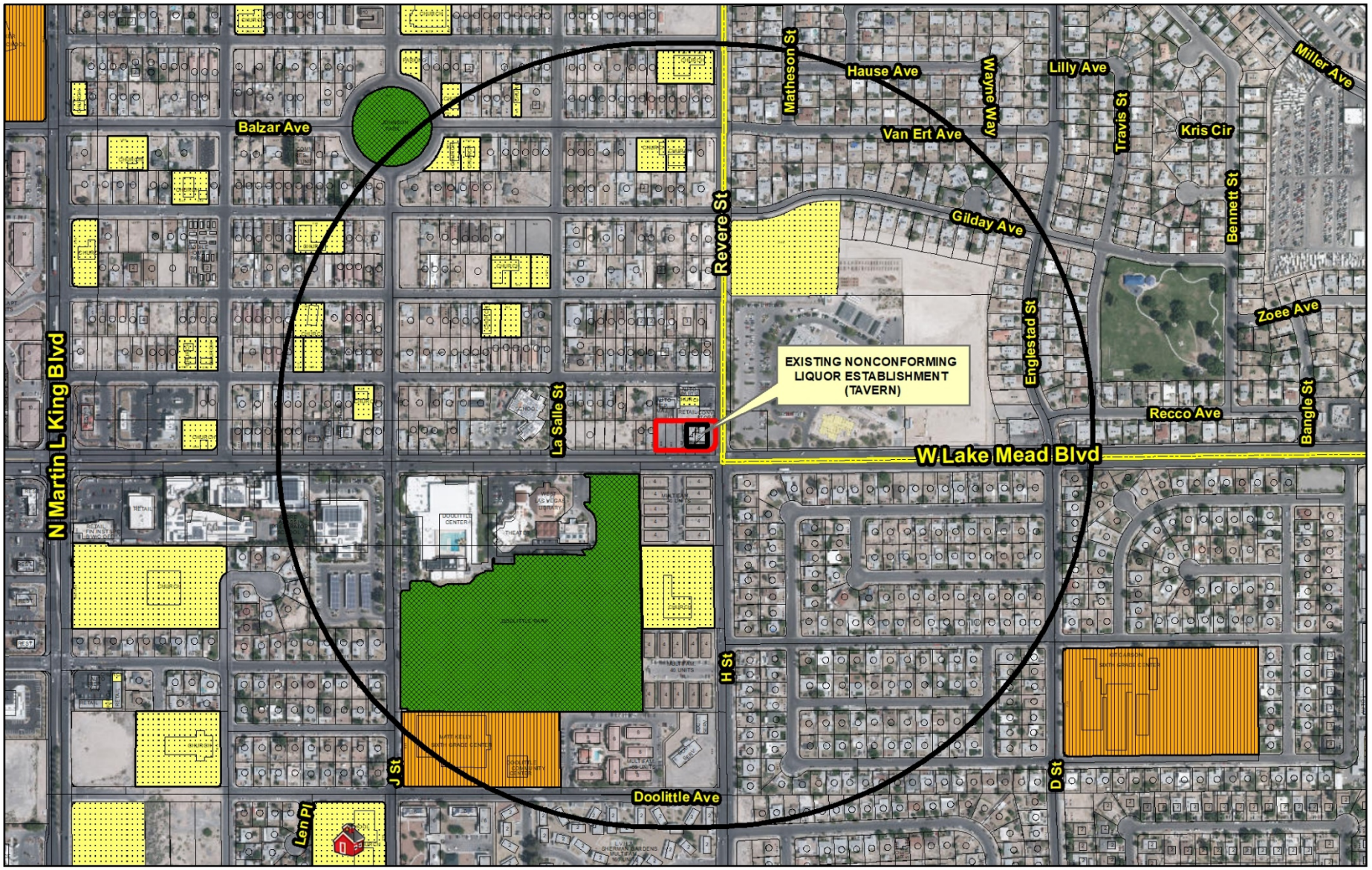
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **EOT-76537**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



EOT-76537

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

- City Limits
- Subject Property
- 1500 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, June 4, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-76537	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 579 (By Planning)

APPROVALS 0

PROTESTS 0

SS

**** CONDITIONS ****

EOT-76537 CONDITIONS

1. This request for an Extension of Time of a nonconforming use for a Liquor Establishment (Tavern) shall expire on July 5, 2020 unless another Extension of Time is approved by the City Council.

2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) use at 808 West Lake Mead Boulevard.

ISSUES

- This is the third Extension of Time request for a legal nonconforming Liquor Establishment (Tavern) at this location.
- Ordinance 6114 authorizes extensions of time for certain nonconforming uses that have been abandoned due to economic hardship. Such extensions must be heard at a public hearing at City Council.
- Ordinance 6114 limits the Extension of Time request to not exceed the duration of the applicable abandonment period, which in this instance is one year.

ANALYSIS

On October 6, 2010, the City Council adopted Ordinance 6114, which allows for Extension of Time of an abandoned nonconforming use when the request is due to an economic hardship based on market conditions or other circumstances beyond the applicant's control. If approved, the Extension of Time request is not to exceed the duration of the applicable abandonment period, which is one year. In accordance with the ordinance, a public hearing is required so as to notify neighboring homeowners and registered associations, providing the opportunity for comment.

This is the third request for an Extension of Time for the legal, nonconforming use of an approximately 4,000 square-foot Liquor Establishment (Tavern) at this location, which is located within a standalone restaurant building constructed in 1964. The use was abandoned July 5, 2016 according to business license records and has been extended through City Council action through July 5, 2019. Ownership of the property and assets was transferred in 2017. According to the applicant's justification letter, the owner has been planning to make improvements to both the exterior and interior of the building to the extent allowed by code; however, additional time is needed to draw the plans and complete the permitting process. The anticipated reopening date is October 2019.

The subject tavern was established prior to the establishment of the minimum Special Use Permit requirements for a Liquor Establishment (Tavern) use, which require a minimum separation distance from protected uses. The subject site does not meet the minimum 1,500-foot separation distance requirements from city park and Church/House of Worship uses. When measured from parcel line to parcel line, Kianga Isoke Palacio Park at Doolittle Complex is approximately 115 feet southwest of the site and the Church/House of Worship use is located on the adjacent parcel to the north on the same side of Revere Street. If this request for an Extension of Time is denied, the use will cease on July 5, 2019 and will not be able to be reestablished, as the current Minimum Special Use Permit requirements set forth by Title 19.12 (including distance separation requirements) are nonwaivable.

During the abandonment period from 2016 to the present, there have been two documented enforcement cases regarding establishment of an unlicensed food vendor in the parking lot on the subject property. Although the business is closed at this time, extensive signage is still displayed advertising the business. Title 19.08.120(E)(3) prohibits any on-premise sign that no longer occupies the premises on which it is located. City Code Enforcement can work with the owner to correct these issues. The tavern use can be conducted in a manner that is compatible with the adjacent uses and there has been no noted negative effect on the protected uses while it was operational.

FINDINGS (EOT-76537)

Ordinance 6114 states, “An Extension of Time may be granted by the City Council only upon clear and convincing evidence of qualifying hardship and a determination that the public health, safety and welfare will not be jeopardized.” Staff finds that the applicant has demonstrated the request for an Extension of Time due to economic hardship. The health, safety and welfare of the public would not be jeopardized by continuation of the Liquor Establishment (Tavern) use at this location. Staff recommends approval of the Extension of Time with a one-year time limit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/06/10	The City Council adopted Ordinance 6114, which authorized under certain circumstances an extension of time regarding the expiration of certain nonconforming uses due to economic hardship.
07/18/13	A Code enforcement Case (#131144) was processed for trash and debris at 808 West Lake Mead Boulevard. The case was resolved on 07/27/13.
09/29/15	A Code Enforcement Case (#159821) was processed for water draining from the roof due to a faulty air conditioning unit at 808 West Lake Mead Boulevard. The case was resolved on 10/21/15.
07/19/17	The City Council approved a request for an Extension of Time (EOT-70621) for a nonconforming Liquor Establishment (Tavern) at 808 West Lake Mead Boulevard. Staff recommended approval.
07/18/18	The City Council approved a request for an Extension of Time (EOT-73520) for a nonconforming Liquor Establishment (Tavern) at 808 West Lake Mead Boulevard. Staff recommended approval.
12/20/18	Business Licensing Enforcement processed a Case (BLE573136) to investigate a complaint regarding an unlicensed food vendor in the parking lot at 808 West Lake Mead Boulevard. The case has not been resolved.
04/03/19	Code Enforcement investigated a Case (198251) regarding a barbeque in the parking lot at 808 West Lake Mead Boulevard. The case was closed by Code Enforcement.

Most Recent Change of Ownership	
09/28/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1964	The building at 808 West Lake Mead Boulevard was constructed.
10/02/75	A building permit (4333) was issued for a 250 square-foot freestanding sign at 808 West Lake Mead Boulevard. A final inspection was not completed.
11/17/83	A building permit (4333) was issued for an interior remodel tenant improvement for a restaurant, lounge and food market at 808 West Lake Mead Boulevard.

Related Building Permits/Business Licenses	
01/09/84	A business license (L16-00032) was issued for a Tavern at 808 West Lake Mead Boulevard. The license was marked as out of business on 07/05/16 and placed in nonoperational status. The accompanying restaurant license (R09-00043) was also marked out of business on 07/05/16.
05/09/88	A building permit (01045) was issued for a 6-foot masonry wall along the front property line at 808 West Lake Mead Boulevard. A final inspection was not completed and the permit expired 11/23/88.
04/11/90	A business license (G01-01129) was issued for restricted gaming at 808 West Lake Mead Boulevard. The license was suspended 12/01/15 and the business establishment marked out of business on 07/05/16.
04/08/08	A building permit (112208) was issued for a kitchen hood fire suppression system at 808 West Lake Mead Boulevard. The permit was finalized on 05/14/08.
03/09/17	A building permit (337465) was issued for an Electrical Meter Tag at 808 West Lake Mead Boulevard. The permit was finalized on 03/17/17.
11/16/17	A general business license (G65-07099) was issued for commercial leasing services at 808 West Lake Mead Boulevard. The license is active.
	A general business license (G65-07100) was issued for vacation home support services at 808 West Lake Mead Boulevard. The license is active.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
05/23/19	The site contains an existing building on a corner lot with signage advertising a restaurant, tavern and package liquor sales. The doors to the building were padlocked. The site appears to be well maintained, except the perimeter wall along Lake Mead Boulevard has been damaged. Staff verified a church is still in operation to the north of the site.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant Liquor Establishment (Tavern)	C (Commercial)	C-1 (Limited Commercial)
North	General Retail Store, Other Than Listed Church/House of Worship	MLA (Medium Low Attached Residential)	C-1 (Limited Commercial)
South	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
East	College, University or Seminary Office, Other Than Listed	CC (Community Commercial) – North Las Vegas	C-1 (Commercial Neighborhood) – North Las Vegas
West	Single Family, Detached	C (Commercial)	R-2 (Medium-Low Density Residential)

Master Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area (Area 1)	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	EOT-76537
Meeting Date	07/03/19
Total Fee	$1050
Received By/Date	ESchwab 05/14/19

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EXTENSION OF TIME

Project Address (Location) 808 WEST LAKE MEAD BLVD., LAS VEGAS, NV 89106

Project Name WEST SIDE OASIS **Proposed Use**

Assessor's Parcel #(s) 139-21-612-065 THRU 069 **Ward #** 5

General Plan: Existing COMM Proposed COMM **Zoning:** Existing C-1 Proposed C-1

Additional Information EXTENSION OF TIME FOR TAVERN

Property Owner 8TEA8 HOLDINGS LLC Contact TERRY ADAMS

Address 14543 EVAN WAY City VAN NUYS State CA Zip 91411

E-mail TERRI.TSPHERE@GMAIL.COM Phone 808-382-8481

Applicant SAME AS OWNER Contact

Address City State Zip

E-mail Phone

Representative LAS CONSULTING Contact LUCY STEWART

Address 1930 VILLAGE CENTER CIR 3-577 City LV State NV Zip 89134

E-mail STEWPLANC@GMAIL.COM Phone 702 499 6469

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Terry E. Adams

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

Print Name Terry E. Adams

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

see attached for notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On 4/25/2019 before me, DAINA D. SUPSTIKS, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared TERRY E. ADAMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAINA D. SUPSTIKS
COMM. #2276801
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 03/05/2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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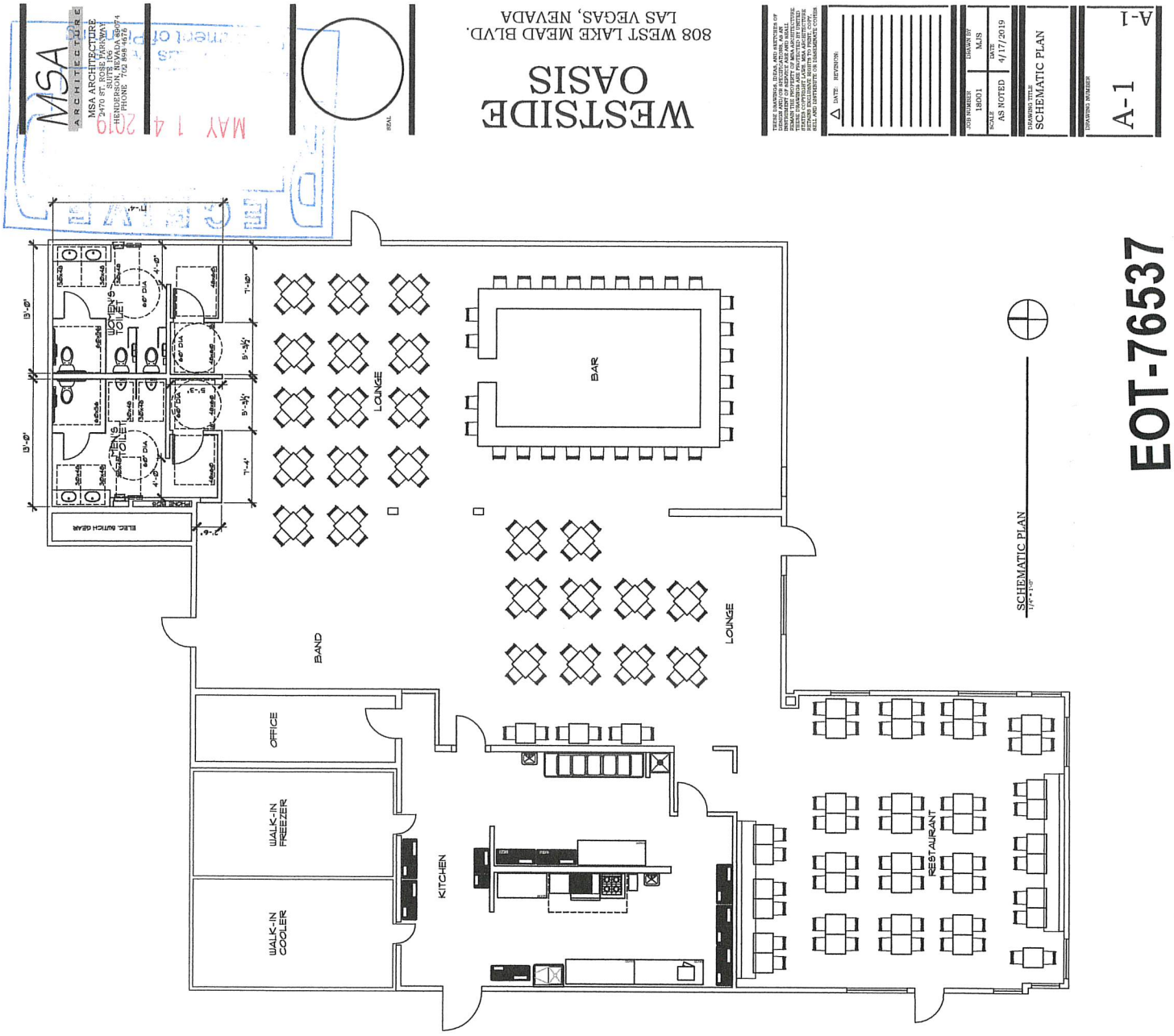
MSA
ARCHITECTURE
MSA ARCHITECTURE
2470 ST. ROSE PARKWAY
SUITE 105
HENDERSON, NEVADA 89074
PHONE 702 898 4676
MAY 14 2019
WESTSIDE
OASIS
808 WEST LAKE MEAD BLVD.
LAS VEGAS, NEVADA
SEAL
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DRAWN BY MJS
SCALE AS NOTED
DATE 4/17/2019
DRAWING TITLE SCHEMATIC PLAN
DRAWING NUMBER A-1
A-1
EOT-76537
SCHEMATIC PLAN
BAR
LOUNGE
LOUNGE
BAND
OFFICE
WALK-IN FREEZER
WALK-IN COOLER
KITCHEN
RESTAURANT
WOMEN'S TOILET
MEN'S TOILET
ELEC. SWITCH GEAR



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EOT-76537



EOT-76537 - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC
808 WEST LAKE MEAD BOULEVARD

05/23/19



EOT-76537 - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC
808 WEST LAKE MEAD BOULEVARD

05/23/19



EOT-76537 - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC
808 WEST LAKE MEAD BOULEVARD

05/23/19

Terry E and Hiroe S Adams
808 W. Lake Mead Blvd.
Las Vegas, NV 89106

April 19, 2019

City Council and Planning Office
Las Vegas, NV

Re: Property located at 808 W Lake Mead Blvd., Las Vegas, NV 89106

Dear Sirs,

We are writing this in the hope of obtaining an extension for the use permit associated with the above written property ("West Side Oasis"), which is to expire on July 18, 2019.

After receiving an extension in 2018, we were ready to move forward with the new construction of the property but had run in to an issue with "non-conforming use in non-conforming site" code, which we did not expect. With the help and cooperation of numerous city offices and our neighbor, Nevada Partners, we were hoping to overcome the challenge, but unfortunately, we had to forego the new construction idea and had to find an alternative route at the end, which forced us to start the process all over again.

By February 2019, we had come up with the preliminary plan to make some cosmetic adjustment to the property and open the premises before the expiration of the use permit. However, the plan and aesthetic view of the building would have been a far cry from not only what we have envisioned but also the expectation of City Council office. Upon our diligent research and extensive discussions with our architect, general contractor and Planning office, the only way to do it right would require another extension since it involves alteration of business plans and submissions for building permits.

While the premises will have the same lay-out of bar with 15 game machines and restaurant, we hope to bring the interior up to code and add more beautification to the exterior. As we anticipate the plan drawing (being worked on currently) and permit process to be a couple of months and actual remodeling periods to be about 4 months,

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EOT-76537
Las Vegas
Department of Planning

it is our hope to open the establishment by the end of October, 2019. To accomplish this, we respectfully request your approval on the extension of our use permit for another year.

Thank you for your consideration and please let us know if you have any questions of concern.

Sincerely,

Terry Adams

Hiroe Adams

cc: LAS Consulting

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EOT-76537
City of Las Vegas
Department of Planning

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

July 19, 2018

8Tea8, LLC
808 West Lake Mead Boulevard
Las Vegas, Nevada 89106

RE: EOT-73520 [PRJ-73372] - NONCONFORMING USE - PUBLIC HEARING
CITY COUNCIL MEETING OF JULY 18, 2018

Dear Applicant.

The City Council at a regular meeting held on July 18, 2018 voted to ***APPROVE*** a request for an Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 808 West Lake Mead Boulevard (APN 139-21-612-065), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-73372].

This approval is subject to the following conditions:

Planning

1. This request for an Extension of Time shall expire on 07/05/19 unless another Extension of Time is approved by the City Council.

2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 19, 2018.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:SG:clb:nl

cc: Mr. Hiroe Adams
1177 Queen Street
Honolulu, Hawaii 96814

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MAY 14 2019
EOT-76537
Las Vegas
Department of Planning

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **EOT-76537 - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at *(702)464-7499* or e-mail to *cburney@lasvegasnevada.gov*. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

lucy stewart — Signature

6-27-19 — Date

Lucy Stewart
Please Print Name

LAS Consulting
Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #51
RECEIVED 06.27.19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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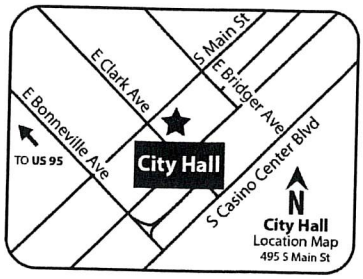
2019 JUN 26 A 11:39

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

EOT-76537

City Council Meeting of **07/03/19**

EOT-76537
13921612056
COOPER ANN
893 HART AVE
LAS VEGAS NV 89106-2305

87 DRDFNP1 89106

Submitted after final agenda

Item 51

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUL -1 P 12:15

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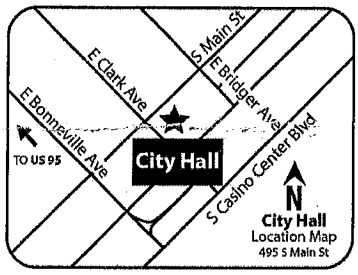
Official Notice of Public Hearing



XXLV 06/25/19XX

EOT-76537
13921611028
CHURCH GOD CHRIST LIVING WORD
1121 SHARON AVE
LAS VEGAS NV 89106-2035

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

EOT-76537

City Council Meeting of **07/03/19**

87 DRDFNP1 89106

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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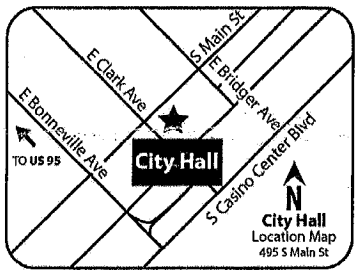
Return Service Requested
Official Notice of Public Hearing



XXLV 06/25/19XX

EOT-76537
13921611007
CHURCH OF GOD CHRIST LIVING WORD
1121 SHARON RD
LAS VEGAS NV 89106-2035

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

EOT-76537

City Council Meeting of **07/03/19**

Submitted after final agenda
Item 51

87 DRDFNP1 89106

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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FIRST CLASS MAIL
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CITY CLERK
2019 JUL -1 P 12:15

XXLV 89/25/19XX

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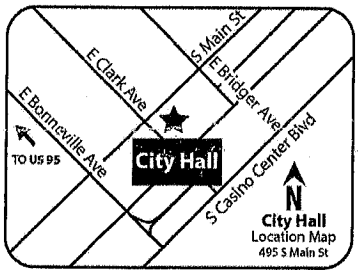

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EOT-76537

City Council Meeting of **07/03/19**

EOT-76537
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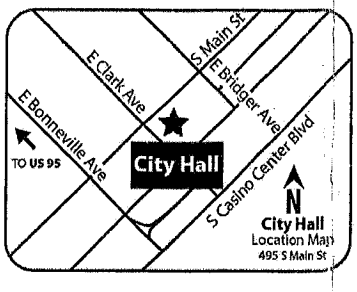

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

EOT-76537
City Council Meeting of **07/03/19**

EOT-76537
13922214011
HOLBERT CHARLES E & CAROL A
628 GILDAY AVE
NORTH LAS VEGAS NV 89030-4035

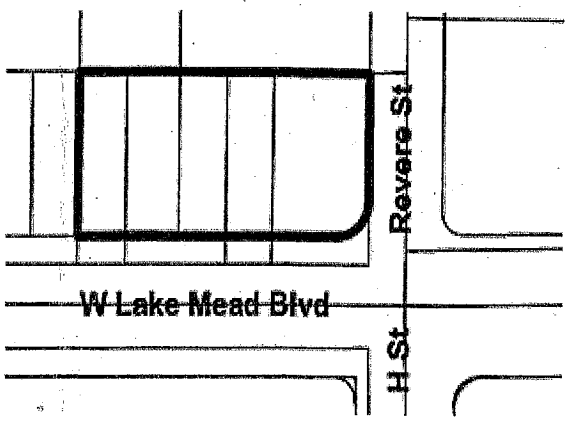
Application Information

EOT-76537 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: 8TEA8 HOLDINGS, LLC - For possible action on a request for a third Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 808 West Lake Mead Boulevard (APNs 139-21-612-065 through 069), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

I'VE MET AND TALKED WITH SOME OF THE PEOPLE THAT WISH TO DEVELOPE THIS AREA AND I THINK WHAT THEY HAVE PLANNED WOULD BE A POSITIVE THING FOR THE NEIGHBORHOOD.

ADDING ANOTHER OPTION AND A LITTLE MORE VARIETY TO AN AREA THAT HAS SPENT MUCH TIME WITHOUT WILL CERTAINLY BE A GOOD THING.

Application Location



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

Public Hearing Information

Meeting:	CITY COUNCIL
Date:	07/03/19
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 AM

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Submitted after final agenda Item 51

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
52

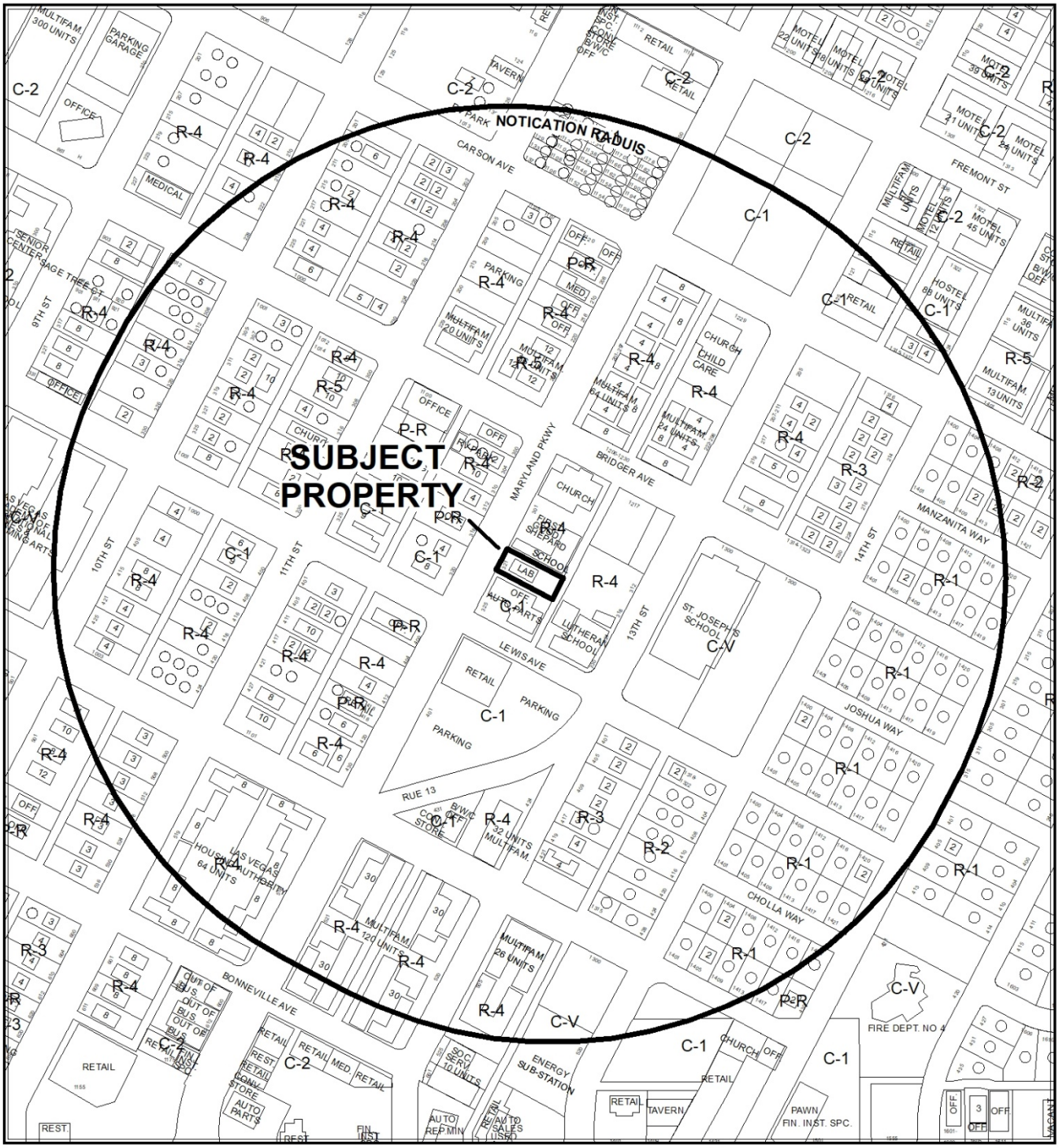
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ZON-76227 - REZONING - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), Ward 3 (Coffin) [PRJ-76199]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	4

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-76227 and SDR-76228 [PRJ-76199]
2. Land Use Map
3. Conditions and Staff Report - ZON-76227 and SDR-76228 [PRJ-76199]
4. Supporting Documentation - ZON-76227 and SDR-76228 [PRJ-76199]
5. Photo(s) - ZON-76227 and SDR-76228 [PRJ-76199]
6. Justification Letter - ZON-76227 and SDR-76228 [PRJ-76199]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
8. Backup Submitted at the May 28, 2019 Planning Commission Meeting



0 260 520 Feet

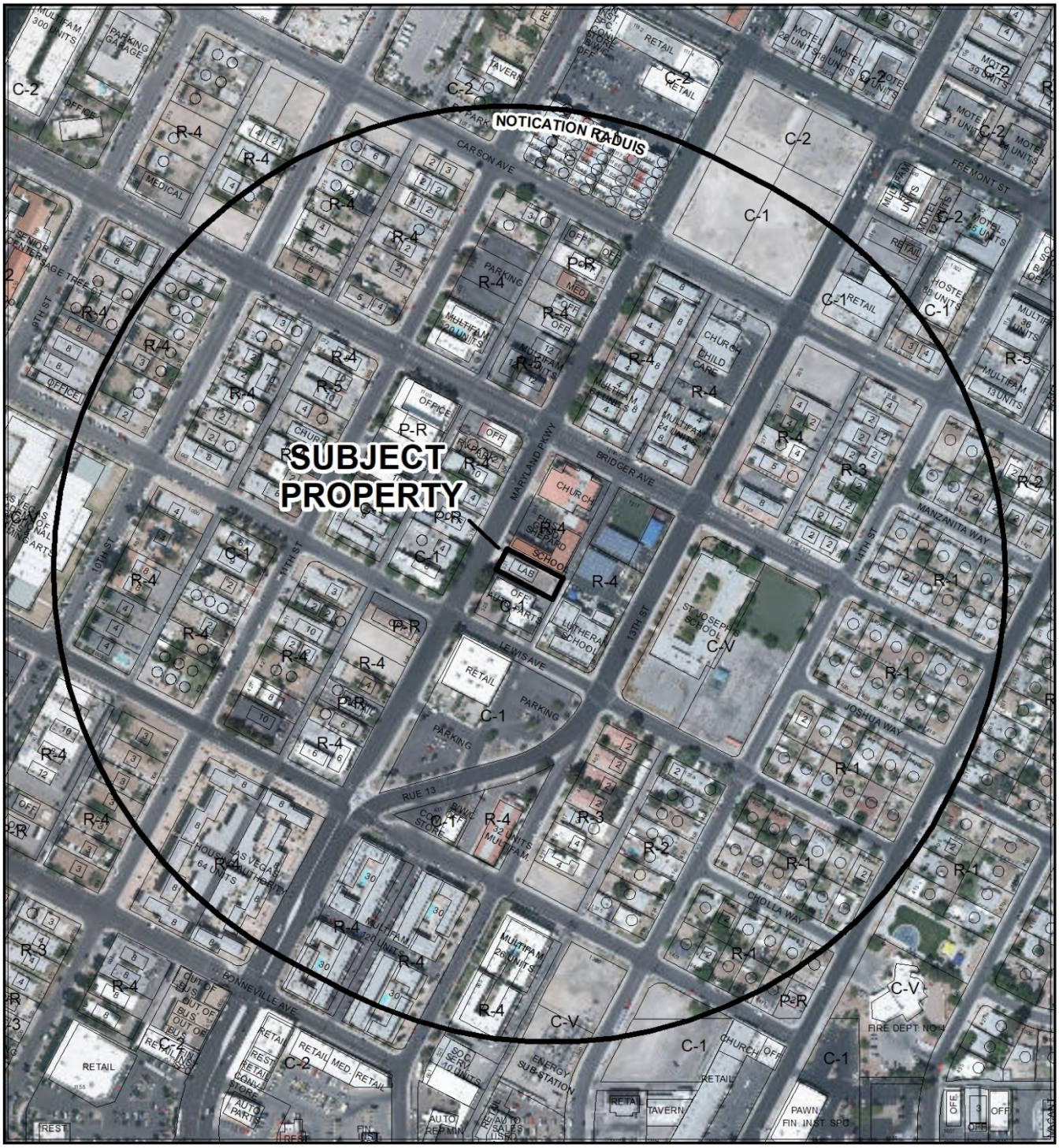
CASE: **ZON-76227, SDR-76228 (PRJ-76199)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 260 520 Feet

CASE: ZON-76227, SDR-76228 (PRJ-76199)

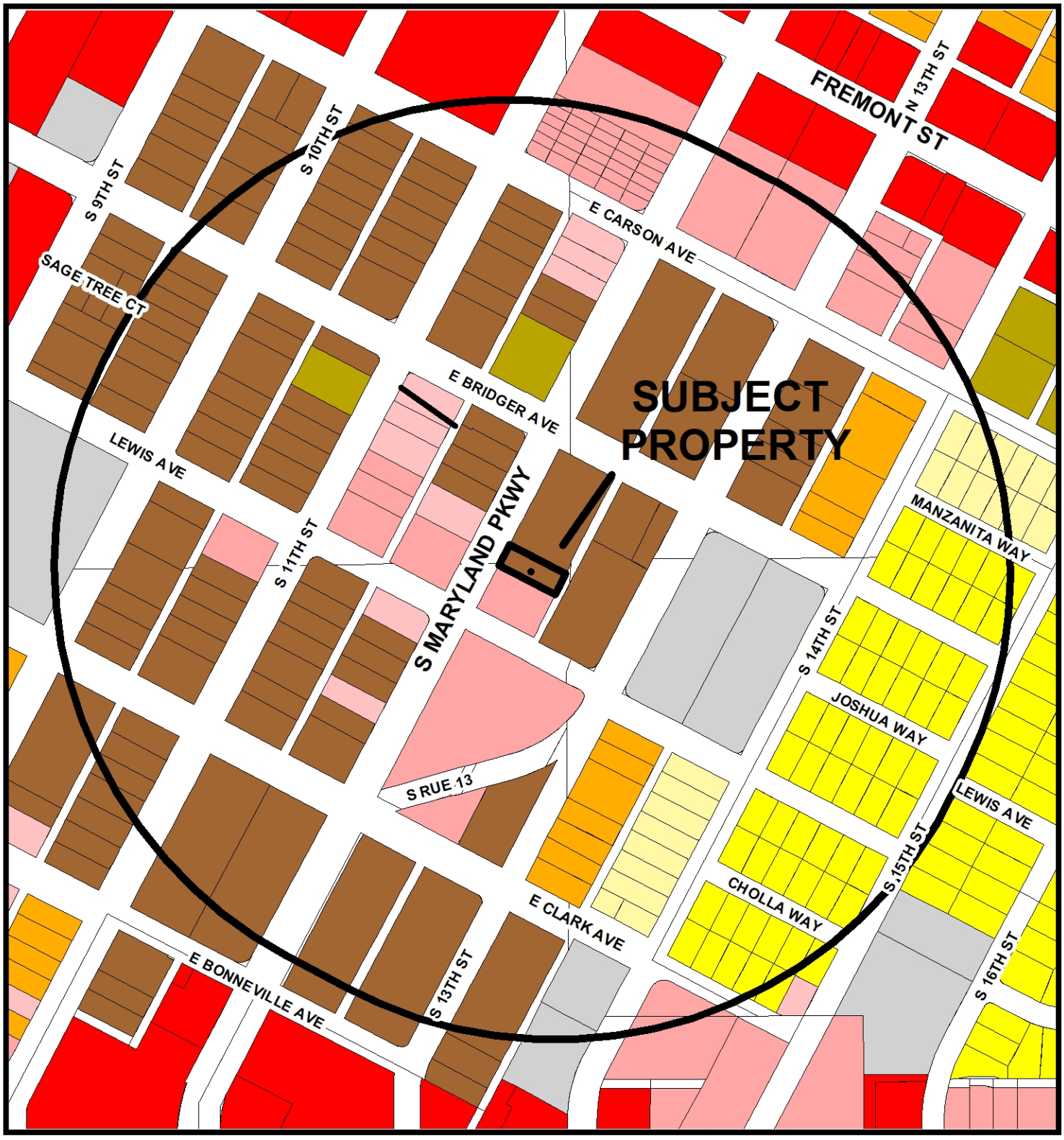
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

ZON-76227



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- TC - Town Center

FROM R-4 TO C-1

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, April 11, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ADVANCED DENTAL LABS – OWNER: WAYNE MURRAY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-76227	Staff recommends APPROVAL.	
SDR-76228	Staff recommends APPROVAL, subject to conditions:	ZON-76227

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED
255 - ZON-76227
255 - SDR-76228

PROTESTS
0 - ZON-76227
2 - SDR-76228

APPROVALS
0 - ZON-76227
2 - SDR-76228

SS

** CONDITIONS **

SDR-76228 CONDITIONS

Planning

1. Approval of Rezoning (ZON-76227) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan date stamped 05/02/19 and building elevations date stamped 04/08/19, except as amended by conditions herein.

4. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.12.060 is hereby approved to allow five parking spaces where 32 spaces are required.

5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.070 is hereby approved to allow a zero-foot side yard setback on the north and a five-foot side yard setback on the south where 10 feet is required.

6. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.070 is hereby approved, to allow a 50-foot wide lot where 100 feet is required and 66 percent lot coverage where 50 percent is allowed.

7. A Waiver of Title 19.08.070 is requested to allow a five-foot wide landscape buffer along a portion of the west perimeter where 10 feet is required and a zero-foot wide landscape buffer along the south perimeter where eight feet is required.

8. An Exception from Title 19.08.040 is requested to allow inadequate tree spacing within the landscape buffer area along Maryland Parkway where trees are to be spaced 20 feet on center within the buffer.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

12. All utility or mechanical equipment shall comply with the provisions of Title 19 Downtown Las Vegas Overlay District Development Standards, unless approved by a separate Waiver.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Maryland Parkway adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Flamingo – Boulder Highway Charleston Storm Drain and Maryland Storm Drain" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to demolish an existing single-story, 1,300 square-foot dental laboratory and construct a two-story, 5,732 square-foot dental laboratory on the site.

ISSUES

- The subject site currently contains a dental laboratory. The use was approved by Special Use Permit in the 1950s but is now a legal, nonconforming use in the R-4 (High Density Residential) District.
- A Rezoning is requested from R-4 (High Density Residential) to C-1 (Limited Commercial), which allows for a Laboratory, Medical or Dental use.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.12.060 is requested to allow five parking spaces where 32 spaces are required. Staff supports the Waiver request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.070 is requested to allow a zero-foot side yard setback on the north and a five-foot side yard setback on the south where 10 feet is required. Staff supports the Waiver request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.070 is requested to allow a 50-foot wide lot where 100 feet is required and 66 percent lot coverage where 50 percent is allowed. Staff supports the Waiver request.
- A Waiver of Title 19.08.070 is requested to allow a five-foot wide landscape buffer along a portion of the west perimeter where 10 feet is required and a zero-foot wide landscape buffer along the south perimeter where eight feet is required. Staff supports the Waiver request. A Waiver for a zero-foot wide landscape buffer along a portion of the north perimeter is not required if the accompanying setback waiver is approved.
- An Exception of Title 19.08.040 is requested to allow no tree spacing within the landscape buffer area along Maryland Parkway. Staff approves the Exception.

ANALYSIS

The existing dental laboratory has been operating as a legal, nonconforming use under an approved Special Use Permit (U-0014-55). With the proposed demolition of the existing building, nonconforming status would be lost, as a Laboratory, Medical or Dental use is currently not permitted in any residential zoning district, and any new building must conform to current Title 19 requirements. The applicant is therefore requesting to rezone the property from R-4 (High Density Residential) to C-1 (Limited Commercial).

The subject site is located adjacent to a church and school to the north and east that is zoned R-4 (High Density Residential) and an office that is zoned C-1 (Limited Commercial). Per Title 19, the C-1 zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. All of these conditions are supported by the location of the property. The adjacent church and school are nonresidential uses, and streets in this area are designed for higher capacities than in residential areas. In addition, the C-1 zoning district is compatible with the existing MXU (Mixed Use) General Plan designation in this area, which allows for both residential and commercial zoning districts. For these reasons, staff recommends approval of the proposed Rezoning.

The subject parcel is included in the Vision 2045 Downtown Las Vegas Master Plan within the Founders District. The Founders District is an area that contains primarily historic residential dwellings, many of which have converted to professional office space. This transition is expected to continue, as traditional suburban-type residential uses become less suited for an area containing collector streets on each block and an expanding market evolves toward development of higher density mixed-use projects near major transit corridors. One objective of the Founders District is the addition of creative office space along with civic/institutional uses such as a community center. The proposed dental laboratory development supports this objective. The project is located along a planned transit corridor (Maryland Parkway) within the radius of a conceptual transit hub in the Fremont East District and within walking distance of a second transit hub at Charleston Boulevard and Maryland Parkway.

The site is located within the Downtown Las Vegas Overlay District (DTLV-O) within Area 2. Area 2 standards shall conform to Title 19 development standards; however, any deviation from these standards (including those normally requiring a variance) shall require approval of a Waiver that may be attached to a Site Development Plan Review. The building is not subject to residential adjacency standards. The adjacent buildings are nonresidential and two stories in height.

The proposed building is two stories in height with approximately half of the ground floor occupied by an enclosed parking area. Access to and from the property would be from a 20-foot wide alley to the east of the site. Building elevations feature stucco exteriors with reveals for visual interest and shaded balconies. The building is largely windowless, but faux windows are added for aesthetic purposes. No detail would be added on the north elevation, as it will nearly abut the adjacent school building. The elevations are appropriate and compatible with this area and help create an orderly environment.

Site development is subject to Title 19 requirements for the C-1 zoning district, as well as parking standards. The site is 7,000 square feet in area and 50 feet wide, an artifact of 100-year old subdivision practices in the Downtown area. The size and width of the site limits the placement of the building such that it abuts the north property line, requiring Waivers to allow a zero-foot side yard setback on the north and a five-foot side yard setback on the south. The enclosed parking area, which occupies approximately half of the lot coverage, can accommodate five, 90 degree parking spaces where the office uses require 32 spaces. A Waiver is requested to allow an 84 percent deviation from the Title 19 standard. Traffic Engineering has no objection to the location of the proposed accessible space at the end of the drive aisle, as there would be no customers coming to the building and thus very little onsite traffic. For this reason, staff can also support the reduced number of spaces. The reduced setbacks and landscape buffers allow sufficient room for parking and for practical building placement on a lot with limited size and width, and therefore staff supports these waivers.

Waivers are also requested to allow deviations from C-1 minimum lot width and lot coverage requirements. The C-1 zoning district standards require a minimum lot width of 100 feet and maximum lot coverage of 50 percent. When this area was subdivided in 1905, lots were typically 25 feet in width and conveyed in appropriate numbers to accommodate the intended use of the property. The current site is nonconforming to R-4 standards, but must conform to C-1 standards as a result of the proposed Rezoning request. The two lots that make up the property will be required to be combined through a future mapping action to create one 50-foot wide lot; however, a Waiver is still necessary to provide relief from the 100-foot lot width standard. The subject site will not be enlarged as a result of the proposed office project. For these reasons, staff recommends approval of the lot width waiver. The increase in lot coverage is due primarily to the provision of parking at the ground level in an enclosed structure. As all structures will be removed in favor of a new building, a Waiver of lot coverage is required. Due to the small size of the parcel and the proposal's adherence to the objectives of the Vision 2045 Downtown Las Vegas Master Plan, the Waiver request is warranted and staff recommends approval.

According to projections from the Traffic Engineering Section of Public Works based on the use, this project would add approximately 21 trips per day on Maryland Parkway and Bridger Avenue. Very little if any customer traffic is expected for the dental laboratory use. Currently, Maryland Parkway is at about 21 percent of capacity and Bridger Avenue is at about 15 percent of capacity. With this project, these capacities are expected to be unchanged. Based on Peak Hour use for the proposed use, this development would add into the area roughly three additional cars, or about one every 20 minutes. The Department of Public Works also notes that this site is adjacent to a route that is being planned by the Regional Transportation for mass transit. Construction coordination is not anticipated for this project, but the applicant should be aware that the planned route exists.

Onsite perimeter landscaping provided includes three Mexican Fan Palm trees and an array of five-gallon Bottle Brush and Bush Lantana shrubs, along with one-gallon Desert Spoon shrubs for groundcover. All landscaping would be provided along Maryland Parkway, where landscaping would be most visible and practical. As a sidewalk leading to the front entrance must be provided and there is not sufficient planting space for 24-inch box trees to adequately grow within the remaining five feet of buffer area, an Exception must be approved to allow clustering of the palm trees such that they will not be evenly spaced as required. As landscape materials are being provided in the available space onsite, staff approves the Exception. Along the south side of the building, a gated pedestrian area is provided leading to a side building entrance, making landscaping there impractical.

Residential adjacency standards do not apply to this site. All adjacent parcels are either zoned for commercial uses or contain nonresidential uses, and there are no single-family residential parcels directly across a public right-of-way from the subject site.

The Las Vegas Valley Water District (LVVWD) submitted the following comments regarding the site: "This parcel is currently served by LVVWD, but the service does not have backflow prevention required for the proposed use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit prior to permit issuance." Adequate space has been provided for the necessary appurtenances at the rear of the property.

The Rezoning of the subject site to C-1 is appropriate within this area of the Founders District, and the proposed office adheres to the objectives of the Vision 2045 Downtown Las Vegas Master Plan. Staff therefore recommends approval of the requested Site Development Plan Review, subject to conditions. If denied, a separate Site Development Plan Review and commercial Rezoning would be required for any proposed commercial development of the site.

FINDINGS (ZON-76227)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-1 (Limited Commercial) zoning classification conforms to the MXU (Mixed Use) General Plan designation, which allows for a variety of residential densities as well as office and general commercial uses.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The C-1 (Limited Commercial) zoning classification allows for light to medium intensity commercial and office uses, which are compatible with the adjacent office and commercial uses. The adjacent R-4 (High Density Residential) zoning district contains a nonresidential use (school).

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site is located along a Major Collector street (Maryland Parkway) that is appropriate for limited commercial uses. If approved, the Rezoning would allow for the legal reestablishment of the existing use on the property.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Maryland Parkway is designated as an 80-foot wide Major Collector on the Master Plan of Streets and Highways Map, providing possible access. Access to the site is also provided from a 20-foot wide alley at the rear of the property. Both are sufficient to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

FINDINGS (SDR-76228)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed dental laboratory building is compatible in height and scale to buildings on adjacent parcels. Multi-family residential dwellings in this area are permitted by right to exceed the proposed height.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed office development is consistent with the objectives of the Vision 2045 Downtown Master Plan, which emphasize walkable developments near transit-oriented hubs and creative office design. Waivers of C-1 (Limited Commercial) development standards are requested to allow for reduced onsite parking and placement of the building on a narrow lot.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Ingress and egress is from a public alley accessed from either Lewis Avenue or Bridger Avenue. The proposed development is expected to have minimal impact on neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are typical for office buildings and are similar to other commercial buildings in the area. Landscape materials are drought-tolerant and appropriate for aesthetic purposes.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed elevations indicate a two-story structure that is at a compatible scale with the buildings on adjacent properties. Details on the proposed building faces create a pleasing environment that is harmonious with other offices and residential dwellings in this area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site development is subject to building permit review and inspection, thereby safeguarding the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/04/53	The Board of City Commissioners approved a request for a Rezoning (Z-0007-53) from R-1 (Single Family Residence), R-2 (Two Family Residence) and R-3 (Limited Multiple) to R-4 (Apartment Residence) on property generally located between 9th and 14th Streets, extending south from Fremont Avenue to Bonneville Avenue. The Planning Commission recommended approval.
03/30/55	The Board of City Commissioners approved a request for a Use Permit (U-0014-55) to construct a one-story dental office in an R-4 (Apartment Residence) Zone at 321 South Maryland Parkway. The Board of Zoning Adjustment recommended approval by resolution.
06/15/55	The Board of City Commissioners denied an appeal of the Commission's approval of a Use Permit (U-0014-55) to construct a one-story dental office at 321 South Maryland Parkway, thereby confirming approval of the Use Permit.
05/08/12	Business License Enforcement opened a Case (BLE113924) regarding an expired business license for an existing dental laboratory at 321 South Maryland Parkway. The case was resolved 05/24/12.
05/28/19	The Planning Commission voted (4-0-1) to recommend APPROVAL of ZON-76227 and SDR-76228 [PRJ-76199].

Most Recent Change of Ownership	
07/29/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
Pre-1991	A business license (C55-00290) was issued for a dental laboratory at 321 South Maryland Parkway. The license expired 03/01/19. The use can be reestablished at this location if a license is issued within one year of expiration.

Pre-Application Meeting	
04/03/19	A pre-application meeting was held with the applicant to discuss submittal requirements relating to a proposed redevelopment of a dental laboratory.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	The site contains a narrow, single-story building, located between a two-story office building and a two-story private school building. Most of the existing landscaping appears to have been removed from the concreted area in front of the building. Access to the site is from the rear alley only and is controlled by a rolling gate.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Laboratory, Medical or Dental	MXU (Mixed Use)	R-4 (High Density Residential)
North	Public or Private School, Primary	MXU (Mixed Use)	R-4 (High Density Residential)
South	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Public or Private School, Primary	MXU (Mixed Use)	R-4 (High Density Residential)
West	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
	Multi-Family Residential		C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan (Founders District)	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District (Area 2)	N
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Title 19 Appendix F, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	7,000 SF	N/A
Min. Lot Width	100 Feet	50 Feet	N
Min. Setbacks • Front • Side (north) • Side (south) • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 10 Feet 0 Feet 5 Feet 25 Feet	 Y N* N* Y
Max. Lot Coverage	50 %	66 %	N*
Max. Building Height	N/A	2 stories/29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

*A Waiver of Title 19.08 is requested to allow deviation from these standards.

Existing Zoning	*Permitted Density*	*Units Allowed*
R-4 (High Density Residential)	Unlimited	Unlimited
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	Unlimited	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet N/A 1 Tree / 20 Linear Feet	 3 Trees 3 Trees N/A 2 Trees	 0 Trees 0 Trees 0 Trees 3 Trees	 N N N/A Y
TOTAL PERIMETER TREES		**8 Trees**	**3 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees (parking is covered)	0 Trees	Y

SS

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 8 Feet 0 Feet (driveway) 10 Feet		 0 Feet 0 Feet 0 Feet 5 Feet	 N N* Y N
Wall Height	6 to 8 Feet Adjacent to Residential		8' CMU wall along south PL	N/A

*A Waiver of Title 19.08 is requested to allow deviation from these standards.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Maryland Pkwy	Major Collector	Master Plan of Streets and Highways Map	80	Y

Parking Requirement – Downtown*							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Laboratory, Medical or Dental	5,732 SF	1 space per 200 SF up to 2,000 SF, plus 1 space per 175 SF thereafter	32				
TOTAL SPACES REQUIRED			32		5		N*
Regular and Handicap Spaces Required			31	2	4	1	N*
Percent Deviation			84%				

*Title 19.12 parking standards may be waived for projects in Area 2 of the Downtown Las Vegas Overlay District. A Waiver is requested to allow deviation from these standards.

Waivers		
Requirement	***Request***	***Staff Recommendation***
One parking space per 200 SF up to 2,000 of GFA, plus one space per 175 SF of remaining GFA for Medical or Dental Laboratory use	To allow 5 parking spaces where 32 spaces are required	Approval
10-foot side yard building setback	To allow a zero-foot side yard setback on the north and a 5-foot side yard setback on the south	Approval
50% lot coverage	To allow 66% lot coverage	Approval
100-foot minimum lot width	To allow a 50-foot lot width	Approval
10-foot landscape buffer along public rights-of-way (where building setback standards prevail)	To allow a 5-foot wide buffer along the west perimeter	Approval
8-foot landscape buffer along interior lot lines	To allow a zero-foot wide buffer along the south perimeter	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Trees spaced no more than 20 feet apart on center within landscape buffers	To allow 3 trees to be clustered within one area of the buffer	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) PRJ-76199

Project Address (Location) 321 South Maryland Parkway

Project Name Advanced Dental Labs **Proposed Use** Lab, Medical or Dental

Assessor's Parcel #(s) 139-34-811-045 **Ward #** 3

General Plan: Existing MXU Proposed No Change **Zoning:** Existing R-4 Proposed C-1

Additional Information DTLV-O (Downtown LV Overlay) District (Area 2); Downtown Master Plan (Founders District); Live/Work Overlay; Redevelopment Area 1

Property Owner Wayne Murray Contact Wayne Murray

Address 321 South Maryland Parkway City Las Vegas State NV Zip 89101

E-mail waynemurray@netzero.net Phone 702-449-6525

Applicant Advanced Dental Labs Contact Wayne Murray

Address 321 South Maryland Parkway City Las Vegas State NV Zip 89101

E-mail waynemurray@netzero.net Phone 702-449-6525

Representative KC Camis Architect Contact KC Camis

Address 652 Middlegate Rd # B City Henderson State NV Zip 89011

E-mail kccamis@gmail.com Phone 702-262-9473

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 Trinity Haven Schlottman - Contractor **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Wayne Murray

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

Print Name Wayne Murray

Subscribed and sworn before me

This 8th day of April, 20 19

Ulani Thiessen

Notary Public in and for said County and State

State of Nevada County of Clark

ULANI THIESSEN
Notary Public, State of Nevada
Appointment No. 15-2631-1
My Appt. Expires May 2, 2019

PRJ-76199
04/08/19

LANDSCAPE LEGEND

TREES	TYPE	SIZE	QUANTITY
MEXICAN FAN PALM WASHINGTONIA robusta	MEDIUM EVERGREEN	10' TALL	3

ALL PLANTS ON SITE MUST CONFORM WITH TITLE 30 REQUIREMENTS

SHRUBS and GROUND COVER

BOTTLE BRUSH CALLISTEMON citrinus		5 GAL	3
BUSH LANTANA LANTANA camara		5 GAL	3
DESERT SPOON DASYLIRION wheeleri		1 GAL	3

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE 3/4" RED

NOTE - CONCEPTUAL LANDSCAPING PLAN SHOWN - COORDINATE FINAL LANDSCAPE PLAN WITH OWNER - ALL PLANTING TO CONFORM TO TITLE 19 REQUIREMENTS

IRRIGATION

EMITTERS

TREES - (3) HARDIE TURBO-SC (DPJ-08) PER TREE

SHRUBS - (1) HARDIE TURBO-SC (DPJ-08 PER SHRUB

NOTES:

1. ALL 24-VOLT WIRING SHALL BE #14 UF DIRECT BURIAL, SOLID COPPER.
2. ALL PIPING AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF PIPE BEING SLEEVED.
3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES MAINLINE TRENCH, ENCLOSED IN 200 CLASS PVC PIPE.
4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.
5. DISTRIBUTION PIPE FOR DRIP (EMITTER) SYSTEM SHALL BE 3/4" CLASS 200 PVC (min.)

KEYNOTES

1. ACCESSIBLE PARKING SPACE
2. 8' CMU PROPERTY LINE WALL
3. BACK-UP POWER GENERATOR
4. CMU TRASH ENCLOSURE w/GATES AND ROOF
5. FIRE RISER
6. FIRE SPRINKLER POST INDICATOR VALVE
7. FIRE DEPARTMENT CONNECTION
8. ACCESSIBLE ROUTE (1:20 LONGITUDINAL SLOPE MAX - 1:50 CROSS SLOPE MAX)
9. 8' HIGH M.I. SECURITY GATE
10. XX
11. XX
12. XX

PROJECT DATA

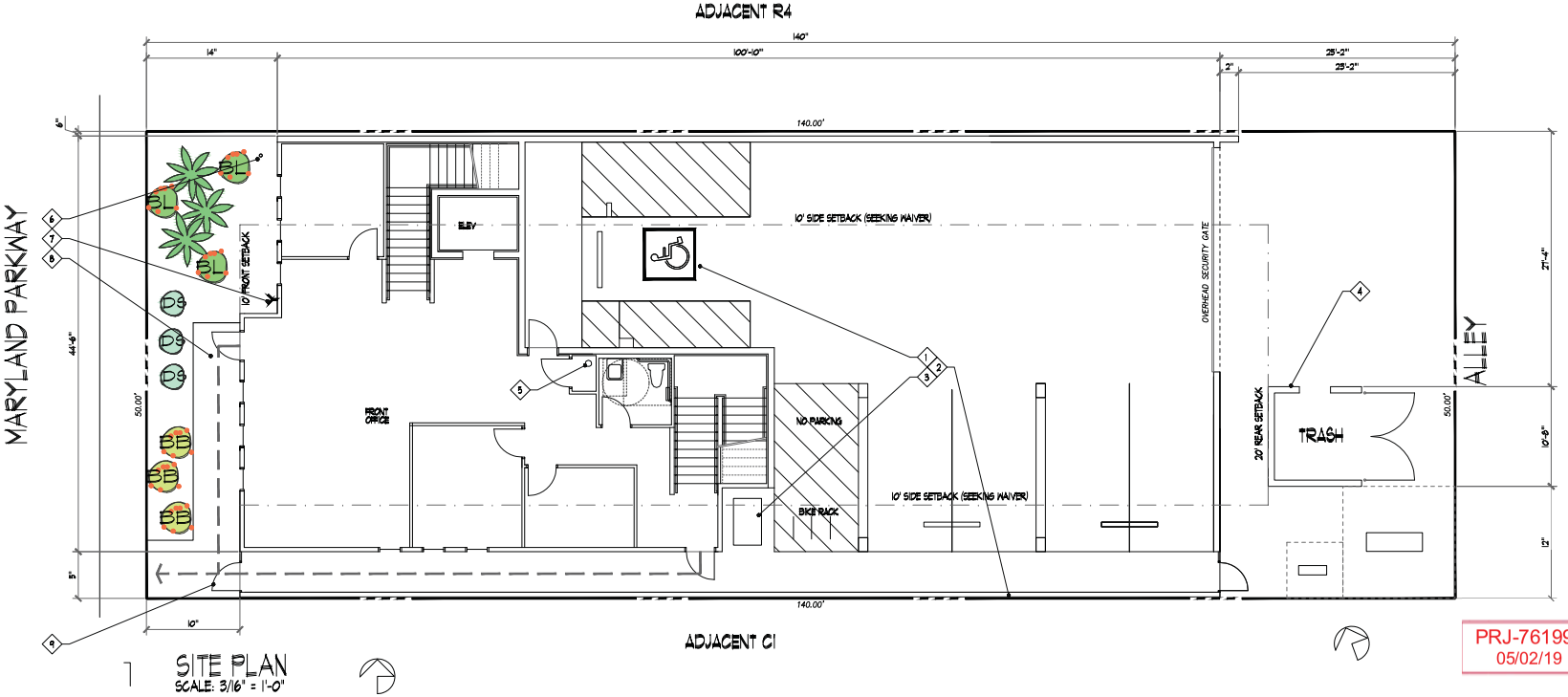
REQUIRED ZONING:		CI
EXISTING ZONING:		R4
PROPOSED USE:		DENTAL LAB
AREA	1ST FLOOR 2ND FLOOR	1825 SF 3701 SF (PLUS 271 SF DECKS)
FOOTPRINT (FOR LOT COVERAGE)		4584 SF
BUILDING AREA (FOR PARKING - INCLUDES DECKS)		6004 SF
PARKING REQUIRED (AT 1/200 1st 2000 and 1/175 AFTER)		33
PARKING PROVIDED:		5 (REQUESTING WAIVER)
TOTAL SITE AREA:	7000 S.F. 0.16 ACRES	
APN	139 34 811 045	
WAIVERS	NORTH SETBACK - 10' (REQUESTING WAIVER FOR 0') SOUTH SETBACK - 10' (REQUESTING WAIVER FOR 5') LANDSCAPING LOT COVERAGE PARKING	
LOT COVERAGE	ALLOWED - 50% ACTUAL - 66% (REQUESTING WAIVER)	

NOTES

1. SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOK-UPS OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:20 MAX. LONGITUDINAL SLOPES & 1:48 MAX. TRANSVERSE SLOPE TYP.
3. MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR RUNNING & 2% FOR CROSS SLOPES

LOCATION





SITE PLAN
SCALE: 3/16" = 1'-0"

PRJ-76199
05/02/19

OPPOSITE CI

OPPOSITE R4

OPPOSITE R4

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4515 WEST RUSSELL LAS VEGAS NEVADA 89118
702.262-4173
FAX 233-1822

REVISIONS

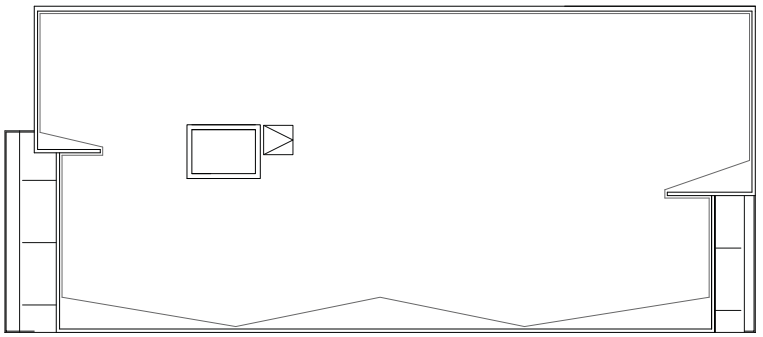
JOB: CN09119
DATE: -

PROPOSED NEW BUILDING
"ADVANCED DENTAL LABS"
AT 221 E MARYLAND PARKWAY
CITY of LAS VEGAS NEVADA

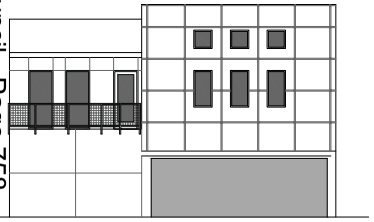
NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN CHECK CORRECTIONS AND OTHER REQUIRED CHANGES. GENERAL CONTRACTOR & SUB-CONTRACTORS SHALL REVIEW THESE PLANS WITH THE ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

SHEET
A1

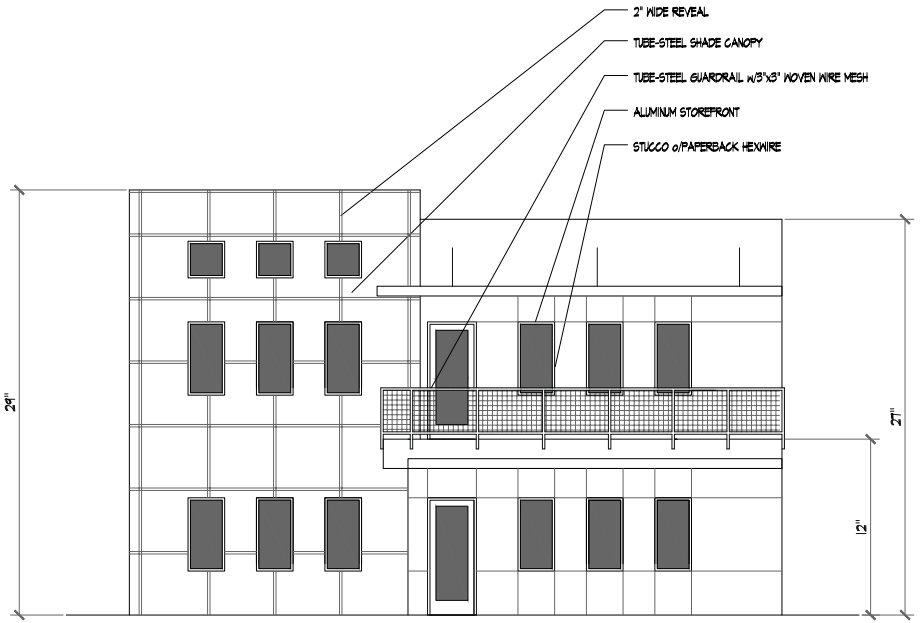
A2
PROPOSED NEW BUILDING
"ADVANCED DENTAL LABS"
CITY OF LAS VEGAS NEVADA
JOB: CN09719
DATE:
REVISIONS
KC ARCHITECTS
OVERHEAD SECURITY GATE
NO PARKING
BIKE RACK
OFFICE
ELEV
FILES
FRONT OFFICE
OFFICE
RRJ-76199
05/02/19
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1825 SF @ 1/150 = 13 OCCUPANTS



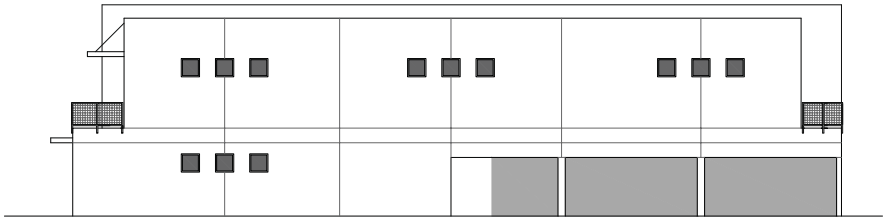
5 ROOF PLAN
SCALE: 1/8" = 1'-0"



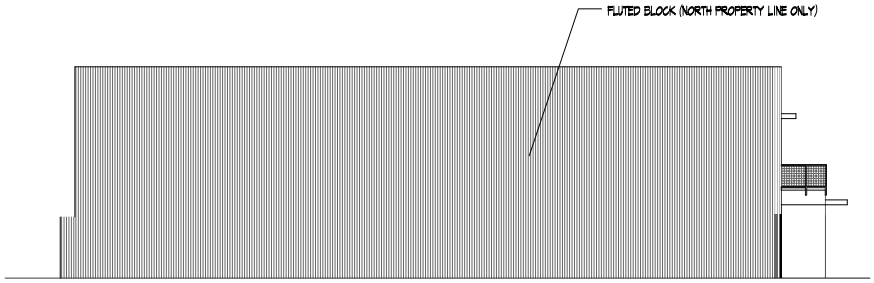
3 ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



4 ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



1 ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



2 ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

PRJ-76199
04/08/19

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4815 WEST RUSSELL
LAS VEGAS NEVADA 89118
702 262-4475
FAX 255-1182

REVISIONS

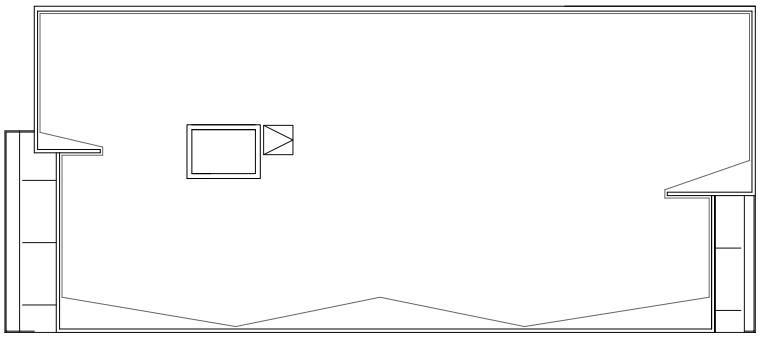
JOB: CN09T19

DATE: -

PROPOSED NEW BUILDING
"ADVANCED DENTAL LABS"
AT 321 S MARYLAND PARKWAY
CITY of LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

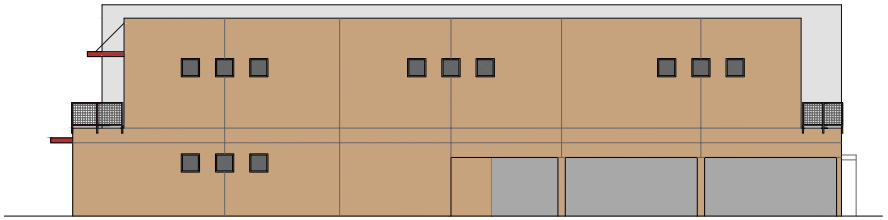
A4
SHEET



5 ROOF PLAN
SCALE: 1/8" = 1'-0"



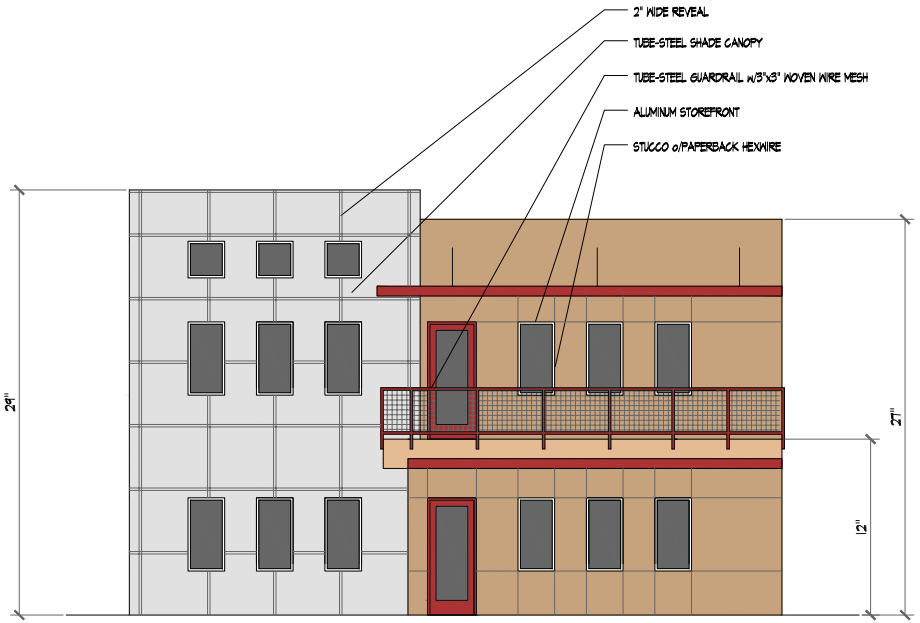
3 ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



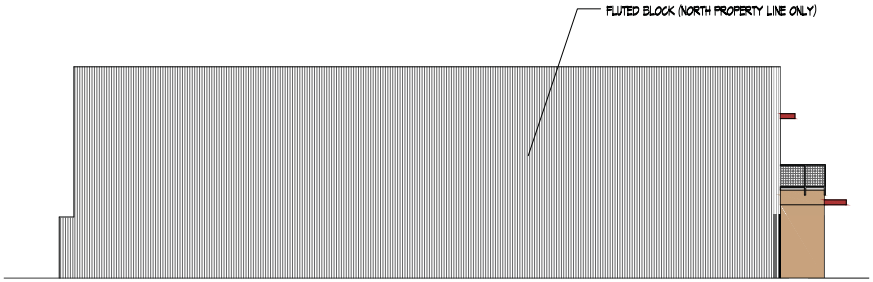
1 ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

COLOR SCHEME

STUCCO FIELD	STUCCO FIELD	TRIM/CANOPY/RAILS
PAINTED - DUNN EDWARDS DE6219 #CRYSTAL HAZE#	PAINTED - DUNN EDWARDS DE6158 #BUCKSKIN#	PAINTED - DUNN EDWARDS DE5055 #MERLOT#



4 ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

PRJ-76199
04/08/19

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4815 WEST RUSSELL
LAS VEGAS NEVADA 89118
702 262-4475
FAX 253-1182

REVISIONS

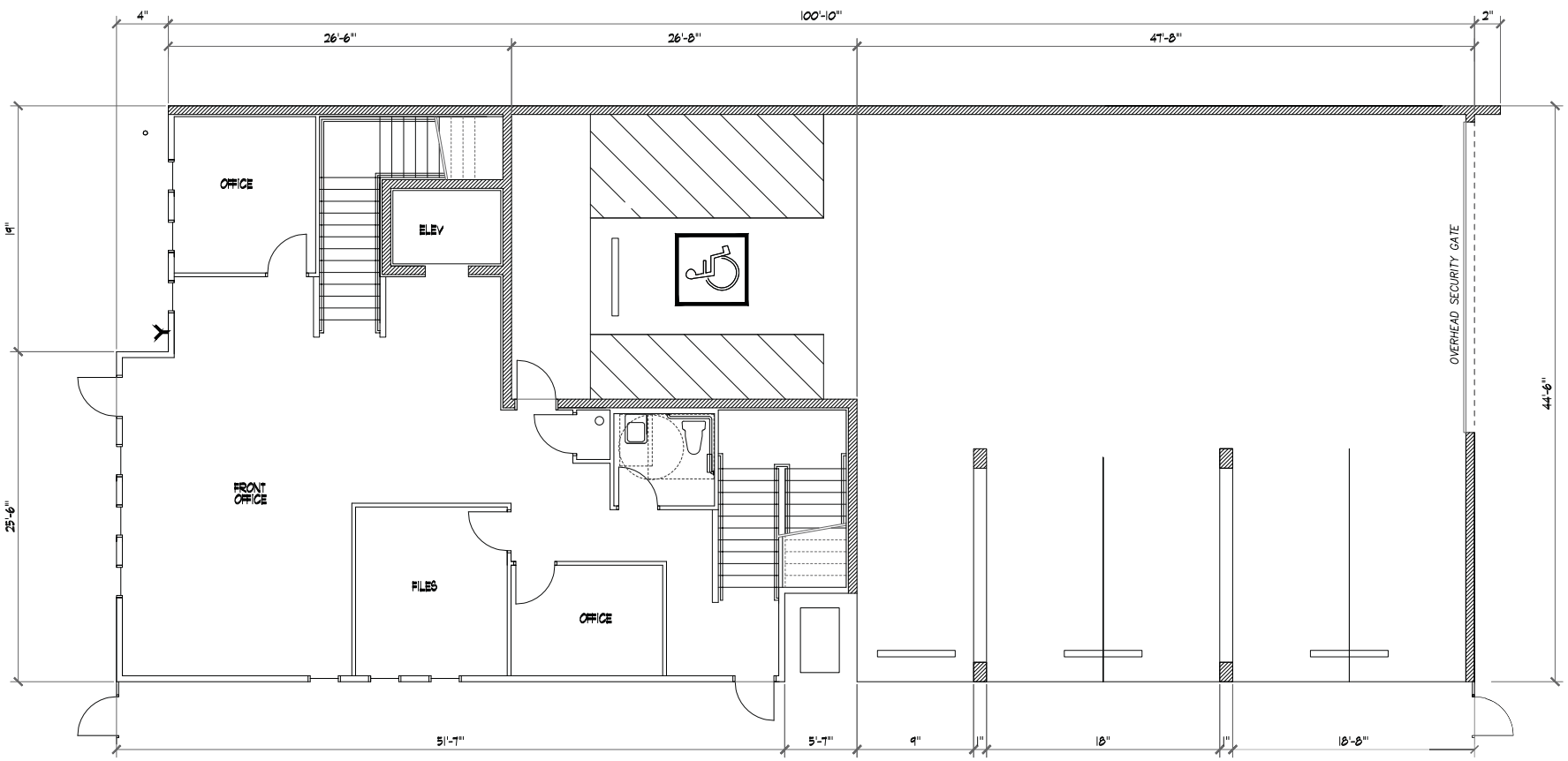
JOB: CN09T19
DATE: -

PROPOSED NEW BUILDING
"ADVANCED DENTAL LABS"
AT 321 S MARYLAND PARKWAY
CITY of LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

A4
SHEET

City Council - Page 759



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

1825 SF @ 1/150 = 13 OCCUPANTS

PRJ-76199
04/08/19

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4815 WEST RUSSELL
LAS VEGAS NEVADA 89118
702 262-4475
FAX 253-1182

REVISIONS

JOB: CN09T19
DATE: -

PROPOSED NEW BUILDING "ADVANCED DENTAL LABS"
AT 321 S MARYLAND PARKWAY
CITY of LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

A2
SHEET

PROPOSED NEW BUILDING
"ADVANCED DENTAL LABS"
CITY OF LAS VEGAS NEVADA
AT 321 & MARYLAND PARKWAY
JOB: CN09719
DATE:
REVISIONS
KC ARCHITECTS
SHEET
A3
PRJ-76199
04/08/19
DECK
DENTAL LAB
ELEV
OFFICE
FRONT OFFICE
DECK
100'-10"
42'-4"
27'-8"
16'-10"
5'-6"
3"
7"
20"
24'-6"
3907 SF @ 1/150 = 26 OCCUPANTS
1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



ZON-76227 [PRJ-76199] - REZONING RELATED TO SDR-76228 - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY
321 SOUTH MARYLAND PARKWAY

04/15/19

City



ZON-76227 [PRJ-76199] - REZONING RELATED TO SDR-76228 - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY
321 SOUTH MARYLAND PARKWAY

04/15/19

Cit

City of Las Vegas
Planning Department
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Date: 04-08-2019

Re: Rezone and Site Development Review for 321 South Maryland Parkway

To whom it may concern:

We are requesting a rezone and site development review for a new office building located at 321 South Maryland Parkway. This property is currently zoned R-4 (high density residential) and abuts a private school to the north and apartments to the south. The area has many commercial uses on both sides of the street and is surrounded by an architectural studio, law offices, a dental office, the Center on Maryland Parkway, and several professional offices. Our operations have existed for more than 20 years at this location under a special use permit and can continue to operate as a legally non-conforming use, however since we are reconstructing the facility we are requesting the zone change to C1 so the zoning will be in conformance with Title 19.

Prior to submitting our application and designing the project we met with city staff to ensure we were meeting the intent of the code. We designed all utilities to face the alley, trash enclosures were designed to face the alley, we kept the building height uniform with the neighboring properties, and pulled the building towards the street to meet the intent of the new downtown master plan. Currently the required setback is 20 feet from the right of way and the city planners suggested we pull the building closer towards Maryland Parkway. Moving the building closer to the street encourages interactivity between pedestrians and buildings however requires a waiver of existing setbacks.

The existing building was constructed in 1955 and has hit the end of its useful life. Advanced Dental Lab creates dentures and dental implants for dentists across the valley and does not see any patients at their current facility. The new facility will employee the same quantity of staff but allow for more state-of-the-art equipment in a space that is not so confined. The new building will have an employee breakroom, large balconies, and several office spaces for its current employees. We are asking for a waiver of the parking standards, which is fairly typical downtown, due to limited space. Most of the businesses along this part of Maryland Parkway are under parked however there is plenty of parking along both sides of Maryland Parkway.

If you have any questions please do not hesitate to contact me at the information below.

Thanks,

Wayne Murray
702-449-6525

PRJ-76199
04/08/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: ZON-76227 - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at *(702)464-7499* or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

Wayne Murray — Signature

07/01/2019 — Date

Wayne Murray — Please Print Name

Advanced Dental Labs/ Acrylic Works Dental Lab — Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #52
RECEIVED 07.01.19

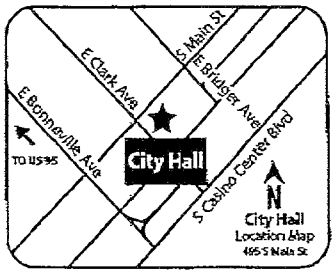
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK

2019 JUN 26 P 2:38



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13935313011
MANZANITA L L C
10313 POMPEI PL
LAS VEGAS NV 89144

131 0R0GNP1

06/26/2019 14:06 091-702-9148984 LUK PAGE 01

Submitted after final agenda

Item 52

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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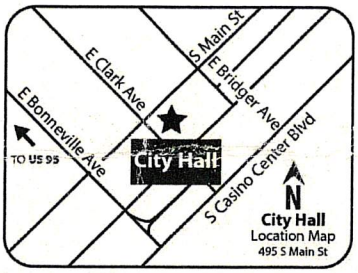

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13934712093
APRICOT INVESTMENTS L L C
2764 N GREEN VALLEY PKWY #139
HENDERSON NV 89014

29 ORDGNP1

Submitted after final agenda
Item 52

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Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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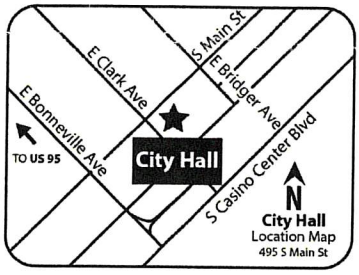

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ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13935317012
MARTIN MONTE & MARISOL
1174 E CARSON AVE
LAS VEGAS NV 89101

87 ORDCNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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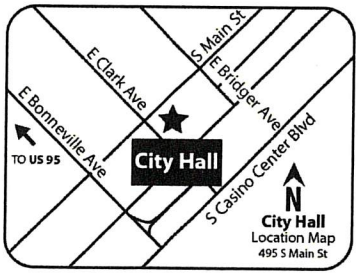

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13935310037
JEALT-VL L L C
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

Submitted after final agenda

Item 52

113 ORDCNP1

City of Las Vegas
Office of The City Clerk
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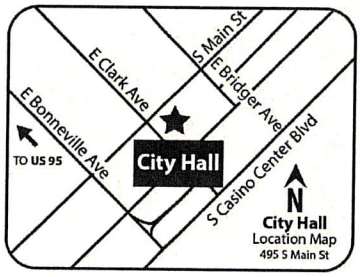

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ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13934811041
ACCRETE CHIEN I L L C
APPRECIATE INVESTMENTS L L C
P O BOX 1436
MILLBRAE CA 94030

126 DRDGNP1

Submitted after final agenda

Item 52

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☐ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]
City Council Meeting of **07/03/19**

79 ORDCHAP1

PRJ-76199
13934712118
M S I V L L C
1000 N GREEN VALLEY PKWY #440-35
HENDERSON NV 89074

Submitted after final agenda

Item 52

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: ZON-76227 [PRJ-76199] - REZONING RELATED TO SDR-76228

SUBJECT: APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Wayne Murray — Signature

May 22, 2019 — Date

WAYNE MURRAY — Please Print Name

Advanced Dental Labs — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #8

PAGE 05
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05/24/2019 10:38

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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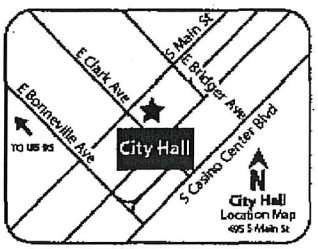

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MAY 28 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]
Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935313011
MANZANITA L L C
10313 POMPEI PL
LAS VEGAS NV 89144

Submitted after final agenda

BP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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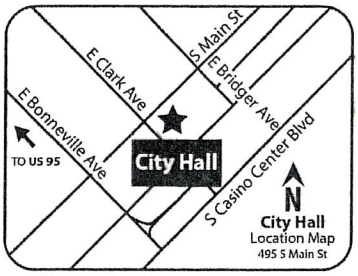

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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ZON-76227 [PRJ-76199]

Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935310037
JEALT-VL L L C
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 DRDFMP1 89139

8P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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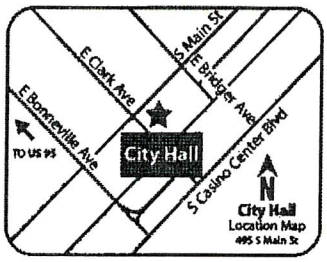

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City of Las Vegas

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Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]
Planning Commission Meeting of **05/28/2019**

PRJ-76199
13934712108
E B 2 L L C
1100 E BRIDGER AVE
LAS VEGAS NV 89101-5315

87 DRCFNP1 89101

Submitted after final agenda

8A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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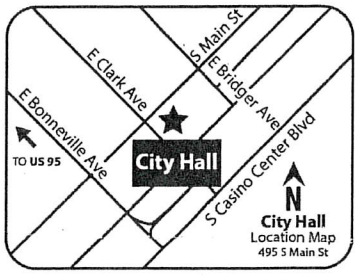

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76227 [PRJ-76199]

Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

87 DRDFNP1 8101

8A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
53

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76228 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76227 - PUBLIC HEARING - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 5,732 SQUARE-FOOT DENTAL LABORATORY WITH WAIVERS TO ALLOW FIVE PARKING SPACES WHERE 32 SPACES ARE REQUIRED; LOT WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED; LOT COVERAGE OF 66 PERCENT WHERE 50 PERCENT IS ALLOWED; A ZERO-FOOT SIDE YARD SETBACK ON THE NORTH AND A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH WHERE 10 FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-76199]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

C.C.: 07/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	4

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
5. Backup Submitted at the May 28, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) PRJ-76199

Project Address (Location) 321 South Maryland Parkway

Project Name Advanced Dental Labs **Proposed Use** Lab, Medical or Dental

Assessor's Parcel #(s) 139-34-811-045 **Ward #** 3

General Plan: Existing MXU Proposed No Change **Zoning:** Existing R-4 Proposed C-1

Additional Information DTLV-O (Downtown LV Overlay) District (Area 2); Downtown Master Plan (Founders District); Live/Work Overlay; Redevelopment Area 1

Property Owner Wayne Murray Contact Wayne Murray

Address 321 South Maryland Parkway City Las Vegas State NV Zip 89101

E-mail waynemurray@netzero.net Phone 702-449-6525

Applicant Advanced Dental Labs Contact Wayne Murray

Address 321 South Maryland Parkway City Las Vegas State NV Zip 89101

E-mail waynemurray@netzero.net Phone 702-449-6525

Representative KC Camis Architect Contact KC Camis

Address 652 Middlegate Rd # B City Henderson State NV Zip 89011

E-mail kccamis@gmail.com Phone 702-262-9473

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 Trinity Haven Schlottman - Contractor **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Wayne Murray

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

Print Name Wayne Murray

Subscribed and sworn before me

This 8th day of April, 20 19

Notary Public in and for said County and State

ULANI THIESSEN
Notary Public, State of Nevada
Appointment No. 15-2631-1
My Appt. Expires May 2, 2019

State of Nevada County of Clark

PRJ-76199
04/08/19

SDR 76228
Advanced Dental Labs

321 S Maryland Parkway

Proposed 5.524 thousand square foot replacement of an existing 1.3 thousand square foot dental laboratory.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	5.524	4.96	**27**
AM Peak Hour			0.70	**4**
PM Peak Hour			0.63	**3**

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	1.3	4.96	**6**
AM Peak Hour			0.70	**1**
PM Peak Hour			0.63	**1**

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	4.224	4.96	**21**
AM Peak Hour			0.70	**3**
PM Peak Hour			0.63	**2**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Maryland Parkway	
Average Daily Traffic (ADT)	6,392
PM Peak Hour	511

(heaviest 60 minutes)

Bridger Avenue	
Average Daily Traffic (ADT)	1,824
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Maryland Parkway	30,540
Bridger Avenue	12,480

This project will add approximately 21 trips per day on Maryland Pkwy. and Bridger Ave. Currently, Maryland is at about 21 percent of capacity and Bridger is at about 15 percent of capacity. With this project, these capacities are expected to be

unchanged.

Based on Peak Hour use, this development will add into the area roughly 3 additional cars, or about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: SDR-76228 - APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at *(702)464-7499* or e-mail to *cburney@lasvegasnevada.gov*. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

Wayne Murray — Signature

07/01/2019 — Date

Wayne Murray — Please Print Name

Advanced Dental Labs / Acrylic Works Dental Lab — Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #53
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Las Vegas, Nevada 89101

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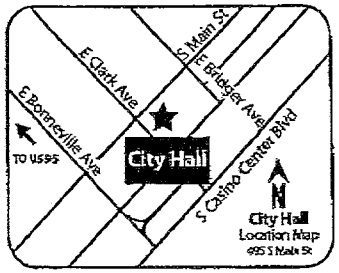

PRJ-76199
13935313011
MANZANITA L L C
10313 POMPEI PL
LAS VEGAS NV 89144

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

131 ORDOMF1

06/26/2019 14:06 091-702-9148984 LUK PAGE 02

Submitted after final agenda Item 53

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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The change to C-1 is Ok., but make them provide appropriate parking and setbacks!

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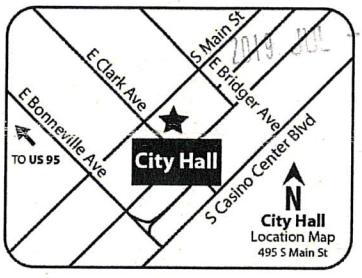

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
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APRICOT INVESTMENTS L L C
2764 N GREEN VALLEY PKWY #139
HENDERSON NV 89014

29 DRDGNP1

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Item 53

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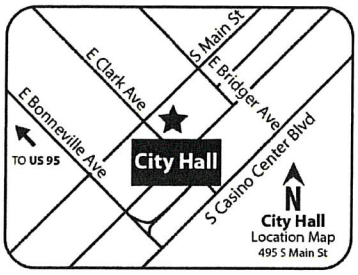

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13935317012
MARTIN MONTE & MARISOL
1174 E CARSON AVE
LAS VEGAS NV 89101

87 ORDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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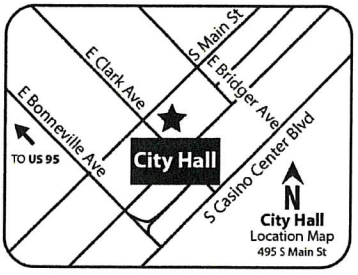

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SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13935310037
JEALT-VL L L C
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

Submitted after final agenda
Item 53

113 ORDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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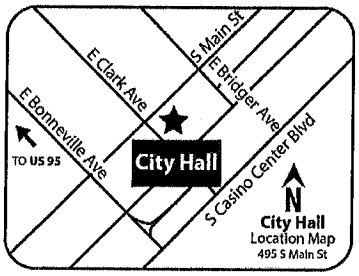

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13934811041
ACCRETE CHIEN I L L C
APPRECIATE INVESTMENTS L L C
P O BOX 1436
MILLBRAE CA 94030

1 326 DRDCMF1

Submitted after final agenda
Item 53

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2019 JUL -2 P 12:14

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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SDR-76228 [PRJ-76199]
City Council Meeting of **07/03/19**

PRJ-76199
13934712118
M S I V L L C
1000 N GREEN VALLEY PKWY #440-35
HENDERSON NV 89074

79 ORIGINAL

Submitted after final agenda
Item 53

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: SDR-76228 [PRJ-76199] - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76227

SUBJECT: APPLICANT: ADVANCED DENTAL LABS - OWNER: WAYNE MURRAY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Wayne Murray
Signature

May 22, 2019
Date

WAYNE MURRAY
Please Print Name

Advanced Dental Labs
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #9

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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City of Las Vegas

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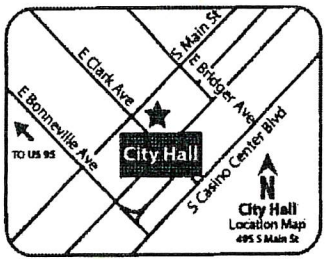

PARKING WAIVERS OF THIS AMOUNT ARE ALWAYS A PROBLEM IF NOT NOW, THEN IN THE FUTURE. SET-BACK WAIVERS ARE O.K. PARKING WAIVER IS NOT.

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-76228 [PRJ-76199]
Planning Commission Meeting of **05/28/2019**

PRJ-76199
13934712108
E B 2 L L C
1100 E BRIDGER AVE
LAS VEGAS NV 89101-5315

87 DRDFHP1 89101

9P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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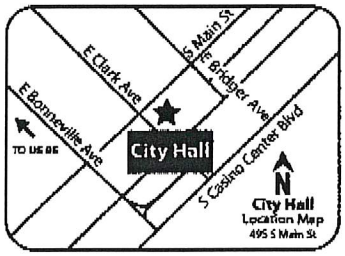

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76228 [PRJ-76199]

Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935313011
MANZANITA L L C
10313 POMPEI PL
LAS VEGAS NV 89144

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MAY 28 2019
Dept of Planning
City of Las Vegas

9p

05/24/2019 10:38 091-702-9148984 LUK PAGE 04

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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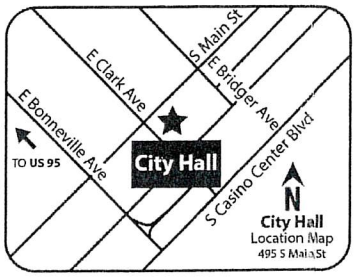

Totally inadequate parking! This is a problem throughout the area. Please do not waive the parking requirements.

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76228 [PRJ-76199]

Planning Commission Meeting of **05/28/2019**

PRJ-76199
13934712093
APRICOT INVESTMENTS L L C
2764 N GREEN VALLEY PKWY #139
HENDERSON NV 89014

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MAY 2 2 2019
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City of Las Vegas

29 DRDFNP1 89014

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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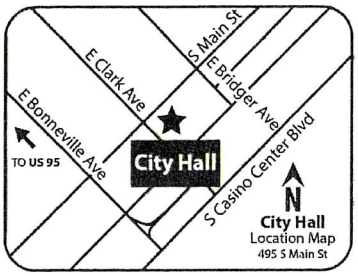

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MAY 23 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76228 [PRJ-76199]

Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935310037
JEALT-VL L L C
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 DRDFNP1 89139

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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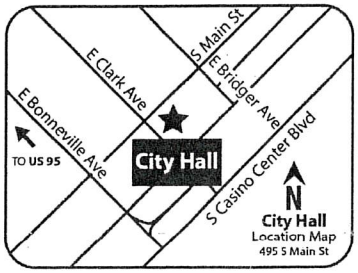

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City of Las Vegas

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76228 [PRJ-76199]
Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

87 ORDFNP1 89101

9A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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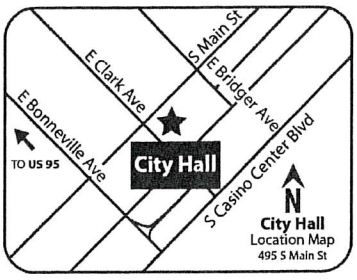

CITY OF LAS VEGAS
DEPT of PLANNING - DSC
333 N RANCHO DR - 3RD FLR
LAS VEGAS, NV 89106

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Dept of Planning
City of Las Vegas

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SDR-76228 [PRJ-76199]
Planning Commission Meeting of **05/28/2019**

PRJ-76199
13935317012
MARTIN MONTE & MARISOL
1174 E CARSON AVE
LAS VEGAS NV 89101

87 DRDFNP1 89101

9A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
54

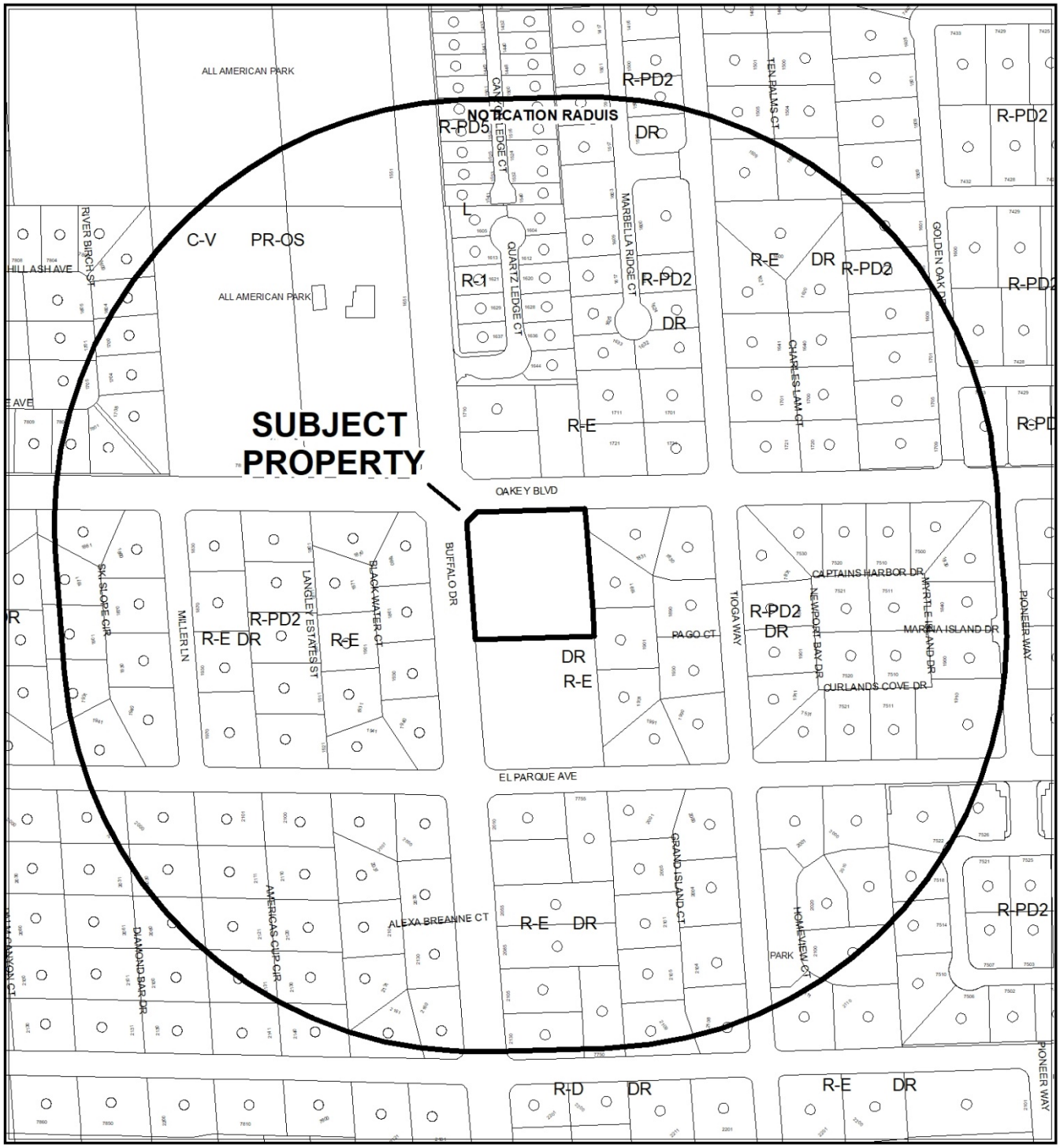
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76222 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RRA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWO PROPOSED NINE SQUARE-FOOT WALL SIGNS WHERE ONE, TWO SQUARE-FOOT WALL SIGN IS ALLOWED on 2.03 acres at 1876 South Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76168]. The Planning Commission (5-0) vote and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	6	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (5-0) vote and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
7. Backup Submitted at the May 28, 2019 Planning Commission Meeting



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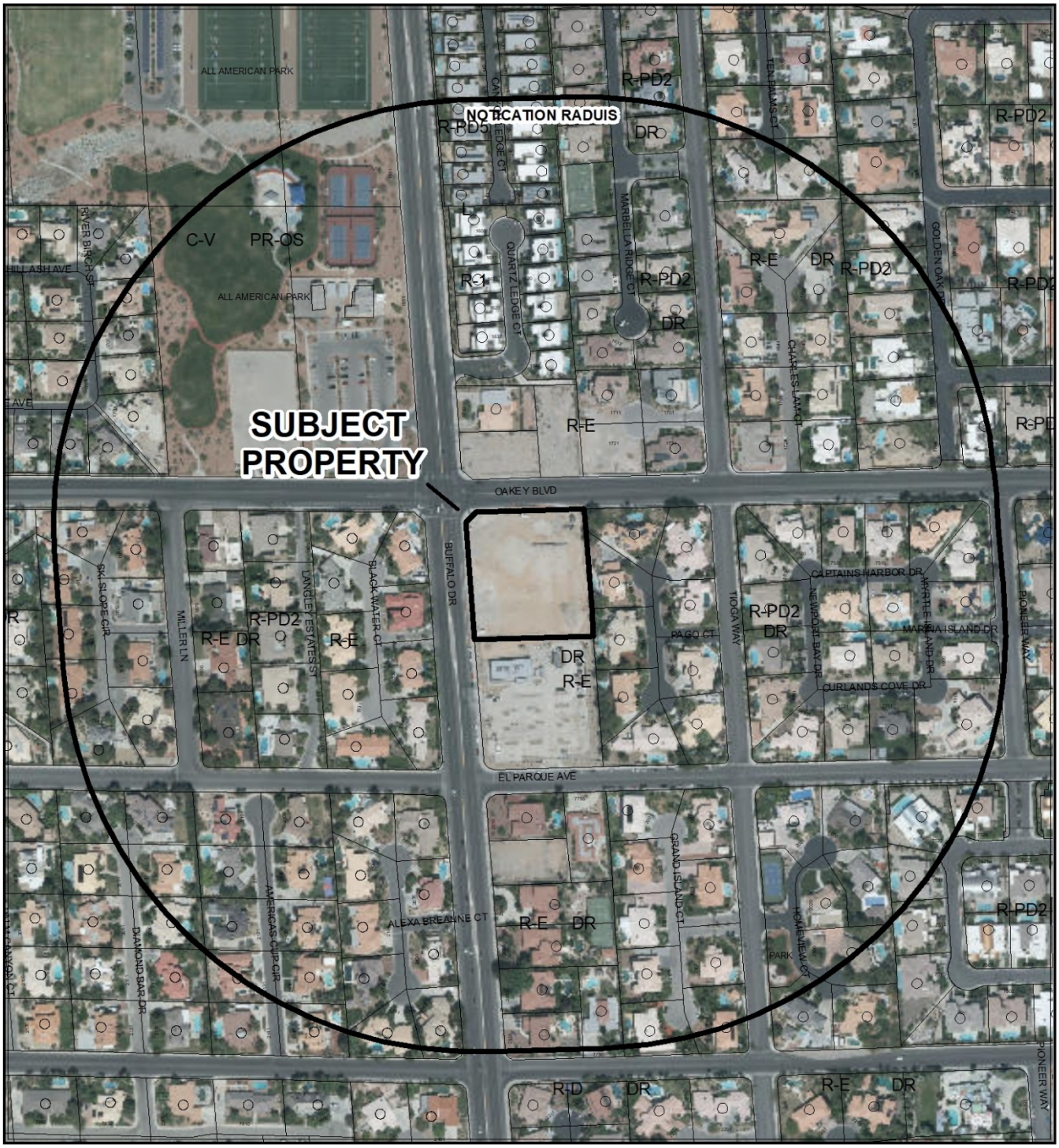
CASE: **VAR-76222 (PRJ-76168)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) ZONE

N



CASE: **VAR-76222 (PRJ-76168)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) ZONE

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RRA HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76222	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 184 (By City Clerk)

PROTESTS 2

APPROVALS 1

**** CONDITIONS ****

VAR-76222 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-65451).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to place two circular internally illuminated wall signs at the entrance of a Private Country Club at 1876 South Buffalo Drive. The signs exceed the number and size allowed for development within the R-E (Residence Estates) zoning district.

ISSUES

- A Variance is requested to allow two proposed nine square-foot wall signs where one, two square-foot wall sign is allowed in the R-E (Residence Estates) zoning district.
- The signs are illuminated and visible from adjacent rights-of-way.

ANALYSIS

Sign regulations within the R-E (Residence Estates) zoning district are more restrictive than for comparable commercial zones and only allow for one wall sign per property that is no larger than two square feet in size. Each sign consists of an internally illuminated cabinet that is 7.07 square feet by Title 19 measurement standards. Computing by rectangle yields 9.00 square feet, but contains empty space that is not part of the cabinet. The proposed cabinets would be internally illuminated and visible from the existing public rights-of-way and therefore are not exempt from regulation by Title 19. Both proposed signs would be located at eye level at the building entrance on the northwest facing elevation, toward a public park and away from existing single-family residential development. The signs conform to residential protection standards in Title 19.06.140.

This is a new development that was recently completed. Although the building entrance is visible from Buffalo Drive and Oakey Boulevard, the signs are approximately 80 feet from the west property line and 70 feet from the north property line and will be screened by 15-foot wide landscape buffers. Mesquite trees within the buffers will provide additional screening as they mature.

FINDINGS (VAR-76222)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant's request for a variance is warranted in this instance. The signs are relatively small in size and are set back 70 to 80 feet from the adjacent public rights-of-way and will be partially screened from view by maturing trees within the approved landscape buffers along the roadways. The signs would be oriented away from existing single-family residential development. As no substantial detriment to the public good is foreseen by proposing these signs, staff recommends approval of the variance request, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/19/86	The City Council approved a Petition to Annex (A-0009-85) approximately 1,400 acres generally located south of Charleston Boulevard between Torrey Pines Drive and Fort Apache Road, including the subject site. The Annexation became effective 03/28/86.
11/23/98	The City Council approved a request to amend a portion of the Southwest Sector Plan of the General Plan (GPA-0027-98) from R (Rural Density Residential) to DR (Desert Rural Density Residential) on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard and Durango Drive. The Planning Commission and staff recommended approval.
10/19/16	The City Council approved a request for a Special Use Permit (SUP-65450) for a Country Club, Private use at the southeast corner of Oakey Boulevard and Buffalo Drive. The Planning Commission and staff recommended approval.
10/19/16	The City Council approved a request for a Site Development Plan Review (SDR-65451) for a proposed 4,200 square-foot club house and eight sport courts associated with a private Country Club at the southeast corner of Oakey Boulevard and Buffalo Drive. The Planning Commission and staff recommended approval.
05/24/17	Code Enforcement processed a Case (179078) to investigate a complaint regarding excess vegetation and litter creating a visibility hazard to traffic at the southeast corner of Oakey Boulevard and Buffalo Drive. The case was resolved 07/21/17.
11/12/17	Code Enforcement processed a Case (184071) to investigate a complaint regarding temporary signage on a vacant lot at the southeast corner of Oakey Boulevard and Buffalo Drive. The case was resolved 01/21/18.
01/10/19	Code Enforcement processed a Case (195770) to investigate a complaint regarding bright and intrusive lights at a paddle tennis facility at 1876 South Buffalo Drive. Code Enforcement found illegal signage at the site. The case was resolved 03/21/19.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of a request for a Variance TO ALLOW TWO PROPOSED NINE SQUARE-FOOT WALL SIGNS WHERE ONE, TWO SQUARE-FOOT WALL SIGN IS ALLOWED on 2.03 acres at 1876 South Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76168]

Most Recent Change of Ownership	
12/14/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/12/18	A building permit (344320) was issued for a club house building at 1876 South Buffalo Drive. A final inspection has not been approved; however, a temporary Certificate of Occupancy was granted 02/21/19.
	A building permit (344318) was issued for onsite improvements for a country club at 1878 South Buffalo Drive. A final inspection has not been approved.
03/22/18	A building permit (C18-01137) was issued for a block wall at 1876 South Buffalo Drive. A final inspection was approved 04/12/18.
10/09/18	A business license (G66-06804) was issued for operation of padel tennis courts at 1876 South Buffalo Drive. The license remains active.
11/07/18	Application was made for a building permit (C18-04829) for two wall signs and one freestanding sign at 1876 South Buffalo Drive. Department of Planning staff denied review of the permit application for nonconformance with Title 19.06 sign regulations.

Pre-Application Meeting	
04/01/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Variance application. Staff informed the applicant that building permits for the padel tennis facility have not been finaled, although it appears to be completed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	The site is located on a corner lot directly adjacent to residential development on the east and across the street from two other residential developments. The building and sport courts appear to be completed, although there did not appear to be any public activity. Two temporary freestanding signs advertising the country club were located within the perimeter landscape buffer adjacent to the traffic signal at the intersection. There is also a small logo on the entrance door.

Details of Application Request	
Site Area	
Net Acres	2.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Country Club, Private	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Church/House of Worship	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District (330’ Buffer Zone)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path – Oakey Blvd.)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Wall Signs: *[Northwest elevation]*			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 total	2 total	N
Maximum Area	2 SF	9 SF	N
Maximum Height	12” above top of wall, parapet or marquee	Below roofline	Y
Maximum Projection	2 Feet	Less than 24”	Y
Illumination	Internal/External	Internal LED	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) variance for signage

Project Address (Location) 1876 S. Buffalo Dr. Las Vegas NV

Project Name Real Racquet Academy **Proposed Use** Racquet Club

Assessor's Parcel #(s) 163-03-301-012 **Ward #** 1

General Plan: Existing DR Proposed _____ **Zoning:** Existing R-E Proposed N/A

Additional Information _____

Property Owner RRA Holdings LLC **Contact** Martin Sweeney

Address 8942 Spanish Ridge City Las Vegas State NV Zip 89148

E-mail martin.sweeney@rrapadel.com Phone 702-773-5898

Applicant RRA Holdings LLC **Contact** Martin Sweeney

Address 8942 Spanish Ridge City Las Vegas State NV Zip 89148

E-mail martin.sweeney@rrapadel.com Phone 702-773-5898

Representative Patrick's Signs **Contact** Joshua Hunter

Address 5115 Arville St. City Las Vegas State NV Zip 89118

E-mail jhunter@patrickssigns.com Phone 702-336-7147

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name MARTIN SWEENEY

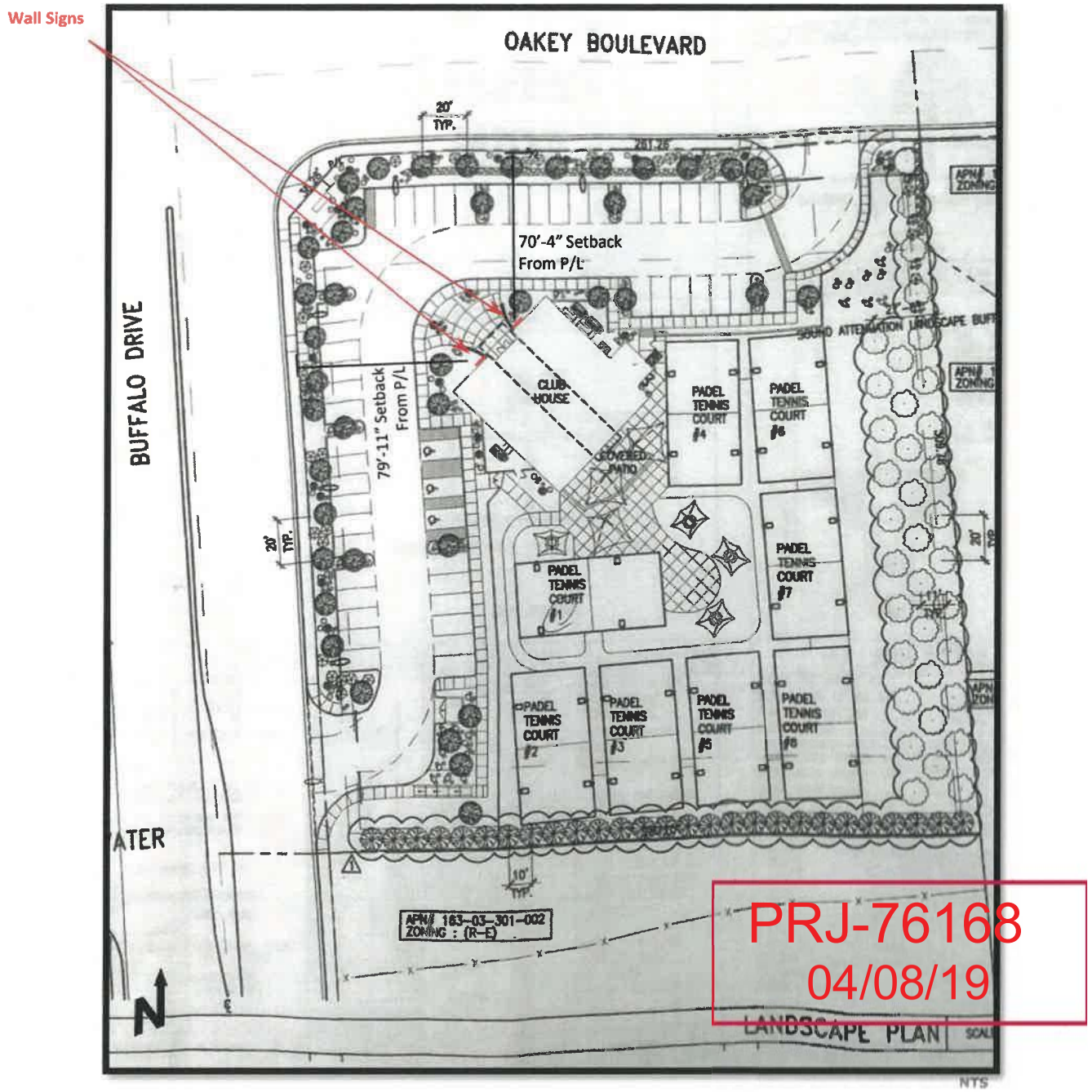
Subscribed and sworn before me

This 24th day of January, 20 19

Notary Public in and for said County and State State of Nevada County of Clark

KYLEY Z. SIMPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-01-2021
Certificate No: 17-1570-1

PRJ-70168
04/08/19 City Council - Page 806



PRJ-76168
04/08/19

SITE PLAN

Project Address:	1876 S Buffalo Dr APN 163-03-30-012
Date:	
View:	
Sales Rep:	
Designer:	
Design #:	

SCOPE

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL APPROVALS

Client:
Estimate
Design:
Sales Rep:

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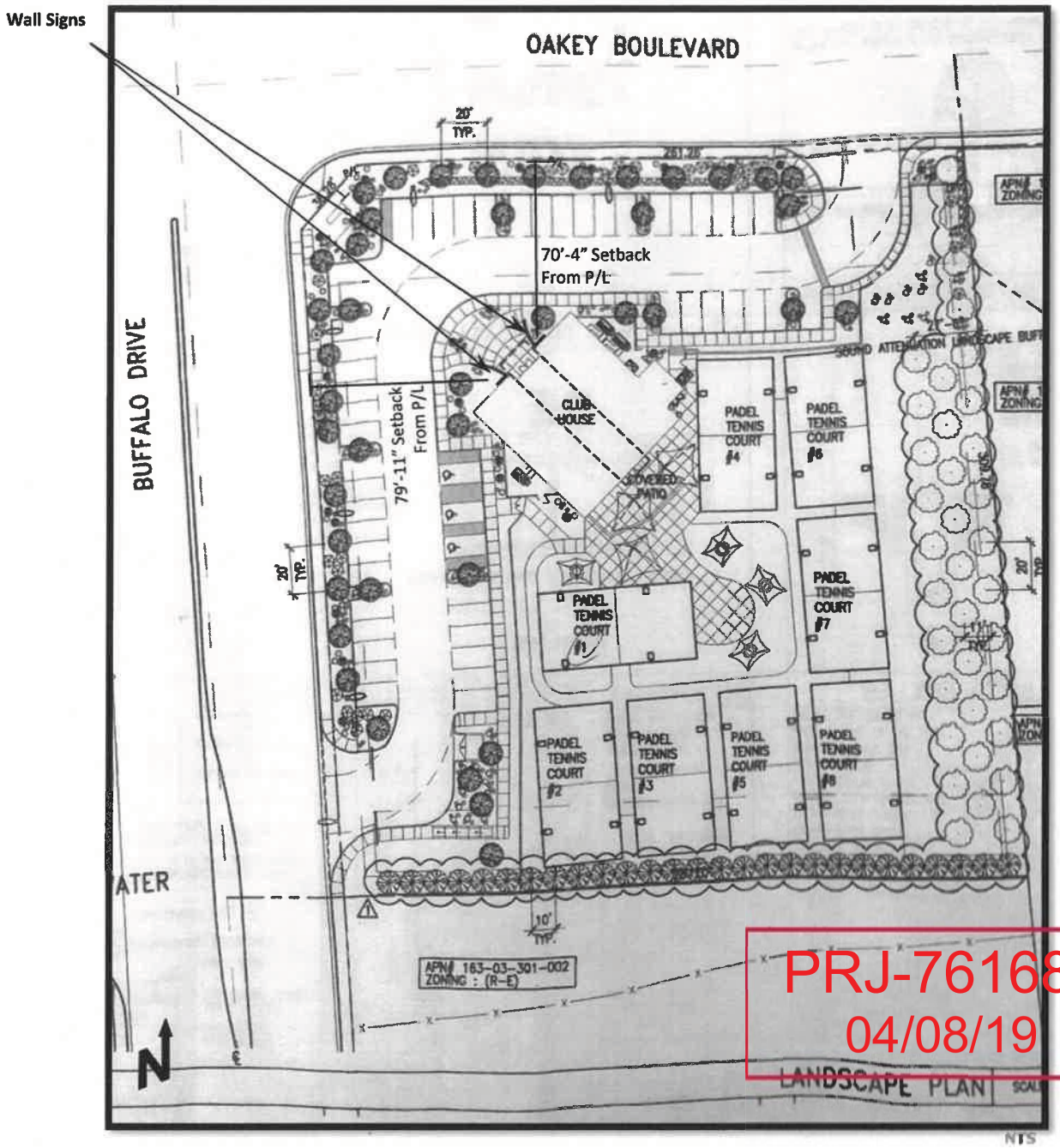

PRJ-76168
04/08/19

City Council - Page 808

REAL RACQUET ACADEMY PADEL

SITE PLAN

Project Address:	1876 S Buffalo Dr APN 163-03-30-012
Date:	
View:	
Sales Rep:	
Designer:	
Design #:	

SCOPE

REVISIONS

Rev (1):
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FINAL APPROVALS

Client:
Estimate
Design:
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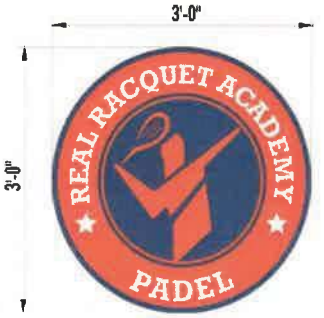
North-West Elevation



MANUFACTURE AND INSTALL TWO (2) S/F, FACE LIT (ROUND) CHANNEL CABINET FOR REAL RACQUET ACADEMY 9 SF EA. NTS



EXISTING

PRJ-76168
04/08/19

REAL RACQUET ACADEMY PADEL

EXTERIOR SIGNS

Project Address:	1876 S Buffalo Dr APN 163-03-30-012
Date:	
View:	
Sales Rep:	
Designer:	
Design #:	

SCOPE

REVISIONS

Rev (1):	
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Rev (3):	
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Rev (5):	

FINAL APPROVALS

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Estimate	
Design:	
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North-West Elevation



MANUFACTURE AND INSTALL TWO (2) S/F, FACE LIT (ROUND) CHANNEL CABINET FOR REAL RACQUET ACADEMY 9 SF EA. NTS



EXISTING

PRJ-76168
04/08/19

REAL RACQUET ACADEMY PADEL

EXTERIOR SIGNS

Project Address:	1876 S Buffalo Dr APN 163-03-30-012
Date:	
View:	
Sales Rep:	
Designer:	
Design #:	

SCOPE

REVISIONS

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Rev (5):

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Design:
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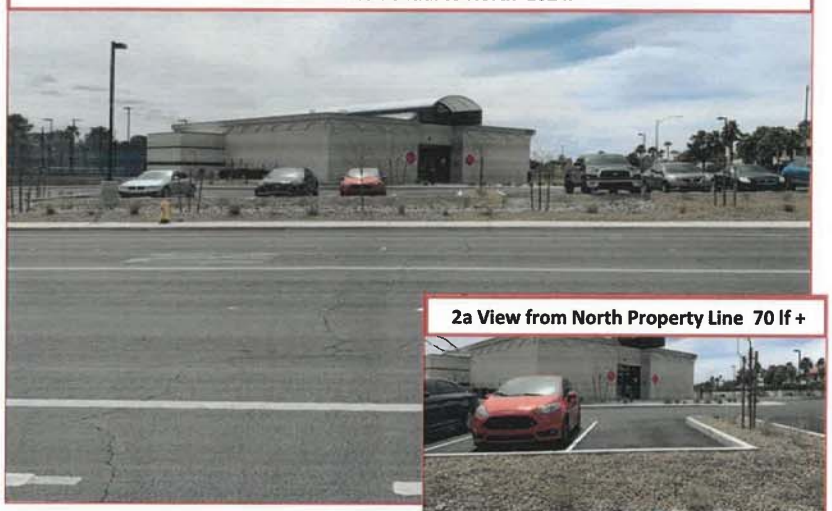
PRINT 11"X17" (ACTUAL SIZE)

3 View from Public Facility to North-West 280 lf +



2 View from Residential to North 162 lf +



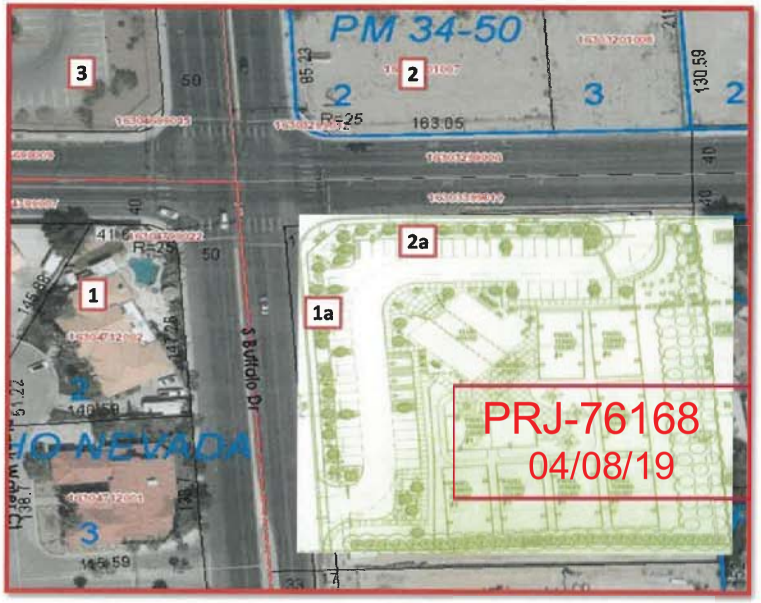
2a View from North Property Line 70 lf +

1 View from Residential to West 189 lf +



1a View from West Property Line 79 lf +





City Council - Page 811

PALM RACQUET ACADEMY PADEL

EXTERIOR SIGNS

Project Address: 1876 S Buffalo Dr
APN 163-03-30-012
Date:
View:
Sales Rep:
Designer:
Design #:

SCOPE

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FINAL APPROVALS

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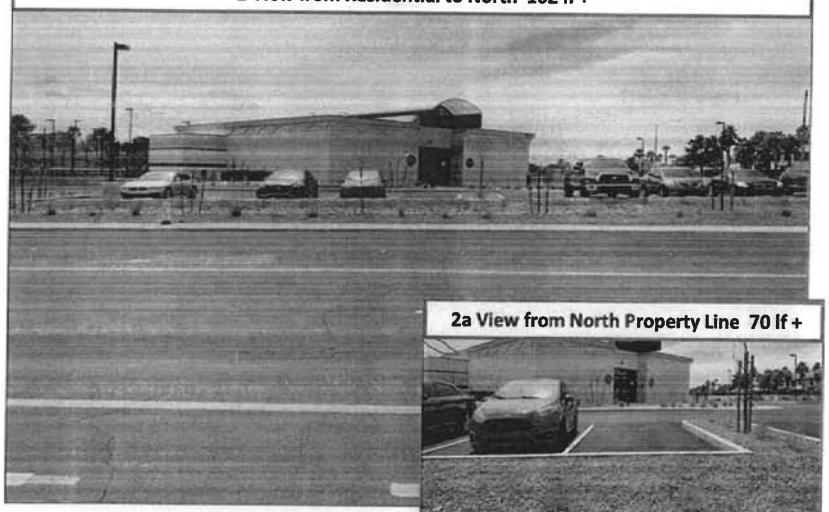
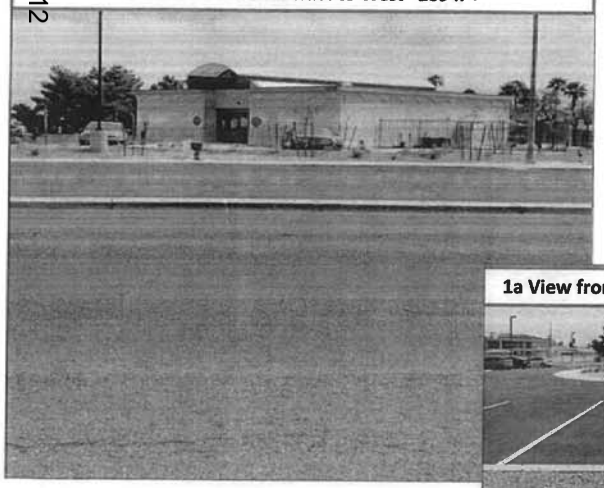
2 View from Residential to North 162 lf +



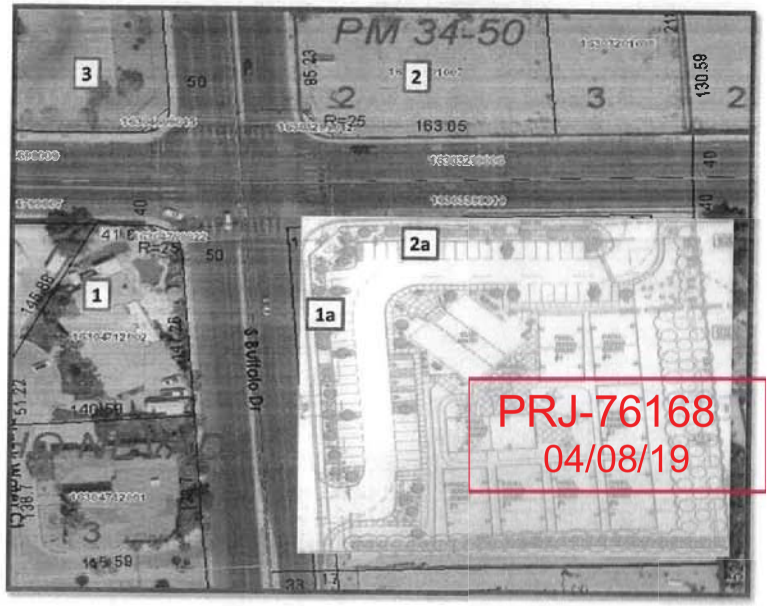
2a View from North Property Line 70 lf +

1 View from Residential to West 189 lf +



1a View from West Property Line 79 lf +





PRJ-76168
04/08/19

REAL RACQUET ACADEMY PADEL

EXTERIOR SIGNS

Project Address: 1876 S Buffalo Dr
APN 163-03-30-012
Date:
View:
Sales Rep:
Designer:
Design #:

SCOPE

REVISIONS

Rev (1):
Rev (2):
Rev (3):
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FINAL APPROVALS

Client:
Estimate
Design:
Sales Rep:

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VAR-76222 [PRJ-76168] - VARIANCE - APPLICANT/OWNER: RRA HOLDINGS, LLC
1876 SOUTH BUFFALO DRIVE

04/15/19



VAR-76222 [PRJ-76168] - VARIANCE - APPLICANT/OWNER: RRA HOLDINGS, LLC
1876 SOUTH BUFFALO DRIVE

04/15/19

Cit



VAR-76222 [PRJ-76168] - VARIANCE - APPLICANT/OWNER: RRA HOLDINGS, LLC
1876 SOUTH BUFFALO DRIVE

04/15/19

Cit

PATRICK'S signs
SUNSET LIGHTING

5115 Arville Street, Las Vegas, NV 89118

City of Las Vegas
Planning Commission
333 N Rancho Dr.
Las Vegas NV 89106

March 14, 2019

Re: Variance / Signage
Real Racquet Academy
1876 South Buffalo Drive

On behalf of the Real Racquet Academy located at 1876 South Buffalo Dr. we are requesting approval for two (2), 9sf ea., illuminated wall signs where one (1) 2sf illuminated wall sign is allowed; 19.06.140(F).
This property is zoned R-E with previous Zoning actions which include SUP-65450 and SDR-6545.

The proposed signs, 3'-0"w by 3'-0"h internally illuminated Logo Cabinets, are to be placed at the front entrance on the angled North-West elevation directly facing the public facility parking lot which is 268 lf to the North-West.

Placed low on the building at approximately 4' above grade they will be visible to members as they enter and, due to the angled placement, landscaping and distance, will be only somewhat, if at all, visible to residential properties; 150'+lf directly North across Oakey Blvd and 178'+lf directly West across Buffalo Dr.

All approved signage is subject to approvals of the City of Las Vegas Building Department.

Your consideration is appreciated.

Josh Hunter
Senior Account Executive
Patrick Signs
jhunter@patrickssigns.com
(702) 873-4463 o
(702) 336-7417 c

PRJ-76168
04/08/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **VAR-76222 - APPLICANT/OWNER: RRA HOLDINGS, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at *(702)464-7499* or e-mail to ***cburney@lasvegasnevada.gov.*** If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

J. Hunter — Signature

07/01/19 — Date

Joshua Hunter — Please Print Name

Patrick's Signs — Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #54
RECEIVED 07.01.19

PAGE 01/01
AB QUICKSILVER
7024370958
06/24/2019 16:36

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2019 JUN 24 P 5:23

Submitted after final agenda
Item 54

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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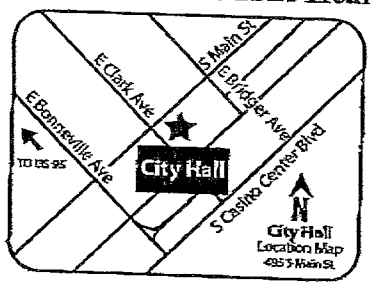

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

PRJ-76168
16304717002
COLLINS SHIRLEY R LIVING TRUST
COLLINS SHIRLEY R TRS
P O BOX 27649
LAS VEGAS NV 89126-1649

97 89104-1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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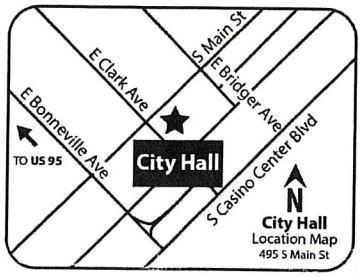

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

PRJ-76168
16303311004
HARRINGTON W QUALIFIED RES TR
HARRINGTON D QUALIFIED RES TR
2020 HOMEVIEW CT
LAS VEGAS NV 89117-2042

111 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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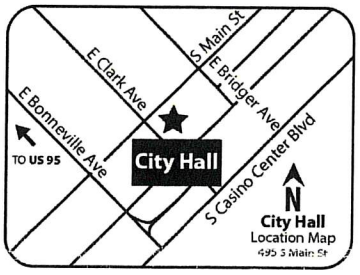

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Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

too Commercial for a neighborhood - NO!!

PRJ-76168
16303311001
HYER DODD DALE & ZAN P FAMILY TR
HYER DODD D & ZAN P TRS
2001 HOMEVIEW CT
LAS VEGAS NV 89117-2043

111 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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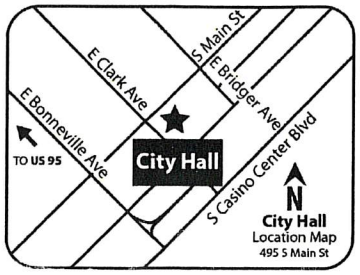

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VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

Current signs large enough!

PRJ-76168
16303217004
BROWN CHARLES A
HAINES SANDRA J
1613 QUARTZ LEDGE CT
LAS VEGAS NV 89117

111 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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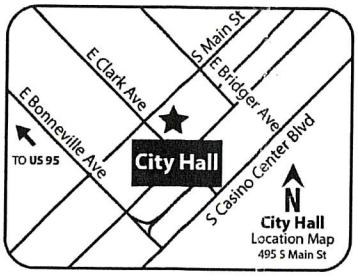

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

PRJ-76168
16304717006
MILLER KIRK & RACHEL FAMILY TRUS
2131 ALEXA BREANNE CT
LAS VEGAS NV 89117

111 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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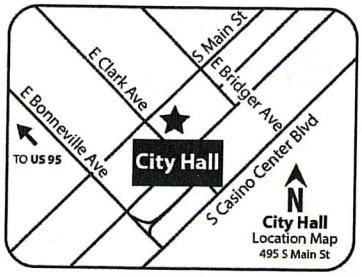

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

PRJ-76168
16304712001
GREEN MARY O SEPARATE PROPERTY T
GREEN MARY O TRS
1870 BLACK WATER CT
LAS VEGAS NV 89117-1948

111 ORDGNP1

Submitted after final agenda
Item 54

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
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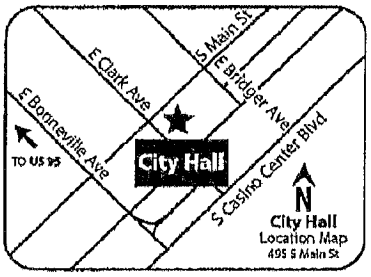

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2019 JUL -1 A 10:01

PRJ-76168
16304617008
LYTLE JOHN ALLEN & TRUDI LEE
1600 RIVER BIRCH ST
LAS VEGAS NV 89117-1383

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
City Council Meeting of **07/03/19**

Submitted after final agenda
Item 54

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 3 2019
Dept of Planning
City of Las Vegas

CASE: VAR-76222 [PRJ-76168] - VARIANCE

SUBJECT: APPLICANT/OWNER: RRA HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov.*** If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Signature

05/22/19
Date

JOSH HUNTER
Please Print Name

PATRICK'S SIGNS
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #14

PAGE 01/01
AB QUICKSILVER
7024370958
05/24/2019 14:56

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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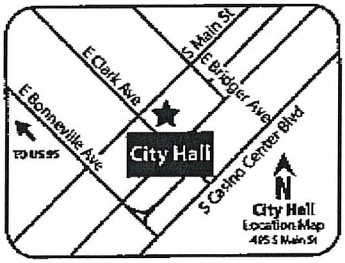

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MAY 28 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
Planning Commission Meeting of **05/28/2019**

PRJ-76168
16304717002
COLLINS SHIRLEY R LIVING TRUST
COLLINS SHIRLEY R TRS
P O BOX 27649
LAS VEGAS NV 89126-1649

14P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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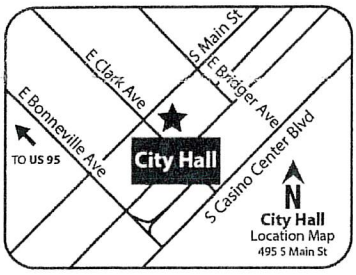
Official Notice of Public Hearing



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MAY 2 2 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
Planning Commission Meeting of **05/28/2019**

PRJ-76168
16304702004
WILSON W TRUST
WILSON ROBERT WRIGHT JR & WENDI
1861 SKI SLOPE CIR
LAS VEGAS NV 89117-1951

111 DRDFNP1 89117

14P

May 27 19 09:29p Allen Lytle (702)876-2744 p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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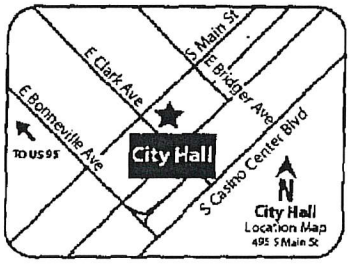
Official Notice of Public Hearing



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MAY 2 8 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76222 [PRJ-76168]
Planning Commission Meeting of **05/28/2019**

PRJ-76168
16304617008
LYTLE JOHN ALLEN & TRUDI LEE
1600 RIVER BIRCH ST
LAS VEGAS NV 89117-1383

14A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
55

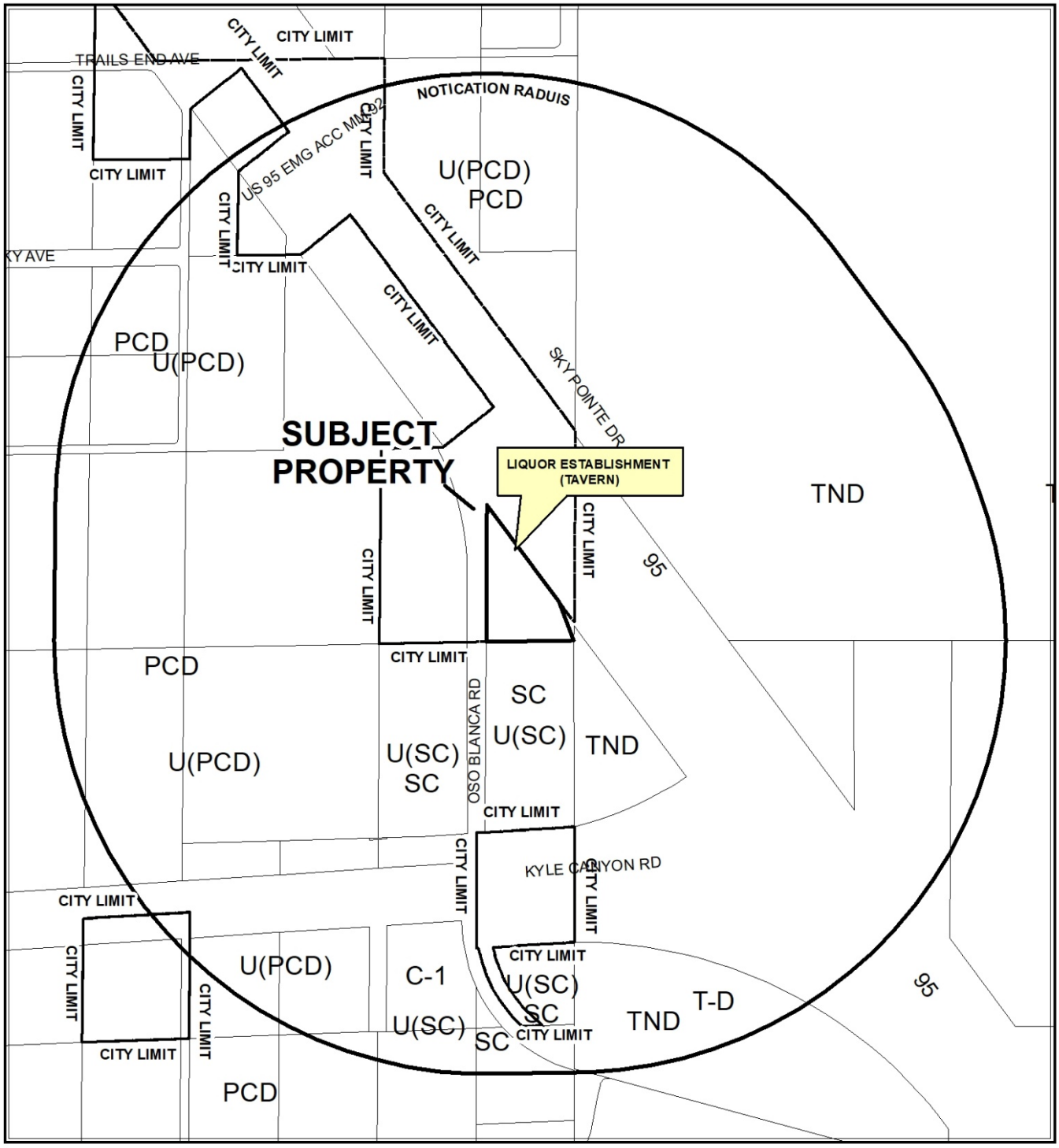
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76234 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-76234 and SDR-76235 [PRJ-76179]
2. Special Map
3. Conditions and Staff Report - SUP-76234 and SDR-76235 [PRJ-76179]
4. Supporting Documentation - SUP-76234 and SDR-76235 [PRJ-76179]
5. Photo(s) - SUP-76234 and SDR-76235 [PRJ-76179]
6. Justification Letter - SUP-76234 and SDR-76235 [PRJ-76179]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation
8. Backup Submitted at the May 28, 2019 Planning Commission Meeting



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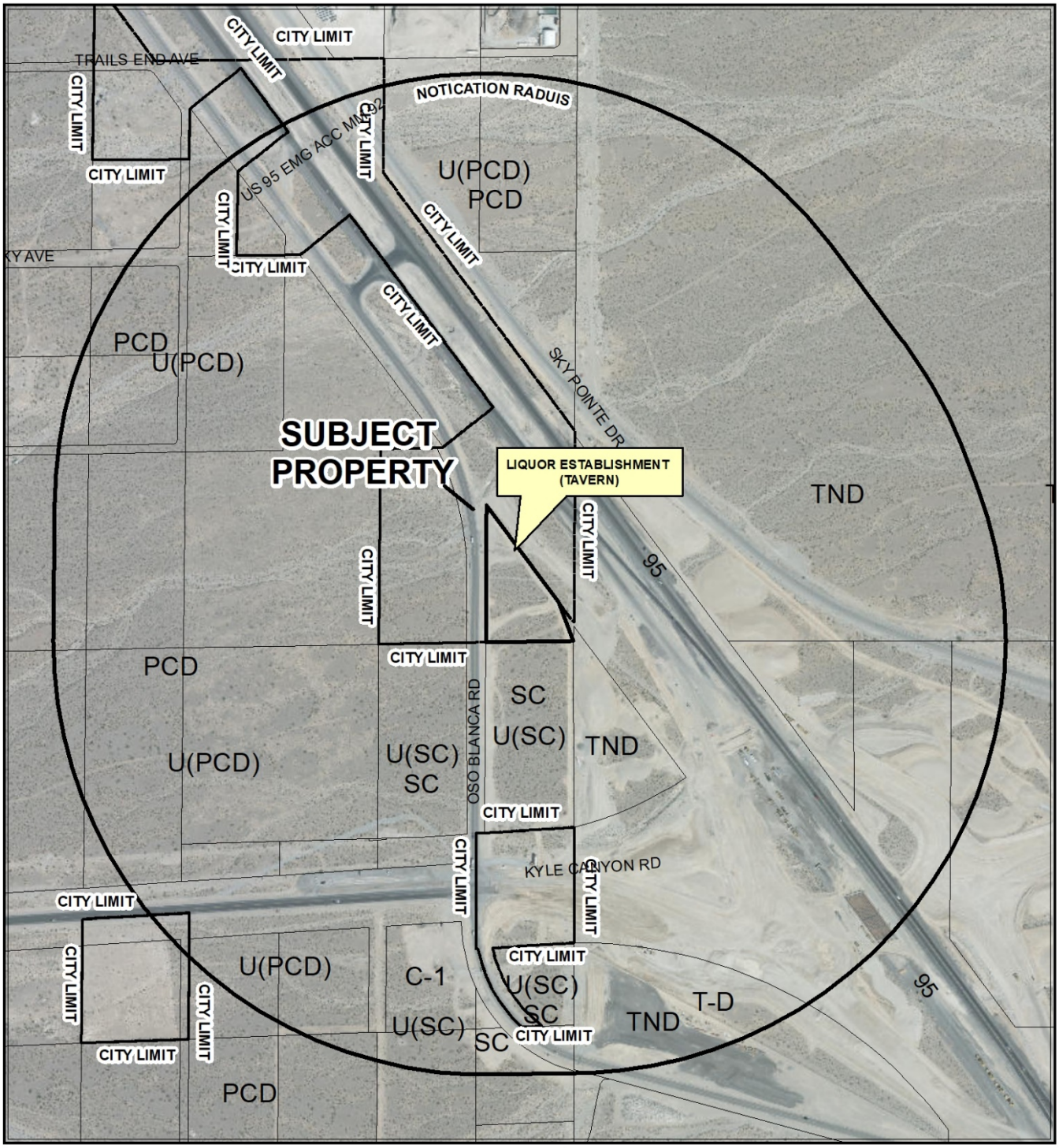
CASE: **SUP-76234, SDR-76235 (PRJ-76179)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) ZONE

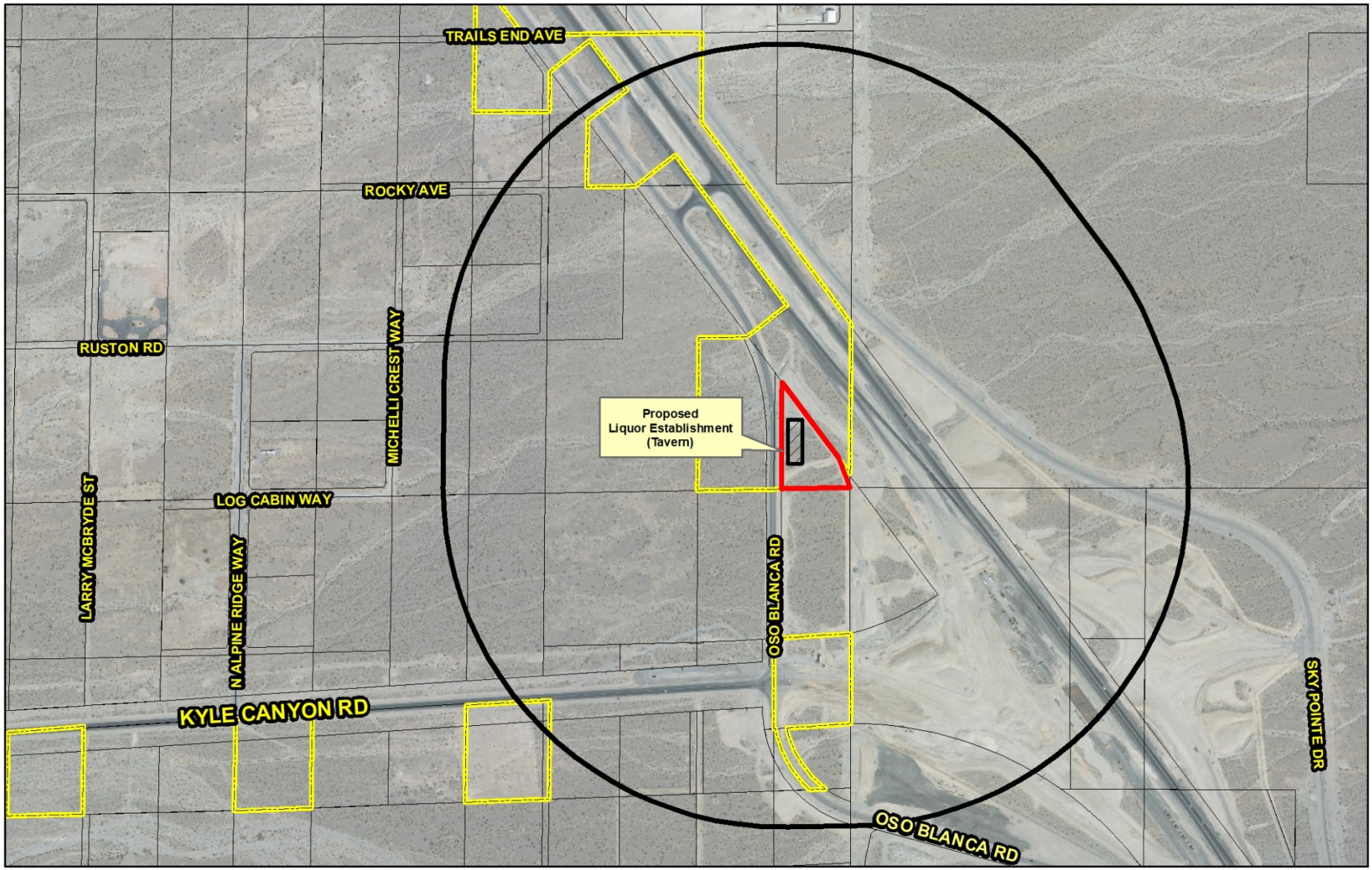
N



CASE: **SUP-76234, SDR-76235 (PRJ-76179)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) ZONE



SUP-76234
(PRJ-76179)
Liquor Establishment (Tavern)

Business Licenses
- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

Entitlements EOT
- TAVERNS

Subject Property

1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, April 15, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LADY KYLE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76234	Staff recommends APPROVAL, subject to conditions:	
SDR-76235	Staff recommends APPROVAL, subject to conditions:	SUP-76234

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED
37 - SUP-76234
37 - SDR-76235

PROTESTS
0 - SUP-76234
0 - SDR-76235

APPROVALS
0 - SUP-76234
0 - SDR-76235

NE

**** CONDITIONS ****

SUP-76234 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76235) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76235 CONDITIONS

Planning

1. The proposed freestanding sign shall not be used as a wireless communication facility of stealth design until a Certificate of Occupancy has been issued to the proposed Liquor Establishment (Tavern).

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76234) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan date stamped 05/14/19; and building elevations date stamped 05/21/19, except as amended by conditions herein.

5. A Waiver from Title 19.08 is hereby approved, to allow a ten-foot wide landscape buffer adjacent to the east property line where 15 feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow a portion of the landscape buffer adjacent to the south property line to be five feet where eight feet is required.

7. An Exception from Title 19.08 is hereby approved, to allow Cassia '*C. leptophylla*' (Gold Medallion Tree) within the landscape buffer adjacent to the east property line.

8. An Exception from Title 19.08 is hereby approved, to allow two parking lot landscape islands where nine are required.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One, 24-inch box shade tree shall be planted every 20 linear feet adjacent to the south property line with four, 5-gallon shrubs for each required tree.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Where such does not exist, dedicate 7-feet of right-of-way for a total 40-foot half street width on Oso Blanca Road adjacent to this site prior to the issuance of off-site permits or concurrent with the recordation a Final Map, whichever occurs first.

15. Construct complete half-street improvements on Oso Blanca Road to including appropriate overpaving and transition paving to meet City standards concurrent with on-site development activities. Prior to submittal of construction drawings, meet with City Traffic Engineer to determine the final roadway lane geometry for the 40-foot half street. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

17. Construct oversized public sewer in Oso Blanca Road from its current terminus to the north edge of this site, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required 8-inch sewer in Oso Blanca Road. Alternatively, only construct an oversized "dry" sewer in Oso Blanca Road from Skye Village Road to the north edge of this sewer, pay sewer connection fees, and obtain permits from Southern Nevada Health District (SNHD) for temporary above-ground holding tanks until such time as the oversized sewer in Oso Blanca Road downstream of Skye Village Road is completed by others. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus an 8-inch sewer.

18. Concurrent with development of this site, coordinate with the Nevada Department of Transportation (NDOT) for any required Control of Access requirements within their right-of-way. Future driveway movements may be restricted by NDOT or the City of Las Vegas Traffic Engineer. Additionally, Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

19. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Submit a License Agreement for landscaping and private improvements in the Oso Blanca Road public rights of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 1.66 acre triangular shaped lot with a tavern, general retail space and a wireless communication facility adjacent to Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road.

ISSUES

- ***The proposed 5,100 square-foot retail building has been reduced to 4,900 square feet.***
- A Special Use Permit is requested to allow a Liquor Establishment (Tavern) within the C-1 zoning district. Staff supports this request.
- There is a 60-foot wide NV Energy easement adjacent to the northeast/east property line which prohibits the installation of shade trees. An Exception to allow a substitute plant species within the landscape buffer adjacent to the east property line and to allow zero parking lot islands within this easement is requested. Staff supports this request.
- A Waiver is requested to allow a five-foot wide landscape buffer adjacent to a portion of the south property line where eight feet is required. Staff supports this request.
- A Waiver is requested to allow a 10-foot wide landscape buffer adjacent to the east property line where 15 feet is required. Staff supports this request.
- The proposed 80-foot tall freestanding sign requires a review by the Planning Commission and authorization by the City Council prior to the issuance of a building permit.
- Wall signage depicted in the building elevations is not part of this review and will be reviewed separately as part of the building permit process.

ANALYSIS

The applicant is proposing to develop a 1.66 acre triangular lot on the west side of US-95, adjacent to Oso Blanca Road. The proposed development consists of a 6,000 square-foot tavern with restaurant and a 4,900 square-foot retail building.

The eastern portion of the site is encumbered by a 60-foot wide NV Energy easement that prevents the planting of shade trees. As a result of this easement, the applicant is requesting to reduce the width of the eastern landscape buffer adjacent to US-95 from 15

feet to 10 feet, and to use “Mojave Yuccas” as a planting material. Also known as the “Spanish Dagger” this evergreen shrub or small tree has a few upright branches and bayonet-like leaves from two to four feet long and one and one-half inches wide. The trunk is grayish-brown and six to 12 inches in diameter. The Mojave Yucca is a slow growing desert specimen appropriate for the City and the easement. The applicant is also requesting an Exception to allow no parking lot islands within this section of the parking lot as trees would not be permitted within the islands. Staff supports these request as the NV Energy easement is not a self-imposed hardship.

In accordance with the Complete Streets Standards [Title 19.04], for an 80-foot wide Major Collector Street, the applicant is proposing a detached sidewalk for Oso Blanca Road. The right-of-way will consist of a three-foot wide amenity zone, a five-foot wide sidewalk and 12 feet of landscaping (buffer).

The building elevations depict angular single-story buildings with a maximum height of 29 feet. The roof line of the buildings is 18 feet, with the remaining 11 feet utilized as an architectural feature.

Freestanding Sign/Wireless Communication Facility, Stealth Design
The applicant has proposed a three-sided 80-foot tall freestanding sign that would be camouflaging a Wireless Communication Facility. A Stealth designed wireless communication facility is defined by Title 19.12 as a facility designed to blend into the surrounding environment. The antennas of the wireless communication facility will be located in the interior of the sign structure behind panels. The three, top 15-foot by 20-foot panels will be utilized for signage. In order to be utilized as a consolidated sign, the applicant will be required to submit for a Master Sign Plan.

Freestanding Sign/Wireless Communication Facility Stealth Design		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per each two hundred lineal feet of street frontage.	1 sign, approximately 980 feet of street frontage.
Maximum Area	Two square feet of sign area for each lineal foot of street frontage.* US-95 = 505 Feet/1010 SF Oso Blanca Road = 475 Feet/950 SF	US-95 = 300 SF Oso Blanca Road = 600 SF
Maximum Height	80 Feet	80 Feet**
Minimum Setback	5 Feet	10 Feet***

Freestanding Sign/Wireless Communication Facility Stealth Design		
Standards	***Allowed***	***Provided***
Illumination	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.	Not Indicated, but the sign meets the minimum requirement as there is no property zoned or shown on the General Plan as planned for single-family residential use.

**On lots with multiple street frontages, the allowable area for each street frontage shall be calculated separately unless consolidated into one sign, then each street frontage shall be added and total square footage permitted may be allowed in one consolidated sign.*
***Signs within two hundred feet of the right-of-way line and which can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.*
****The equipment cabinet for the wireless communication facility is required to meet building setbacks, which is 10 feet.*

The proposed development meets the minimum requirements set forth by Title 19 for commercial development with the exception of the areas encumbered by the NV Energy easement. Staff is recommending approval with conditions, if denied, the subject site will remain undeveloped.

Special Use Permit
The Liquor Establishment (Tavern) use is defined as “a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.”

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use meets this requirement as there are no protected uses or another liquor establishment (tavern) within 1500 feet of the subject site.

2. Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

   The proposed use meets this requirement as this was the method utilized to measure the distance separation requirements detailed in requirement one.

3. Requirement 3: For the purpose of Requirement 2, and for that purpose only:
   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The "property line" of a liquor establishment (tavern) refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         a. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
         b. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
         c. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
         d. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement.

4. Requirement 4: The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

5. Requirement 5: The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16 ;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060.

   This requirement is not applicable.

6. Requirement 6: The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   The proposed use meets this requirement.

The proposed Liquor Establishment (Tavern) meets the minimum requirements set forth by Title 19.12; therefore, staff is recommending approval of the request with conditions.

FINDINGS (SUP-76234)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use can be conducted in a manner that is harmonious and compatible with future surrounding land uses as projected by the General Plan as it is surrounded by property with a land use designation of either Service Commercial or Traditional Neighborhood Development and is adjacent to US-95.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is adjacent to the highway and is physically suited for the proposed Liquor Establishment (Tavern).

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Oso Blanca Road is an 80-foot wide frontage street adequate in size to meet the needs of the proposed Liquor Establishment (Tavern).

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use once licensed is subject to regular inspections by multiple governmental agencies such as the City of Las Vegas Department of Planning – Business License Division and the southern Nevada Health District to ensure the public health, safety and welfare are not compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Liquor Establishment (Tavern) meets all of the minimum requirements set forth by Title 19.12.

FINDINGS (SDR-76235)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the area, as the surrounding area is designated for commercial uses.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and Title 19 as the Waivers and Exceptions are due to an NV Energy easement and an irregularly shaped lot.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation will not negatively impact Oso Blanca Road or future neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials include stucco, metal doors and canopies with overhead lighting. The color scheme for the proposed buildings is “weathered saddle” and “deep brown.” Due to the NV Energy easement that encumbers the eastern portion of the site, the applicant has proposed to install Mojave Yucca in this portion of the site which is a slow growing desert species that will be appropriate for the easement. The remaining landscape buffer areas will inhabit Crate Myrtle and Texas Olive trees with Cassia and Autumn Sage shrubbery. These proposed building and landscape materials are appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed design characteristics of the building elevations are not unsightly or obnoxious, and create an orderly and aesthetically pleasing environment.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to building permit review and regular inspections during construction; thus protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/18/08	The City Council approved a Petition to Annex (ANX-27240) property located on the east side of Oso Blanca Road alignment, 875 feet north of the Kyle Canyon Road Alignment containing approximately 1.66 acres. The annexation was effective on 06/27/08.
02/18/09	The City Council approved a request for a General Plan Amendment (GPA-29877) to amend a portion of the Northwest Sector Plan of the Centennial Hills plan from PCD (Planned Community Development) to SC (Service Commercial) on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-29878) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-29881) to allow a 13-foot setback along the east property line where 20 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for Site Development Plan Review (SDR-29879) for a 3,400 square-foot convenience store and car wash with fuel pumps and two 3,100 square-foot restaurants with drive-throughs with Waivers of the perimeter landscape requirements to allow a six-foot buffer along the south and east property lines where eight feet is required and a six-foot buffer along the west property line where 15 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/02/11	The City Council approved a request for an Extension of Time (EOT-40712) of a previously approved Variance (VAR-29881) to allow a 13-foot setback along the east property line where 20 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-40713) of a previously approved Site Development Plan Review (SDR-29879) for a 3,400 square-foot convenience store and car wash with fuel pumps and two 3,100 square-foot restaurants with drive-throughs with Waivers of the perimeter landscape requirements to allow a six-foot buffer along the south and east property lines where eight feet is required and a six-foot buffer along the west property line where 15 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. Staff recommended approval.
04/03/13	The City Council approved a request for an Extension of Time (EOT-48372) of a previously approved Site Development Plan Review (SDR-29879) for a 3,400 square-foot convenience store and car wash with fuel pumps and two 3,100 square-foot restaurants with drive-throughs with Waivers of the perimeter landscape requirements to allow a six-foot buffer along the south and east property lines where eight feet is required and a six-foot buffer along the west property line where 15 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-48374) of a previously approved Variance (VAR-29881) to allow a 13-foot setback along the east property line where 20 feet is required on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road. Staff recommended approval.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of the following: SUP-76234 and SDR-76235 [PRJ-76179].

Most Recent Change of Ownership	
03/05/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits and/or business licenses.

Pre-Application Meeting	
04/02/19	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permit and Site Development Plan Review were discussed.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	1.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (limited Commercial)
North	US-95	Right-of-Way	Right-of-Way
South	Undeveloped	SC (Service Commercial)	U (Undeveloped)
East	US-95	Right-of-Way	Right-of-Way
West	Undeveloped	Right-of-Way	R-U (Rural Open Land District) Clark County
			H-2 (General Highway Frontage District) Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	*Compliance*
Northwest Open Space Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	149 Feet	Y
Min. Setbacks			
• Front	10 Feet	12 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	67 Feet	Y
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	N/A*	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

**Maximum building height is determined by Residential Adjacency*.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	15 Trees	11 Trees	N*
• East	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• West	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**56 Trees**	**52 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	19 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • South • East • West	 8 Feet 15 Feet 15 Feet		 5 Feet 10 Feet 15 Feet	 N*** N**** Y

**A Condition of Approval has been added to ensure one shade tree is planted every 20 linear feet adjacent to the south property line.*
***The eastern portion of the site is within a 60-foot wide NV Energy easement where trees are not allowed. The applicant is requesting an Exception to allow no landscape islands within this easement which staff supports.*
****A Waiver is requested to allow a portion of the landscape buffer adjacent to the south property line to be reduced to five feet where eight feet is required.*
***** A Waiver is requested to allow the landscape buffer adjacent to the east property line to be 10 feet where 15 feet is required.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca Road	Collector	Master Plan of Streets and Highways	67	N*

**If approved, half-street improvements will be required including a detached sidewalk.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	4,900 SF	1:175	28				
Liquor Establishment (Tavern)	6,000 SF	One space for each 50 square feet of public seating and waiting area (including areas for seating and waiting);	64 (3,200 SF)				
		Plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.	14 (2,800 SF)				
TOTAL SPACES REQUIRED			106		107		Y
Regular and Handicap Spaces Required			101	5	102	5	Y
Loading Spaces	12,000	10,000 SF to 29,999 SF	2		2		Y

NE

Las Vegas Valley Water District (LVVWD)
Comments
This parcel is not currently served by LVVWD and there is no well associated with the parcel at this time. The parcel can be served by LVVWD from the 2975 pressure zone, but the closest point of connection is approximately 450 feet south of the subject parcel. The connection and proposed water main extension work will require a Bureau of Land Management (BLM) grant prior to civil plan approval by LVVWD.

Department of Public Works Traffic Study:

Tentative Map for a Proposed Tavern and Retail Building				
First Use	***Description***	***Unit #***	***Rate/Unit #***	***Total***
Average Daily Traffic (ADT)	Restaurant [1000 SF]	6	112.18	673
AM Peak Hour			9.94	60
PM Peak Hour			9.77	59
Second Use	***Description***	***Unit #***	***Rate/Unit #***	***Total***
Average Daily Traffic (ADT)	Shopping Center [1000 SF]	5.1	37.75	193
AM Peak Hour			0.94	5
PM Peak Hour			3.81	19
Third Use	***Description***	***Unit #***	***Rate/Unit #***	***Total***
Average Daily Traffic (ADT)	Shopping Center [1000 SF]	11.1	37.75	866
AM Peak Hour			0.94	65
PM Peak Hour			3.81	78
Existing Traffic on Nearby Streets				
Kyle Canyon Road				
Average Daily Traffic (ADT)			1,814	
PM Peak Hour (Heaviest 60 Minutes)			145	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Kyle Canyon Road			12,480	
Summary				
This project will add approximately 866 trips per day on Kyle Canyon Road. Currently, Kyle Canyon Road is at approximately 15 percent of capacity. With this project, Kyle Canyon Road is expected to be at approximately 21 percent of capacity. Counts are unavailable for Oso Blanca Road, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 78 additional cars, or about four every three minutes.				

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot wide landscape buffer is required adjacent to right-of-way.	To allow a ten-foot wide landscape buffer adjacent to the east property line.	Approval*
An eight-foot wide landscape buffer is required adjacent to interior lot lines.	To allow a portion of the landscape buffer adjacent to the south property line to be reduced to five feet.	Approval

**This landscape buffer is adjacent to US-95 and within a 60-foot wide NV Energy easement where trees are not permitted.*
***This is a 24-foot long portion of a 300-foot long landscape buffer that accommodates vehicular traffic in the parking lot.*

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box shade tree planted every 20 linear feet within landscape buffers.	To allow a Mojave Yucca to be planted in lieu of a shade tree.	Approval*
One landscape island for every six parking spaces.	To allow two landscape islands where nine are required.	Approval**

**The eastern landscape buffer is located within a 60-foot wide NV Energy Easement which does not allow the planting of trees. The applicant is proposing a Mojave Yucca in lieu of the required shade trees. Staff supports this request.*
***The eastern portion of the site is located within a 60-foot wide NV Energy Easement which does not allow the planting of trees. The applicant is requesting an Exception in order to not install seven required landscape islands within this NV Energy easement as shade trees are not allowed. Staff supports this request.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) Oso Blanca & 95

Project Name Oso Blanca & 95 **Proposed Use** Liquor Establishment

Assessor's Parcel #(s) 126-01-601-016 **Ward #** 6

General Plan: Existing Service Comm Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information Request for Special Use Permit for Liquor Establishment

Property Owner Lady Kyle LLC Contact Daniel Reynolds

Address 2284 Pacini Ct City Henderson State NV Zip 89052

E-mail _____ Phone _____

Applicant Lady Kyle LLC Contact Daniel Reynolds

Address 2284 Pacini Ct City Henderson State NV Zip 89052

E-mail _____ Phone _____

Representative G.C. Garcia, Inc Contact Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 City Henderson State NV Zip 89014

E-mail acole@gcgarciainc.com Phone 702-435-9909

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Daniel A. Reynolds

Subscribed and sworn before me

This 5th day of April, 20 19

Melanie Bishop

Notary Public in and for said County and State

MELANIE BISHOP
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-86484-1
MY APPT. EXPIRES JANUARY 17, 2022

PRJ-76179
04/17/19



PROJECT DATA

GROSS SITE:	1.66 A.C.
DISTURBED SITE AREA:	1.66 A.C.
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
APN:	126 016 01 016

BUILDING AREA

TAVERN:	±5,000 SF
RETAIL :	±4,900 SF
OVER-ALL TOTAL BUILDING AREA	**±10,900 SF**

PARKING ANALYSIS

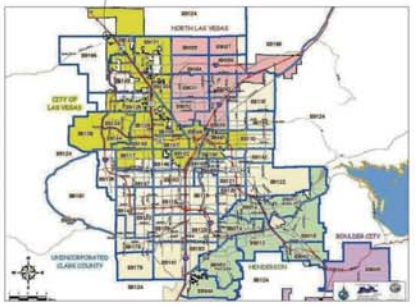
PARKING REQUIRED:

RESTAURANT / TAVERN:	1/50 SF of serving area + 1/200SF of the total GSF remining area
TAVERN (1/50 of 3,200SF + 1/200 of 2,800SF):	78 CARS
RETAIL:	1/175 SF GFA
RETAIL:	28 CARS
TOTAL PARKING REQUIRED:	±106 CARS

PARKING PROVIDED:

TOTAL ON-SITE PARKING PROVIDED	±107 CARS
(COMPACT PARKING INCLUDED)	9 CARS
(HANDICAP PARKING INCLUDED)	5 CARS
TOTAL PARKING PROVIDED:	**±107 CARS**
LOADING 15' x 20':	PROVIDED 2 LOADING AREA
BUILDING COVERAGE:	15.8%

PROJECT LOCATION



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

95 TAVERN

City of Las Vegas, Nevada

AS01
SITE PLAN

PRJ-76179
05/14/19

2019/05/10
SCALE 1" = 30'-0"

N



PROJECT DATA

GROSS SITE:	1.66 A.C.
DISTURBED SITE AREA:	____ A.C.
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
APN:	126 016 01 016

BUILDING AREA

TAVERN:	±6,000 SF
RETAIL :	±5,000 SF
OVER-ALL TOTAL BUILDING AREA	**±11,000 SF**

PARKING ANALYSIS

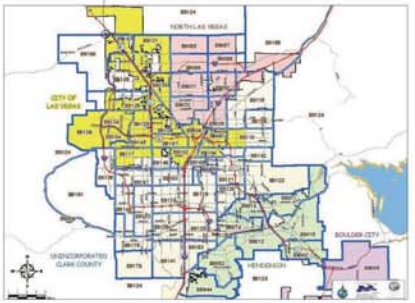
PARKING REQUIRED:

RESTAURANT / TAVERN:	1/50 SF of serving area + 1/200SF of the total GSF remining area
TAVERN (1/50 of 3,200SF + 1/200 of 2,800SF):	78 CARS
RETAIL:	1/175 SF GFA
RETAIL:	28 CARS
TOTAL PARKING REQUIRED:	±106 CARS

PARKING PROVIDED:

TOTAL ON-SITE PARKING PROVIDED	±107 CARS
HANDICAP PARKING INCLUDED	4 CARS
TOTAL PARKING PROVIDED:	**±107 CARS**
LOADING 15' x 20':	PROVIDED 2 LOADING AREA
BUILDING COVERAGE:	15.8%

PROJECT LOCATION



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SITE PLAN

PRJ-76179
05/01/19

2019/03/13
SCALE 1" = 30'-0"

N



TREE LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	YUCCA SCHIDIGERA MOJAVE YUCCA	24" BOX	STD., O.S.
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	STD., O.S.
	CORDIA BOISSERI TEXAS OLIVE	24" BOX	STD., O.S.

SHRUB LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	72" O.C.
	CASSIA NEMOPHILA CASSIA	5 GAL	60" O.C.
	COTONEASTER CLAUCOPHYLLUS BRIGHT BEAD COTONEASTER	5 GAL	42" O.C.
	ELAEAGNUS PUNGENS SILVERBERRY	5 GAL	48" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.
	LEUCOPHYLLUM F. "COMPACTA" DWARF TEXAS RANGER	5 GAL	30" O.C.
	LEUCOPHYLLUM F. "GREEN CLOUD" GREEN CLOUD TEXAS RANGER	5 GAL	48" O.C.
	MUHLENBERGIA C. "REGAL MIST" REGAL MIST	5 GAL	36" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	36" O.C.
	PENNISETUM SETACEUM "CUPREUM" PURPLE FOUNTAIN GRASS	5 GAL	36" O.C.
	SALVIA GREGGI AUTUMN SAGE	5 GAL	24" O.C.

GROUND COVER / ACCENT PLANT LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	ACACIA R. "DESERT CARPET" CREEPING ACACIA	1 GAL	54" O.C., PLANT 54" BACK OF CURBS AND WALKS.
	DALEA CAPITATA "SIERRA GOLD" SIERRA GOLD DALEA	1 GAL	30" O.C., PLANT 30" BACK OF CURBS AND WALKS.
	LANTANA CAMARA "NEW GOLD" NEW GOLD LANTANA	1 GAL	30" O.C., PLANT 30" BACK OF CURBS AND WALKS.
	ROSMARINUS O. "PROSTRATUS" DWARF ROSEMARY	1 GAL	36" O.C., PLANT 36" BACK OF CURBS AND WALKS.

ROCK MULCH

APPLY A 3" DEEP LAYER OF 3/4" SIZE SCREENED "PALOMINO TAN" ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE "PALOMINO TAN" ROCK SOURCE.

SHRUB AND GROUND COVER SHALL COVER MORE THAN 50% OF THE AREA.

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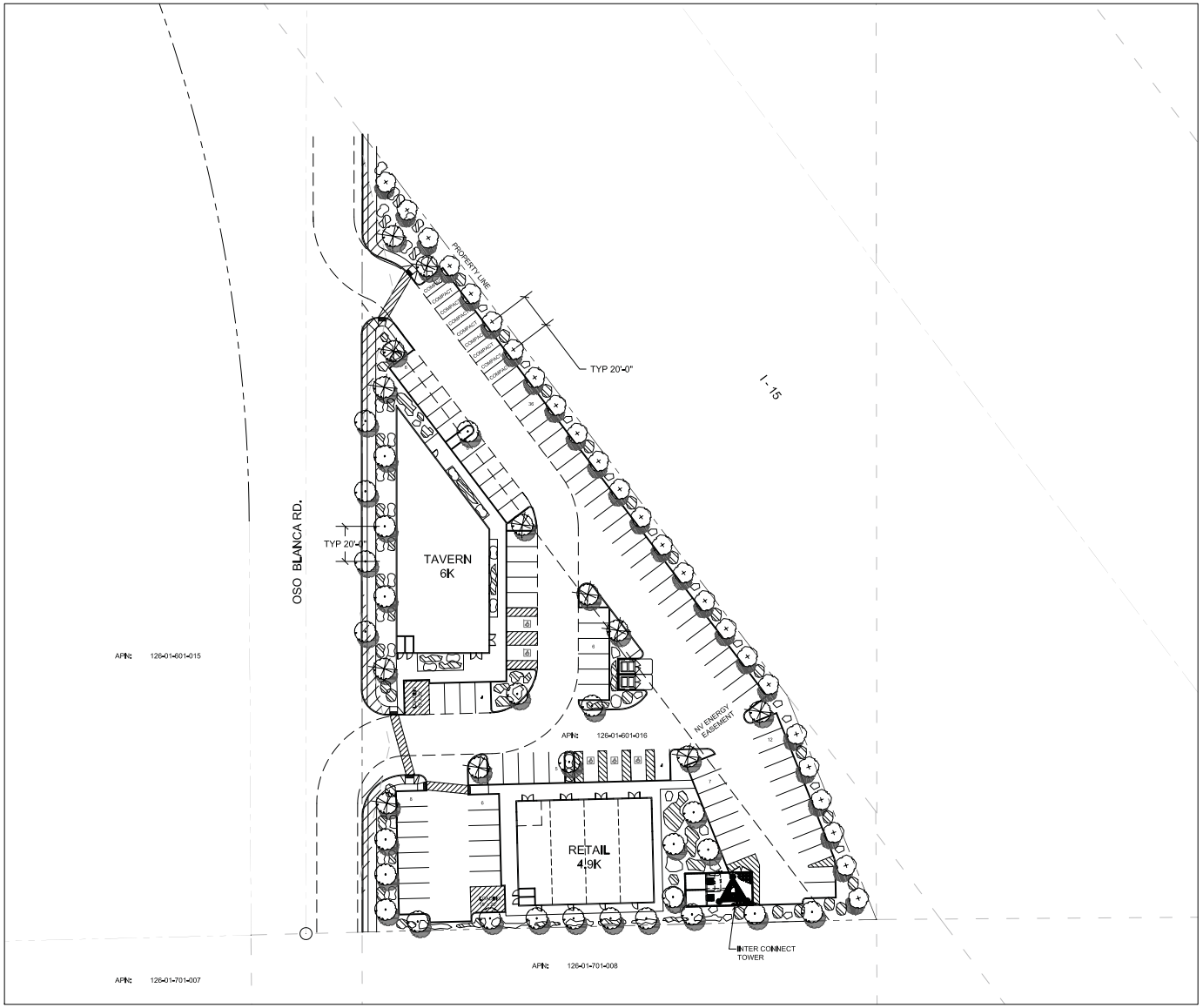
PRJ-76179
05/14/19

2019/05/10

SCALE 1" = 30'-0"

N



PRJ-76179
05/14/19

TREE LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	YUCCA SCHIDIGERA MOJAVE YUCCA	24" BOX	STD., D.S.
	LAGERSTROEMIA INDICA CRATE MYRLE	24" BOX	STD., D.S.
	CORDIA BOSSIERI TEXAS OLIVE	24" BOX	STD., D.S.

SHRUB LEGEND

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GROUND COVER / ACCENT PLANT LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
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	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	30" O.C., PLANT 30" BACK OF CURBS AND WALKS
	ROSMARINUS O. 'PROSTRATUS' DWARF ROSEMARY	1 GAL	36" O.C., PLANT 36" BACK OF CURBS AND WALKS

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

SHRUB AND GROUND COVER SHALL COVER MORE THAN 50% OF THE AREA.

City Council - Page 856

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City of Las Vegas, Nevada

L01
LANDSCAPE PLAN

N

2019/05/10

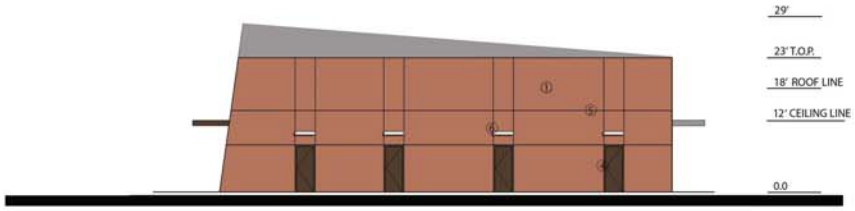
SCALE 1" = 30'-0"



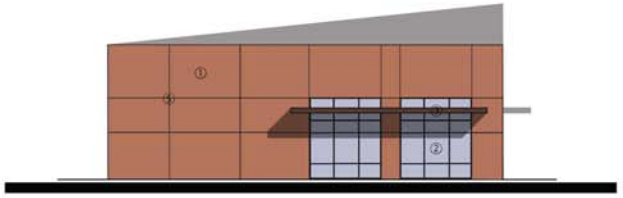
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



KEY PLAN

LEGEND

① - PAINTED EXTERIOR STUCCO WALL AND BASE
② - GLAZING: PPG SOLARBAN 60 LOW-E GLASS SOLAR BRONZE ON ANTIQUE BRONZE FRAMING
③ - PAINTED METAL CANOPY
④ - PAINTED HOLLOW METAL DOOR
⑤ - CONTROL JOINT
⑥ - OVERHEAD LIGHTING FIXTURE

COLOR CODE

DE 5187 - WEATHERED SADDLE

DE 6077 - DEEP BROWN

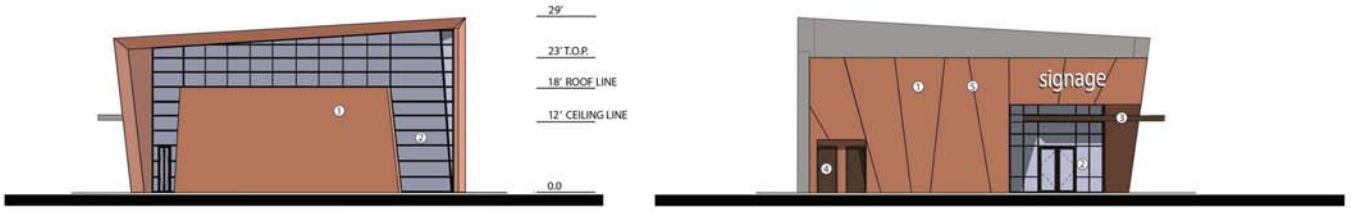
0 5' 10' 15' 20' 25' 50'

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

95 TAVERN AND RETAIL
NORTH LAS VEGAS, NV

RETAIL
FLOOR PLAN

DATE: 05/14/19
SCALE:

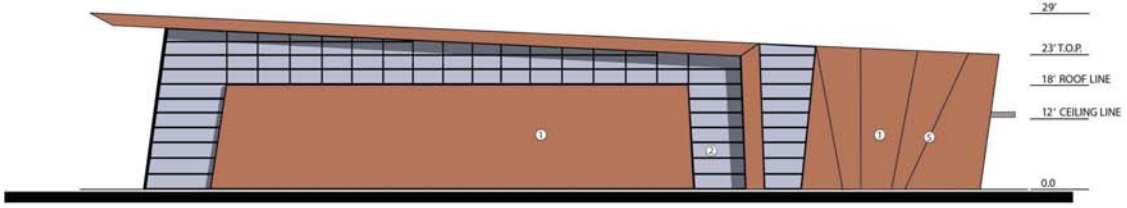


NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



KEY PLAN

LEGEND

① - PAINTED EXTERIOR STUCCO WALL AND BASE
② - GLAZING: PPG SOLARBAN 60 LOW-E GLASS SOLAR BRONZE ON ANTIQUE BRONZE FRAMING
③ - PAINTED METAL CANOPY / FASCIA
④ - PAINTED HOLLOW METAL DOOR
⑤ - CONTROL JOINT

COLOR CODE

DE 5187 - WEATHERED SADDLE

DE 6077 - DEEP BROWN

0 5' 10' 15' 20' 25' 50'

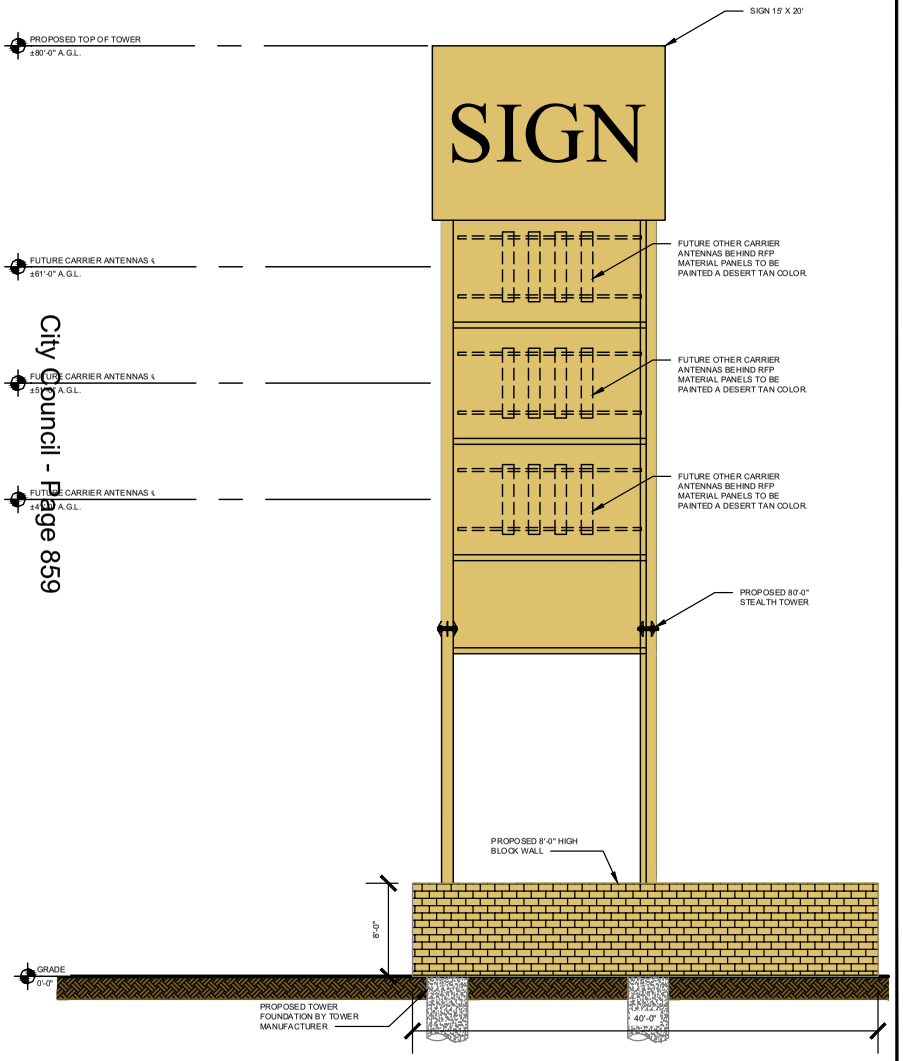
YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

95 TAVERN AND RETAIL
NORTH LAS VEGAS, NV

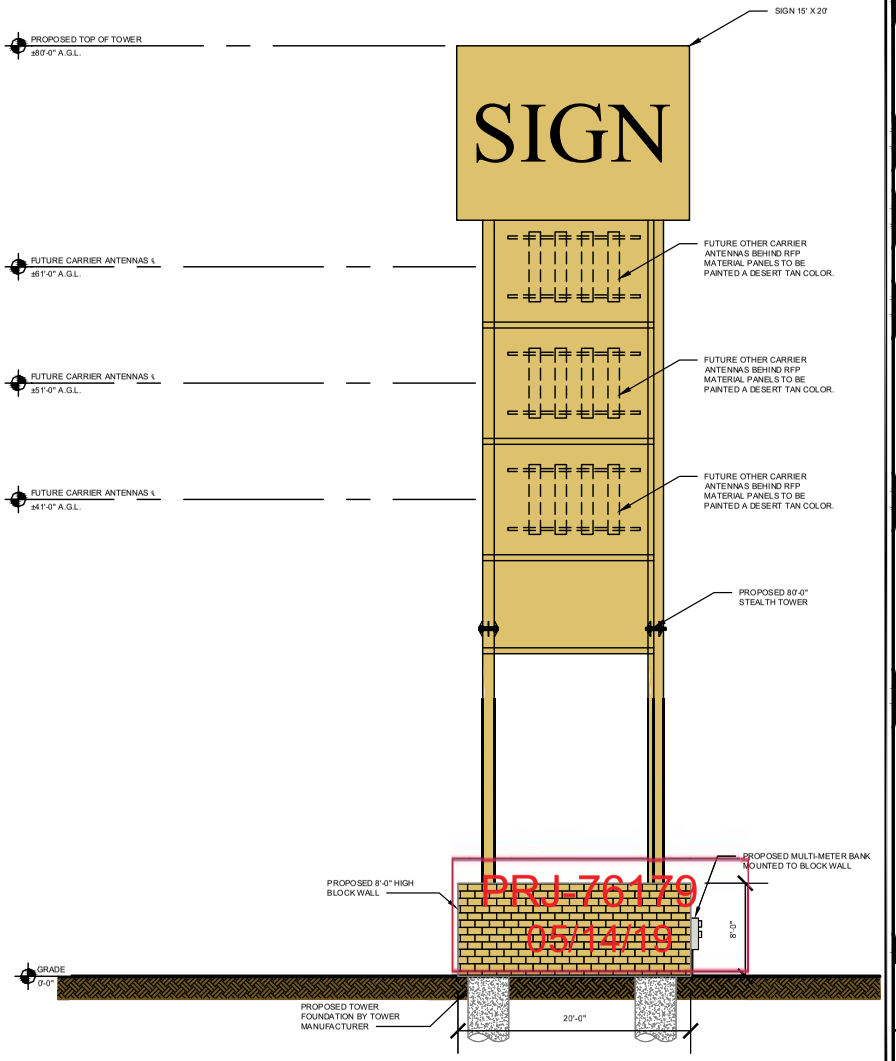
TAVERN
ELEVATIONS

REVISIONS
05/14/19

DATE:
SCALE:



PROPOSED SOUTH ELEVATION | SCALE: 3/32" = 1'-0" | 1



PROPOSED EAST ELEVATION | SCALE: 3/32" = 1'-0" | 2

NOTE:
W-TS SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE
STEALTH TOWER RFP MATERIAL PANELS TO BE PAINTED A DESERT TAN COLOR.

PRJ-76179
05/14/19

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/07/19	90% ZONING	DYP
2	03/20/19	RE-DESIGN	DYP
3	04/04/19	SIGN	DYP

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S. Eastern Ave. Suite 220
Las Vegas, NV 89123
PH: (702) 998-3000 FAX: (702) 998-1010
www.wtengineering.com
COPYRIGHT © 2019 W-T COMMUNICATION DESIGN GROUP, LLC.
PROJECT #: 19XXXX

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO INTERCONNECT TOWERS, LLC.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO INTERCONNECT TOWERS IS STRICTLY PROHIBITED.

InterConnect Towers, LLC
2762 ANTONIO PARKWAY, L1-471
LADERA RANCH, CA 92694

NOT TO BE USED FOR CONSTRUCTION

ICT-18XXX
OSO BLANCA
UNADDRESSED PARCEL
LAS VEGAS, NV 89166

SHEET TITLE:
ELEVATIONS

A-4

City Council - Page 859

NOT USED

SCALE: NONE

1

NOTE:
W-TS SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

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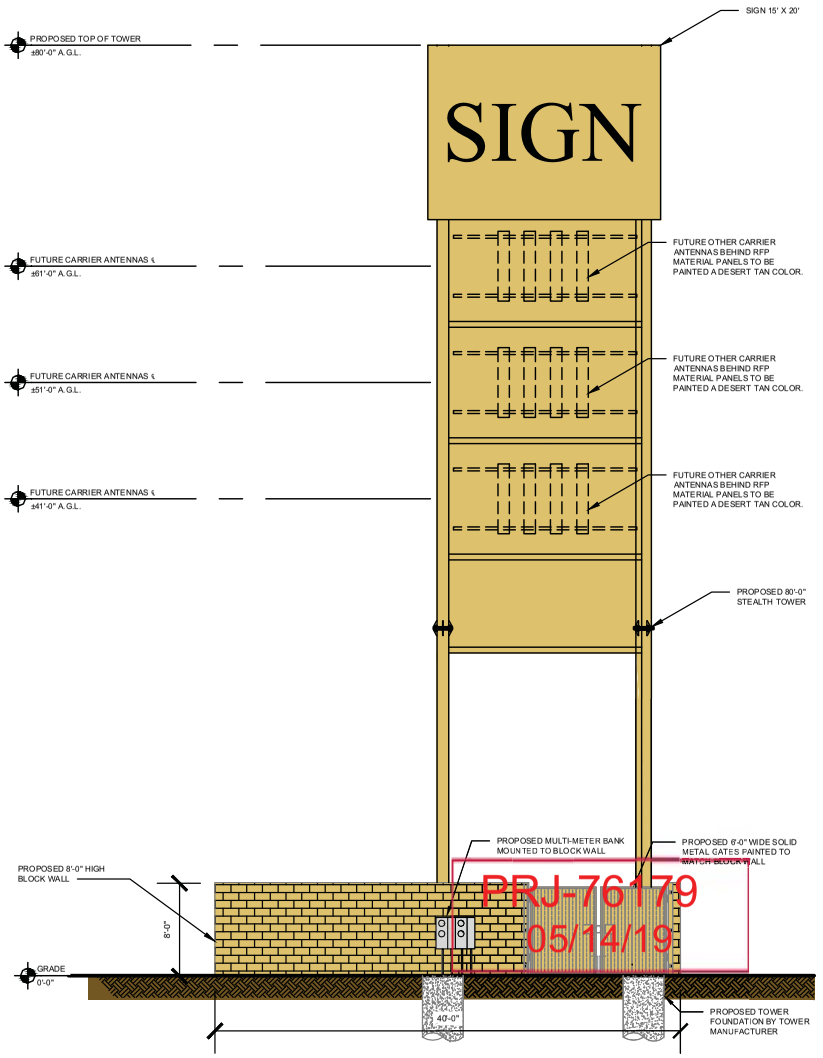
STEALTH TOWER RFP MATERIAL PANELS TO BE PAINTED A DESERT TAN COLOR.



PROPOSED NORTH ELEVATION

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

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/07/19	90% ZONING	DYP
2	03/20/19	RE-DESIGN	DYP
3	04/04/19	SIGN	DYP

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S. Eastern Ave. Suite 220
Las Vegas, NV 89123
PH: (702) 998-3000 FAX: (702) 998-1010
www.wtengineering.com
COPYRIGHT © 2019 W-T COMMUNICATION DESIGN GROUP, LLC.
PROJECT # 19XXXX

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InterConnect Towers, LLC
27762 ANTONIO PARKWAY, L1-471
LADERA RANCH, CA 92694

NOT TO BE USED FOR CONSTRUCTION

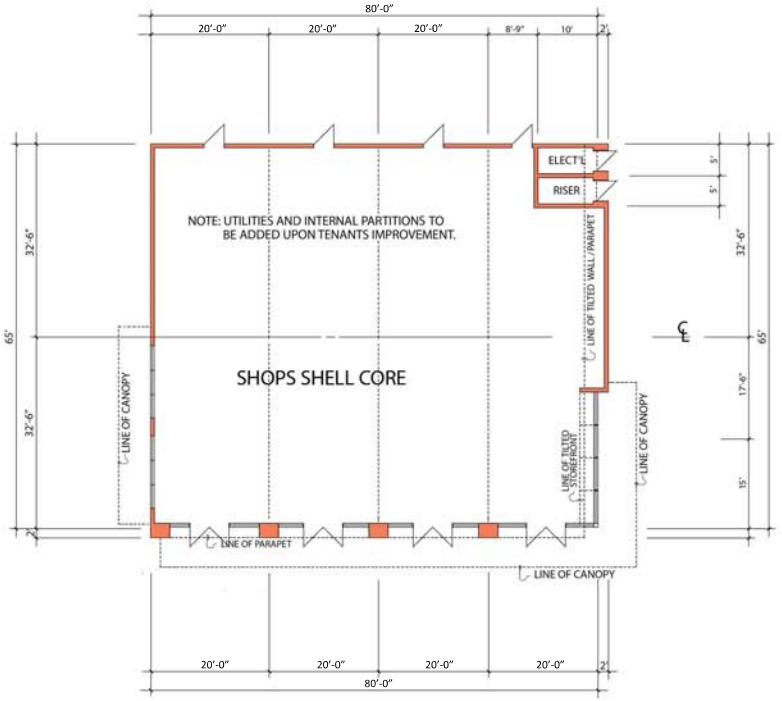
ICT-18XXX
OSO BLANCA
UNADDRESSED PARCEL
LAS VEGAS, NV 89166

SHEET TITLE:
ELEVATIONS

A-5

PRJ-76179
05/14/19





FLOOR PLAN

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

95 TAVERN AND RETAIL
NORTH LAS VEGAS, NV

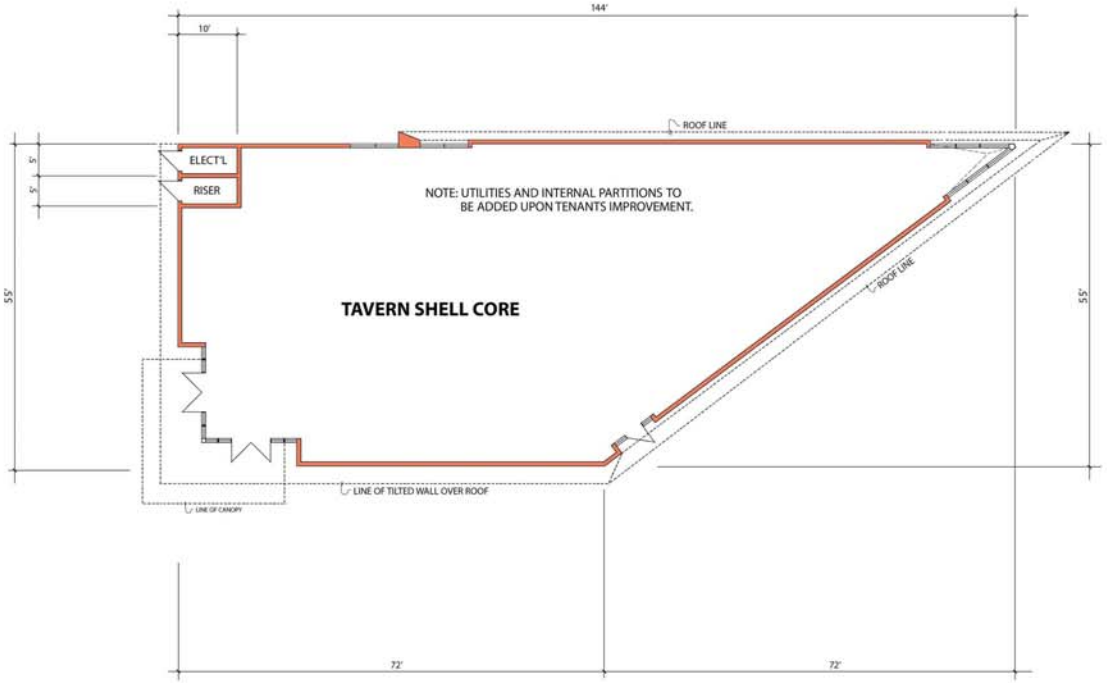
0 5' 10' 15' 20' 25' 50'

RETAIL
FLOOR PLAN

DATE: 05/14/19
SCALE:

N





FLOOR PLAN

0 5' 10' 15' 20' 25' 50'

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

95 TAVERN AND RETAIL
NORTH LAS VEGAS, NV

TAVERN
FLOOR PLAN

DATE: 05/14/19
SCALE:

N



SUP-76234 [PRJ-76179] - SPECIAL USE PERMIT RELATED TO SDR-76235 - APPLICANT/OWNER: LADY KYLE, LLC
EAST SIDE OF OSO BLANCA ROAD, NORTH OF KYLE CANYON ROAD

04/15/19

Cit



SUP-76234 [PRJ-76179] - SPECIAL USE PERMIT RELATED TO SDR-76235 - APPLICANT/OWNER: LADY KYLE, LLC
EAST SIDE OF OSO BLANCA ROAD, NORTH OF KYLE CANYON ROAD

04/15/19

Cit

April 22, 2019 (Revised)

Robert Summerfield, Director
Planning Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter (Revised)
Request SUP and SDR: Tavern and Retail Center
On the eastside Oso Blanca Rd north of Kyle Canyon Rd
APN#: 126-01-601-016

Dear Mr. Summerfield,

On behalf of our client, Lady Kyle, LLC, please accept this justification letter for a Special Use Permit and Site Development Review to allow a Tavern and a Retail Center on a vacant lot on the eastside of Oso Blanca Rd north of Kyle Canyon Rd.

The site is a C-1 (Limited Commercial) zoned site located on a 1.66 + net acre vacant lot. The site is adjacent to Service Commercial Land uses and US-95.

Project Overview

Site Plan: The project consists of two retail buildings (Tavern 6,000 SF and Retail 5,000 SF) on an irregularly shaped parcel. One building is oriented along Oso Blanca Road. This building will house the Tavern use and will develop a strong street edge consistent with Title 19 with a setback of 15 feet to provide the required landscape buffer. The other retail building is planned for general retail uses and is setback 10 feet from the southern property line. On-site parking is provided at 106 spaces where 106 are required. A 60-foot easement encumbers the property running north to south along US-95 where buildings cannot be constructed. A portion of the landscape buffer located at the northern point of this triangle shaped lot will be utilized for the commercial septic system until such time as sewer is made available to the site.

Landscape Plan: A fifteen-foot landscape buffer is provided along Oso Blanca and a 10-foot landscape buffer provided along the US-95 alignment. Along the south property line, landscaping is provided at 10 feet with a portion reduced down to five feet. As such, a waiver is needed for the portion of landscaping that is 5 feet where 10 feet is required. The waiver is justified in that additional landscaping is being provided along US-95 and on the interior to the site to compensate for this waiver. In addition, this site is irregularly shaped and limits design.

Parking lot landscaping provides 9 parking lot trees placed in landscape fingers where code requires 15 trees. As such a waiver is needed to reduce the number of parking lot fingers and an exception is needed to reduce the number of parking lot trees. The waiver and exception are justified in that the lot is a triangle shape which limits the design of the parking lot. The number of parking spaces required for the site limited the number of parking lot fingers that could be provided. In addition, a 60-foot Nevada Energy Easement encumbers the site. The easement runs along the east side of the property for the full length north to south. As such the type of plant material allowed in the easement is limited. The plan proposes to utilize Mojave Yucca's in this location to avoid any impact to the Easement. Mojave Yucca's are native to this area and are found adjacent to this site.

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Drive, Suite 210, Henderson, Nevada 89014-3205
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

PRJ-76179
04/22/19

A portion of the landscape buffer located at the northern point of this triangle shaped lot will be utilized for the commercial septic system. As such a request is made for an exception to allow the deferral of any large plants until such time as sewer is made available to the site. At the time sewer is made available this area will be planted with Mojave Yucca's to match the remaining eastern landscape buffer.

Signage: The project will also consist of a request for an 80-foot-tall sign which will be constructed to house a wireless communication facility of stealth design, within the sign structure. The sign will be three sided with signage located on the top three panels which measure 15' x 20' feet for a total sign area of 900 square feet. Per Title 19.08 signs of up to 80 feet can be requested as part of a site plan review and the maximum area of a free-standing sign is 2 feet per linear feet of street frontage. Oso Blanca provides for approximately 473 lineal feet of street frontage and US-95 provides for approximately 500 lineal feet of street frontage.

The sign will be located a minimum 5 feet from the property line and the cell tower equipment will be located a minimum of 10 feet from the property line to meet setback requirements.

Floor Plans: The provided floor plans are proposed as "grey shells" at this time. The Tavern floor plan, although left as a "grey shell", is proposed to have 3,200 square feet for the front of house with 2,800 square feet of back of house. Details will be provided at the time of tenant improvement. The Retail building is designed to accommodate up to 5 future tenant spaces.

Elevations: The provided elevations are well designed with a modern style providing great detail and articulations to create visual interest. The colors were selected to complement the decorative color palette found at the Kyle Canyon interchange.

Approval Criteria for a Special Use Permit LVMC 19.16.110

L. Special Use Permit Determinations— Prior Approval

In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The use will help promote the new commercial facilities and other businesses in this area. The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, conditions of approval and other Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The site is planned and zoned for the Commercial Development and is surrounded by future planned Commercial Development.

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The location of the requested use has access to Oso Blanca Road, a major collector street, which is designed and suitable for the use; is within a major commercial node at the Kyle Canyon Road Interchange. The use will be done in compliance with City requirements.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

PRJ-76179
04/22/19

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. It meets the requirements for separation from any church, school or daycare for twelve children. It will comply with the provisions of section 6.50 of the Municipal Code.

SITE DEVELOPMENT REVIEW

The proposed design requires a site plan review for new buildings and a sign to be eighty feet tall. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the design of commercial on the corridor.

1. ***The proposed development is compatible with adjacent development and development in the area;***

   The proposed development standard is compatible with adjacent land development and development in the area. The surrounding parcels are planned for Commercial Development.

2. ***The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards***;

   The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. This project will make the land use and zoning more compatible than the existing residential due to the location near the intersection of two major arterials. A waiver of the landscape buffers and exceptions of parking lot landscaping are needed due to the irregular shape of the parcel and the 60-foot easement encumbrance on the property. These requests are justified in that the lot is a triangle shape which limits the design of the parking lot and the easement limits the locations of any structures.

3. ***Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.***

   The location of the requested use has access to Oso Blanca Road, a major collector street, which is designed and suitable for the use and is within a major commercial node at the Kyle Canyon Road Interchange. The use will be done in compliance with City requirements.

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

   The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area and meet or exceed the Development Code.

5. ***Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor***;

PRJ-76179
04/22/19

The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor.

6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.***

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

SUMMARY JUSTIFICATION

In summary, we believe the requested Special Use Permit and Site Development Review for a Tavern and Retail Center provide additional goods and services to the area.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

Doug Rankin, AICP
Planning Manager

PRJ-76179
04/22/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **SUP-76234 – APPLICANT/OWNER: LADY KYLE, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

Signature

26 June 19

Date

DANIEL A. REYNOLDS

Please Print Name

LADY KYLE LLC

Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

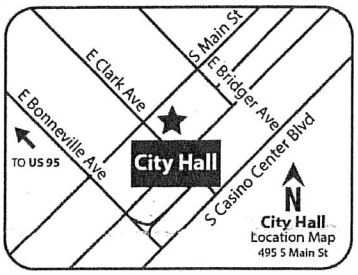
AGENDA ITEM #55
RECEIVED 06.27.19

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
[illegible]
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SUP-76234 [PRJ-76179]
Planning Commission Meeting of **05/28/2019**

PRJ-76179
12601702009
CAMPBELL HUGH R REV FAM TR ETAL
PREMIER TRUST INC TRS
8824 RAINBOW RIDGE DR
LAS VEGAS NV 89117

111 DRDFNP1 8917

Submitted after final agenda
43A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
56

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76235 - SITE DEVELOPMENT PLAN REVIEW RELATED SUP-76234 - PUBLIC HEARING - APPLICANT/OWNER: LADY KYLE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation
5. Backup Submitted at the May 28, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review

Project Address (Location) Oso Blanca & 95

Project Name Oso Blanca & 95 **Proposed Use** Retail Center

Assessor's Parcel #(s) 126-01-601-016 **Ward #** 6

General Plan: Existing Service Comm Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information Request for Site Development Review for Retail Center

Property Owner Lady Kyle LLC Contact Daniel Reynolds

Address 2284 Pacini Ct City Henderson State NV Zip 89052

E-mail Phone

Applicant Lady Kyle LLC Contact Daniel Reynolds

Address 2284 Pacini Ct City Henderson State NV Zip 89052

E-mail Phone

Representative G.C. Garcia, Inc Contact Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 City Henderson State NV Zip 89014

E-mail acole@gcgarciainc.com Phone 702-435-9909

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name Daniel A. Reynolds

Subscribed and sworn before me

This 5th day of April, 20 19

Melanie Bishop

Notary Public in and for said County and State

MELANIE BISHOP
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-86484-1
MY APPT. EXPIRES JANUARY 17, 2022

PRJ-76179
04/17/19

SDR 76235
Lady Kyle, LLC

E side of Oso Blanca Road, N of Kyle Canyon Road

Proposed 6 thousand square foot tavern and a 5.1 thousand square foot retail building.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6	112.18	**673**
AM Peak Hour			9.94	**60**
PM Peak Hour			9.77	**59**

(heaviest 60 minutes)

Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.1	37.75	**193**
AM Peak Hour			0.94	**5**
PM Peak Hour			3.81	**19**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	11.1	37.75	**866**
AM Peak Hour			0.94	**65**
PM Peak Hour			3.81	**78**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Kyle Canyon Road	
Average Daily Traffic (ADT)	1,814
PM Peak Hour	145

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480

This project will add approximately 866 trips per day on Kyle Canyon Rd and Oso Blanca Rd. Currently, Kyle Canyon is at about 15 percent of capacity. With this project, it is expected to be at about 21 percent of capacity. Counts are not available for Oso Blanca, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 78 additional cars, or about four every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **SDR-76235 – APPLICANT/OWNER: LADY KYLE, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

Signature

26 June 19

Date

DANIEL A. REYNOLDS

Please Print Name

LADY KYLE LLC

Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

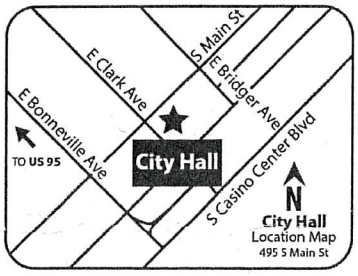
AGENDA ITEM #56
RECEIVED 06.27.19

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
[illegible] 21 [illegible]
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SDR-76235 [PRJ-76179]
Planning Commission Meeting of **05/28/2019**

PRJ-76179
12601702009
CAMPBELL HUGH R REV FAM TR ETAL
PREMIER TRUST INC TRS
8824 RAINBOW RIDGE DR
LAS VEGAS NV 89117

111 DROFMP1 89117

Submitted after final agenda

44A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
57

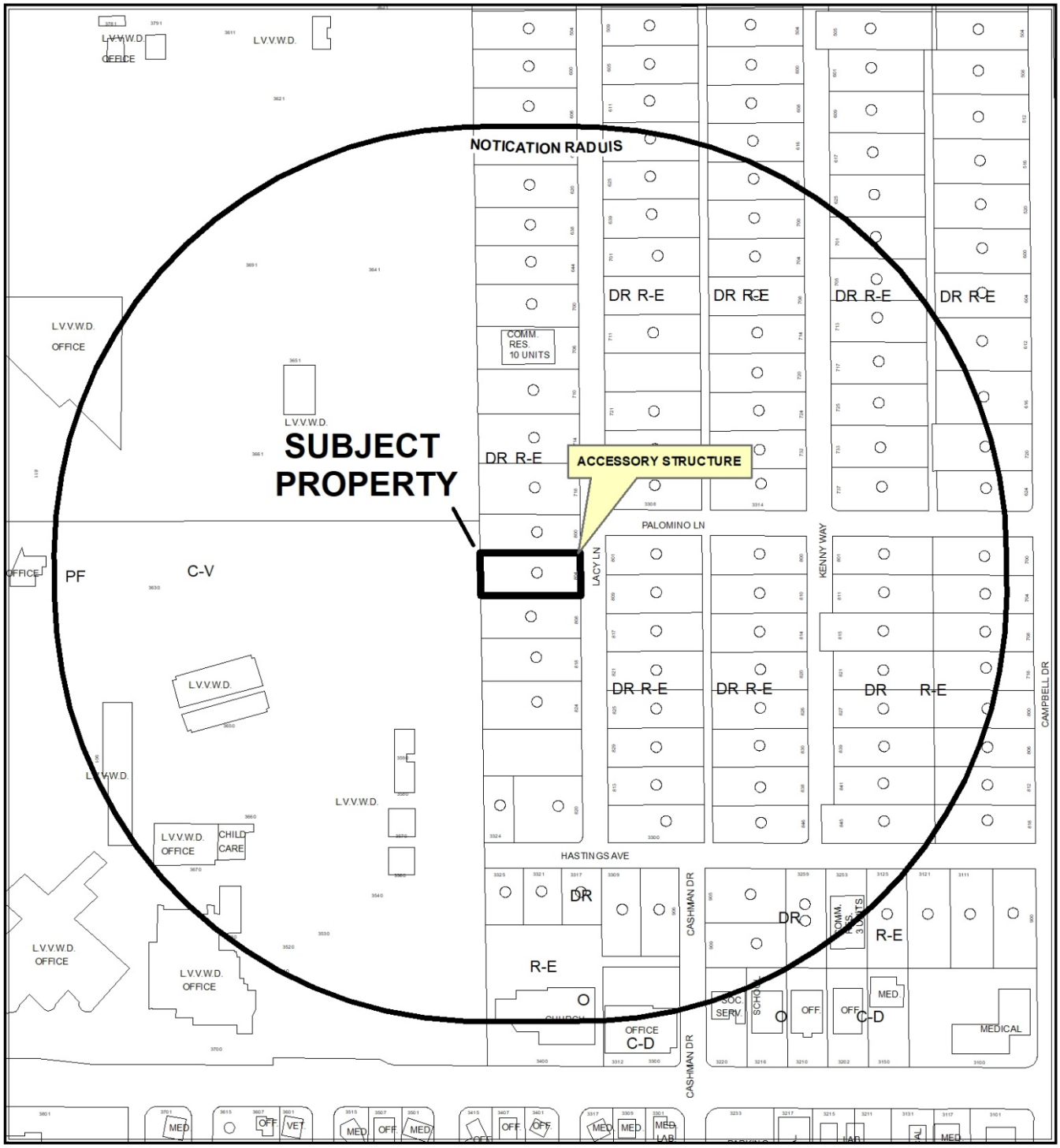
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN PULIDO - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Photo and Supplemental Supporting Documentation, Protest Postcards and Documentation Not Vetted - Protest E-mail and Attachment
7. Backup Submitted at the May 28, 2019 Planning Commission Meeting



0 270 540 Feet

CASE: **SUP-76233 (PRJ-76215)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) ZONE

N



0 270 540 Feet

CASE: **SUP-76233 (PRJ-76215)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) ZONE

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JUAN PULIDO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76233	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 98

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-76233 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure, Class I use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for an existing Accessary Structure (Class I) [Casita] at 804 Lacy Lane.

ISSUES

- A Special Use Permit is requested to allow an Accessory Structure (Class I) that provides living quarters including full kitchen facilities within the R-1 (Single Family Residential) zoning district. Staff supports this request.

ANALYSIS

Per Title 19.12, a Special Use Permit is required for an Accessory Structure (Class I) in the R-1 (Single Family Residential) zoning district. The Accessory Structure (Class I) use is defined as “an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.”

In 1975 the single family dwelling and accessory structure (garage) was allowed through a building permit (#533) with a note that a kitchen was not allowed in the garage. The applicant purchased the property on 11/26/14. On 11/16/17, a building permit (R-330049) was finalized that connected a gas line from the meter to the garage. On 02/20/19, code enforcement case (#196713) was processed for a garage with full kitchen that doesn’t have a Special Use Permit. As a result, the applicant is requesting a Special Use Permit (SUP-76233) for an existing kitchen in the detached garage at 804 Lacy Lane.

According to the justification letter stamped 04/09/19, the applicant says his realtor and property inspector did not mention that the existing full kitchen in the detached garage needed a Special Use Permit. The applicant submitted pictures from the property inspection that shows an existing kitchen with an electric stove at the time of purchase in 2014. He further states that in 2016 the City was replacing all gas lines on Lacy Lane. At that time, the applicant pulled a permit to connect the new gas lines to the accessory structure in the rear. He states that since the full kitchen in the garage existed when he bought the house, and since he pulled a permit to convert the stove from electric to gas, he simply did not know the Accessory Structure (Class I) needed a Special Use Permit.

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: The size of the lot or parcel must exceed 6500 square feet.

   The proposed use meets this requirement as the subject site is 0.53 acres, or 23,086 square feet.

2. Requirement 2: Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

   The proposed use meets this requirement as the principal dwelling is owner-occupied and applicant states only friends will stay in the casita.

The accessory structure was permitted at the same time as the single family dwelling. The full kitchen appears to have existed at the time of purchase. The applicant pulled a permit to convert the existing kitchen to natural gas. The applicant is willing to pull permits for work on the subject site, and immediately applied for a Special Use Permit when notified by Code Enforcement. Staff finds that the Accessory Structure (Class I) use can be conducted in a manner that is harmonious and compatible with the surrounding neighborhood and recommends approval of this request.

FINDINGS (SUP-76233)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Accessory Structure (Class I) use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is 0.53 acres which is approximately 23,086 square feet in area and is physically suitable for the intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site will not change. Vehicles may enter the property from Lacy Lane a 60-foot Local Street as classified by the Master Plan of Streets and Highways.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions of approval for an Accessory Structure (Class I) use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/31/16	Code Enforcement case (#171833) was processed for gas and water line repair without a permit at 804 Lacy Lane. Case was resolved on 12/28/16.
02/20/19	Code Enforcement case (#196713) was processed for an accessory structure without permits at 804 Lacy Lane. Case is still active as of 03/27/19.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215].

Most Recent Change of Ownership	
11/26/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/18/75	A building permit was issued (#533) for a single family dwelling and a detached garage with no kitchen at 804 Lacy Lane.
05/17/77	A building permit was issued (#2790) for a swimming pool at 804 Lacy Lane.

Related Building Permits/Business Licenses	
06/23/05	A building permit was issued (R-45305) for a patio pool spa at 804 Lacy Lane. The permit was finalized on 08/20/05.
11/16/17	A building permit was issued (R-330049) for gas lines from meter to casita at 804 Lacy Lane. The permit was finalized on 01/04/17.

Pre-Application Meeting	
04/08/19	Staff conducted a routine pre-application meeting to discuss the submittal requirements for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
04/15/19	During a routine field check, staff noticed active construction on the casita with a generator and power tools. No trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.53

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached	DR (Desert Rural)	R-E (Residence Estates)
North	Single Family Detached	DR (Desert Rural)	R-E (Residence Estates)
South	Single Family Detached	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family Detached	DR (Desert Rural)	R-E (Residence Estates)
West	Water Utility	PR (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 175 Feet	Y
RP-O (Rural Preservation Overlay) District	Y or N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	N/A		Y
• Side (north)	5 Feet	9 Feet	Y
• Rear	5 Feet	9 Feet	Y
Min. Distance Between Buildings	6 Feet	78 Feet	Y
Max. Building Height	35 Feet	22 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lacy Lane	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP

Project Address (Location) 804 LACY LN

Project Name ACC STRUCTURE CLASS 1 CASITA **Proposed Use**

Assessor's Parcel #(s) 139-32-401-002 **Ward #** 1

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner JUAN PULIDO Contact

Address 804 LACY LN City LAS VEGAS State NV Zip 89107

E-mail PULIDOCORP@HOTMAIL.COM Phone 909-881-2342

Applicant Contact

Address City State Zip

E-mail Phone

Representative Contact

Address City State Zip

E-mail Phone

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)**

Partner(s)

• I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name JUAN PULIDO

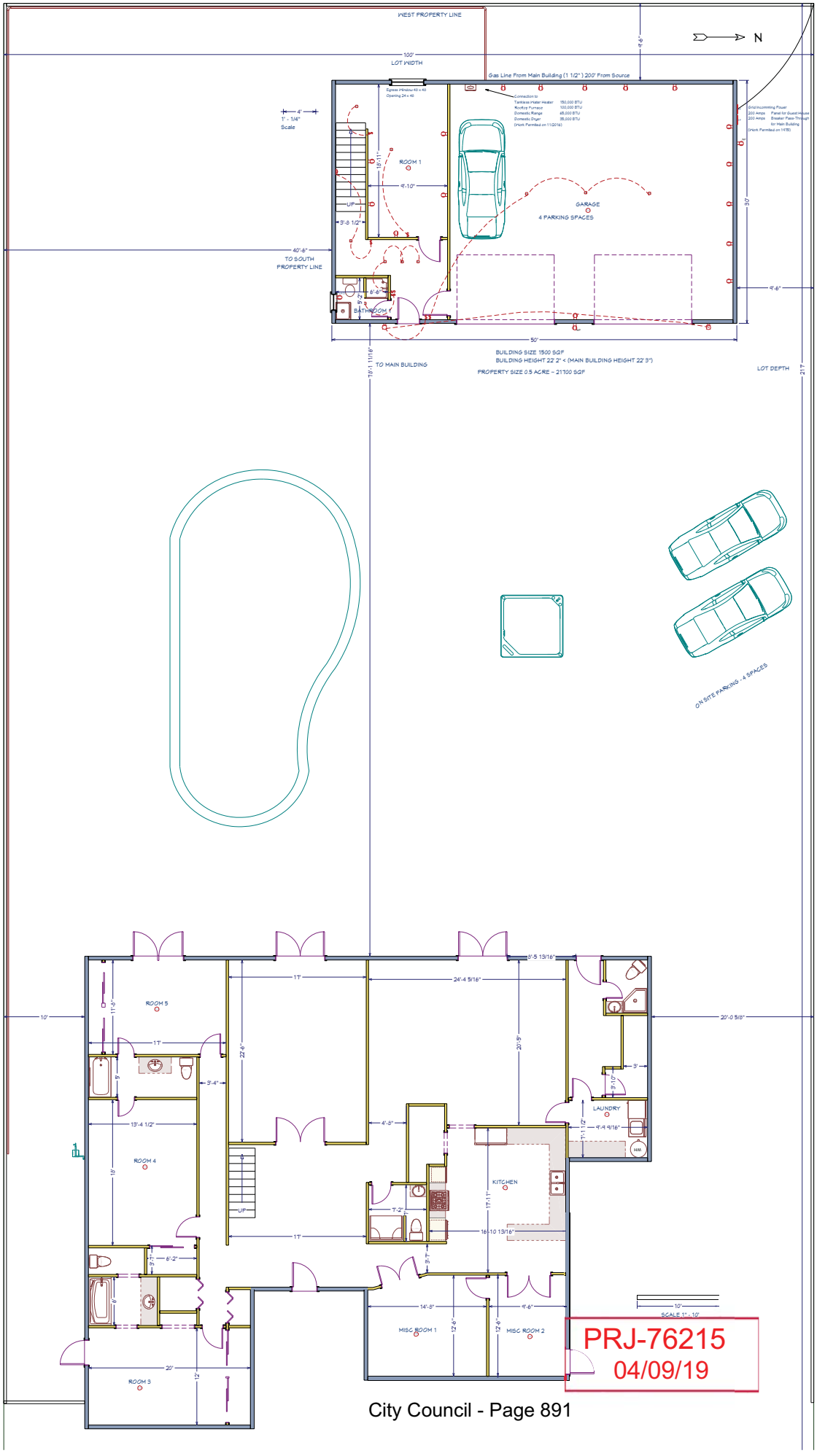
Subscribed and sworn before me

This 8th day of APRIL, 20 19

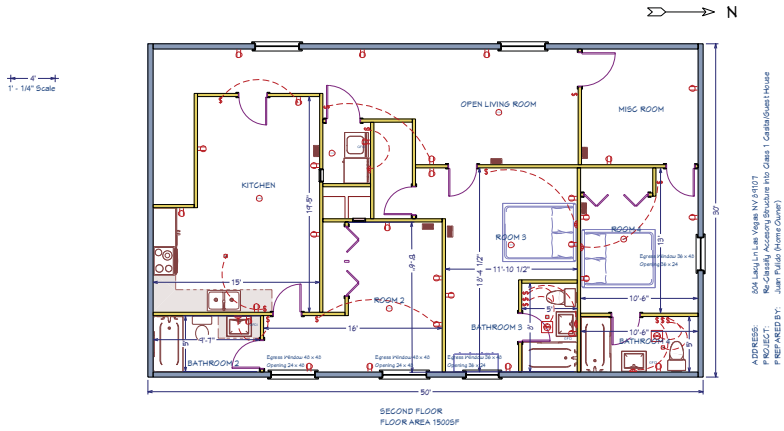
Notary Public in and for said County and State

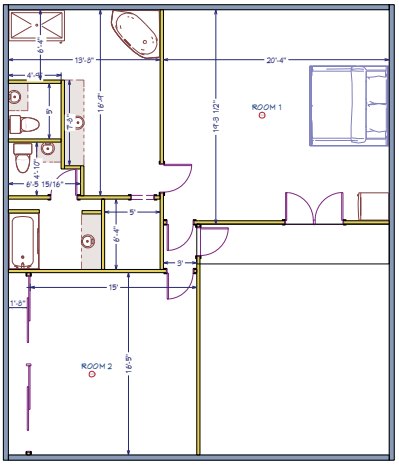
TASHA I. EALY
Notary Public State of Nevada
No. 14-12685-1
My Appt. Exp. January 25, 2022

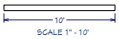
PRJ-76215
04/09/19



ADDRESS: 804 Lacy Ln Las Vegas NV 89107
PROJECT: Re-Classify Accesory Structure into Class 1 Casita/Guest House
PREPARED BY: Juan Pulido (Home Owner)

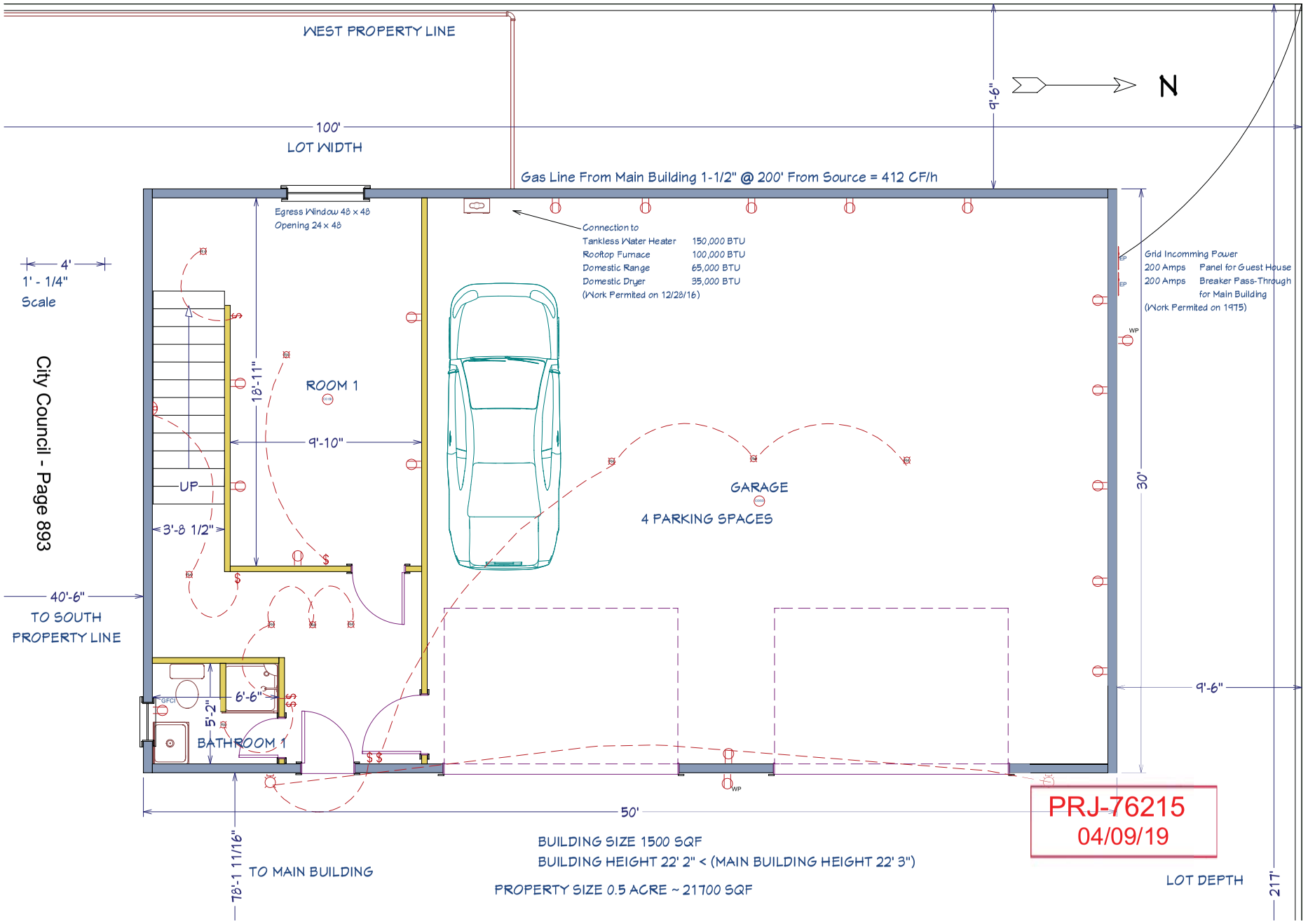






ADDRESS: 804 Lacy Ln Las Vegas NV 89107
PROJECT: Re-Classify Accesory Structure into Class 1 Casita/Guest House
PREPARED BY: Juan Pulido (Home Owner)

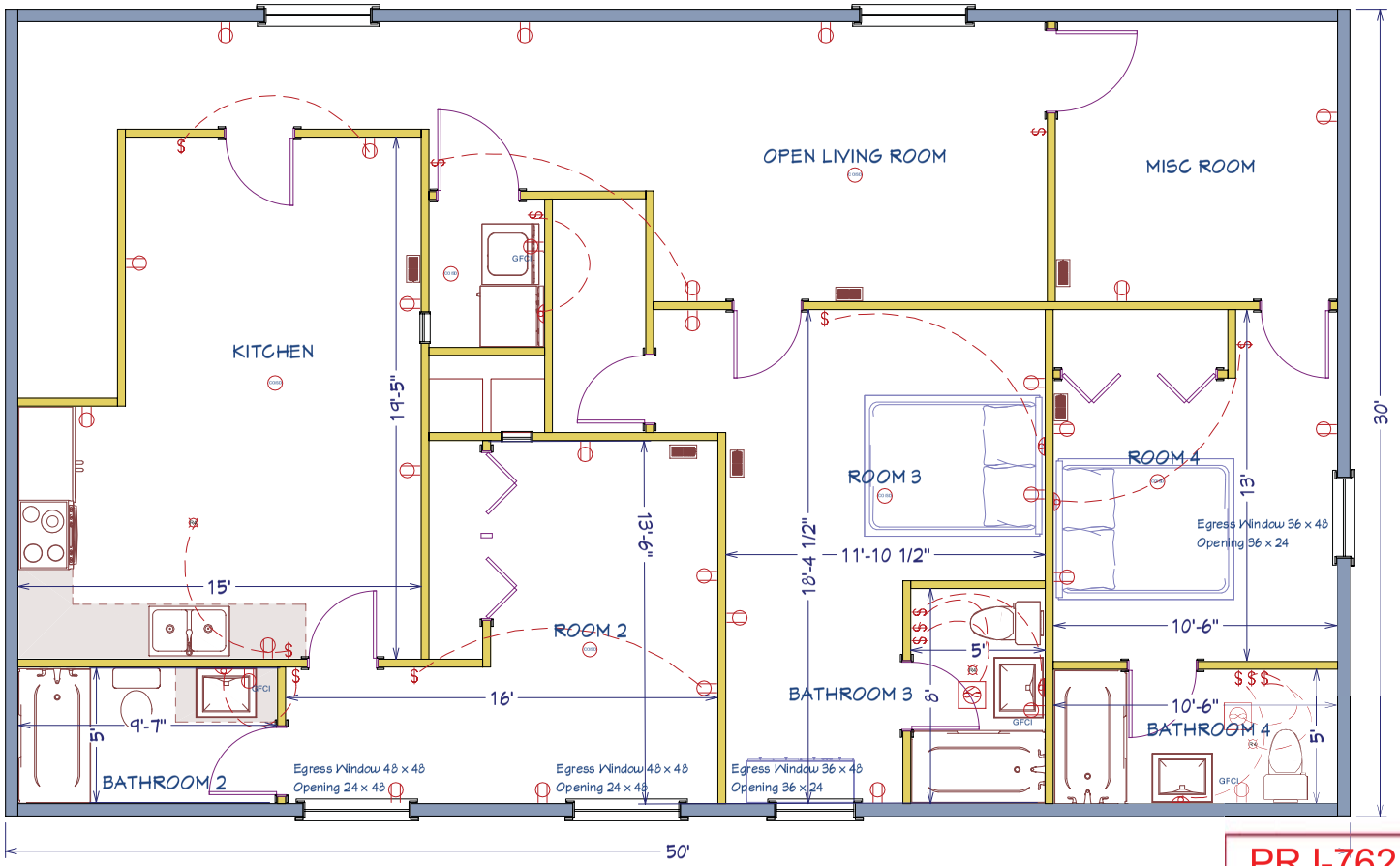
PRJ-76215
04/09/19



City Council - Page 893

PRJ-76215
04/09/19

4'
1' - 1/4" Scale



SECOND FLOOR
FLOOR AREA 1500SF

ADDRESS: 804 Lacy Ln Las Vegas NV 89107
PROJECT: Re-Classify Accesory Structure into Class 1 Casita/Guest House
PREPARED BY: Juan Pulido (Home Owner)

PRJ-76215
04/09/19

Property / Lot Details

Property Features

- Equestrian Description: None
- Approx Total Living Area: 5346

Lot Information

- Lot Description: 1/4 to 1 Acre, RV Parking
- Parcel Number: 139-32-401-002
- # of Acres: 0.5300
- Lot Sqft: 23087
- Zoning: Single Family

Property Information

- Property Description: Custom, Detached Guest House
- Miscellaneous Description: Home Protection Plan
- # of Lofts: 0
- House Views: City View
- Land Use: 110-Res-Sngl Fam
- Master Plan Fee MQYN: None
- Property Condition: Excellent
- Construction Description: Basement, Frame & Stucco
- House Faces: East
- Built Description: Resale






GLVAR 2014
PRJ-76215
04/09/19

Exterior Views

1. Exterior Views

In	NI	NP	RR	None
X				



PRJ-76215
04/09/19

Photograph Addendum

Borrower/Client	Juan Pulido				
Property Address	804 Lacy Ln				
City	Las Vegas	County	Clark	State NV	Zip Code 89107
Lender	Stearns Lending - Wholesale				



Side View



Side View



Rear Yard



Pool



Spa



Detached Garage & Guest Quarters

PRJ-76215
04/09/19

Attachments A4 – New Gas Line to Guest House 2016





Guest house Incoming gas connection to new water heater, dryer, furnace and stove (Permitted 2016)



Attachment A5 – Example Casita Bathroom Remodel

Before / After





Attachment A5 – Example Casita Kitchen Remodel

Before / After





Attachments A6 – Casita Harmony and Congruence with Main House

Built Simultaneously, Same Character, Consistent with the Look of the Property and Neighborhood







SUP-76233 [PRJ-76215] - SPECIAL USE PERMIT - APPLICANT/OWNER: JUAN PULIDO
804 LACY LANE

04/15/19

City



SUP-76233 [PRJ-76215] - SPECIAL USE PERMIT - APPLICANT/OWNER: JUAN PULIDO
804 LACY LANE

04/15/19

City

Las Vegas, Nevada April 8, 2019

Justification Letter

To All Relevant Parties,

My name is Juan Manuel Pulido, the purpose of this document is to provide a full justification for the request to re-classify the Accessory Structure Located at 804 Lacy Ln Las Vegas NV into a Class 1 Casita / Guest House.

The initial information will be provided in a chronological order based on the purchasing of the property.

1 – In the fall of 2014 I started to search for a property to purchase, I found a listing provided by the Real Estate brokerage company Elite Realty, in the listing the property is described a Custom Home with Detached Guest House, complete with electrical, plumbing, sewage, air conditioning, kitchen, rooms and bathrooms. A copy of the listing information is attached together with the relevant pictures. (Attachments A1 – Listing Information – Relevant Pictures) based on the listing details, this information and pictures were dated May 2, 2013

2 – I proceeded to make an offer with a state licensed real state agent, J. Lubitz, and the respective broker, neither the agent nor the purchasing broker warn me of any issues with the property

3 – During the contract period, before proceeding with the purchase, I requested a property inspection by a state licensed inspector, the inspection also shows the guest house and makes no mention of unpermitted use (Attachments A2 – Home Inspection – Relevant Pictures)

4 – The lending company requested a state licensed appraisal of the property, in the appraisal report the house is shown an SFD with detached garage & guest quarters, the report shows the guest house complete with kitchen, bedrooms and bathrooms, no mention of unpermitted use (Attachment A3 – Appraisal Photograph Addendum)

5 – Before closing the purchasing agreement the Title Insurance Company stated in their documentation that the property had no Encumbrances, Liens or Illegal construction in the property.

At that point I was able to buy the property on November 26, 2014.

6 - Two years later, around October of 2016, the city of Las Vegas was performing some underground improvements in our street, Lacy Lane, the work was on-going for a few weeks and they were going door to door breaking the asphalt, concrete sidewalks and excavating front yards, at some point one representative came to the house and explained to me that there was going to be some amount of property damage, mostly excavating the landscape and breaking the pavers around the house to be able to replace the gas lines and gas meters, I did not object, I mentioned to their supervisor that there is a guest house/casita in the back that uses electricity for the heating, stove, dryer and water heater and that since the electricity is so expensive in las Vegas that I would like to be able to connect those systems to gas instead, I asked that since they were going to do all this damage and they had all the proper equipment if they could add an additional connection next to the gas meter underground and next to my property wall/fence so I could have a gas line going to the guest house, he agreed to help and I was able to connect the guest house to gas. At that time the adjacent neighbor complained that she did not believe I could have a gas line in the dividing fence between our two properties, the city got involved and another representative came over to inspect the work, pictures were taken and sent to supervisors, at the end it was decided to have the work permitted and inspected. The work was permitted and inspected on 12/28/16, and everything has been good ever since, pictures of the work are attached (Attachments 4 – New Gas Line to Guest House)

7 – I have since done many improvements on the casita, including new paint, new sinks, new high efficiency toilets, new carpet, new kitchen countertops, window replacements with hi-efficiency windows (no structural alterations or changes), new floor tile in kitchen, bathroom floors and walls. (Attachment 5 – Casita Remodel Examples)

PRJ-76215
04/09/19

Few weeks ago, I had an inspection of my property I was told that the casita in the back was originally built 44 years ago (1975) as a accessory structure class 2 (garage) and that it was never properly permitted as a Class 1 – Casita/Guest House and that if I wanted to continue using it as one it needed to be permitted and inspected.

I went to the City of Las Vegas office to talk to planning about the situation and there were very helpful and informative

We were able to find some of the original permitting showing an accessory structure of 2 floors with 1500 sf per floor and permitted for occupancy groups 1 and 2 with additional permits for AC, Electrical, Plumbing and Sewer tie-in. The paperwork is old and there are no blue-prints of the original configuration for the building

Next to research was be the zoning situation, it was determined that the property is located in a zone called R-E (Residential Estates District) intended for low density residential units located on large lots, like the one of the property (0.5 acres) I was told it was not uncommon and allowed for properties of this zoning to have an accessory structure class 1 casita/guest house as long as the structure is in compliance with the limits set forth as far as separation from main building, minimum rear yard setback, side yard setback, size and coverage. We were able to look at the structure information to confirm that is compliant with those requirements.

I was instructed at that time to provide all the information necessary for a special use permit to be able to re-classify the accessory structure into a class 1 casita / guest house.

I was told that it would be beneficial to mention important factors like the property was built simultaneously with the main house, explaining that the structure show harmony with the overall property and the character of the neighborhood, relevant pictures are attached (Attachments A6 – Casita Harmony and Congruence with Main House)

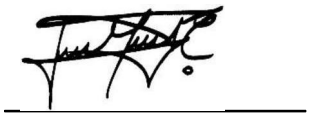
In conclusion, I have a casita/guest house that was built 44 years ago, a structure that over time and multiple owners, including myself, has been gradually improved without anyone, including listing and buying real estate companies, home inspectors, appraisers, title insurance companies and even the city of las Vegas, becoming aware that the building was never properly re-classified as a class 1 casita/guest house.

It is now that I polite request assistance in the process to re-classify this structure into a safe, permitted and inspected casita.

As part of my request I am summiting site plans and floor plans, on 13 x 19 format, with property lines, dimensions, street names, parking spaces, ingress/egress, north arrow, sample parking, building size, property size and scale.

Thank you in advance for your cooperation and assistance on this matter.

Cordially,



Juan Manuel Pulido
Home Owner

PRJ-76215
04/09/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **SUP-76233 - APPLICANT/OWNER: JUAN PULIDO**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

Signature

06/26/2019
Date

Juan Pulido
Please Print Name

Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #57
RECEIVED 06.27.19



SUP-76233 [PRJ-76215] - APPLICANT/OWNER: JUAN PULIDO
804 LACY LANE

04/15/19

Submitted after final agenda

Item 57

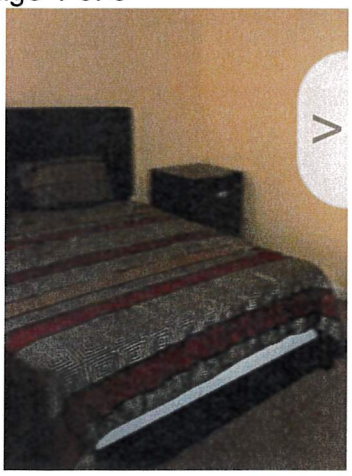
CL las vegas > housing > rooms & shares

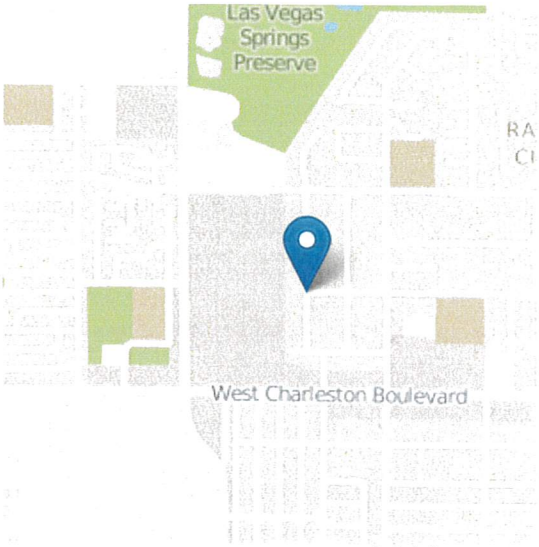
Contact Information:

$599 Furnished Room in Beautiful House w Pool and Jacuzzi NV2GH2

(Charleston and Valley View)

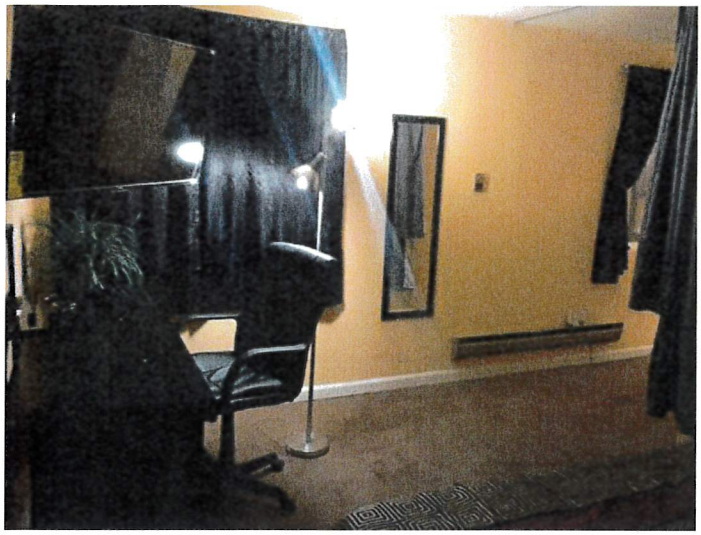
image 1 of 8





804 Lacy Ln

furnished
available now
house
w/d in unit
no smoking
carport
private bath
private room












GLVAR 2011



07/02/2019 12:09 2094643858 MEGOM EQUIPMENT PAGE 01/01

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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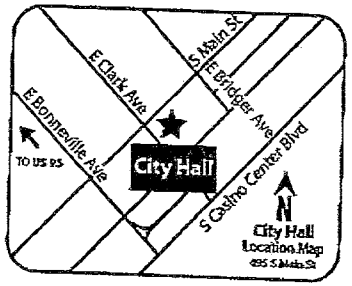
CITY CLERK

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

SUP-76233 [PRJ-76215]

City Council Meeting of **07/03/19**

I WAS TOLD THAT EVERY BEDROOM IN THIS HOUSE HAS A COMBINATION LOCK AND THEY ROUT OUT ROOMS IF THIS IS PERMISSABLE THEY NEED TO COMPLY WITH ALL CODES ADA, SPRINKLER ETC ETC

PRJ-76215
13932311011
ZEHENDER G W DECLARATION TRUST
ZEHENDER GEORGE WILLIAM TRS
4107 YACHT HARBOR DR
STOCKTON CA 95204

THIS IS A SINGLE FAMILY RESIDENCE TURNED INTO A HOTEL

128 DRDGMP1

Submitted after final agenda

Item 57

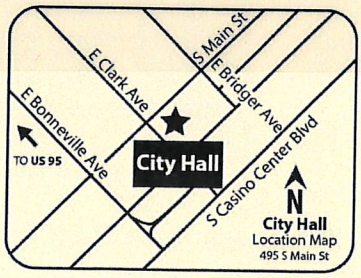
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2019 JUN 25 P 12: 11

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.

SUP-76233 [PRJ-76215]
City Council Meeting of **07/03/19**

PRJ-76215
13932410012
KIRCH MARLENE REV SEP PPTY TR
KIRCH MARLENE J TRS
826 KENNY WAY
LAS VEGAS NV 89107-4436

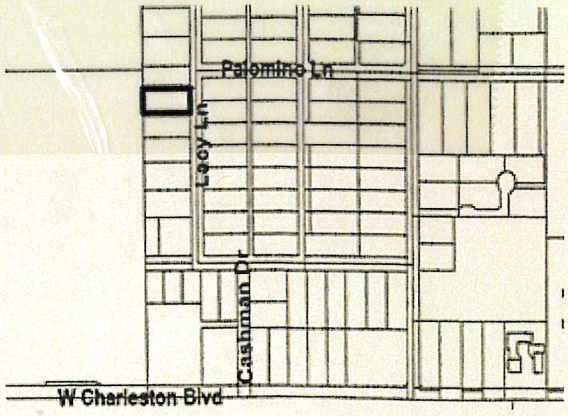
97 DRDGNP1

Application Information

SUP-76233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN PULIDO - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

This absentee Owner (he lives in Alaska) is just adding this so he can rent it as an apartment which I believe is not authorized in this residential area. Main house is already a Boarding house. Very Bad for Neighborhood.

Marlene J Kirch



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

Public Hearing Information

Meeting:	CITY COUNCIL
Date:	07/03/19
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 AM

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note th... and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the me... governing body for their consideration prior to the meeting.**

Submitted after final agenda

Item 57

From: Office of the Mayor
To: City Clerk, Executive
Subject: FW: Documents for case against CLV agenda item 57 SUP76233
Date: Tuesday, July 2, 2019 7:55:45 AM
Attachments: Furnished Room in Beautiful House w Pool, a - apartment room (optimize share rent.pdf
804Cragas.mkd.pmg
image006.png
image007.png
image008.png
image009.png
image010.png

Good Morning,

For the official record, please, per the writer's request. Thank you.

Lora Kalkman
Special Assistant to Mayor Goodman
Office of the Mayor
702-229-6241
495 S. Main St. | Las Vegas, NV 89101
lasvegasnevada.gov
City Hall is closed on Fridays

From: Pamela Maher <pamaher@icloud.com>
Sent: Tuesday, July 02, 2019 2:55 AM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>; Ward 1 <Ward1@LasVegasNevada.GOV>; Ward 3 <Ward3@LasVegasNevada.GOV>; Ward4@lasvegasnevada.gov; Ward 5 <Ward5@LasVegasNevada.GOV>; Ward6@lasvegasnevada.gov; Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Documents for case against CLV agenda item 57 SUP76233

EXTERNAL EMAIL

Hello Madam Mayor and Las Vegas City Council Members, and Las Vegas Planning Commissioner for my neighborhood;

Please accept these documents to the public record to support my request to deny the Garage to Casita conversion at 804 Lacy Lane SUP76233 by virtue of false information on the application, failure to pay room taxes, failure to pass inspections required of a single room occupancy hotel, and failure to adhere to the land use regulations

Mr. Pulido has run a single room occupancy hotel in this house since he bought it in 2014. He does not live in the house. He lives in Anchorage Alaska. I have seen him at the house one time since he bought the house and he is not telling the truth to the planning commission, the Las Vegas City Council, nor to the neighbors

The issue here is not that he should be able get the kitchen in his garage permitted, the issue is that he is running a hotel in a single family residential neighborhood

Here are two documents that prove that he advertises on Craigs List for his tenants. The first links his email address and name to the Craigs List advertisement number and the second shows the photos of the house that he has on Craigs List

He is not going to live in the house, he never has, he is running a hotel.

Best regards,

Pam Maher

599 Furnished Room in Beautiful House w Pool and Jacuzzi NV2GH2

carport

599 Room for Rent + Utilities
Room in Beautiful Property

private bath

private room

- Walking Distance from Meadows Mall 5 Minutes from Downtown & 5 Minutes from the Strip
- Quick Access to the Highway
- Recently Remodeled
- In House Pool and SPA

I have a very beautiful 4 Bedroom / 4 Bathroom property in the luxurious Palomino neighborhood that I purchased recently. I am traveling in business almost half the time and decided to find some good people to rent the empty rooms.

Bedroom Rent 599/Mo + Utilities

Every Room is equipped Luxury Bed, Mounted HD TV, Personal Refrigerator, Microwave, a work desk, a work chair, side tables, Lamps, Bedding and USB Charging Stations.

I am looking for a responsible tenant to rent the room and to look after the property when I am not present.

The Security Deposit regardless of which option is selected is $500.00 the minimum lease is 3 months with the option to extend to 6 or 12 if everybody is happy after the first 3.

- No Smoking inside
- No Animals

The requirements to move-in are 1 month's rent + security deposit of $500
If interested please call Juan at show contact info for pre-screening and to schedule a time to look at the room.
Please only call if you are ready to secure the room if you like it at the time of showing by putting down the security deposit. Thanks

If requested to send any information please send it to the following email:

PulidoCorp [AT] Hotmail.com

If you want to expedite your application you can text or email this information:

Pamela A. Maher, Ph.D.
718 Lacy Lane
Las Vegas, NV 89107
702-875-1365
pamaher@me.com

Submitted after final agenda

Item 57
page 1 of 4

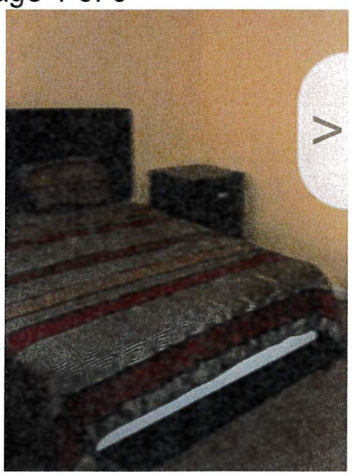
CL las vegas > housing > rooms & shares

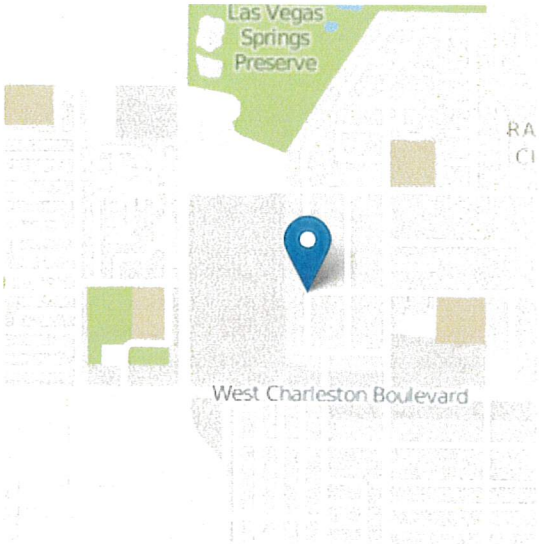
Contact Information:

$599 Furnished Room in Beautiful House w Pool and Jacuzzi NV2GH2

(Charleston and Valley View)

image 1 of 8





804 Lacy Ln

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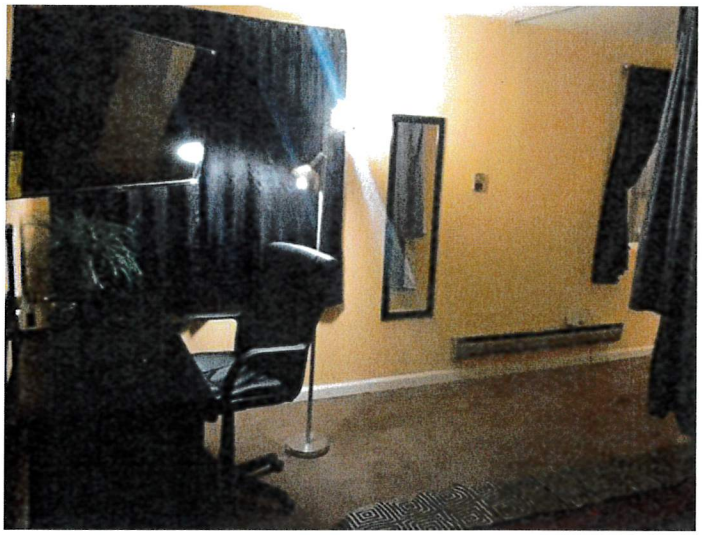
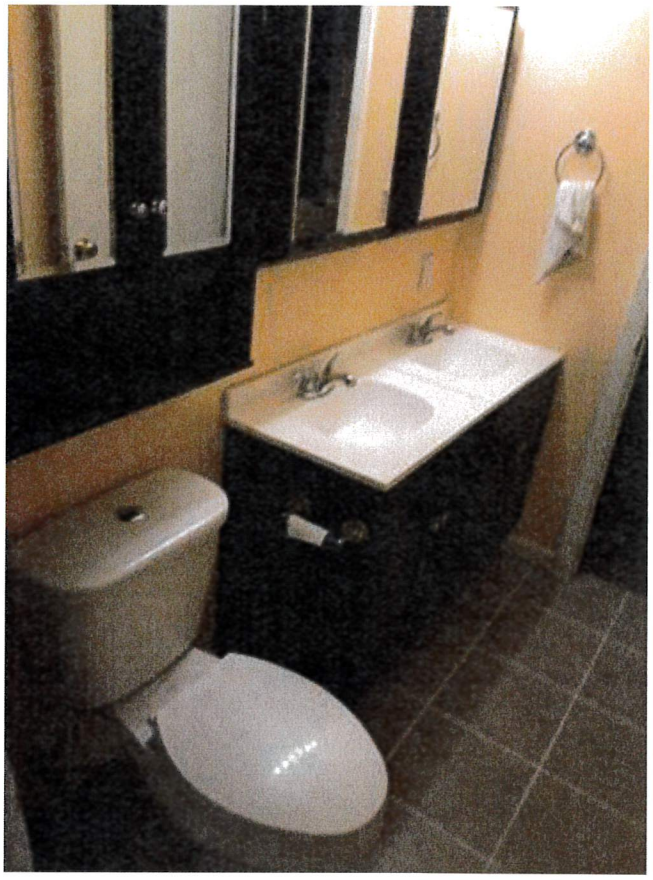
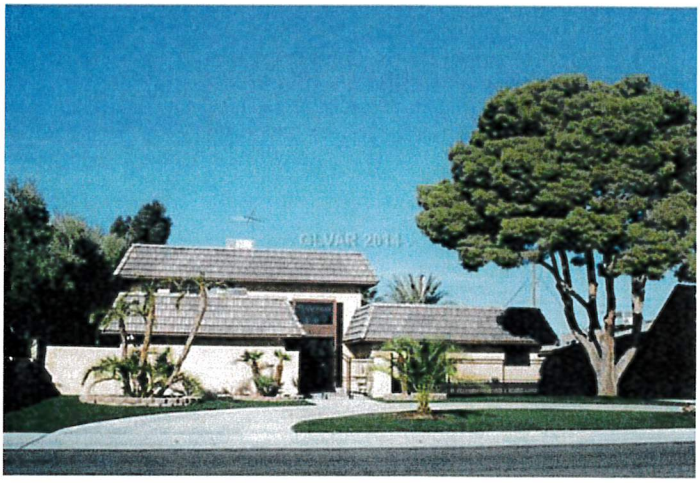
private bath
private room












GLVAR 2011



NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76233 [PRJ-76215] - SPECIAL USE PERMIT

SUBJECT: APPLICANT/OWNER: JUAN PULIDO

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Signature

05/22/2019
Date

Juan Pulido
Please Print Name

N/A
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #20

Submitted after final agenda

Item #20



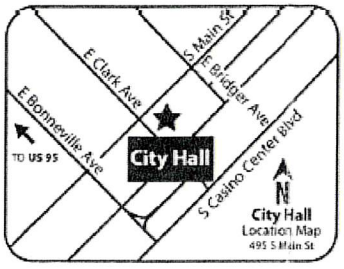
SUP-76233 [PRJ-76215] - SPECIAL USE PERMIT - APPLICANT/OWNER: JUAN PULIDO
804 LACY LANE

04/15/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
SUP-76233 [PRJ-76215]
Planning Commission Meeting of **05/28/2019**

PRJ-76215
13932410012
KIRCH MARLENE REV SEP PPTY TR
KIRCH MARLENE J TRS
826 KENNY WAY
LAS VEGAS NV 89107-4436

RECEIVED
MAY 23 2019
Dept of Planning
City of Las Vegas

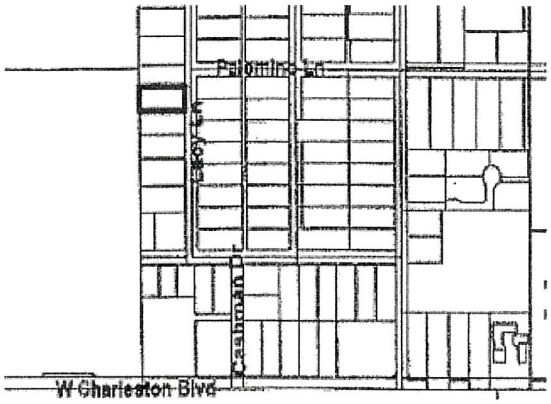
97 DRDFNP1 89107

Application Information

SUP-76233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN PULIDO - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 804 Lacy Lane (APN 139-32-401-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-76215].

I oppose this proposal to add a kitchen etc to the existing structure behind the house. This absentee owner rents out multiple rooms in the main house + I am sure this is another way for him to rent / expand his current boarding house
Marlene Kirch

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*05/28/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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 Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

20P

Nora Lares

From: Pamela Maher <pamaher@icloud.com>
Sent: Thursday, May 23, 2019 2:47 PM
To: Nora Lares; Lois Tarkanian; Nicole Eddowes
Subject: Deny SUP 76233

RECEIVED
MAY 23 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

Hello,

Please deny SUP 76233 for a Casita kitchen at 804 Lacy Lane, Las Vegas Ward 1 Parcel Number 139-32-401-002. The neighborhood has protested this house since 2014 because the owner Juan Pulido of 645 G Street #100-842 Anchorage Alaska is operating a single room occupancy hotel on the premises.

Mr. Pulido converted every available space in the house to a bedroom including two bedrooms in the garage and one in a windowless basement in order to squeeze as many tenants onto the property as possible. He advertises on Craigs list renting each room furnished with a double bed, a microwave, a mini fridge and a writing desk and a flat screen TV.

He rents these rooms for over $600 per month. He stripped the parking area by the garage to accommodate multiple cars but there is still overflow parking on the street in front of the house and across from the house on the bridal paths. Every trash day there are five overflowing cans of garbage to be picked up and this blows around the neighborhood.

Mr. Pulido put locks on all the bedroom doors so tenants come and go sharing some living space but having a key to their own room. He has seven bedrooms that he converted to rentals and has a hired person that shows up every day on a motor scooter to manage the place.

Currently he has no tenants because one of his tenants got sick in a rented room and by the time they found him and unlocked his door he was so sick he was taken to the hospital where he died. After that all of the tenants moved out.

There is an open complaint about this house in code enforcement. CLV code enforcement told me that the tenants are told to not open the door to anyone, especially not to code enforcement so they can't see what is going on over there. Very frustrating because all of the work was done without building permits by Mr. Pulido and his mother when he bought the house. He chopped up the beautiful home that was owned by the Tiberti family into a flop house.

Please deny SUP 76233 and do not believe what Juan Pulido tells you because he has lied to this neighborhood since he bought the place.

Best regards,

Pam

Pamela A. Maher, Ph.D.
718 Lacy Lane

20P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
58

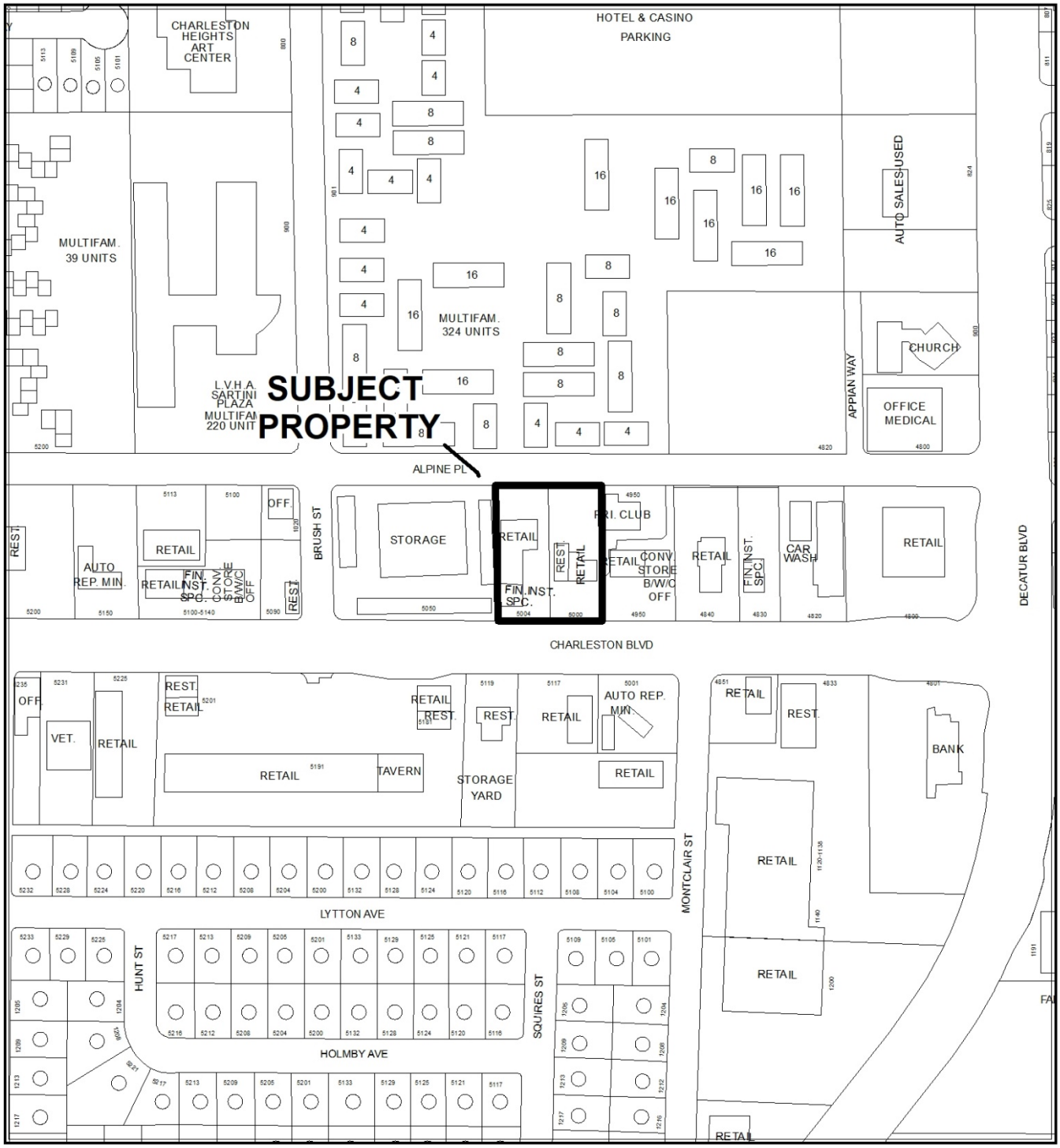
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAC-76149 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, east of Brush Street (APNs 138-36-804-002 and 003), Ward 1 (Tarkanian) [PRJ-76126]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation
7. Backup Submitted at the May 28, 2019 Planning Commission Meeting



CASE: VAC-76149 (PRJ-76126)

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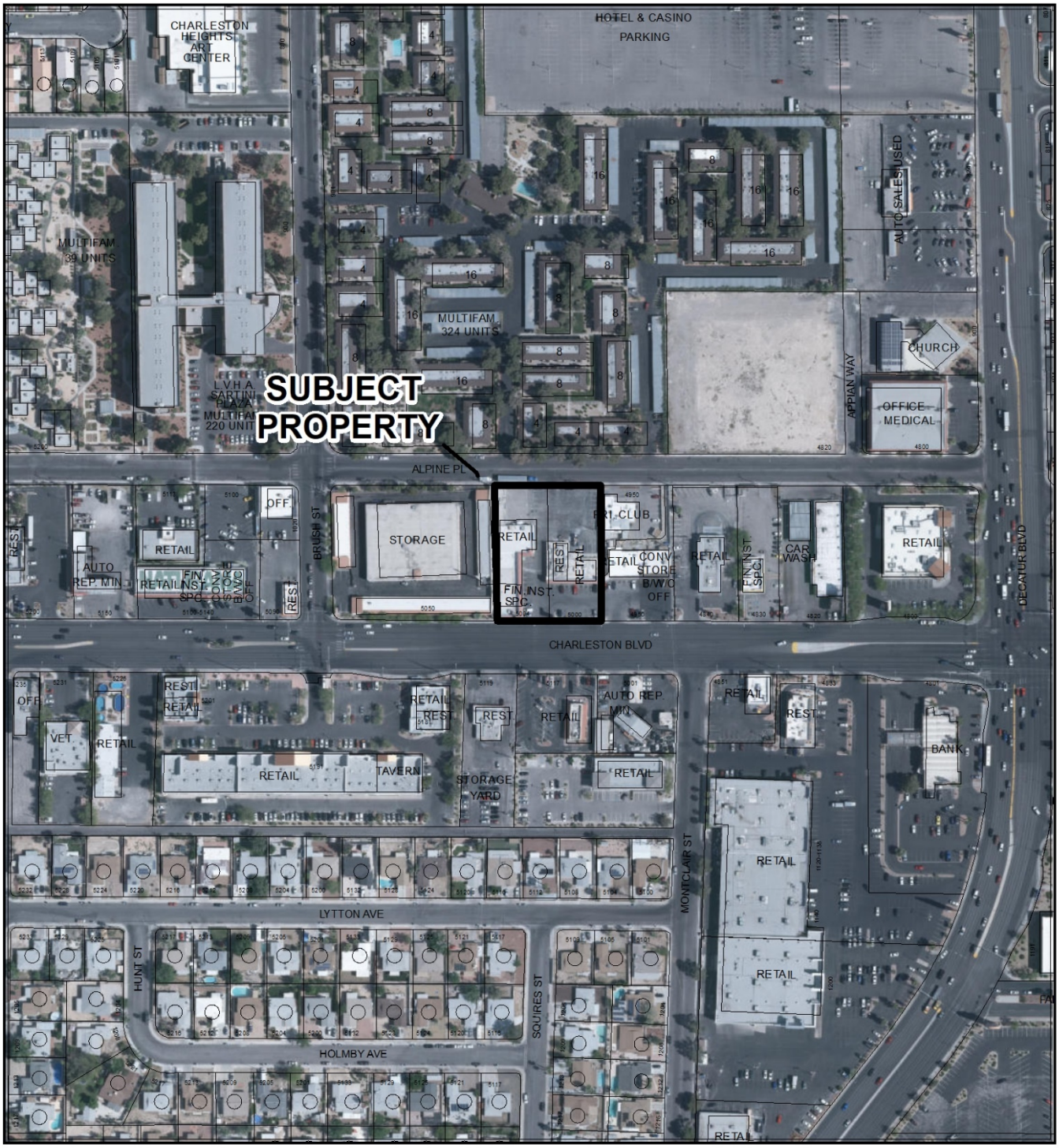

CASE: **VAC-76149 (PRJ-76126)**

0 212.5 425 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-76149	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 2 (By City Clerk)

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

VAC-76149 CONDITIONS

1. The limits of this Petition of Vacation shall be the 33-foot wide U.S. Government Patent Easement located on the west side of Assessor Parcel Number 138-36-804 -002 and the remaining 3-foot U.S. Government Patent Easement located along the north side of Assessor Parcel Numbers 138-36-804-002 and 138-36-804-003.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

6. If the Order of Vacation *(or Order of Relinquishment of Interest if a Patent Reservation)* is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a petition to vacate the U.S. Government Patent Easement generally located on the north side of Charleston Boulevard, east of Brush Street.

ANALYSIS

The applicant requests that the City of Las Vegas relinquish its interest in the U.S. Government Patent Easement generally located adjacent to the western property line of APN 138-36-804-002, and adjacent to the northern property line of both APN 138-36-804-002 and 003. The applicant requests this vacation in order to proceed with an expansion previously approved in January. The easements are no longer necessary as the site is established with access from both Charleston Boulevard and Alpine Place.

The Vacation request should be sent to all the utilities however, as no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Staff has no objection to the vacation of the U.S. Government Patent Easements, as these portions of the subject are either developed, or proposed to be developed in the future; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/19	The City Council approved a request for a Variance (VAR-75056) to allow a zero-foot side yard setback where 10 feet is required and a zero-foot rear yard setback where 20 feet is required on 1.17 acres at 5000 West Charleston Boulevard. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-74817) to allow zero additional parking spaces where 31 additional parking spaces are required for an existing parking impaired development on 1.17 acres at 5000 West Charleston Boulevard. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-74818) for a proposed 3,939 square-foot auto repair garage, minor use at 5000 West Charleston Boulevard. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-74819) for a proposed 3,939 square-foot building addition and parking lot reconfiguration to an existing retail development with a Waiver to allow service bay doors to face the right-of-way on 1.17 acres at 5000 West Charleston Boulevard. The Planning Commission recommended approval, staff recommended denial.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, east of Brush Street (APNs 138-36-804-002 and 003), Ward 1 (Tarkanian) [PRJ-76126].

Most Recent Change of Ownership	
10/24/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1971	Construction year for 138-36-804-002.
1965	Construction year for 138-36-804-003.

Pre-Application Meeting	
03/25/19	A pre-application meeting was held via email to discuss the submittal requirements for a Petition to Vacate U.S. Government Patent Easements.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	During a routine field check, staff observed the subject site currently undergoing façade improvements. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	1.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Center	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Restaurant with Drive Through	MXU (Mixed Use)	C-1 (Limited Commercial)
East	General Personal Service	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Mini-Storage Facility	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation of Government easement

Project Address (Location) 5000 W. Charleston

Project Name _____ **Proposed Use** Commercial

Assessor's Parcel #(s) 138-36-804-002 & 003 **Ward #** _____

General Plan: Existing C1 Proposed C1 **Zoning:** Existing C1 Proposed C1

Additional Information _____

Property Owner AMD United Holdings LLC **Contact** Andrew Shakib

Address 16461 Sherman Way # 140 City Van Nuys State CA Zip 91406

E-mail Andrew@CANYON-CENTER.COM Phone (818) 385-1777

Applicant Same Above **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Same Above **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Andrew Shakib

Subscribed and sworn before me

This 4th day of MARCH, 20 19

_____ Los Angeles Co.

Notary Public in and for said County and State

CANDY RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2151031
My Comm. Expires May 26, 2020

PRJ-76126
03/27/19

Legal description of Government Easements to be vacated

That portion of the Government Lot 62 lying within the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 20 South, Range 60 East, M.D.M., described as follows:

The Westerly 33 feet of Government Lot 2, as shown in Bureau of Land Management Dependent Resurvey of Sections Plat completed April 11, 1952.

Excepting therefrom, the Southerly 50 feet, and the Northerly 33 feet.

And

The Southerly 3 feet of the Northerly 33 feet of Government Lot 2, as shown in Bureau of Land Management Dependent Resurvey of Sections Plat completed April 11, 1952.

Excepting therefrom, the Easterly 133 feet.



Legal Description prepared by:

Gerald L. Wirthlin

10032 Scenic Walk Ave.

Las Vegas, Nevada 89149

PRJ-76126
03/27/19

Inst #: 20171024-0002156
Fees: $40.00
RPTT: $7395.00 Ex #:
10/24/2017 02:30:16 PM
Receipt #: 3230117
Requestor:
FIRST AMERICAN TITLE NCS
Recorded By: SOV Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

Assessor Parcel Nos.
138-36-804-002
138-36-804-003

After Recording Return To:
First American Title Insurance Company
National Commercial Services
1850 K Street NW, Suite 1050
Washington, D.C. 20006
Attention: Edward Piotrowski

Send Property Tax Statements To:
AMD United Holdings, LLC
16461 Sherman Way, Suite 140
Van Nuys, California 91406

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

STATE OF NEVADA §
§
COUNTY OF CLARK §

5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company ("**Grantor**"), whose mailing address is c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged from **AMD United Holdings, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 16461 Sherman Way, Suite 140, Van Nuys, California 91406, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY, unto Grantee, the following described property:

(i) That certain real property in Clark County, Nevada, which is described on **Exhibit A** attached hereto and incorporated herein by reference (the "Land");

PRJ-76126
03/27/19

(ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and

(iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters affecting the Property, as set forth in **Exhibit B** attached hereto and incorporated herein by reference; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

[Signature Page Follows]

PRJ-76126
03/27/19

EXECUTED AND DELIVERED, to be effective as of the 24 day of October, 2017.

GRANTOR:

5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company

By: Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6 (the "Trust"), its Sole Member/Manager

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: _____
Name: Andrew Hundertmark
Title: Managing Director

ASSESSOR'S COPY

ACKNOWLEDGMENT

STATE OF MARYLAND §
§
CITY OF BALTIMORE §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Andrew Hundertmark, a Managing Director of CWCapital Asset Management LLC, the special servicer to Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6, the sole member/manager of 5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of October 2017.

_____
Notary Public, State of Maryland
My Commission expires: 01-16-21

Prepared by:
Quilling, Selander, Lownds, Winslett & Moser, P.C.
2001 Bryan Street, Suite 1800
Dallas, Texas 75201
3389.1577

Candace Knight
Notary Public
Baltimore, Maryland
My Comission Expires Jan. 16, 2021

PRJ-76126
03/27/19

EXHIBIT A

Legal Description

PARCEL I:

GOVERNMENT LOT SIXTY-TWO (62), SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 233.00 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET AND THE SOUTHERLY 50.00 FEET CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA, BY INSTRUMENT RECORDED FEBRUARY 25, 1964, IN BOOK 517 AS INSTRUMENT NO. 416097, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

THE WESTERLY 100.00 FEET OF THE EASTERLY 233.00 FEET OF GOVERNMENT LOT SIXTY-TWO (62), LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET AND THE SOUTHERLY 50.00 FEET THEREOF CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 25, 1964 IN BOOK 517 AS INSTRUMENT NO. 416097, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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03/27/19

EXHIBIT B

Permitted Exceptions

1. Reservations and provisions as contained in Patent from the United States of America, recorded November 03, 1954, in Book 26 of Official Records, as Instrument No. 24064.

   An easement as contained in the above document.
   For: roadway, public utilities and incidental purposes.

   Right of way not exceeding 33 feet in width.

   Affects the Northerly 3.00 feet of said land.

   (Affects all parcels)

2. The effect of a map purporting to show the land and other property, filed File 14, Page 5 of Record of Surveys.

   (Affects all parcels)

3. An easement for public utilities and incidental purposes in the document recorded October 07, 1965 in Book 663 as Instrument No. 533391 of Official Records.

   (Affects all parcels)

4. An easement for public utilities and incidental purposes in the document recorded October 20, 1965 in Book 666 as Instrument No. 535742 of Official Records.

   (Affects Parcel II)

5. An easement for public utilities and incidental purposes in the document recorded July 28, 1971 in Book 147 as Instrument No. 117000 of Official Records.

   (Affects Parcel II)

6. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded April 20, 2010 in Book 20100420 as Instrument No. 01761 of Official Records.

   (Affects Parcel II)

7. The terms and provisions contained in the document entitled "Bill No. 2012-33 Ordinance No. 6205" recorded September 12, 2012 in Book 20120912 as Instrument No. 01933 of Official Records.

   (Affects all parcels)

8. The following matters disclosed by an ALTA/NSPS survey made by Bock & Clark Corp. on October 7, 2016, designated Job No. 20160003-083:

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03/27/19

A. The building extends over the property line up to 1.3' plus or minus.

B. The building resides within the easement described in Schedule BII Exception 6 up to 33'.

C. A utility pole and overhead lines reside on the property without the apparent benefit of an easement.

D. A sign extends over the property line up to 0.8' plus or minus.

E. A sign extends over the property line up to 2.0' plus or minus.

F. Buildings encroach into side setbacks.

9. A document entitled "Ordinance No. 6549" recorded March 23, 2017 in Book 20170323 as Instrument No. 01012 of Official Records.

(Affects all parcels)

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PRJ-76126
03/27/19

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 138-36-804-002
   b) 138-36-804-003
   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	h)	☐	Mobile Home
i)	☐	Other			

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: $ 1,450,000.00

   Deed in Lieu of Foreclosure Only (value of property) ($ _____)

   Transfer Tax Value: $ 1,450,000.00

   Real Property Transfer Tax Due $ 7,395.00

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per 375.090, Section: _____

   b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: See attached. Capacity: _____

Signature: _____ Capacity: Buyer / Manager of AMD United Holdings, LLC

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	5000-5004 West Charleston Boulevard Holdings, LLC	Print Name:	AMD United Holdings, LLC
Address:	c/o CWCapital Asset Management LLC 7501 Wisconsin Ave, Suite 500 West	Address:	16461 Sherman Way, Ste. 140
City:	Bethesda	City:	Van Nuys
State:	Maryland Zip: 20814	State:	California Zip: 91406

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

Print Name: Edward Piotrowski/First American Title Ins. Co. File Number: NCS-804388A-DC72

Address 1850 K Street, NW, Suite 1050

City: Washington State: D.C. Zip: 20006

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

Reproduced by First American Title Insurance Rev 2/2002

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PRJ-76126
03/27/19

SELLER'S SIGNATURE PAGE TO
STATE OF NEVADA DECLARATION OF VALUE
CHARLESTON CENTER (NV)

SELLER:

5000-5004 West Charleston Boulevard Holdings, LLC,
a Maryland limited liability company

By: Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6 (the "Trust"), its Sole Member/Manager

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: _____
Name: Andrew Hundertmark
Title: Manging Director

ASSESSOR'S COPY

PRJ-76126
03/27/19

Inst #: 20171024-0002156
Fees: $40.00
RPTT: $7395.00 Ex #:
10/24/2017 02:30:16 PM
Receipt #: 3230117
Requestor:
FIRST AMERICAN TITLE NCS
Recorded By: SOV Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

Assessor Parcel Nos.
138-36-804-002
138-36-804-003

After Recording Return To:
First American Title Insurance Company
National Commercial Services
1850 K Street NW, Suite 1050
Washington, D.C. 20006
Attention: Edward Piotrowski

Send Property Tax Statements To:
AMD United Holdings, LLC
16461 Sherman Way, Suite 140
Van Nuys, California 91406

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

STATE OF NEVADA §
§
COUNTY OF CLARK §

5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company ("**Grantor**"), whose mailing address is c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged from **AMD United Holdings, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 16461 Sherman Way, Suite 140, Van Nuys, California 91406, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY, unto Grantee, the following described property:

(i) That certain real property in Clark County, Nevada, which is described on **Exhibit A** attached hereto and incorporated herein by reference (the "Land");

PRJ-76126
03/27/19

(ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and

(iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters affecting the Property, as set forth in **Exhibit B** attached hereto and incorporated herein by reference; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

[Signature Page Follows]

PRJ-76126
03/27/19

EXECUTED AND DELIVERED, to be effective as of the 24 day of October, 2017.

GRANTOR:

5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company

By: Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6 (the "Trust"), its Sole Member/Manager

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: _____
Name: Andrew Hundertmark
Title: Managing Director

ASSESSOR'S COPY

ACKNOWLEDGMENT

STATE OF MARYLAND §
§
CITY OF BALTIMORE §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Andrew Hundertmark, a Managing Director of CWCapital Asset Management LLC, the special servicer to Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6, the sole member/manager of 5000-5004 West Charleston Boulevard Holdings, LLC, a Maryland limited liability company, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of October 2017.

_____
Notary Public, State of Maryland
My Commission expires: 01-16-21

Prepared by:
Quilling, Selander, Lownds, Winslett & Moser, P.C.
2001 Bryan Street, Suite 1800
Dallas, Texas 75201
3389.1577

Candace Knight
Notary Public
Baltimore, Maryland
My Comission Expires Jan. 16, 2021

PRJ-76126
03/27/19

EXHIBIT A

Legal Description

PARCEL I:

GOVERNMENT LOT SIXTY-TWO (62), SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 233.00 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET AND THE SOUTHERLY 50.00 FEET CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA, BY INSTRUMENT RECORDED FEBRUARY 25, 1964, IN BOOK 517 AS INSTRUMENT NO. 416097, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

THE WESTERLY 100.00 FEET OF THE EASTERLY 233.00 FEET OF GOVERNMENT LOT SIXTY-TWO (62), LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET AND THE SOUTHERLY 50.00 FEET THEREOF CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 25, 1964 IN BOOK 517 AS INSTRUMENT NO. 416097, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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PRJ-76126
03/27/19

EXHIBIT B

Permitted Exceptions

1. Reservations and provisions as contained in Patent from the United States of America, recorded November 03, 1954, in Book 26 of Official Records, as Instrument No. 24064.

   An easement as contained in the above document.
   For: roadway, public utilities and incidental purposes.

   Right of way not exceeding 33 feet in width.

   Affects the Northerly 3.00 feet of said land.

   (Affects all parcels)

2. The effect of a map purporting to show the land and other property, filed File 14, Page 5 of Record of Surveys.

   (Affects all parcels)

3. An easement for public utilities and incidental purposes in the document recorded October 07, 1965 in Book 663 as Instrument No. 533391 of Official Records.

   (Affects all parcels)

4. An easement for public utilities and incidental purposes in the document recorded October 20, 1965 in Book 666 as Instrument No. 535742 of Official Records.

   (Affects Parcel II)

5. An easement for public utilities and incidental purposes in the document recorded July 28, 1971 in Book 147 as Instrument No. 117000 of Official Records.

   (Affects Parcel II)

6. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded April 20, 2010 in Book 20100420 as Instrument No. 01761 of Official Records.

   (Affects Parcel II)

7. The terms and provisions contained in the document entitled "Bill No. 2012-33 Ordinance No. 6205" recorded September 12, 2012 in Book 20120912 as Instrument No. 01933 of Official Records.

   (Affects all parcels)

8. The following matters disclosed by an ALTA/NSPS survey made by Bock & Clark Corp. on October 7, 2016, designated Job No. 20160003-083:

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PRJ-76126
03/27/19

A. The building extends over the property line up to 1.3' plus or minus.

B. The building resides within the easement described in Schedule BII Exception 6 up to 33'.

C. A utility pole and overhead lines reside on the property without the apparent benefit of an easement.

D. A sign extends over the property line up to 0.8' plus or minus.

E. A sign extends over the property line up to 2.0' plus or minus.

F. Buildings encroach into side setbacks.

9. A document entitled "Ordinance No. 6549" recorded March 23, 2017 in Book 20170323 as Instrument No. 01012 of Official Records.

(Affects all parcels)

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PRJ-76126
03/27/19

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 138-36-804-002
   b) 138-36-804-003
   c)
   d)

2. Type of Property

a) ☐ Vacant Land	b) ☐ Single Fam. Res	FOR RECORDERS OPTIONAL USE ONLY	
c) ☐ Condo/Twnhse	d) ☐ 2-4 Plex	Document/Instrument #	
e) ☐ Apt. Bldg.	f) ☒ Comm'l/Ind'l	Book	Page:
g) ☐ Agricultural	h) ☐ Mobile Home	Date of Recording:	
i) ☐ Other		Notes:	

3. Total Value/Sales Price of Property: $ 1,450,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $ 1,450,000.00
   Real Property Transfer Tax Due $ 7,395.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: See attached. Capacity:

Signature: Capacity: Buyer / Manager of AMD United Holdings, LLC

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	5000-5004 West Charleston Boulevard Holdings, LLC	Print Name:	AMD United Holdings, LLC
Address:	c/o CWCapital Asset Management LLC 7501 Wisconsin Ave, Suite 500 West	Address:	16461 Sherman Way, Ste. 140
City:	Bethesda	City:	Van Nuys
State:	Maryland Zip: 20814	State:	California Zip: 91406

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

Print Name: Edward Piotrowski/First American Title Ins. Co. File Number: NCS-804388A-DC72
Address 1850 K Street, NW, Suite 1050
City: Washington State: D.C. Zip: 20006

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

Reproduced by First American Title Insurance Rev 2/2002

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PRJ-76126
03/27/19

SELLER'S SIGNATURE PAGE TO
STATE OF NEVADA DECLARATION OF VALUE
CHARLESTON CENTER (NV)

SELLER:

5000-5004 West Charleston Boulevard Holdings, LLC,
a Maryland limited liability company

By: Wells Fargo Bank, N.A., as Trustee in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-6 (the "Trust"), its Sole Member/Manager

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: _____
Name: Andrew Hundertmark
Title: Manging Director

ASSESSOR'S COPY

PRJ-76126
03/27/19

REMODELING AND EXPANSION PLANS

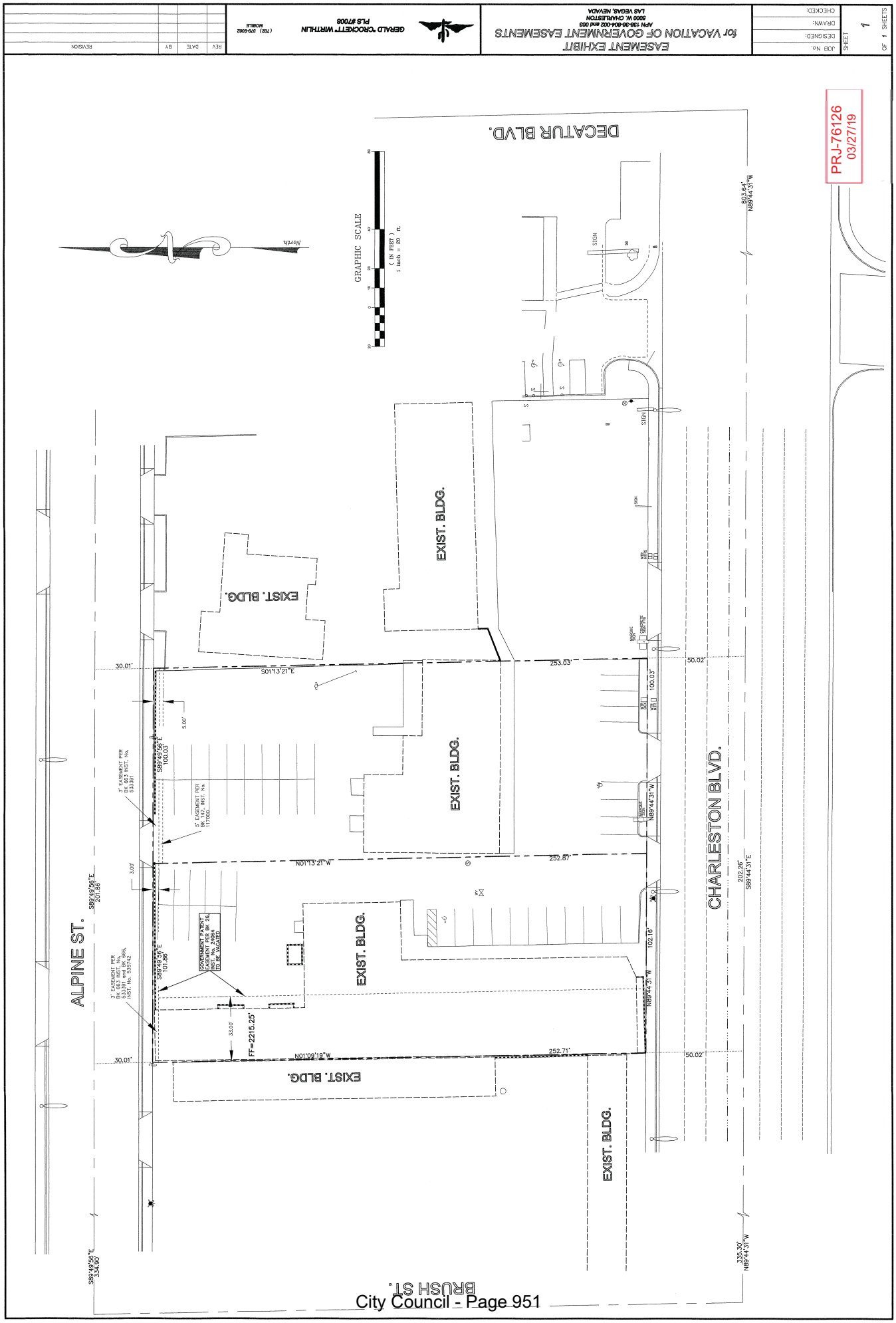
FOR

A MINOR AUTO REPAIR AT

5000 W. CHARLESTON BLVD.

LAS VEGAS, NV 89146


MINOR AUTO SERVICE
SIGNAGE
SIGNAGE
SIGNAG


EASEMENT EXHIBIT
for VACATION OF GOVERNMENT EASEMENTS
APN 138-36-804-002 and 003
5000 W. CHARLESTON
LAS VEGAS, NEVADA
GERALD "CROCKETT" WIRTHLIN
PLS #7008
(702) 379-8362
MOBILE
REV
DATE
BY
REVISION
JOB No.
DESIGNED:
DRAWN:
CHECKED:
SHEET
1
OF 1 SHEETS
PRJ-76126
03/27/19
DECATUR BLVD.
CHARLESTON BLVD.
ALPINE ST.
BRUSH ST.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
North
EXIST. BLDG.
EXIST. BLDG.
EXIST. BLDG.
EXIST. BLDG.
EXIST. BLDG.
EXIST. BLDG.
SIGN
SIGN
803.64'
N89°44'31"W
202.26'
S89°44'31"E
335.30'
N89°44'31"W
S89°49'56"E
334.90'
S89°49'56"E
201.86'
S01°13'21"E
253.03'
N01°13'21"W
252.87'
N01°06'19"W
252.71'
30.01'
50.02'
100.03'
102.16'
5.00'
3.00'
33.00'
FF=2215.25'
3' EASEMENT PER BK 663 INST. No. 533391
5' EASEMENT PER BK 147, INST. No. 117000
GOVERNMENT PATENT EASEMENT PER BK 26, INST. No. 24064 TO BE VACATED
3' EASEMENT PER BK 663 INST. No. 533391 and BK 666, INST. No. 535742



VAC-76149 [PRJ-76126] - VACATION - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC
NORTH SIDE OF CHARLESTON BOULEVARD, EAST OF BRUSH STREET

04/15/19

City



VAC-76149 [PRJ-76126] - VACATION - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC
NORTH SIDE OF CHARLESTON BOULEVARD, EAST OF BRUSH STREET

04/15/19

City



VAC-76149 [PRJ-76126] - VACATION - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC
NORTH SIDE OF CHARLESTON BOULEVARD, EAST OF BRUSH STREET

04/15/19

Cit

To Whom it may Concern;

This letter is being written as justification for a vacation of the 33 foot Government patent easement along the west boundary of our property, and the remaining 3' Government Patent easement along the north boundary of our property. The access to the Parcel has been created by Public rights of way, so these easement are not needed. The 33 foot easement along the west boundary falls inside the footprint of an existing building, so it is not usable anyway.

Thank you,

Managing member,

AMD United Holdings, LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 03/04/2019 before me, Candy Rodriguez, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Andrew R. Shakib
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CANDY RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2151031
My Comm. Expires May 26, 2020

Signature _____
Signature of Notary Public

PRJ-76126
03/27/19

Place Notary Seal Above

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: **VAC-76149 - APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***JULY 3, 2019 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JULY 2, 2019.***

	6/27/19
Signature	Date

Andrew Shakib, Managing member
Please Print Name

AMD United Holdings, LLC
Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #58
RECEIVED 06.27.19

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: VAC-76149 [PRJ-76126] - VACATION

SUBJECT: APPLICANT/OWNER: AMD UNITED HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

A. Toghanipour — 5/21/19

Signature — Date

ALI R. TOGHANIPOUR

Please Print Name

ART CONSULTING ENGINEERS

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #22

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
59

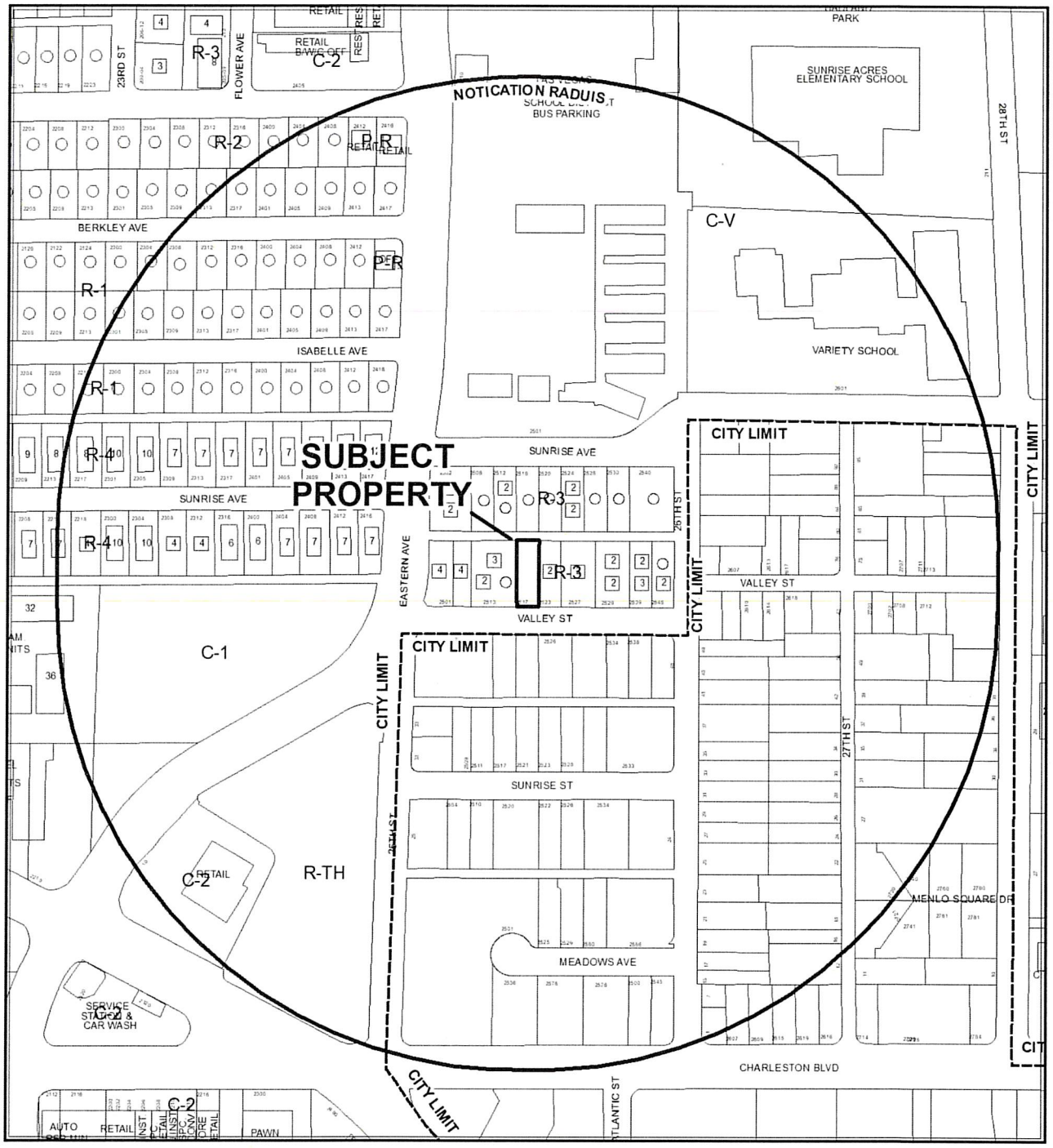
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75869 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE 12 ARE REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. The Planning Commission (6-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	1
City Council Meeting	4	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75869 and SDR-75870 [PRJ-75720]
2. Conditions and Staff Report - VAR-75869 and SDR-75870 [PRJ-75720]
3. Supporting Documentation - VAR-75869 and SDR-75870 [PRJ-75720]
4. Photo(s) - VAR-75869 and SDR-75870 [PRJ-75720]
5. Justification Letter - VAR-75869 and SDR-75870 [PRJ-75720]
6. Backup Submitted from the May 15, 2019 City Council Meeting
7. Backup Submitted at the April 9, 2019 Planning Commission Meeting



CASE: **VAR-75869, SDR-75870 (PRJ-75270)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

Submitted after final agenda

Date 4/9/19 Item **Items 42-43**



CASE: **VAR-75869, SDR-75870 (PRJ-75270)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JEANNINE LEE, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75869	Staff recommends this item be STRICKEN:	
SDR-75870	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 222 - VAR-75869 and SDR-75870 (By City Clerk)

PROTESTS 5 - VAR-75869 and SDR-75870

APPROVALS 4 - VAR-75869 and SDR-75870

**** CONDITIONS ****

SDR-75870 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/12/19, except as amended by conditions herein.

3. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer width along a portion of the west property line where six feet is required.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot landscape buffer width along a portion of the east line where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer width along a portion of the south property line where 10 feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Valley Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. This site shall connect to the public sewer line in the alley.

14. The parking stalls located adjacent to the alley shall be a minimum of 22-feet in length.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a revised request to construct a four-unit apartment building at 2517 Valley Street.

ISSUES

- Variance (VAR-75869) was requested to allow five parking spaces where 12 were required for a proposed multi-family residential development. The applicant has since submitted revised plans which adhere to Title 19 requirements, as such the Variance is no longer needed.
- A Waiver is requested to allow a zero-foot landscape buffer width along a portion of the west property line where six feet is required. Staff supports the request.
- A Waiver is requested to allow a three-foot landscape buffer width along a portion of the east property line where six feet is required. Staff supports the request.
- A Waiver is requested to allow a zero-foot landscape buffer width along a portion of the south property line where 10 feet is required. Staff supports the request.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed four-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. The applicant submitted revised plans, date stamped 06/12/19, which brought the proposed development into substantial compliance with Title 19 development standards.

The submitted revised elevations and site plan depict a two-story, 3,280 square-foot apartment building which has been reduced from six units to four. The building façade will have a stucco finish and shingle/asphalt combination roof. Outdoor staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with two two-bedroom units on each floor. The applicant has requested Waivers to allow reduced landscape buffer widths along portions of the south, east and west property lines. Staff finds the request justified due to the narrowness of the subject lot and a proposed pedestrian pathway from the sidewalk is provided along the west property line. In addition, there are existing structures and walls on adjacent properties located along the east and west property lines. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

Due to the reduction in dwelling units, the number of required parking spaces has decreased from 12 to eight. A total of eight parking spaces are provided. The site plan depicts four standard spaces provided in the rear and one handicapped accessible space and three additional standard spaces provided at the front entrance. The rear parking spaces abut an alley. With the submitted revisions, requested Variance (VAR-75869) is no longer needed.

The City of Las Vegas Public Works - Engineering Department has commented, "This project will add approximately 44 trips per day on Eastern Avenue, Charleston Boulevard and Valley Street. Currently, Eastern is at about 82 percent of capacity and Charleston is at about 88 percent of capacity. With this project, these capacities are expected to be unchanged. Counts are not available for Valley Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 3 additional cars per hour, or about one every twenty minutes."

The submitted plan revisions remove the need for a parking variance and justify the requested landscape buffer waivers; therefore, staff recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (SDR-75870)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the existing residential development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the M (Medium Density Residential) land use plan designation and the majority of the Title 19 requirements. A minor request has been made to allow reduced landscape buffer widths along portions of the property lines which staff finds justified.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by Valley Street, a 60-foot local street, adequate in size to serve the subject site.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed stucco façade is compatible with the existing building materials of other developments in the near vicinity. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed stucco façade is compatible with the existing development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/22/79	The Board of Zoning Adjustment approved Variance (#V-0018-79) to allow an existing four-foot high solid block wall in the front yard area.
04/09/19	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • Variance (VAR-75869) TO ALLOW FIVE PARKING SPACES WHERE 12 ARE REQUIRED • Site Development Plan Review (SDR-75870) FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270].
05/15/19	The City Council voted to hold the following requests in ABEYANCE to the June 5, 2019 City Council Meeting. Variance (VAR-75869) and Site Development Plan Review (SDR-75870)
06/05/19	The City Council voted to hold the following requests in ABEYANCE to the July 3, 2019 City Council Meeting. Variance (VAR-75869) and Site Development Plan Review (SDR-75870)

Most Recent Change of Ownership	
05/15/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses associated with the subject site.

Pre-Application Meeting	
12/12/18	Planning Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed apartment building.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	Planning Staff conducted a routine field check and found a vacant lot with a chain-link fence along the front property line.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Single Family, Detached	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family, Detached	RM (Residential Medium) – Clark County	R-3 (Multiple-Family Residential) – Clark County
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Rafael Riviera Walkable Community Plan	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A

Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	NA	NA	NA
Min. Setbacks			
• Front	10 Feet	57 Feet	Y
• Side	5 Feet	6 Feet	Y
• Rear	20 Feet	22 Feet	Y
Max. Building Height	55 Feet	23 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 20 Linear Feet	8 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	8 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**19 Trees**	**27 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	NA		NA	NA
• South	10 Feet		0 Feet	N*
• East	6 Feet		0 Feet	N*
• West	6 Feet		3 Feet	N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-75870) to allow reduced landscape buffer widths along a portion of the south, east and west property lines.

CS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	4 Two-Bedroom Units	1.75 spaces per unit	7				
Multi-Family Residential	Guest Space	1 space per 6 units	1				
TOTAL SPACES REQUIRED			8		8		Y
Regular and Handicap Spaces Required			7	1	7	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 6-foot landscape buffers along interior property lines.	To allow a three-foot landscape buffer width along a portion the west property line	Approval
Provide 6-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer along a portion of the east property line	Approval
Provide 10-foot landscape buffer adjacent to the Right-of-Way	To allow a zero-foot landscape buffer width along a portion of the south property line.	Approval

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW/ PARKING VARIENCE

Project Address (Location) 2517 VALLEY STREET, LAS VEGAS NV 89101

Project Name PROPOSED 6-PLEX MULTI FAMILY RESIDENCE **Proposed Use** R3

Assessor's Parcel #(s) 139-36-410-015 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R3 Proposed R3

Additional Information 2 STORY 6-PLEX BUILDING WITH SIX 2 BEDROOM & ONE BATH ROOM. AFFORDABLE MULTI FAMILY F
EACH UNIT IS 820 SQ.FT. 8 PARKING SPACES PROVIDED

Property Owner JEANNIE LEE Contact _____
Address 6279 OAK PARK AVE City LAS VEGAS State NV Zip 89118
E-mail Jeannie733@yahoo.com Phone 702-338-3111

Applicant RAVIN NATHAN Contact _____
Address 10117 OCICAT AVE City LAS VEGAS State NV Zip 89166
E-mail rvnnathan@yahoo.com Phone 702 245 8690

Representative LC & D CONSTRUCTION LLC Contact BRUCE
Address 445 E WINDMILL LANE #2A City LAS VEGAS State NV Zip 89123
E-mail legend9359@gmail.com Phone 702 807 9359

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jeannie Lee.

Subscribed and sworn before me

This 3rd day of January, 20 19

_____
Notary Public in and for said County and State

ZACHARY SMITH
Notary Public, State of Nevada
No. 14-14002-1
My Appt. Exp. Jul. 17, 2022

PRJ-75270
02/20/19

PROPOSED MULTI FAMILY RESIDENCE @ 2517 VALLEY STREET

ABBREVIATIONS

A/C.	AIR CONDITIONER	EQUIP.	EQUIPMENT	O/	OVER
A.F.F.	ABOVE FINISH FLOOR	E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER
ALT.	ALTERNATE	EXTG.	EXISTING	OFF.	OFFICE
ALUM.	ALUMINUM	F.D.	FLOOR DRAIN	OPP.	OPPOSITE
APPX.	APPROXIMATE	F.F.	FINISH FLOOR	PLY.	PLYWOOD
@	AT	FIN.	FINISH	R.	RADIUS
BET.	BETWEEN	FL.	FLOOR	REC.	RECREATION
BLDG.	BUILDING	F.R.P.	FIBERGLASS REINFORCED PANEL	REF.	REFERENCE
BLKG.	BLOCKING	F.R.C.	FIBER REINFORCED CONCRETE	S.F.	SQUARE FEET
B/U	BUILT-UP	F.R.P.	GLASS FIBER REINFORCED PLASTIC	SQ. IN.	SQUARE INCHES
CEM.	CEMENT	GYP.BD.	GYPSUM BOARD	SIM.	SIMILAR
C.	CENTERLINE	H.C.	HANDICAPPED	SPEC.	SPACE
CMU	CONCRETE MASONRY UNIT	HR.	HOUR	SQ.	SQUARE
COL.	COLUMN	HT.	HEIGHT	STD.	STANDARD
CONC.	CONCRETE	INSUL.	INSULATION	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	INT.	INTERIOR	T & G	TONGUE and GROOVE
DBL.	DOUBLE	LAM.	LAMINATED	T.O.	TOP OF
DIAG.	DIAGONAL	L.P.	LOW POINT	T.O.J.	TOP OF JOIST
DIM.	DIMENSION	MAX.	MAXIMUM	T.P.H.	TOILET PAPER HOLDER
DIR.	DIRECTION	MIN.	MINIMUM	TYP.	TYPICAL
DTP.	DOUBLE TOP PLATE	MTL.	METAL	VERT.	VERTICAL
E.F.S.	EXTERIOR FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W/	WITH
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	NO.	NUMBER	W/O	WITHOUT
EL.	ELEVATION	NRS.	NEVADA REVISED STATUTES	W.R.	WATER RESISTANT

CODE ANALYSIS

CODE USED – 2018 I.B.C., U.P.C., U.M.C., U.F.C. 2017 NEC
ANSI 2009

JURIDICTION: CITY OF LAS VEGAS
EXISTING ZONING: R3, 30-50 UNITS/ ACRE, MEDIUM DENSITY RESIDENTIAL
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R2
FIRE PROTECTION: FIRE SPRINKLERS PROVIDED

BUILDING HEIGHT:
BUILDING HEIGHT = 22'-2" 2 STORY
ALLOWABLE BUILDING HEIGHT = 40' 2 STORY

BUILDING SETBACK:

	REQUIRED	PROVIDED
FRONT SETBACK	10'	57'-3"
REAR SETBACK	20'	22'
LEFT SETBACK	5'	12'
RIGHT SETBACK	5'	6'

2 BEDROOM UNIT =820 SQ.FT

NUM. UNITS 3/FLOOR
NUM. OF FLOORS =2
TOTAL NUM. UNITS =4
LOT SIZE =0.16 AC
DENSITY =25 UNITS /AC

BUILDING FLOOR AREA
FIRST FLOOR = 1640 SQ.FT.
SECOND FLOOR = 1640 SQ.FT.
TOTAL FLOOR AREA = 3280 SQ.FT.

NUM. OF 2 BEDROOM UNIT =4

PARKING ANALYSIS:
REQUIRED PARKING
NUM. OF 2 BEDROOM x 1.75 =4X1.75 =7
NUM. OF GUEST PARKING =1
TOTAL NUM. PARKING REQUIRED =8
TOTAL NUM. PARKING PROVIDED =8

LANDSCAPE BUFFER:	REQUIRED	PROVIDED
SOUTH	10'	7'
EAST	6'	6'
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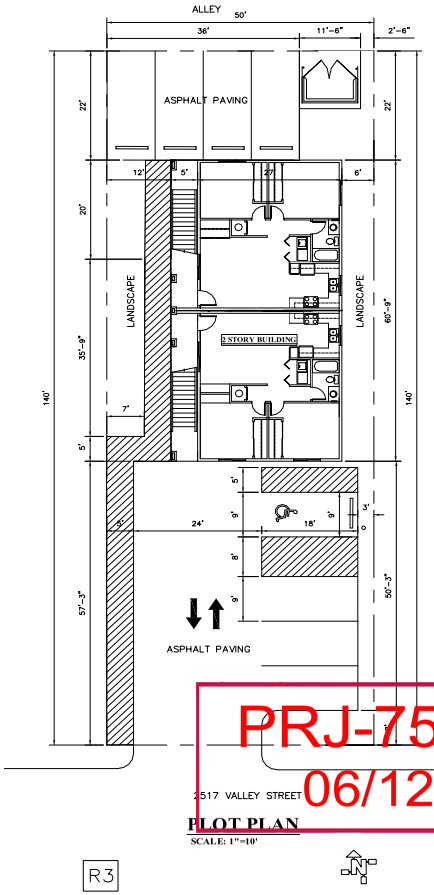
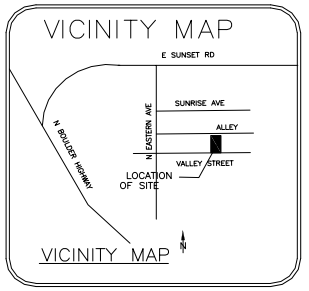


PLOT PLAN
SCALE: 1"=10'



PROJECT/PROPERTY INFORMATION:

PROPERTY OWNER
LEE JAMES & JEANNIE ETAL
6279 OAK PARK AVE.
LAS VEGAS NV 89118

PROPERTY ADDRESS
2517 VALLEY STREET
LAS VEGAS NV 89101

APN# 139-36-410-015

PRJ-75270
06/12/19

REVISED

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

CONTRACTOR: LC & D CONSTRUCTION Inc.
LIC#: 0071658 TEL: (702) 807-9359
DRAWING NAME: COVER SHEET & SITE PLAN
DRAWN BY: RV N TEL: (702) 245-8690
DRAWING NO.: A0

City

PROPOSED MULTI FAMILY RESIDENCE @ 2517 VALLEY STREET

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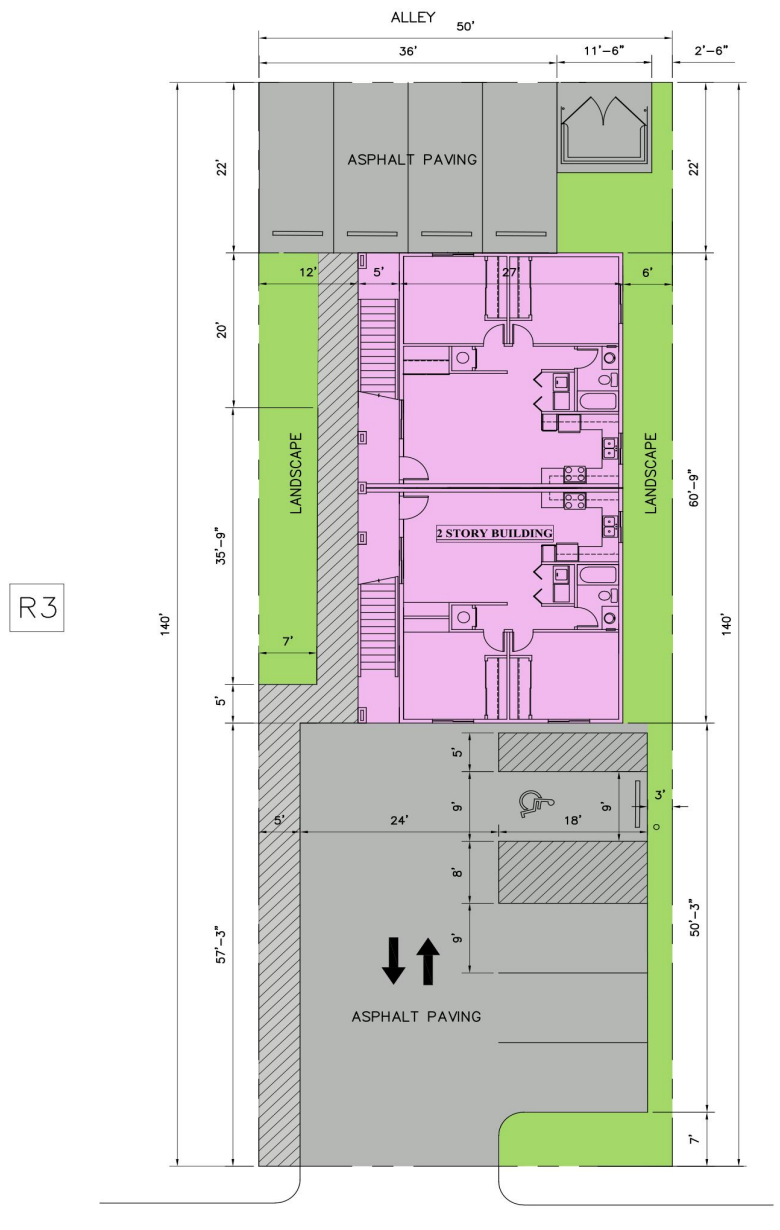
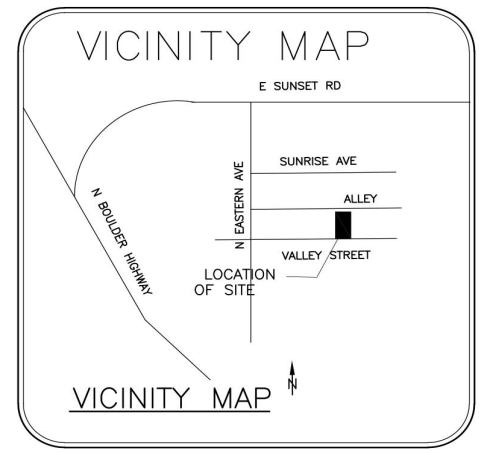


2517 VALLEY STREET

PLOT PLAN
SCALE: 1"=10'



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LEE JAMES & JEANNIE ETAL
6279 OAK PARK AVE.
LAS VEGAS NV 89118

PROPERTY ADDRESS
2517 VALLEY STREET
LAS VEGAS NV 89101

APN# 139-36-410-015

REVISED

PRJ-75270
06/12/19

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE @ 2517 VALLEY STREET			
CONTRACTOR:	LC & D CONSTRUCTION Inc.		
NCL#: 0071658	TEL: (702) 807-9359	DATE: 12/03/18 DATE: 06/10/19	
DRAWING NAME:	COVER SHEET & SITE PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM:	A0

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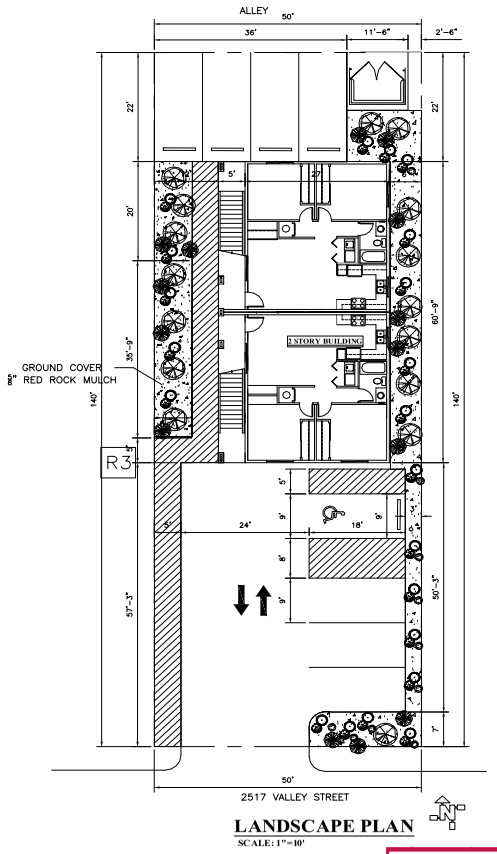
City Council - Page 973</div>



LANDSCAPE PLAN

SCALE: 1"=10'

LANDSCAPE MATERIAL LIST

SYMBOL	COMMON NAME	SIZE	COUNT
	WEEPING JUNIPER STRAWBERRY TREE BLUE ATLAS CEDAR LEATHER LEAF ARCATIA	48" BOX	
	EUROPEAN HACKBERRY MESA PALO VERDE WESTERN REDBUD LEATHER LEAF ARCATIA	36" BOX	16
	ITALIAN STONE PINE MEXICAN SYCAMORE ARIZONA ASH ARIZONA CYPRESS	24" BOX	14
	BOG ROSEMARY DESERT HOLLY BOTTLE BRUSH NATAL PLUM	15 GAL.	
	JASMINE JUNIPER LAVENDER FLANNEL BUSH	5 GAL.	21
	DAY LILY PHOTINIA MOCK ORANGE MAHONIA	1 GAL.	10
	CREAPER / WINE	5 GAL.	21
	CYPRESS	15 GAL.	
	4" REBEL ROCK		
	5/8" GOLD ROCK MULCH		
	5/8" REBEL RED ROCK MULCH		
	REBEL RED ROCK BOULDER		
	KEY STONE		
	CONC. CURB		
	ARTIFICIAL GRASS		
	2'x2' PAVERS		

LANDSCAPE BUFFER:	REQUIRED	PROVIDED
SOUTH	10'	10'
EAST	6'	6'
WEST	6'	7'

PRJ-75270
06/12/19

REVISED

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

CONTRACTOR: LC & D CONSTRUCTION Inc.		
NCLS: 0071658	TEL: (702) 807-9359	DATE: 04-30-19
DRAWING NAME: LANDSCAPE PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NO.: L1

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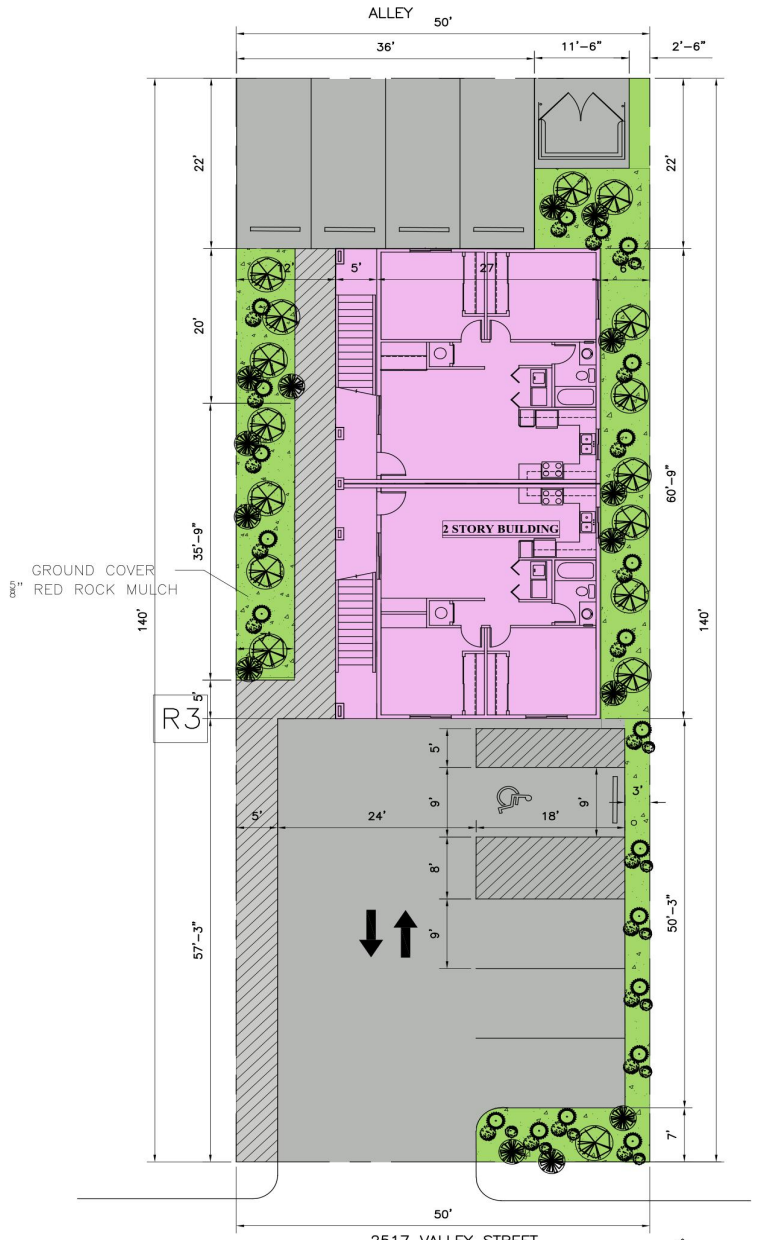
City



LANDSCAPE PLAN

SCALE: 1"=10'

LANDSCAPE MATERIAL LIST

SYMBOL	COMMON NAME	SIZE	COUNT
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	CYPRESS	15 GAL.	
	4" REBEL ROCK		
	5/8" GOLD ROCK MULCH		
	5/8" REBEL RED ROCK MULCH		
	REBEL RED ROCK BOULDER		
	KEY STONE		
	CONC. CURB		
	ARTIFICIAL GRASS		
	2'x2' PAVERS		

LANDSCAPE BUFFER:	REQUIRED	PROVIDED
SOUTH	10'	10'
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PRJ-75270
06/12/19

REVISED

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

CONTRACTOR: LC & D CONSTRUCTION Inc.

NCL#: 0071658 | TEL: (702) 807-9359 | DATE: 06/10/19

DRAWING NAME: LANDSCAPE PLAN

DRAWN BY: RVN | TEL: (702) 245-8690 | DRAWING NUM.: LI

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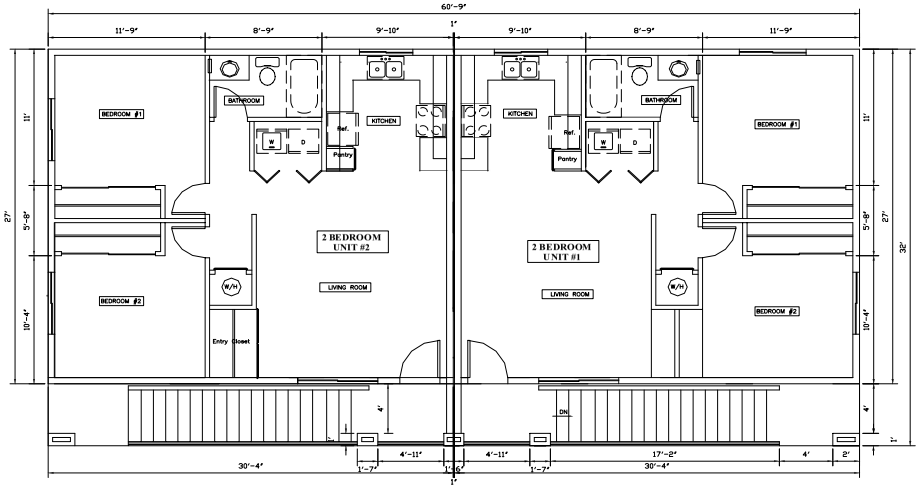
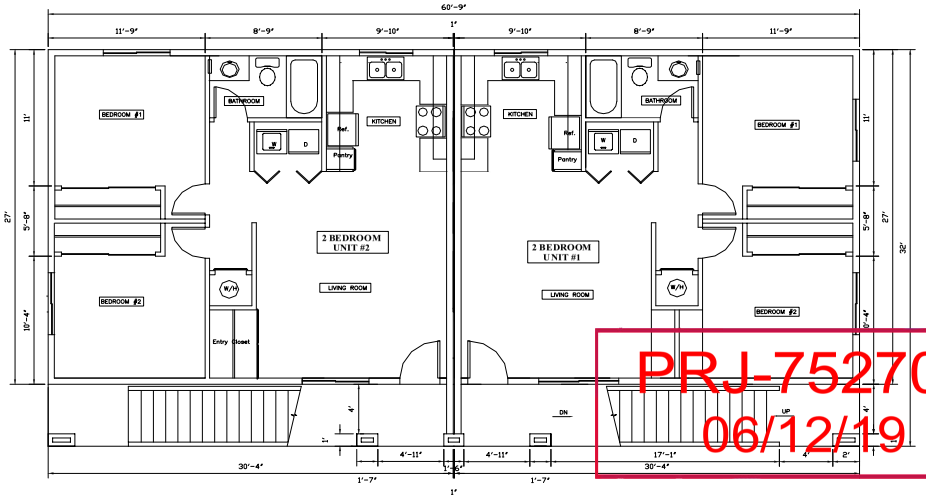
City Council - Page 975</div>



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" (FLOOR AREA = 1,640 S.F.)



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" (FLOOR AREA = 1,640 S.F.)

PRJ-75270
06/12/19

REVISED

LC & D CONSTRUCTION INC.

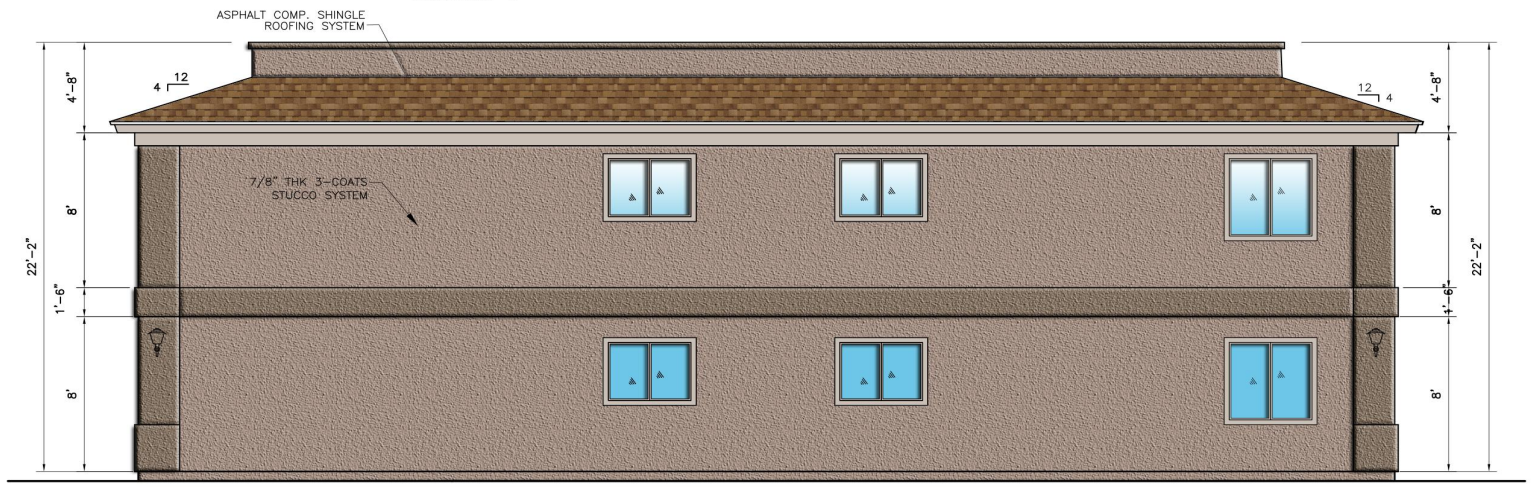
PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

CONTRACTOR: LC & D CONSTRUCTION Inc.		
NV LIC: 0071658	TEL: (702) 807-9359	DATE: 12-03-18 DATE: 03-05-19
DRAWING NAME: FIRST & SECOND FLOOR PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM.: A1

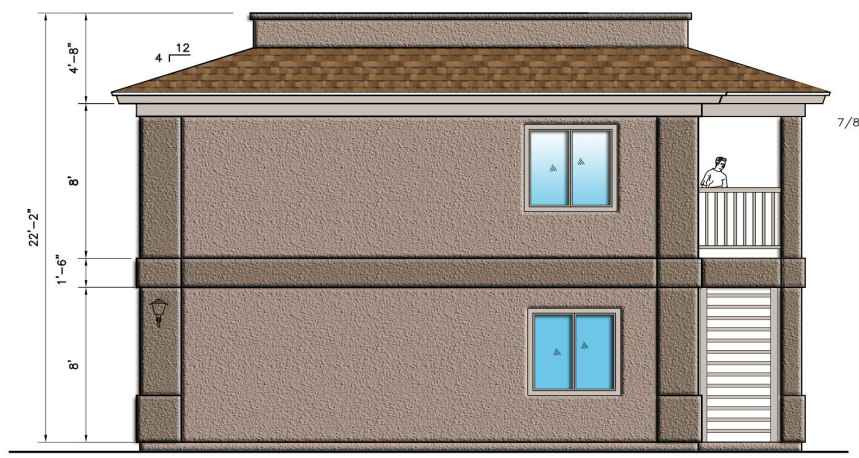
City



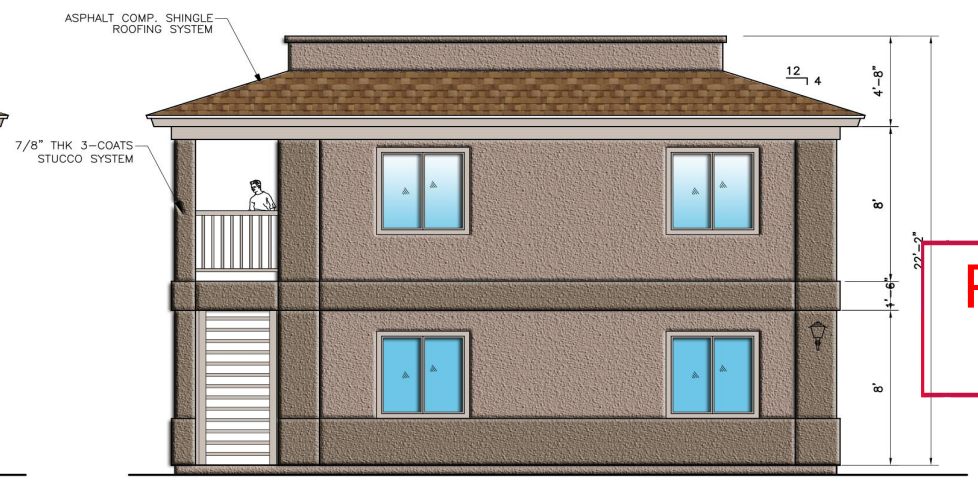
WEST ELEVATION
SCALE: 1/4"=1'



EAST ELEVATION
SCALE: 1/4"=1'



NORTH ELEVATION
SCALE: 1/4"=1'



SOUTH ELEVATION
SCALE: 1/4"=1'

PRJ-75270
06/12/19

REVISED

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

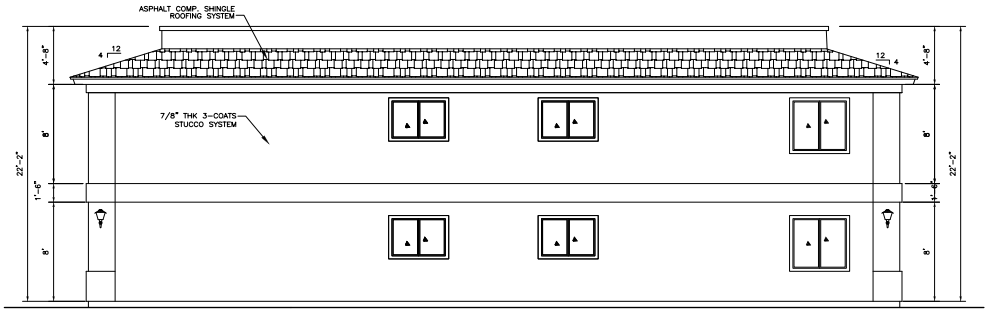
CONTRACTOR: LC & D CONSTRUCTION Inc.

LIC#: 0071658	TEL: (702) 807-9359	DATE: 12/03/18 DATE: 06/10/19
DRAWING NAME:		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM.: A2

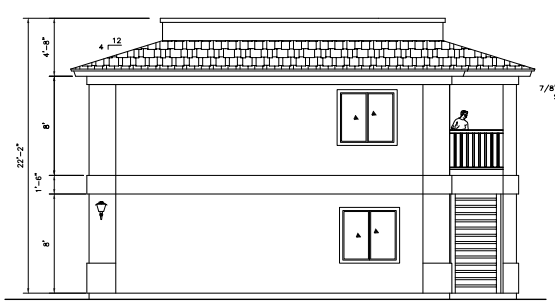
City Council - Page 977



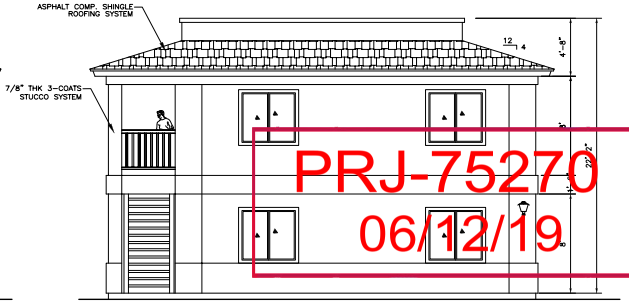
WEST ELEVATION
SCALE: 1/4"=1'



EAST ELEVATION
SCALE: 1/4"=1'



NORTH ELEVATION
SCALE: 1/4"=1'



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PRJ-75270
06/12/19

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LIC#: 0071658 | TEL: (702) 807-9359

DRAWING NAME:

DRAWN BY: RVN | TEL: (702) 245-8690 | DRAWING NO.: A2

REVISED

City



VAR-75869 [PRJ-75270] - VARIANCE RELATED TO SDR-75870 - APPLICANT/OWNER: JEANNINE LEE, ET AL
2517 VALLEY STREET

02/28/19

June 11, 2019

JUSTIFICATION LETTER
PROPOSED 2 STORY, 4-PLEX APPARTMENT BUILDING
APN# 139-36-410-015

Plans Examine
City of Las Vegas, Planning Dept.
Las Vegas.

The owner of the subject property Jeannie Lee would like to improve the subject 0.16 Ac. vacant lot. A Proposal to build a 6 plex building was previous dis approved by the Planning dept. because of in adequate onsite parking spaces. As such we have proposed to build a 4 plex building instead to meet the applicable code requirements.

The proposed 3280 sq.ft, Two story 22'-2" high 4-Plex apartment building will be located in the subject property in compliance with the setback requirements for R-3 Zoning.
On & offsite improvements shall be in compliance with the Public Works requirement. Site layout shall be in Compliance with applicable code of the Planning Dept. Drought tolerant landscape shall be provided around the building and in parking lot. Building shall be provided with Fire Sprinklers.
There is demand for affordable housing in this neighborhood the building shall be designed to provide sufficient amenities to meet the demand.
we have provided 8 parking spaces, as required by Zoning Code and the setback requirements are in compliance with Zoning ordinance. Drought tolerant landscaping shall be provided in compliance with the Code. However the required landscape buffer cannot be maintained along the entire property line we would request for a waiver.
The Architectural design elements have been added to the exterior of the building to be compatible with the surrounding and to enhance. We would appreciate if the planning dept. could approve the project. Thank you very much for your cooperation.

Sincerely,

LC& D Construction Inc.

PRJ-75270
06/12/19
REVISED

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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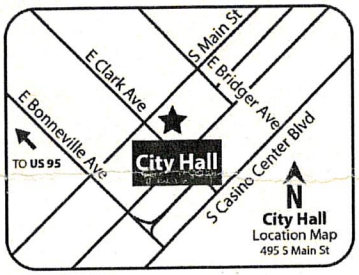

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75869 [PRJ-75270]
City Council Meeting of **05/15/19**

PRJ-75270
13936411055
HILBRECHT FELIX R
95 N 27TH ST
LAS VEGAS NV 89101-4621

87 BRDFNP1 89101

Submitted after final agenda
Item 102

3

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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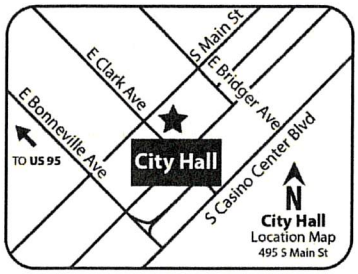

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VAR-75869 [PRJ-75270]
City Council Meeting of **05/15/19**

This would only create more congestion
5-6-19

PRJ-75270
13936410058
UMBRACO RUSSELL A & KITTY E TR
WARNER 1999 TRUST
10195 SILVER KNOLLS BLVD
RENO NV 89508-8219

72 BRDFNP1 89508

Submitted after final agenda

Item 102

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Office of The City Clerk
495 South Main Street, 2nd Floor
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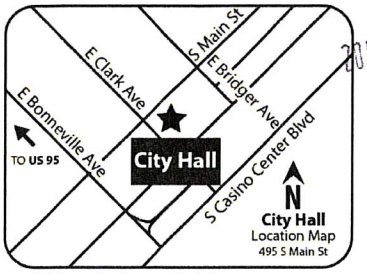

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VAR-75869 [PRJ-75270]
City Council Meeting of **05/15/19**

PRJ-75270
13936410062
DELGADO RUBEN T & LUCY V
P O BOX 92031
HENDERSON NV 89009

25 BRDFNP1 89009

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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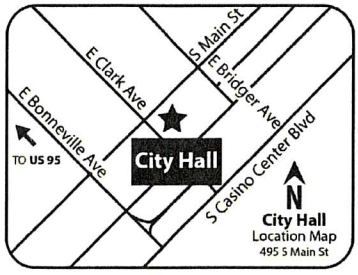

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City Council Meeting of **05/15/19**

PRJ-75270
13936410061
DELGADO RUBEN T & LUCY V
P O BOX 92031
HENDERSON NV 89009

Submitted after final agenda
Item 102

25 BRDFNP1 89009

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)5 South Main Street, 2nd Floor
as Vegas, Nevada 89101

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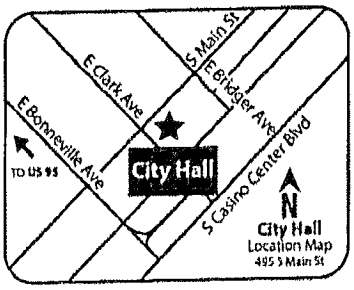

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PRJ-75270
13935804009
BARTSAS MARY 14 L L C
601 S RANCHO DR #C-23
LAS VEGAS NV 89106-4825

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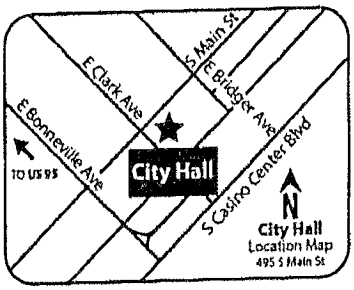

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VAR-75869 [PRJ-75270]
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PRJ-75270
13935804002
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

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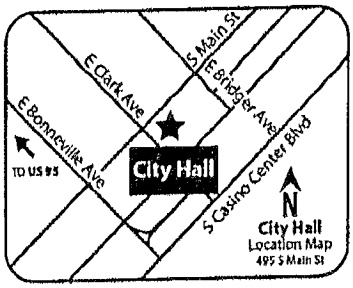

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PRJ-75270
13935804010
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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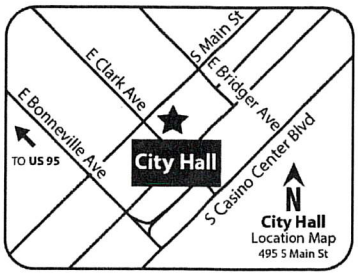

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APR 10 2019
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
VAR-75869 and SDR-75870 [PRJ-75270]
Planning Commission Meeting of **04/09/2019**

702-624-5792

97 BRDCNP1 89106

PRJ-75270
13935804011
V V 2 VEGAS L L C
840 S RANCHO DR #4-622
LAS VEGAS NV 89106

ARNOLD STALK
OWNER -

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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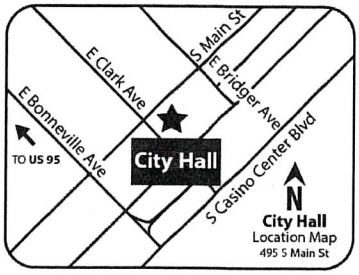

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Dept of Planning
City of Las Vegas

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VAR-75869 and SDR-75870 [PRJ-75270]
Planning Commission Meeting of **04/09/2019**

PRJ-75270
13936410058
UMBRACO RUSSELL A & KITTY E TR
WARNER 1999 TRUST
10195 SILVER KNOLLS BLVD
RENO NV 89508-8219

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AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
60

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75870 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75869 - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. The Planning Commission (6-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County School District School Tracking Form
4. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
5. Backup Submitted from the May 15, 2019 City Council Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW/ PARKING VARIENCE

Project Address (Location) 2517 VALLEY STREET, LAS VEGAS NV 89101

Project Name PROPOSED 6-PLEX MULTI FAMILY RESIDENCE **Proposed Use** R3

Assessor's Parcel #(s) 139-36-410-015 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing R3 Proposed R3

Additional Information 2 STORY 6-PLEX BUILDING WITH SIX 2 BEDROOM & ONE BATH ROOM. AFFORDABLE MULTI FAMILY F
EACH UNIT IS 820 SQ.FT. 8 PARKING SPACES PROVIDED

Property Owner JEANNIE LEE Contact

Address 6279 OAK PARK AVE City LAS VEGAS State NV Zip 89118

E-mail Jeannie733@yahoo.com Phone 702-338-3111

Applicant RAVIN NATHAN Contact

Address 10117 OCICAT AVE City LAS VEGAS State NV Zip 89166

E-mail rvnnathan@yahoo.com Phone 702 245 8690

Representative LC & D CONSTRUCTION LLC Contact BRUCE

Address 445 E WINDMILL LANE #2A City LAS VEGAS State NV Zip 89123

E-mail legend9359@gmail.com Phone 702 807 9359

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jeannie Lee.

Subscribed and sworn before me

This 3rd day of January, 20 19

Notary Public in and for said County and State

ZACHARY SMITH
Notary Public, State of Nevada
No. 14-14002-1
My Appt. Exp. Jul. 17, 2022

PRJ-75270
02/20/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed _____ **Application Number** _____ **Entity** _____

Company Name _____

Contact Name _____

Contact Mailing Address _____

City _____ **State** _____ **Zip Code** _____

Phone _____ **Mobile** _____ **Fax** _____ **Email** _____

Project Name _____

Project Description

APN's _____

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 =	x 0.101 =	x 0.137 =
Multi-Family Units (2)	x 0.140 =	x 0.058 =	x 0.064 =
Resort Condo Units (3)			
Total			

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

*** CCSD Comments**

☐ Approved ☐ Disapproved

SDR 75870
Jeannine Lee, et al

2517 Valley Street

Proposed 6 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	6	7.32	**44**
AM Peak Hour			0.46	**3**
PM Peak Hour			0.56	**3**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Eastern Avenue

Average Daily Traffic (ADT)	41,693
PM Peak Hour	3335

(heaviest 60 minutes)

Charleston Boulevard

Average Daily Traffic (ADT)	31,067
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Eastern Avenue	50,900
Charleston Boulevard	35,490

This project will add approximately 44 trips per day on Eastern Ave., Charleston Blvd. and Valley St. Currently, Eastern is at about 82 percent of capacity and Charleston is at about 88 percent of capacity. With this project, these capacities are expected to be unchanged. Counts are not available for Valley, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 3 additional cars, or about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.

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Office of The City Clerk
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Las Vegas, Nevada 89101

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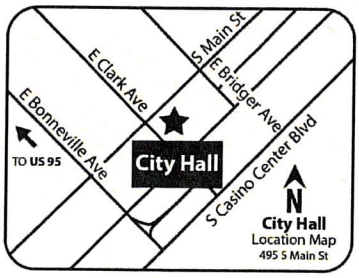

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City Council Meeting of **05/15/19**

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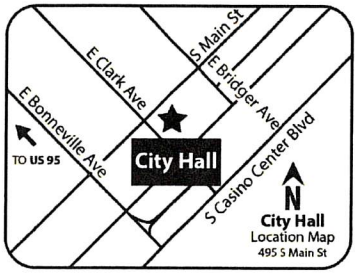

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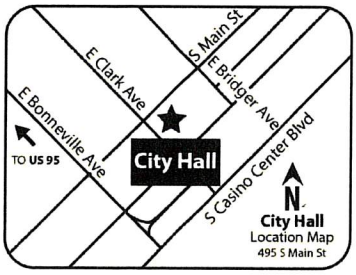

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HENDERSON NV 89009

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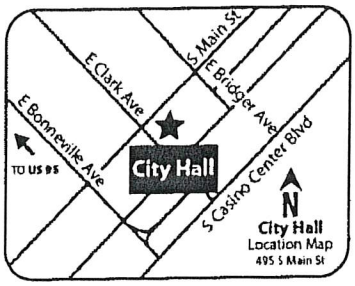

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LAS VEGAS NV 89106-4825

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DR-75870 [PRJ-75270]
ity Council Meeting of **05/15/19**

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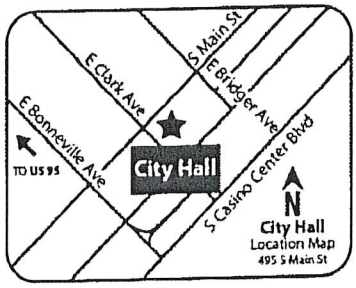

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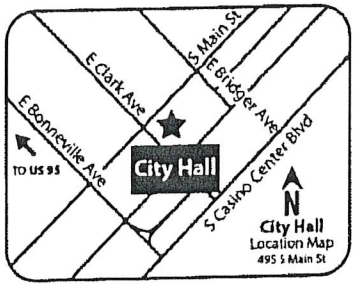

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DR-75870 [PRJ-75270]
ity Council Meeting of **05/15/19**

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
61

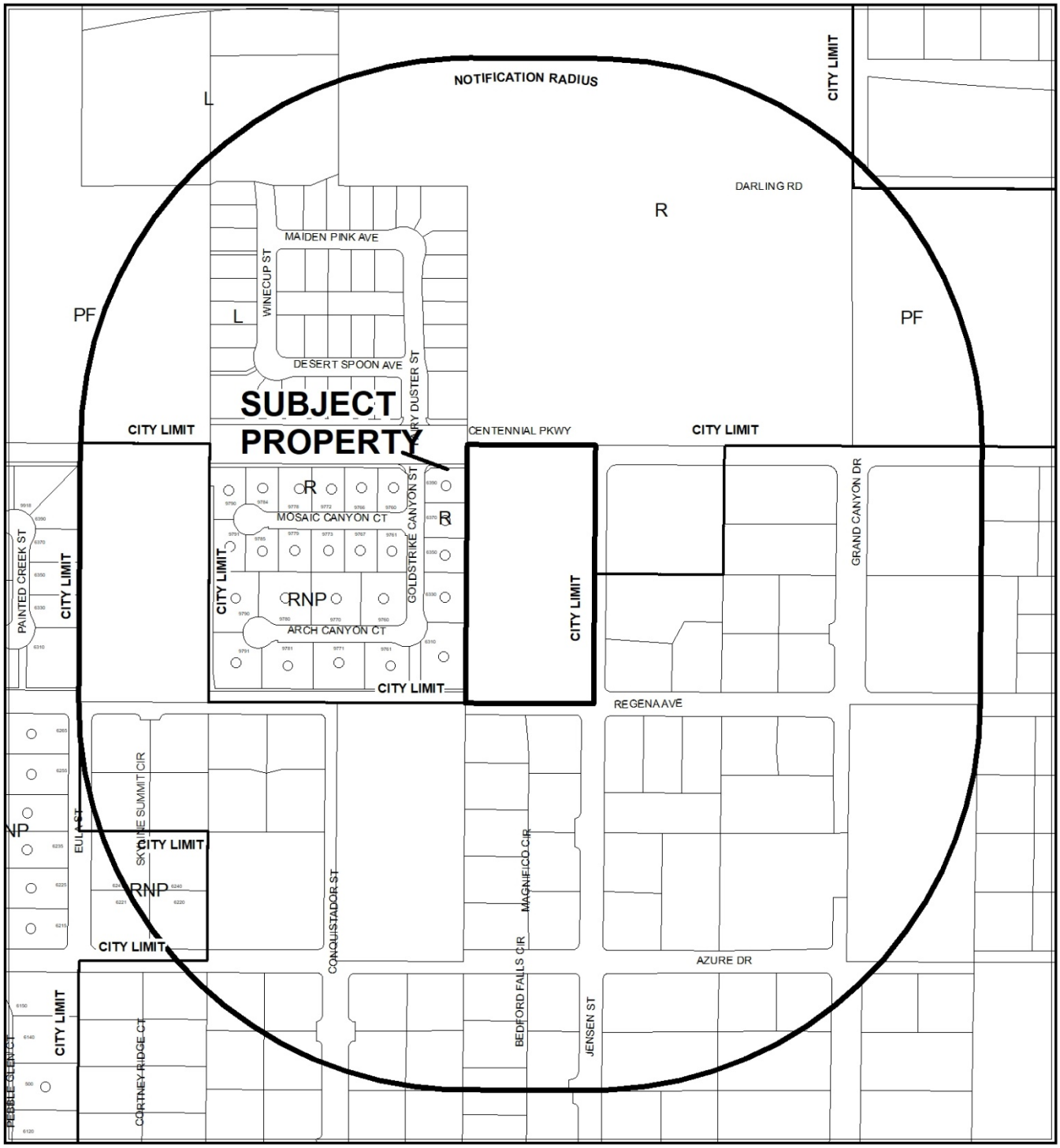
DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-75219 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL. NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: R (RURAL)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
3. Supporting Documentation - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
4. Photo(s) - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
5. Justification Letter - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
6. Protest Postcard
7. Backup Submitted from the June 19, 2019 City Council Meeting
8. Backup Submitted from the June 5, 2019 City Council Meeting
9. Backup Submitted from the May 1, 2019 City Council Meeting
10. Backup Submitted at the March 26, 2019 Planning Commission Meeting



0 295 590 Feet

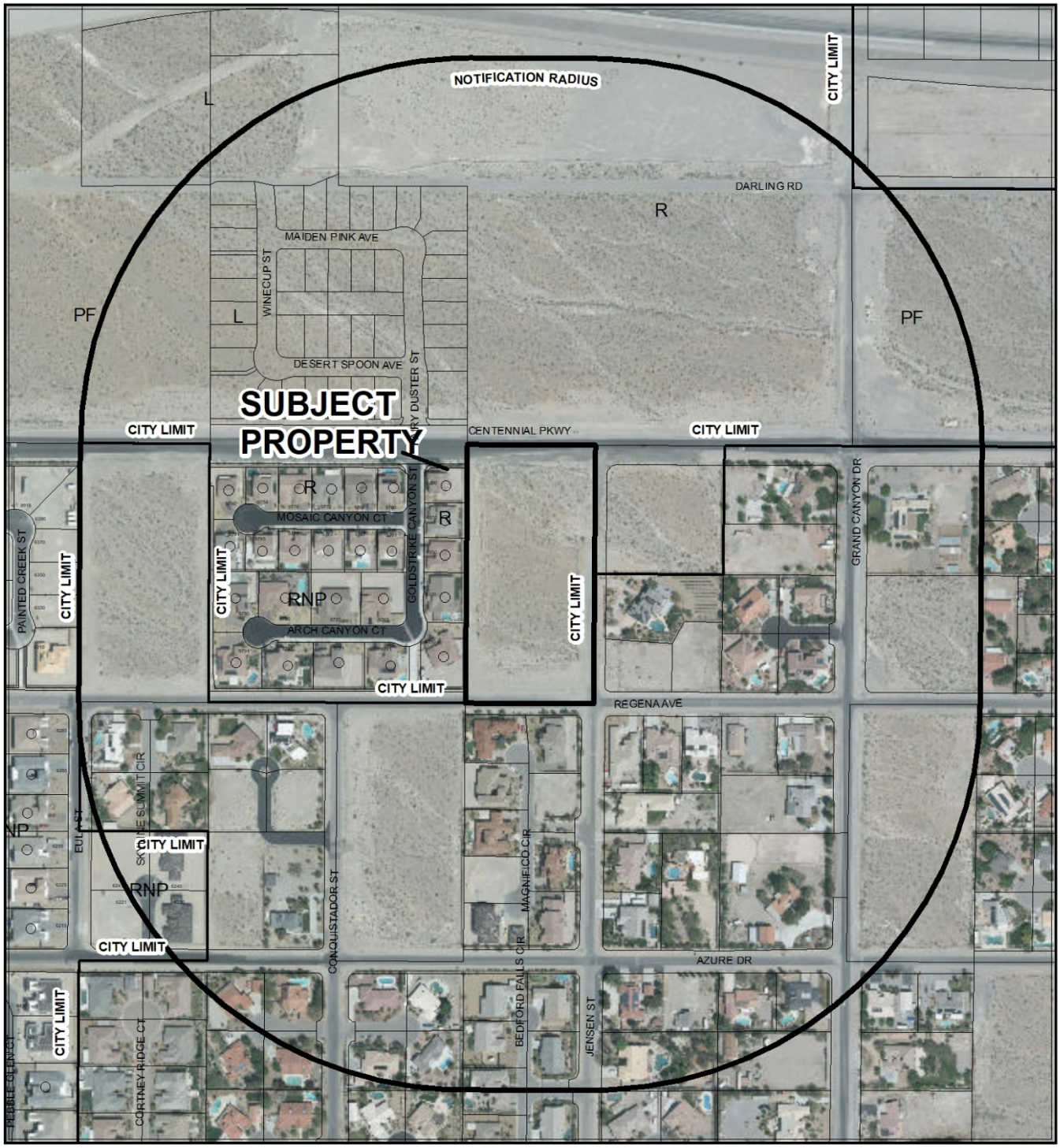
CASE: **GPA-75219 (PRJ-75024)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

N



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CASE: **GPA-75219 (PRJ-75024)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75219	Staff recommends APPROVAL.	
ZON-75220	Staff recommends DENIAL.	GPA-75219
VAR-75221	Staff recommends DENIAL, if approved subject to conditions:	GPA-75219 ZON-75220
VAC-75222	Staff recommends APPROVAL, subject to conditions:	GPA-75219 ZON-75220 VAR-75221
TMP-75223	Staff recommends DENIAL, if approved subject to conditions:	GPA-75219 ZON-75220 VAR-75221 VAC-75222

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED
156 - GPA-75219 and ZON-75220
156 - VAR-75221
12 - VAC-75222
156 - TMP-75223

PROTESTS
8- GPA-75219 and ZON-75220
9 - VAR-75221
1 - VAC-75222
10 - TMP-75223

NE

APPROVALS

0 - GPA-75219 and ZON-75220
0 - VAR-75221
0 - VAC-75222
0 - TMP-75223

**** CONDITIONS ****

VAR-75221 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75219) and Rezoning (ZON-75220); and approval and conformance to the Conditions of Approval for Petition to Vacate (VAC-75222), and Tentative Map (TMP-75223) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC-75222 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easement located on Assessor Parcel Number 125-30-101-006, generally located at the southwest corner of Centennial Parkway and Jensen Street.

2. The Order of Relinquishment shall record immediately prior to and concurrent with the Centennial Jensen 5 Final Map.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-75223 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-75223 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (GPA-75219) and Rezoning (ZON-75220); and approval and conformance to the Conditions of Approval for Variance (VAR-75221), and Petition to Vacate (VAC-75222) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A Petition of Vacation, such as VAC-75222, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S. Government Patents Easements adjacent to this site.

8. Dedicate 50 feet of right-of-way adjacent to this site for Centennial Parkway, 30 feet for Regena Avenue, and 30 feet for Jensen Street. Additionally, dedicate a 25-foot radius at the southwest corner of Centennial Parkway and Regena Avenue, a 15-foot radius the on the northwest corner of Regena Avenue and Jensen Street. Additionally, grant Public Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way on Centennial Parkway, on the Final Map for this site.

9. Grant a Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association across the Common Element C and Street A. No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

10. Construct complete half street improvements on Centennial Parkway meeting current City Standards adjacent to this site including appropriate transition paving on Centennial Parkway concurrent with the development of this site. Construct pavement on Jensen Street and Regena Avenue meeting Standard Drawing number 209 as modified by the required Drainage Study. All other off-site improvements are hereby deferred. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50 percent of the City's bond estimate costs for all deferred improvements. The street light contribution for Jensen Street and Regena Avenue may be reduced to 25 percent if a service is provided.

11. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Submit a License Agreement for landscaping and private improvements in the Centennial Parkway public rights of way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

NE

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50 percent of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed to develop a 16-lot single-family residential subdivision on a five-acre parcel located at the southwest corner of Centennial Parkway and Jensen Street.

ISSUES

- The applicant is requesting to amend the General Plan Designation of the subject site from RNP (Rural Neighborhood Preservation) to L (Low Density Residential). Staff does not support this request.
- THIS REQUEST HAS BEEN AMENDED FROM RNP (RURAL NEIGHBORHOOD PRESERVATION) TO R (RURAL DENSITY RESIDENTIAL). STAFF SUPPORTS THIS REQUEST.
- The applicant is requesting to rezone the subject site from R-E (Residence Estates) to R-1 (Single Family Residential). Staff does not support this request.
- A Variance is requested to allow a 43-foot wide private street without a gate and sidewalk on only one side of the private street where sidewalk is required on both sides. Staff does not support this request.
- A Variance is requested to allow a connectivity ratio of 1.00 where 1.30 is required. Staff does not support this request.
- A Petition to Vacate is requested to vacate U.S. Government Patent Easements located adjacent to the perimeter of the site. Staff supports this request.
- Waivers are requested to allow no interior or exterior streetlights, to defer the offsite improvements for Regena Avenue and Jensen Street, and to allow a 184-foot external intersection offset where 220 feet is required. Staff does not support this request.
- THIS REQUEST HAS BEEN AMENDED FROM 18-LOTS TO 16-LOTS.

ANALYSIS

Interlocal Agreement

The subject site, the residential development to the west and the undeveloped 1.96-acre parcel to the east are all part of Accepted Area B. The undeveloped 1.96-acre parcel east of the subject site is within Clark County.

NE

Areas within County boundaries must remain residential and designated at a density of no greater than 3.50 Units per Gross Acre on the County's comprehensive plan, and the County must not accept any General Plan Amendments (GPA) nor amend its land use plan, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential densities above 3.50 Units per Gross Acre.

The areas within City boundaries must remain residential and maintain a minimum buildable lot size of 10,000 square feet and the City must not amend its land use plan, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential lots with a buildable area of less than 10,000 square feet within the areas identified as Planning Area B. The Interlocal Agreement states, "upon completion of the western beltway, both parties acknowledge the boundaries of
Areas A2 and B may change between Ann Road and Lone Mountain at the western beltway with agreement between the City, the County, and existing property owners, modifications to the Planning Areas may occur."

The adjacent developed parcels to the east are within Accepted Area A2, and the adjacent developed parcels to the south are located within Accepted A1 of the Interlocal Agreement. As stated in the Interlocal Agreement, both of these areas are to remain residential and designated at a density of no greater than 2.0 Units per Gross Acre on the Parties' respective comprehensive plans. The Parties agree that they shall not accept any General Plan Amendments (GPA) nor amend their respective comprehensive plans, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential densities above 2.0 Units Per Gross Acre and each lot will maintain a minimum buildable net lot area of at least 18,000 square feet with a goal of at least 18,500 square feet."

General Plan Amendment

The applicant has proposed to amend the General Plan designation of the subject site from RNP (Rural Neighborhood Preservation) to R (Rural Density Residential). Staff supports this request as the adjacent developed parcels to the east and south are designated RNP, with the residential development to the west designated both R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) which limits the densities of these adjacent parcels to no more than 3.59 units per acre as well. The proposed R (Rural Density Residential) designation would allow a density up to 3.59 units per acre, which is compatible with the adjacent densities to the west. The residential developments to the east and south are part of Areas A1 and A2 which are required to remain at a density of no more than 2.0 units per gross acre. Staff is recommending approval of the General Plan Amendment as the proposed R (Rural Density Residential) is compatible with the existing surrounding residential developments.

Rezoning

The applicant has proposed to rezone the subject site from R-E (Residence Estates) which requires a minimum lot size of 20,000 square feet, to R-1 (Single Family Residential) which requires a minimum lot size of 6,500 Square feet. While the adjacent neighborhood to the west is also zoned R-1, the General Plan Designation of this residential neighborhood is R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) which allows a maximum density of 3.59. In order to provide a buffer to the existing residential homes in the area, this neighborhood provided larger home sites on the periphery of the neighborhood ranging in size from 9,583 square feet to 19,166 square feet. The smaller home sites (8,712 square feet) are located within the interior of the neighborhood and adjacent to Centennial Parkway, buffered from the larger existing Rural Neighborhood Preservation homes within the area.

While the proposed R-1 zoning district is consistent with the development to the west, eleven of the proposed 16 lots range in size from 6,528 square feet to 7,765 square feet, less than the adjacent lots to the west that range in size from 9,583 square feet to 19,166 square feet. It is only proposed lots seven (9,934 square feet) and ten (9,834 square feet) adjacent to Street "A;" and lots eight (18,015 square feet) and nine (18,010 square feet) with Regena Avenue frontage that are similar to the adjacent development to the west. Due to the majority of the proposed lots not meeting the *Interlocal Agreement* which requires a minimum lot size of 10,000 square feet, and the proposed lot sizes not matching or buffering the existing adjacent residential neighborhoods with a minimum lot size that is similar in size, staff is recommending denial of the Rezoning application.

Variance

The applicant has proposed to develop the proposed cul-de-sac as a private street, but is requesting a Variance to not gate the private street nor develop it to public street standards. Public street standards are a 47-foot wide street with sidewalk on both sides, the applicant is proposing a 43-foot wide street with sidewalk on one side of the street. Due to the proposed private street not being gated nor being developed to public street standards as required by Title 19, staff is recommending denial of the Variance request.

Title 19.04 for Complete Streets requires new residential subdivisions to provide a minimum Connectivity Ratio of 1.30. This ratio allows for the achievement of a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users. As proposed, the residential subdivision has a connectivity ratio of 1.00. If the applicant would provide a pedestrian gate at the bulb of the cul-de-sac allowing the residential properties adjacent to the street "A" to have pedestrian access to Regena Avenue, this would increase their connectivity ratio to 1.50, thus exceeding the minimum required 1.30. Due to the ability of the subject site to meet the connectivity ratio set forth by Title 19.04 and the applicant's unwillingness to do so, staff is recommending denial of the Variance request.

Waivers
The applicant is requesting a Waiver to allow no interior or exterior street lights, to defer the offsite improvements for Regena Avenue and Jensen Street, and to allow a 184-foot external intersection offset where 220 feet is required for the proposed residential subdivision. Streetlights are an integral part of the City's Complete Street initiative as they contribute to the overall safety of a variety of transportation users including, but not limited to pedestrians, bicyclists, and vehicular traffic by providing lighted roadways for all users. Offsite improvements are necessary to provide adequate right-of-way for future residents that will frequent the adjacent roadways both as drivers and pedestrians, and an intersection offset of 220 feet is necessary to avoid conflicts in vehicular traffic when navigating ingress and egress on both sides of the road. Staff supports the Complete Streets initiative, as it is common for future residents to desire street lighting and fully developed, safe roadways; thus, recommends denial of the multiple Waiver requests.

Petition to Vacate
Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the southwest corner of Centennial Parkway and Jensen Street. The Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Tentative Map
The applicant has proposed to develop an 16-lot residential subdivision on five acres at the southwest corner of Centennial Parkway and Jensen Street.

While the adjacent residential development to the west is also zoned R-1, the lot sizes of that development range in size from 8,700 square feet up to 19,000 square feet, with the existing lots adjacent to the subject site being no smaller than 9,500 square feet in size. The applicant has proposed lot sizes than range in size from 6,528 square feet up to 7,765 square feet for the 14 lots interior to the site and accessed by the proposed cul-de-sac. Only the four exterior lots accessed by Regena Avenue are larger, ranging in size from 9,164 square feet up to 11,116 square feet in size. The majority of the proposed development is not comparable or compatible in lot size with the surrounding existing development and staff is recommending denial of the proposed Tentative Map.

The submitted east/west cross section depicts maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent, is allowed a maximum six-foot retaining wall. A stepped retaining wall with a six-foot maximum retaining is shown on the east property lines and no retaining is shown on the west property line.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. No retaining walls are shown in this cross section.

FINDINGS (GPA-75219)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The density of the proposed L (Low Density Residential) is not compatible with the surrounding RNP (Rural Neighborhood Preservation) as the proposed Low Density designation would allow up to 5.49 units per acre where the existing and surrounding RNP designations allows a maximum density of 2.00 units per acre. The proposed Low Density is more than twice the density as the surrounding properties.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The Low Density designation supports the R-E (Residence Estates), R-D (Single Family Residential–Restricted), R-1 (Single Family Residential), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home Residential) zoning districts. While the R-E and R-D would be compatible, the remaining zoning districts allowed by the Low Density designation such as R-1, R-SL, and R-MH are not compatible as the lot sizes permitted by these zoning districts range in size from 4,500 square feet to 6,500 square feet.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The existing adjacent roadways are not fully improved and as part of this application half-street improvements are required for all roadways adjacent to the subject site. The applicant is requesting a Waiver to defer these required street improvements on Regena Avenue and Jensen Street which staff does not support as adequate roadways are necessary to provide a safe mode of transportation for future residents.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to or support the policies of the Community Design Element of the Las Vegas 2020 Master Plan which states for, "infill development to be compatible with the existing surrounding development," and for lot sizes to be similar in size with buildings similar in proportion. Developing a residential neighborhood with an average lot size of 8,062 square feet does not support this policy as the surrounding, existing lot sizes range in size from 9,757 square feet up to 46,609 square feet.

FINDINGS (ZON-75220)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed R-1 (Single Family Residential) zoning district would conform to the proposed L (Low Density Residential) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The minimum lot size permitted by the proposed R-1 (Single Family Residential) zoning district is 6,500 square feet, and the applicant is proposing to develop a single-family residential neighborhood with an average lot size of 8,062 square feet which is not comparable or compatible with the existing residential lot sizes adjacent to the subject site. Lot sizes to the west exceed 9,500 square feet, lot sizes to the south exceed 20,000 square feet, and lot sizes to the east range from one-half acre to an acre. The proposed infill development is not compatible with the existing surrounding lot sizes.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Development factors in the area do not indicate the need for lot sizes that are smaller than those that currently surround the subject site. Growth and development factors in the area dictate the need for lot sizes that are comparable in size to those that currently surround the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   If approved, half street improvements would be required adjacent to the subject site in order to make street facilities in the area adequate in size to meet the needs of the proposed single-family residential subdivision. The applicant has requested to defer the half-street improvements which staff does not support as street improvements in this area would be necessary to accommodate 16 additional residences.

FINDINGS (VAR-75221)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a residential subdivision that does not provide adequate connectivity to meet the required 1.30 connectivity ratio. The addition of a pedestrian gate would allow conformance to this requirement by providing a connectivity ratio of 1.50. In addition, the applicant has proposed a 43-foot wide private street without a gate. Providing an additional four feet of right-of-way and an adequate throat depth for a stacking lane at a gated entrance would allow conformance to the requirements for Complete Streets while adhering to the lot size requirements of the proposed General Plan and zoning designations. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances; therefore, staff is recommending denial of the Variance request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/05/16	The City Council approved a Petition to Annex (ANX-65644) 5.02 acres at the northwest corner of Regena Avenue and North Jensen Street.
01/22/19	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the February 26, 2019 Planning Commission meeting.
02/26/19	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the March 26, 2019 Planning Commission meeting.
03/28/19	The Planning Commission voted (7-0) to APPROVE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024].
05/01/19	The City Council voted to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the June 5, 2019 City Council meeting.
06/05/19	The City Council voted to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the June 19, 2019 City Council meeting.
06/19/19	The City Council voted to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the July 3, 2019 City Council meeting.

Most Recent Change of Ownership	
12/02/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses for the subject site.

Pre-Application Meeting	
11/07/18	Staff conducted a pre-application meeting where the submittal requirements for the proposed single-family residential subdivision were discussed.

Neighborhood Meeting	
01/09/18	Meeting Start Time: 5:30 p.m. Meeting End Time: 6:00 p.m. (with additional private discussion until 6:30 p.m.) Attendance: 23 members of the public 2 applicant representatives 1 member of Department of Planning staff A short presentation was made describing the requests. Four single-family residential lots are proposed to front along the north side of Regena Avenue; the remaining 14 lots proposed would be situated around a cul-de-sac with access to Centennial Parkway. The development would not be gated. Each unit would be one story in height and average about 2,500 square feet in size. The expected home prices would be within the high $400K to low $500K range. A homeowners' association would be created to maintain common areas and landscaping. The applicant's representative explained that any comments received at this meeting would be communicated to the applicant and possibly incorporated into the proposal. Neighbors' primary concerns were the higher density and lot sizes relative to existing development in the area, increased traffic on Regena Avenue, storm drainage and potential flooding, and property values. One attendee noted that this land is listed as one of the Excepted Areas in the Interlocal Agreement between the city and Clark County in which lots with a buildable area of less than 10,000 square feet are not to be approved. The applicant's representative explained that the Interlocal Agreement allows for negotiation between City, County and property owners regarding smaller lot sizes, which at least permits the applicant to make the request. Neighbors were generally in favor of rural improvements and no streetlights. There was some support on the part of the neighbors for placing several large lots along Regena Avenue and Jensen Street, leaving the smaller lots along Centennial Parkway. The large lots should be as close to 10,000 square feet as possible, if not larger. If pedestrian access from the development were to be provided to Regena (not proposed), it needs to be gated.

Field Check	
12/13/18	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	5.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	
West	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
		RNP (Rural Neighborhood Preservation)	

NE

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Accepted Area B	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The Interlocal Agreement states the subject site shall maintain a developable density no greater than 3.50 dwelling units per acre, with minimum lot sizes of 10,000 square feet. The applicant has proposed a General Plan density that would allow a density of 5.49 dwelling units per acre and a zoning district that would allow a minimum lot size of 6,500 square feet, densities well above what the Interlocal Agreement requires.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following development standards apply for the R-1 zoning district:

Standard	***Required/Allowed***
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories / 35 Feet

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East	 5 Feet 6 Feet		 5 Feet 6 Feet	 Y* Y

**The applicant is required to install a Multi-Use Transportation Trail adjacent to the northern property line, which includes a ten-foot wide sidewalk with five feet of landscaping on both sides of the sidewalk.*

NE

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	20,000 SF Lots	10.89
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	6,500 SF Lots	33.51
Existing General Plan	***Permitted Density***	***Units Allowed***
RNP (Rural Neighborhood Preservation)	2.00	10.00
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49	27.45

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • East	 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet	 10 Trees 19 Trees	 10 Trees 28 Trees	 Y Y
TOTAL PERIMETER TREES		**29 Trees**	**38 Trees**	**Y**

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Primary Arterial	Master Plan of Streets and Highways	29	N*
Jensen Street	Local Street	Title 13	20	N*
Regena Avenue	Local Street	Title 13	27	N*

**Half street improvements adjacent to the site are required as part of the proposed development.*

NE

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Cul-de-sac Terminus			1
Total		1	1
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

**A Variance is requested to allow a reduced connectivity ratio. The addition of a pedestrian gate allowing access from the cul-de-sac bulb to Regena Avenue would result in a connectivity ratio of 1.50 and conformance to this requirement; therefore, staff does not support this request.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Streetlights are required 18-inches back of curb on the exterior and interior of residential neighborhoods.	To allow no interior or exterior streetlights.	Denial
Offsite improvements are required for all right-of-way adjacent to a proposed development.	To defer the offsite improvements for Regena Avenue and Jensen Street.	Denial
220 feet is required between external intersections.	To allow a 184-foot external intersection offset.	Denial

NE

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75024
12/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP

Project Address (Location) Centennial Parkway and Jensen Street

Project Name Centennial Jenson 5 **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 125-30-101-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Barbier Living Trust **Contact** ROBERT J. BARBIER

Address 1211 SHEFFIELD WAY **Phone:** (916) 773-1265

City ROSEVILLE **State** CA **Zip** 95661-5539

E-mail Address BBCUSTOMPOOLSPA@YAHOO.COM

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Angie Scott

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2126 **Fax:** (702) 804-2126

City Las Vegas **State** NV **Zip** 89146

E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18.

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

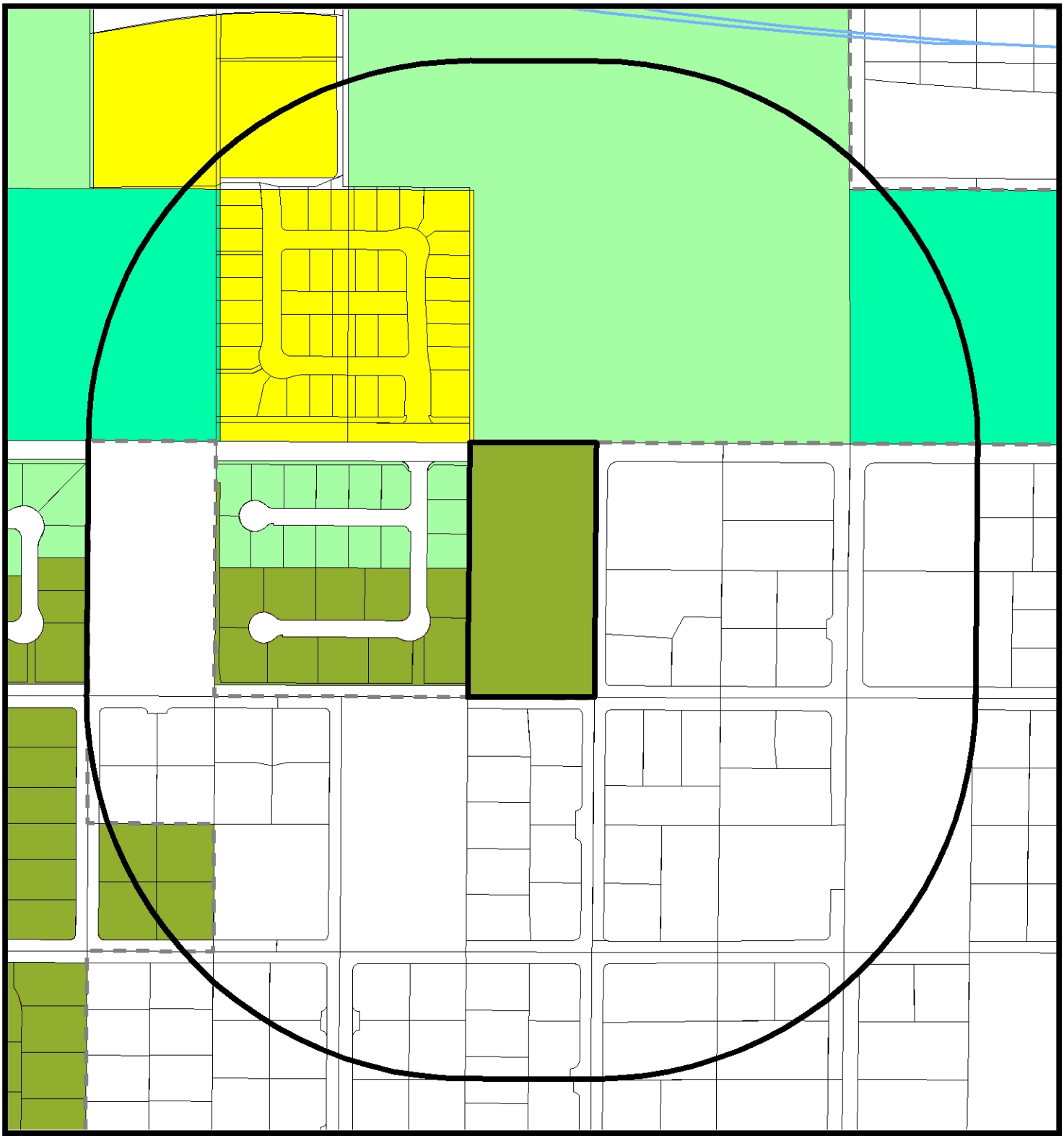
Revised 03/28/16

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75024
12/03/18

GPA-75219



General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM RNPTO L

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, December 06, 2018

LANDSCAPE PLAN FOR CENTENNIAL JENSEN 5

APN # 138-05-801-025

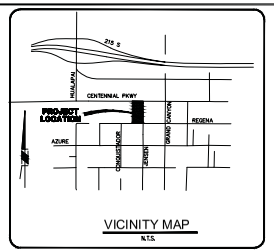
LEGAL DESCRIPTION

PARCEL 025:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.,

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 10, 2003 IN BOOK 20030410 AS INSTRUMENT NO. 02522 OF OFFICIAL RECORDS.

BASIS OF BEARING

NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

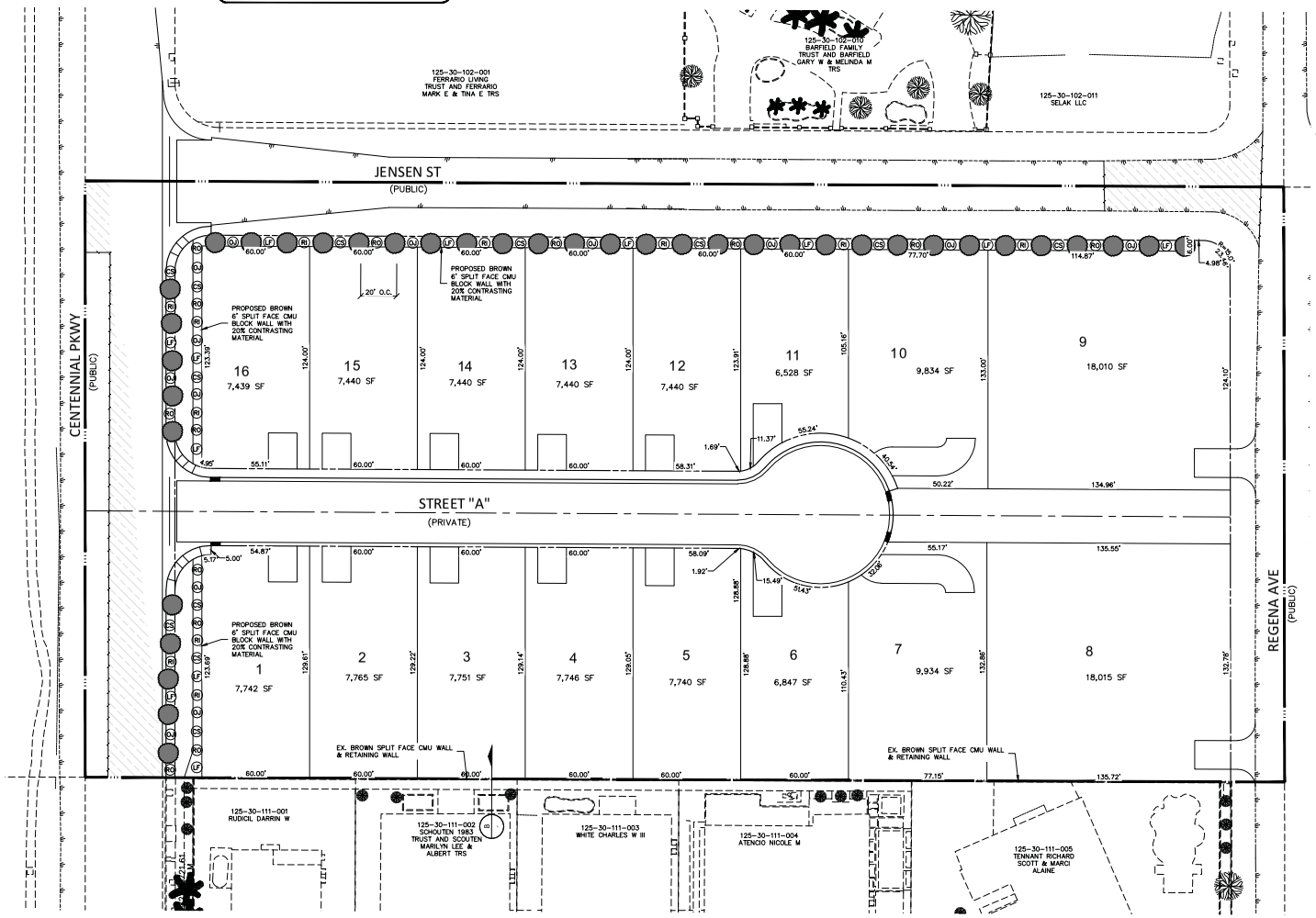


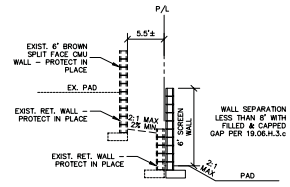
VICINITY MAP
N.T.S.

NORTH

SCALE 30 0 30 60 FEET

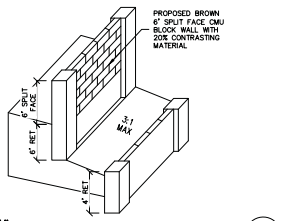
January 16, 2019





EX. WALL DETAIL B

SCALE: N.T.S.



WALL DETAIL A

SCALE: N.T.S.

PLANT MATERIALS LEGEND

	TREES	SIZE
	Fraxinus Angustifolia Raywood Ash	24" box
	Fraxinus velutina "Rio Grande" Fan tex ash	24" box
	Fraxinus velutina Multi-Trunk Arizona Ash	24" box

	EXTRA LARGE SHRUBS	SIZE
RO	Rosmarinus officinalis "Tuscan Blue" Tuscan Blue Rosemary	5 gal.
LF	Leucophyllum frulescens compacta Compact Texas Ranger	5 gal.
OJ	Tecoma alta "Orange Jubilee" Orange Jubilee	5 gal.

	MEDIUM SHRUBS	SIZE
LCS	Leucophyllum frulescens compacta Compact Green Cloud Sage	5 gal.
RI	Rhaphiolepis Indica "Pinkie" Indian Hawthorn	5 gal.

	SMALL SHRUBS/ACCENTS	SIZE
HA	Hymenoxis acaulis Angelita Daisy	1 gal.
LM	Lantana montevidensis Trailling Purple Lantana	1 gal.
MC	Myrtus communis "compacta" Dwarf Myrtle	1 gal.

	CACTUS/ACCENTS	
HP	Hesperaloe parviflora–yellow Yellow Hesperaloe	5 gal.

	GROUND COVERS	
DC	Dalea capitala "Sierra Gold" Sierra Gold Dalea	1 gal.
RT	Rosmarinus officinalis Trailling Rosemary	5 gal.

INERTS

Decomposed Granite 3/4" Screened Apache Brown

PRJ-75024
01/30/19

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 767-639
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-16-19
PLOT TIME: 15:43:10
F:\PROJECTS\700\767-639\DWG\TENTMAP\MSRP_LS.DWG
KARNAH LEE

DATE | DESCRIPTION | DATE | AGEN APP | DATE | GOV APP | % COMPLETE

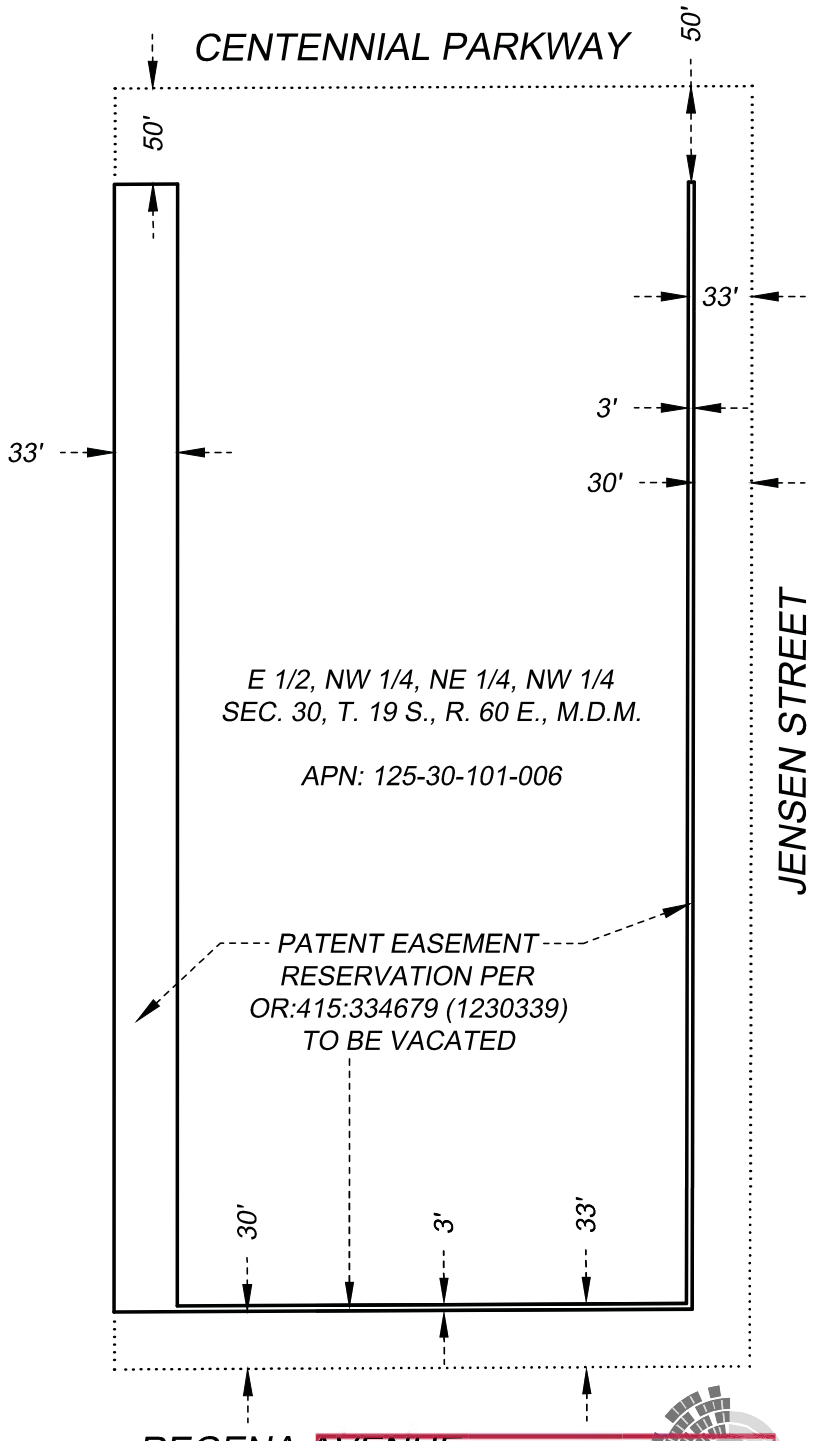
D.R. HORTON

CENTENNIAL JENSEN 5

LANDSCAPE PLAN

DRAWING LS
1 OF 1 SHTS

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



1" = 100'

J:\DRH\18126\Division\LV Survey\Legals\Exhibits\DRH-18126_PEV-EX01.dwg

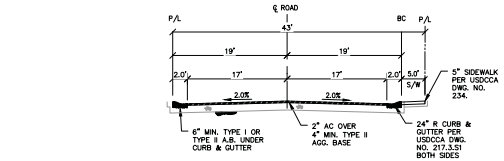
PRJ-75024
01/30/19

datasight

2251 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117
OFFICE: 702-442-0996 | DATASIGHTUSA.COM

PAGE 1 OF 1

TENTATIVE MAP FOR
CENTENNIAL JENSEN 5
125-30-101-006



43' PRIVATE STREET — A

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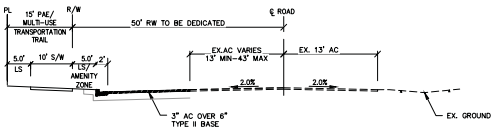
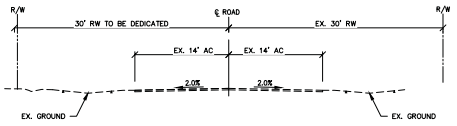


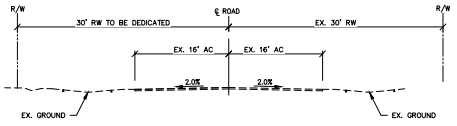
CENTENNIAL PKWY - PUBLIC — B

SCALE: N.T.S.



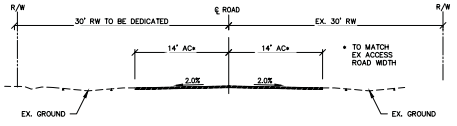
JENSEN ST - PUBLIC — C

SCALE: N.T.S.



REGENA AVE - PUBLIC — D

SCALE: N.T.S.



JENSEN ST - PUBLIC — E

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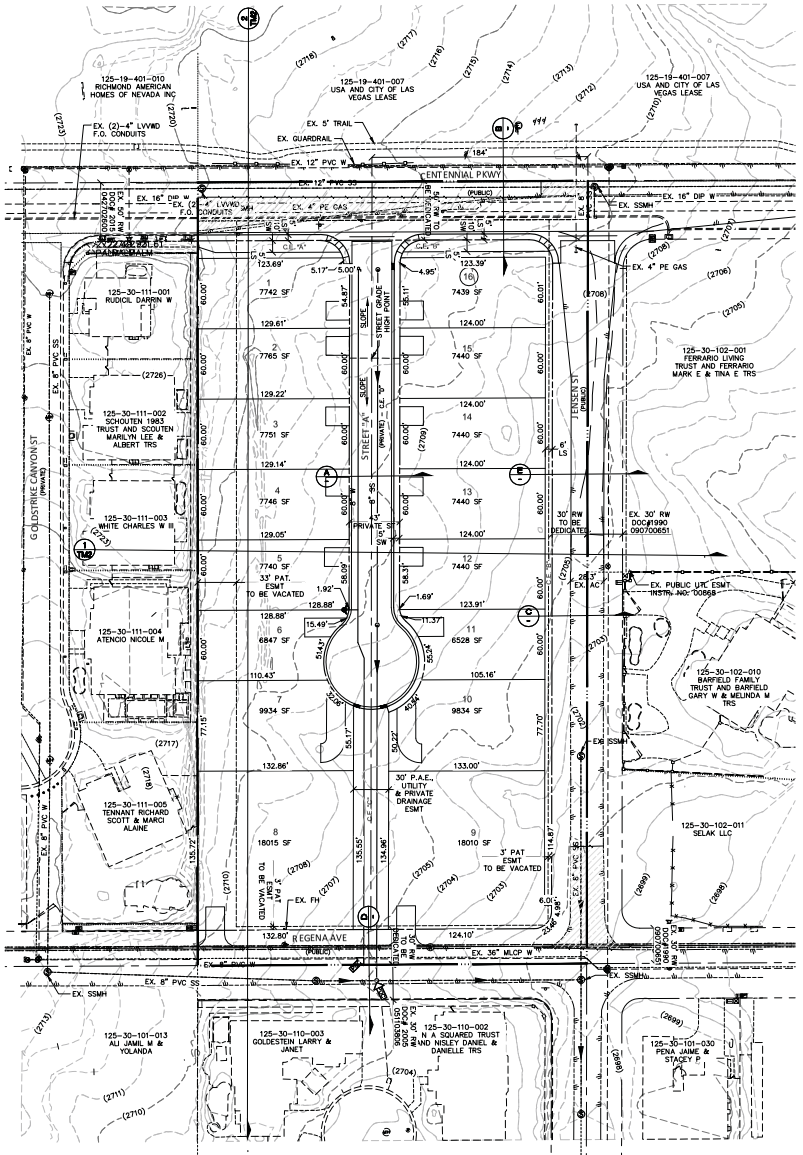
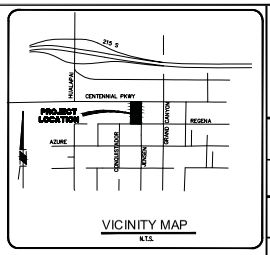


January 16, 2019

SCALE: 50 0 50 100 FEET



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

NOTES

1. ALL COMMON ELEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
2. THE NEAREST WATER IS LOCATED ON CENTENNIAL, NORTH OF THE PROPOSED SITE.
3. THE NEAREST SEWER IS LOCATED ON CENTENNIAL, NORTH OF THE PROPOSED SITE.
4. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
5. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
6. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
7. THIS PARCEL IS NOT IN A 100-YR FLOOD ZONE OR IS AFFECTED BY A LOMR.
8. PERIMETER STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS ARE TO BE PUBLIC.

RESTRICTIVE COVENANT NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL BE ESTABLISHED AT A LATER DATE.

LEGEND

- CENTER LINE
- RIGHT OF WAY
- PROPERTY LINE
- LOT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SEWER
- PROPOSED WATER
- 25 LOT NUMBER

SETBACK REQUIREMENTS

FRONT YARD:	20'
SIDE YARD:	5'
SIDE YARD (CORNER):	15'
REAR YARD:	15'

SITE DATA

ZONING
EXISTING ZONING: RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL (R1)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DISTRICT

LOTTING

NO. OF RESIDENTIAL LOTS	= 16
NO. OF COMMON LOTS	= 3
(COMMON=RESIDENTIAL)	= 19

DENSITY

NO. OF LOTS	= 16
GROSS ACREAGE	= 5.09 AC
GROSS DENSITY	= 3.14 UNIT/AC

LOT SIZE

MAXIMUM LOT SIZE SF	= 18015 SF
MINIMUM LOT SIZE SF	= 6528 SF
AVERAGE LOT SIZE	= 9070 SF

OWNER

BARBIER ALEKSANDRA LIVING TRUST AND BARBIER ALEKSANDRA TRS
3188 BRAZOS STREET
LAS VEGAS, NV 89109

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DR
HENDERSON, NV 89014
(702) 635-3600

PRJ 75024
01/30/19

GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

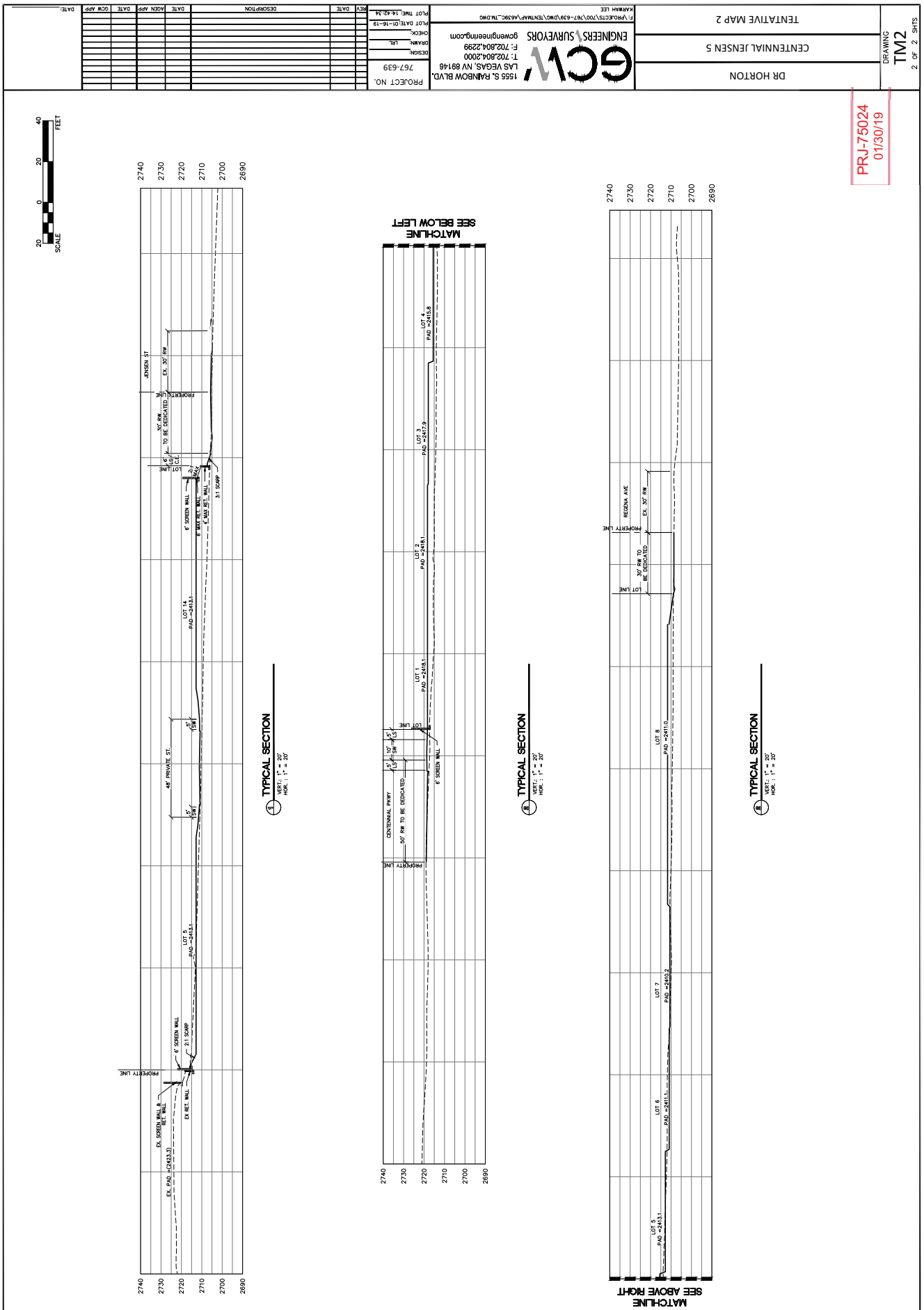
UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

PROJECT NO. 767-639
DESIGN:
DRAWN: LBL
CHECK:
PLOT DATE: 01-16-19
PLOT TIME: 16:46:43
KARIMAH LEE
F:\PROJECTS\700\767-639\DWG\TENTMAP\767-639C_TM.DWG

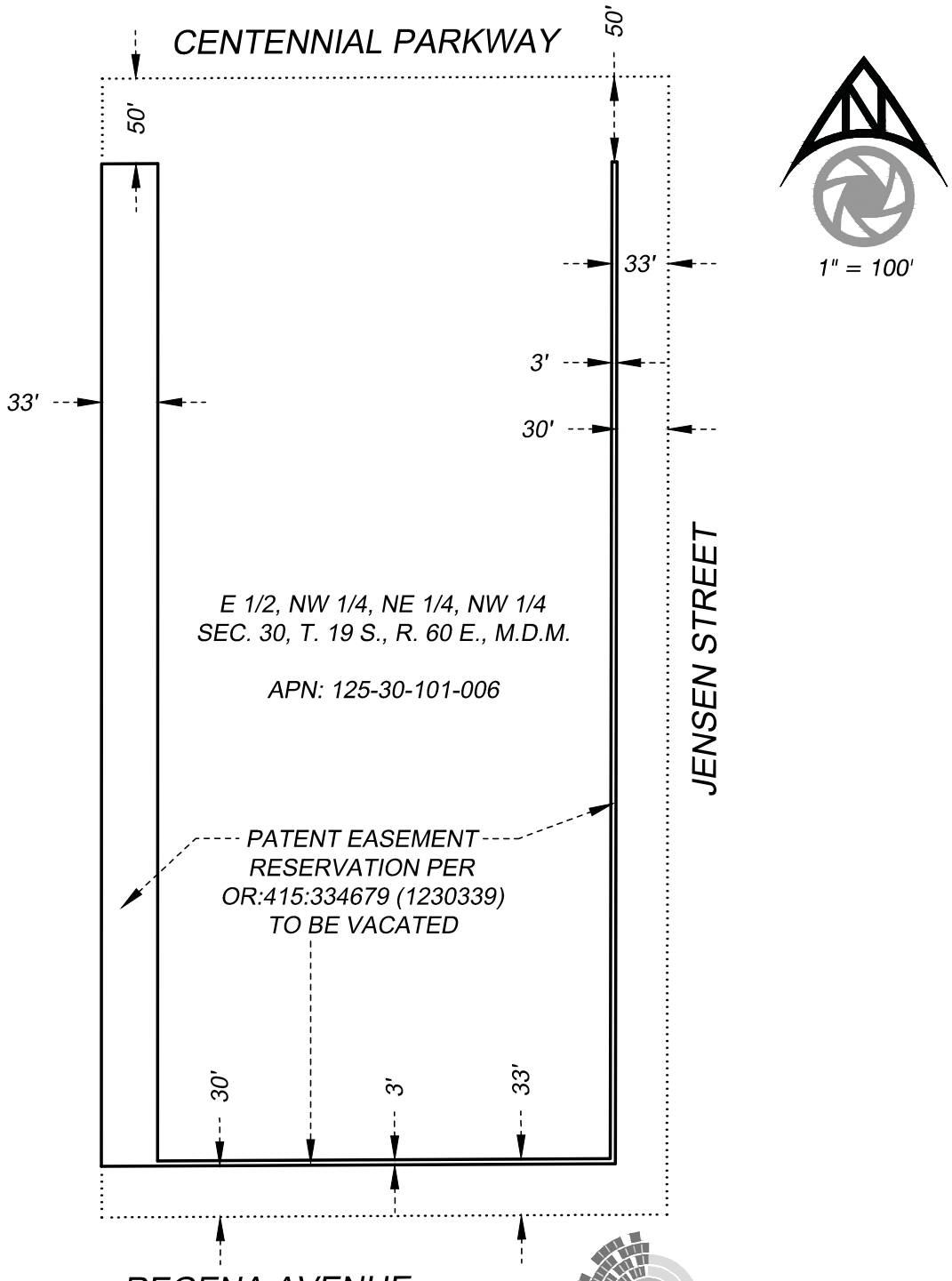
DR HORTON
CENTENNIAL JENSEN 5
TENTATIVE MAP

DRAWING
TM
1 OF 2 SHTS



DR HORTON
CENTENNIAL JENSEN 5
TENTATIVE MAP 2
DRAWING
TM2
2 OF 2 SHTS
PROJECT NO.
767-639
GCW
ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PRJ-75024
01/30/19
SCALE
FEET
TYPICAL SECTION
VERT.: 1" = 20'
HOR.: 1" = 20'
MATCHLINE
SEE BELOW LEFT
MATCHLINE
SEE ABOVE RIGHT
JENSEN ST
EX. 30' RW
PROPERTY LINE
30' RW TO BE DEDICATED
LOT LINE
6' SCREEN WALL
6' MAX RET. WALL
4' MAX RET. WALL
3:1 SCARP
48' PRIVATE ST.
LOT 14
PAD =2413.1
LOT 5
PAD =2413.1
EX. SCREEN WALL & RET. WALL
EX. RET. WALL
EX. PAD =(2423.3)
CENTENNIAL PKWY
50' RW TO BE DEDICATED
LOT 1
PAD =2418.1
LOT 2
PAD =2418.1
LOT 3
PAD =2417.9
LOT 4
PAD =2415.8
REGENA AVE
LOT 8
PAD =2411.0
LOT 7
PAD =2410.2
LOT 6
PAD =2411.1
LOT 5
PAD =2413.1

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



J:\DRH\18126\Division\LV Survey\Legals\Exhibits\DRH-18126_PEV-EX01.dwg

datasight
2451 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117
OFFICE: 702-442-0996 | DATASIGHTUSA.COM

PAGE 1 OF 1

PRJ-75024
12/03/18



GPA-75219 [PRJ-75024] - GENERAL PLAN AMENDMENT RELATED TO ZON-75220, VAR-75221, VARC-75222 AND TMP-75223 - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND JENSEN STREET

12/13/18

Cit



GPA-75219 [PRJ-75024] - GENERAL PLAN AMENDMENT RELATED TO ZON-75220, VAR-75221, VARC-75222 AND TMP-75223 - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND JENSEN STREET

12/13/18

Cit



GPA-75219 [PRJ-75024] - GENERAL PLAN AMENDMENT RELATED TO ZON-75220, VAR-75221, VARC-75222 AND TMP-75223 - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST
SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND JENSEN STREET

12/13/18

City

767-639

November 30, 2018

GCW ENGINEERS \ SURVEYORS

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Centennial Jensen 5 APN 125-30-101-006

Dear Sir/Madam:

On behalf of our client, DR Horton, this letter is submitted as justification for a Tentative Map, Zone Change, and General Plan Amendment with various variances, and waivers in support of a 5.0+- acre development located at the southwest corner of Centennial Parkway and Jensen Street, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6.

The proposed Centennial Jensen 5 residential subdivision is proposing 18 dwelling units on 5.0+- acres. We are proposing a rezoning from R-E to R-1 with 6,500 minimum square foot lots which requires an amendment to the General Plan for Proposed R-1 zoning. The proposed R-1 zoning is compatible with several nearby developments adjacent to Centennial Parkway including the existing development directly west of the proposed subdivision.

We are proposing the following Waivers and Variances from Title 19:

Waiver #1
Minor collector streets – to allow no exterior streetlights along Jensen and Regena (public streets) where such is required (19.04.120 and 19.04.200)

Waiver #2
Minor collector streets – to allow deferral of off-site improvements (curb, gutter, sidewalk, or amenity zone) on Jensen and Regena (public streets) where such are required (19.04.120 and 19.04.200)

Waiver #3
Intersection offset – to allow a 184-foot external intersection offset from Jensen Street where 220 feet is required. (19.04.070 and 19.040.210)

Variance #1
43-foot wide non-gated private street with sidewalk on one side where 47-foot wide streets with sidewalks on both sides are required (19.04.03, 19.04.070 and 19.040.210)

Vacation
We are proposing to vacate existing patent easements within the subject parcel that are no longer needed.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2909
info@gcwengineering.com
gcwengineering.com

PRJ-75024
12/03/18

We appreciate your consideration of these requests. Please give me a call at 702-804-2126 if you have any questions or concerns.

Cordially,

GCW, Inc.

Angie Scott
Project Coordinator
(702) 804-2126
ascott@gcwengineering.com

PRJ-75024
12/03/18

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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CITY CLERK
2019 MAY 13 P 12: 35

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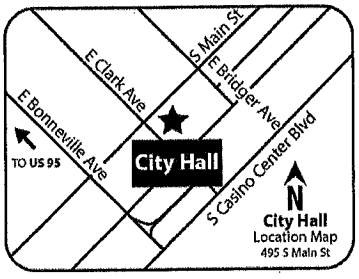
Official Notice of Public Hearing



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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE
ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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2019 JUN 18 P 3:18

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.883.0257

June 18, 2019

VIA FACSIMILE
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: Request for Hold (Items #94 - #98)
DR Horton (Centennial/Jensen 5)
Application Nos. GPA-75219; ZON-75220; VAR-75221;
VAC-7522; TMP-75223

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this item be held for two (2) weeks from the presently scheduled Las Vegas City Council hearing of **June 19, 2019** until the **July 3, 2019** hearing. The additional time is needed to continue to meet with the neighbors.

Thank you for your kind consideration and please contact our office if you have any questions.

Very truly yours,
KAEMPFER CROWELL

Anthony J. Celeste

AJC/mao

Submitted after final agenda
Date 6/18/19 Item 5 94-98
11124.171 wc

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

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2019 JUN -4 A 9:43

June 4, 2019

VIA FACSIMILE
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: ***Request for Hold (Items #51 - #55)***
DR Horton (Centennial/Jensen 5)
Application Nos. GPA-75219; ZON-75220; VAR-75221;
VAC-7522; TMP-75223

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this item be held for two (2) weeks from the presently scheduled Las Vegas City Council hearing of **June 5, 2019** until the **June 19, 2019** hearing. The additional time is needed to continue to meet with the neighbors.

Thank you for your kind consideration and please contact our office if you have any questions.

Very truly yours,
KAEMPFER CROWELL

Anthony J. Celeste

AJC/mao

Submitted after final agenda

Date 6/4/19 Item 51-55

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

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2019 APR 30 P 4:40

April 30, 2019

VIA FACSIMILE
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: ***Request for Hold (Items #71 - #75)***
DR Horton (Centennial/Jensen 5)
Application Nos. GPA-75219; ZON-75220; VAR-75221;
VAC-7522; TMP-75223

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this item be held for 30 days from the presently scheduled Las Vegas City Council hearing of **May 1, 2019** until the **June 5, 2019** hearing. The additional time is needed to meet with the neighborhoods.

Thank you for your kind consideration and please contact our office if you have any questions.

Very truly yours,
KAEMPFER CROWELL

Anthony J. Celeste

AJC/mao

Submitted after final agenda
Items 71-75

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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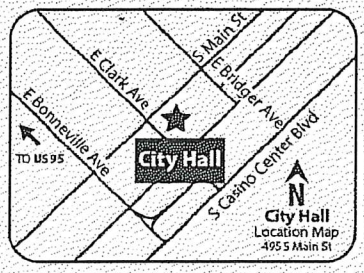
2019 APR 24 P 5:28



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530210004
EATON BRIAN SPENCER & MARYANNE
6196 BEDFORD FALLS CIR
LAS VEGAS NV 89149-1430

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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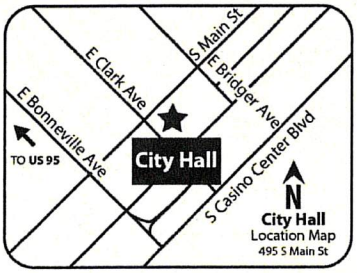
2019 APR 25 A 11:52



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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ ~~I SUPPORT~~ this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

Submitted after final agenda
Item 71

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 APR 23 A 11:15

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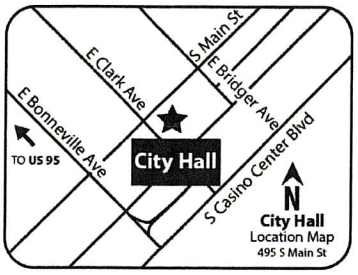
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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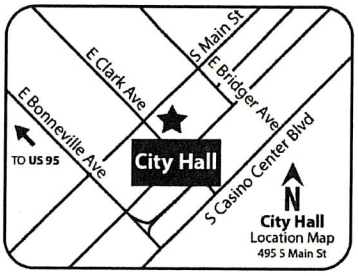
2019 APR 23 A 11:15

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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2019 APR 29 P 3:09

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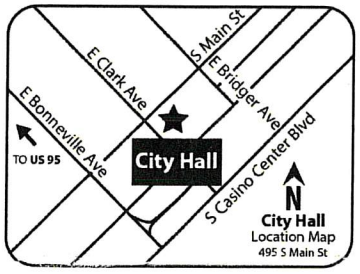

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]

City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111011
CHAPARIAN MARK
ROBERTS-CHAPARIAN LORA
9780 ARCH CANYON CT
LAS VEGAS NV 89149

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 APR 29 P 3:09

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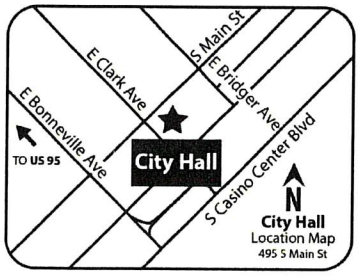
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 [PRJ-75024]

City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111002
SCHOUTEN 1983 TRUST
SCHOUTEN MARILYN LEE & ALBERT TR
6370 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

Submitted after final agenda
Item 71

127 BRDGNP1 89149

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2019 APR 24 P 12:05

4/23/19

City of Las Vegas

Department of Planning

Development Services Center

333 N. Rancho Dr., 3rd Floor

Las Vegas, NV 89106

Ref: GPA-75219 and ZON-75220 (PRJ-75024)

Planning Commission Meeting - April 23, 2019

This is to file a PROTEST which I want to be noted in your files.

As a 37 year resident of Las Vegas and the RNP (Rural Neighborhood Preservation), I strongly oppose this request by Dr. Horton for a rezoning to R-1 on the 5.0 acres located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006). The Developer Dr. Horton **should not** be allowed the variance or be allowed to change existing zoning from RE to R-1 within the RNP.

However, I am not opposed to granting the Developer a Vacation relating to the U.S. Government Patent Easements.

Sincerely,

James P. Padgett

8690 W. Fisher Avenue

Las Vegas, NV 89149

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APR 23 2019

City of Las Vegas
Department of Planning

5/1/19 CC

Submitted after final agenda
Items 71-72

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2019 APR 25 A 11:51

City of Las Vegas
Office of The City Clerk
495 S. Main Street, 2nd Floor
Las Vegas, NV 89101

April 24, 2019

Ref TMP-75223, GPA-75219 and ZON-75220
City Council hearing May 1, 2019

This is to file a protest which I want to be noted in your files.

I strongly oppose this request for a re-zoning to R-1 and the request to build 18 homes on this 5 acre parcel. This lot is within our RNP where ½ acre lots dominate. I wish to point out that I strongly support and wish to protect the Interlocal Agreement which is in place in our area and should also be considered by the Planning Commission before voting on this request.

I realize that we should be realistic and that there is a need to work with the developer. I understand that along Centennial Pkwy we could allow for a deviation from the ½ acre per house requirement. It would be appropriate for the developer to come up with a new plan to build 12 or up to a max of 14 homes on this 5 acre parcel. The plan should be to build 4 homes on the 2 acres along/adjoining Regena Ave and 8-10 homes on the remaining 3 acres budding on Centennial Pkwy. Such a revised plan would be more appropriate and fit into the existing neighborhood.

FYI, I had proposed the above to D.R. Horton's attorney who chaired the neighborhood meeting for this development.

It is important that you take into consideration that the **staff recommends DENIAL** of this application. After all, they are the people who know all the rules and regulations and there is a good reason why they recommend denial. Please, I urge you NOT to approve this.

Sincerely,

U. Luchinger

Ursula Luchinger
6325 N. Grand Canyon Dr.
Las Vegas, NV 89149

Submitted after final agenda
Items 71, 72, 75

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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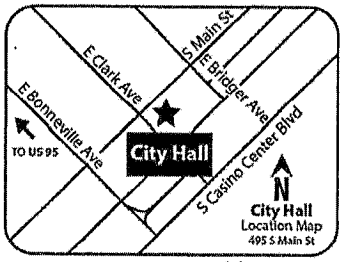
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

137 LRDFMP1 89149

17-18P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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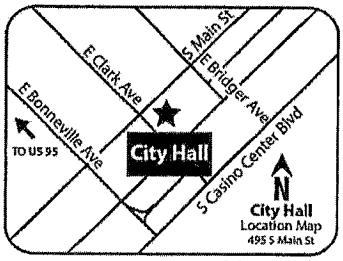
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFMP1 89145

17-1BP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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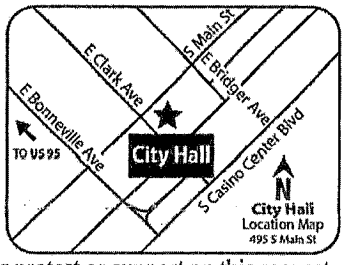

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Every variance negatively impacts the overall area. If the plan and zoning needs to be changed do it with a public process to evaluate the overall plan. This application calls for changing the neighborhood from Rural Preservation to residential, eliminating sidewalks and street lights

Case: GPA-75219 AND ZON-75220
12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

127 LRDFNP1 89149

17-18P

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Las Vegas, Nevada 89106

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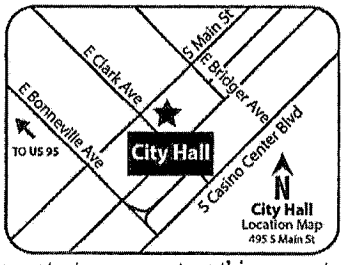

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530102004
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

17-18P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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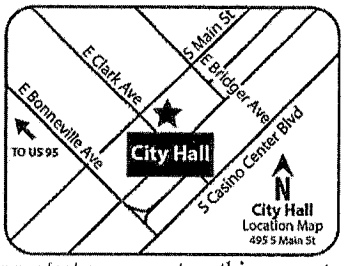

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530501002
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

127 LRDFNP1 89149

17-18P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

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City of Las Vegas

Case: GPA-75219 AND ZON-75220
12530111001
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 LRDFNP1 89149

Submitted after Final Agenda

12-13P

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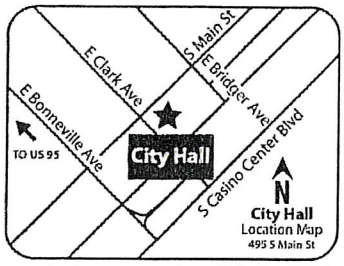
City of Las Vegas

see attached letter



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 LRDFMP1 89149

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Pg 1 of 2

City of Las Vegas
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Las Vegas, NV 89106

January 14, 2019

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JAN 17 2019
Dept of Planning
City of Las Vegas

Ref GPA-75219 and ZON-75220 (PRJ-75024)
Planning Commission Meeting Jan 22, 2019

This is to file a protest which I want to be noted in your files.

I strongly oppose this request for a re-zoning to R-1 and the request to build 18 homes on this 5 acre parcel. This lot is within our RNP where ½ acre lots dominate. I wish to point out that I strongly support and wish to protect the Interlocal Agreement which is in place in our area and should also be considered by the Planning Commission before voting on this request.

I realize that we should be realistic and that there is a need to work with the developer. I understand that along Centennial Pkwy we could allow for a deviation from the ½ acre per house requirement. It would be appropriate for the developer to come up with a new plan to build 12 or up to a max of 14 homes on this 5 acre parcel. The plan should be to build 4 homes on the 2 acres along/adjoining Regena Ave and 8-10 homes on the remaining 3 acres budding on Centennial Pkwy. Such a revised plan would be more appropriate and fit into the existing neighborhood.

Sincerely,

U. Luchinger

Ursula Luchinger
6325 N. Grand Canyon Dr.
Las Vegas, NV 89149

12.
13
Pg 2 of 2

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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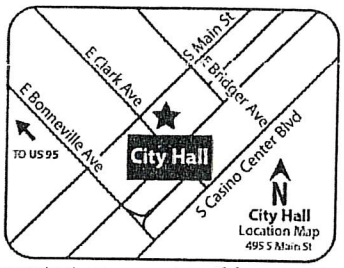

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

12P
13P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 20, 2019 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/20/19 12:41 PM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	Gpa-75219
Position:	I OPPOSE the project and all related applications.
Name:	Maryanne Eaton
Residential or Business Address:	6196 BEDFORD FALLS CIR LAS VEGAS, NV 89149-1430

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Submitted after Final Agenda

2-16P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 20, 2019 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/20/19 12:42 PM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	Gpa-75219
Position:	I OPPOSE the project and all related applications.
Name:	Spencer Eaton
Residential or Business Address:	6196 BEDFORD FALLS CIR LAS VEGAS, NV 89149-1430

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12-16P

Nora Lares

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Sent: Monday, January 14, 2019 8:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/14/19 8:27 PM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	75024
Position:	I OPPOSE the project and all related applications.
Name:	Mark Chaparian
Residential or Business Address:	9780 Arch Canyon Ct Las Vegas, NV 89149
Phone:	(702) 845-8696
Email:	MarkChaparian@Gmail.com
Comments:	I write to you as a citizen, a homeowner, the President of Emerald Springs HOA, a veteran, and a retired police officer of the LVMPD. My family and 24 other homeowners and their families I represent in our HOA are greatly concerned with this project. The majority of homes in our area are situated on 1/2 acres lots or larger. We are zoned "rural residential" with some exceptions of new builds, including our community. We searched long and hard for a community that wasn't urbanized and had a rural feel and atmosphere about it. We thought we found it when we built 2.5 years ago and sunk our life savings into our home and yard. I can tell you from my 30 year law enforcement background, building homes such as the ones described with as high of density as DR Horton is

12-16P
Pg 1 of 2

asking, will lead to deflated property values, higher crime, and a much less satisfying neighborhood and community. We all understand new homes will be built and undeveloped areas will become developed. We ask that you consider what affect this project will have long term on the citizens such as myself and all the others who live in this community.

Please know that each homeowner I've spoken with in my HOA community of Emerald Springs is AGAINST this project and we would appreciate your support to modify it with less homes to meet the existing standard of a minimum of 10,000 square foot lots found in a Clark County/City of Las Vegas agreement years ago or deny the requests for zoning changes, variances, and/or amendments regarding this property altogether.

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12-16
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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/17/19 8:14 AM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	PRJ-75024
Position:	I OPPOSE the project and all related applications.
Name:	Danny Buguillos
Residential or Business Address:	9772 Mosaic Canyon Ct Las Vegas, NV 89149
Phone:	(510) 468-2848
Email:	dburguillos@gmail.com
Comments:	Developer should not be allowed the variance or should be allowed to change existing Plan and/or zoning. Amending plan to RNP to L and rezoning to R-E to R-1. Most if not all homes in the area remain a RNP and R-E. Developer would not be building lots and home sizes that match the existing homes, and is only trying to increase density for revenue. In my opinion would damage the spirit of the original zoning and existing home values.

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Nora Lares

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Sent: Thursday, January 17, 2019 8:16 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/17/19 8:16 AM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	PRJ-75024
Position:	I OPPOSE the project and all related applications.
Name:	Karen Burguillos
Residential or Business Address:	9772 Mosaic Canyon Ct Las Vegas, NV 89149
Phone:	(702) 858-8615
Email:	kaybee519@gmail.com
Comments:	Developer should not be allowed the variance and should not be allowed to change existing Plan and/or zoning. Amending plan to RNP to L and rezoning to R-E to R-1. Most if not all homes in the area remain a RNP and R-E. Developer would not be building lots and home sizes that match the existing homes, and is only trying to increase density for revenue. In my opinion would damage the spirit of the original zoning and existing home values.

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12-16P

Nora Lares

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Sent: Tuesday, January 22, 2019 11:30 AM
To: Planning Comments
Subject: Planning Application Comments Form

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/22/19 11:30 AM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	PRJ-75024
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	GPA-75219, ZON-75220
Name:	Greg Rustad
Residential or Business Address:	6208 Magnifico Circle Las Vegas, NV 89149
Phone:	(702) 228-1422
Email:	lykkroc@gmail.com
Comments:	While we do not oppose residential development by DR Horton on this 5-acre parcel, we do oppose the request for Rezoning which would allow a higher density as well as the General Plan Amendment which seeks to revise the building guidelines from the Rural Neighborhood Preservation which currently exists in the area to Low Density Residential. We purchased in this area specifically because the larger lots and rural "feel". The proposed revisions for the lot adjacent our

Submitted after Final Agenda

12A
13A
Pg 1 of 2

subdivision would be diminish the desirability of this area.
Thank you for your consideration.

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Pg 2 of 2

MAR 2 5 2019

Dept of Planning
City of Las Vegas

March 20, 2019

City of Las Vegas
Department of Planning
Development Services Center
333 N Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Ref GPA-75219 and ZON-75220 (PRJ-75024)
Planning Commission Meeting Jan 22, 2019

This is to file a protest which I want to be noted in your files.

I strongly oppose this request for a rezoning to R-1 and the request to build 18 homes on this 5-acre parcel. This lot is within our RNP where ½ acre lots dominate. I wish to point out that I strongly support and wish to protect the Interlocal Agreement which is in place in our area and should also be considered by the Planning Commission before voting on this request.

I realize that we should be realistic and that there is a need to work with the developer. I understand that along Centennial Parkway we could allow for a deviation from the ½ acre per house requirement. It would be appropriate for the developer to come up with a new plan to build 12 or up to a max of 14 homes on this 5 acre parcel. The plan should be to build 4 homes on the 2 acres along/adjoining Regena Ave and 8 - 10 homes on the remaining 3 acres budding on Centennial Parkway. Such a revised plan would be more appropriate and fit into the existing neighborhood.

Cordially,

Melinda Barfield

Melinda Barfield
6320 N Jensen Street
Las Vegas, NV 89149

Submitted after final agenda

Date 3/26/19 Item 11 P 12 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, March 26, 2019 6:27 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/26/19 6:26 AM

Meeting Date:	Tuesday, March 26, 2019
Project Number:	RE1 PRJ-75024
Position:	I OPPOSE the project and all related applications.
Name:	Antonia Di Dio
Residential or Business Address:	6335 N. Grand Canyon Dr. Las Vegas, NV 89149
Email:	msglobin74@gmail.com
Comments:	I oppose the zoning request to RE1 based on the fact that DR Horton is planning to build 16 homes on a 5 acre parcel which is in the RNP area where most homes are on a 1/2 acre lot. The developed parcel right next to this proposal along Regena/Jensen to Centennial are Lennar built homes of 25 homes on a 10 acre property. That would compare to an equivalent of 12-13 homes for a 5 acre lot. The lot sizes of many of the proposed plans are as low as 6500 sq. ft. which is extremely short of the requirement of the minimum 10,000 sq. ft. listed in the Interlocal Agreement. We just had our 3rd meeting with the DR Horton representative and they made no changes whatsoever to the plan since the 2nd

Submitted after final agenda

Date 3/26/19 Item 11-15P pg 1 of 2

meeting, even though the neighbors voiced their opposition. Please consider to deny the approval for the proposed plan.

The main reason we moved to this area was because it is an RNP area. If that is what it is considered, then why does DR Horton have the right to change it? Please keep this neighborhood as it is supposed to be, a rural neighborhood preservation area. Thank you.

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City of Las Vegas

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11-15
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 25, 2019 8:10 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/25/19 8:10 PM

Meeting Date:	Tuesday, March 26, 2019
Project Number:	PRJ-75024
Position:	I OPPOSE the project and all related applications.
Name:	URSULA LUCHINGER
Residential or Business Address:	6325 N. GRAND CANYON DR Las Vegas, NV 89149
Phone:	(702) 360-0587
Email:	aahursula@yahoo.com
Comments:	I oppose the zoning request to RE1 based on the fact that DR HORTON is planning to build 16 homes on a 5 acre parcel which is in the RNP area where most homes are on a 1/2 acre lot. The developed parcel right next to this proposal along Regena/Jensen to Centennial are Lennar built homes of 25 homes on a 10 acre property. That would compare to an equivalent of 12 to 13 homes for a 5 acre lot. The lot sizes of many of the proposed plan are as low at 6500 square feet which is extremely short of the requirement of min 10,000 sq ft listed in the

11-15 P
pg 1 of 2

Interlocal agreement. We just had our 3rd meeting with the DR HORTON rep and they had made no changes whatsoever to the plan since the 2nd meeting even though the neighbors voiced their opposition.
Please consider to deny the approval for the proposed plan.
Thank you

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Dept of Planning
City of Las Vegas

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11-15
pg 2 of 2

4/23/19

City of Las Vegas

Department of Planning

Development Services Center

333 N. Rancho Dr., 3rd Floor

Las Vegas, NV 89106

Ref: GPA-75219 and ZON-75220 (PRJ-75024)

Planning Commission Meeting - April 23, 2019

This is to file a PROTEST which I want to be noted in your files.

As a 37 year resident of Las Vegas and the RNP (Rural Neighborhood Preservation), I strongly oppose this request by Dr. Horton for a rezoning to R-1 on the 5.0 acres located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006). The Developer Dr. Horton **should not** be allowed the variance or be allowed to change existing zoning from RE to R-1 within the RNP.

However, I am not opposed to granting the Developer a Vacation relating to the U.S. Government Patent Easements.

Sincerely,

James P. Padgett

8690 W. Fisher Avenue

Las Vegas, NV 89149

S1 P
S2 P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
62

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

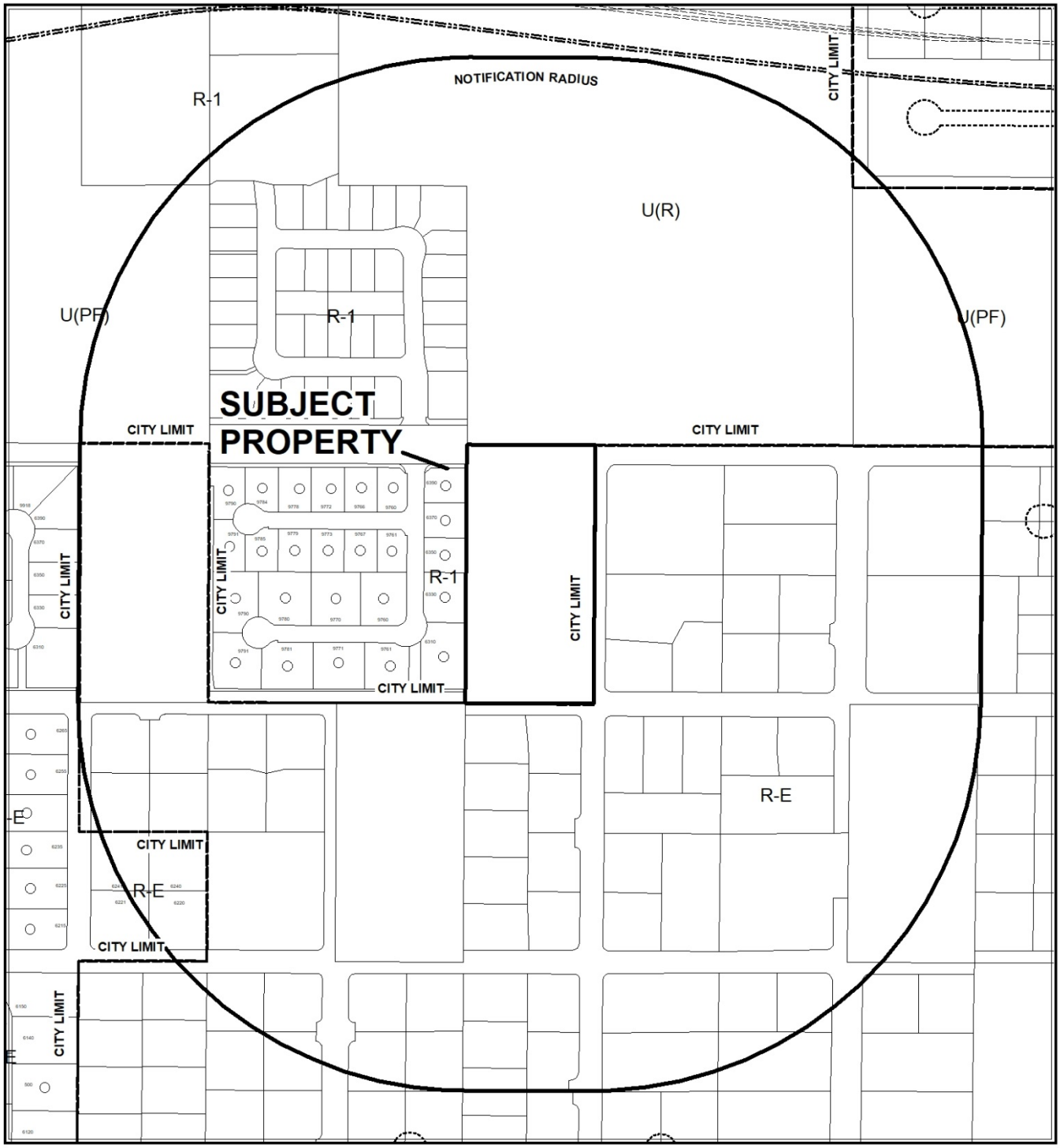
SUBJECT:
ZON-75220 - ABEYANCE ITEM - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75220, VAR-75221 and TMP-75223 [PRJ-75024]
3. Supporting Documentation
4. Protest Postcards
5. Backup Submitted from the May 1, 2019 City Council Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: **ZON-75220, VAR-75221 AND TMP-75223 (PRJ-75024)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **ZON-75220, VAR-75221 AND TMP-75223 (PRJ-75024)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75024
12/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP

Project Address (Location) Centennial Parkway and Jensen Street

Project Name Centennial Jenson 5 **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 125-30-101-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Barbier Living Trust **Contact** ROBERT J. BARBIER

Address 1211 SHEFFIELD WAY **Phone:** (916) 773-1265

City ROSEVILLE **State** CA **Zip** 95661-5539

E-mail Address BBCUSTOMPOOLSPA@YAHOO.COM

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Angie Scott

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2126 **Fax:** (702) 804-2126

City Las Vegas **State** NV **Zip** 89146

E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER SUCCESSOR TRUSTEE

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BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

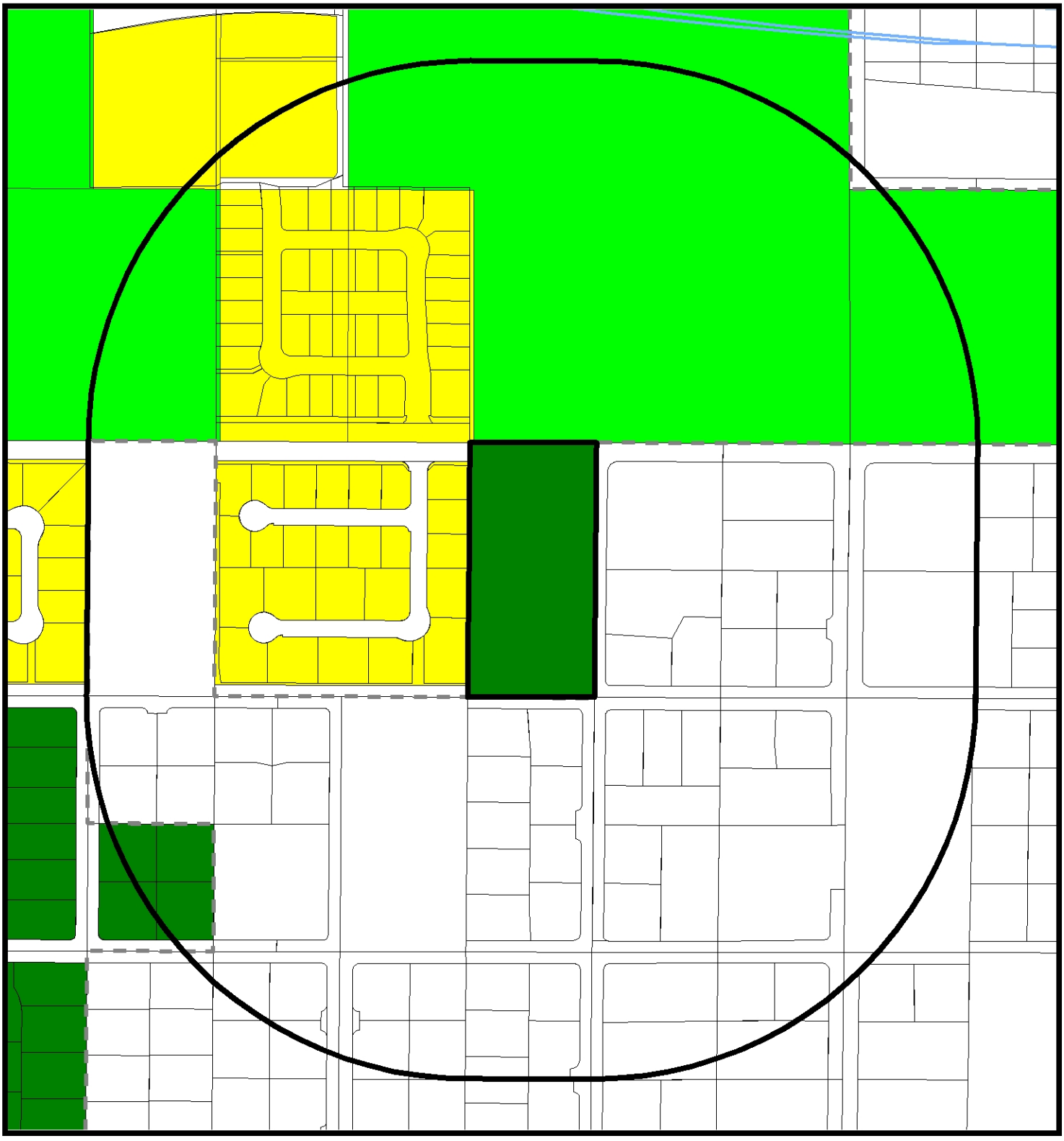
FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PR-75024
12/03/18

Revised 03/28/16

ZON-75220



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, December 06, 2018

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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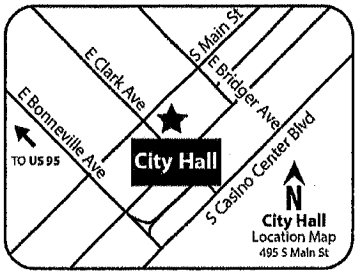
2019 MAY 13 P 12:36

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-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

1 37 RECEIVED 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
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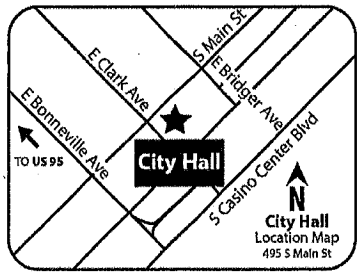
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

ZON-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102011
SELAK L L C
4904 RANCHO BERNARDO WAY
LAS VEGAS NV 89130

1 37 RECEIVED 89130

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 APR 25 A 11:52

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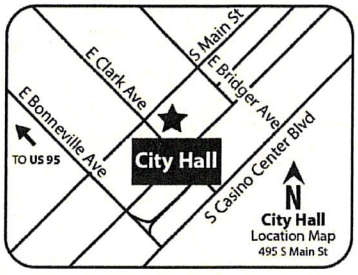

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 BRDCNP1 89149

Submitted after final agenda
Item 12

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDCMP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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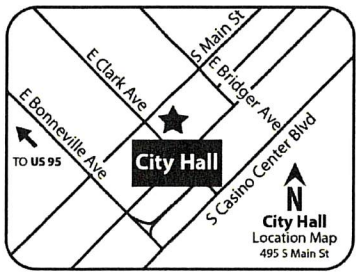
2019 APR 23 A 11:15

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-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDCMP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
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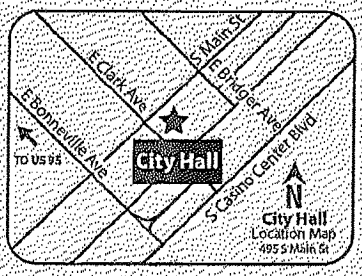
Las Vegas, NV
Permit No. 1630

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-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024 1
12530210004
EATON BRIAN SPENCER & MARYANNE
6196 BEDFORD FALLS CIR
LAS VEGAS NV 89149-1430

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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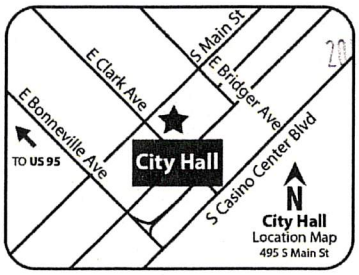
2019 APR 29 P 3:09

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-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111002
SCHOUTEN 1983 TRUST
SCHOUTEN MARILYN LEE & ALBERT TR
6370 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 BRDGNP1 89149

Submitted after final agenda
Item 72

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

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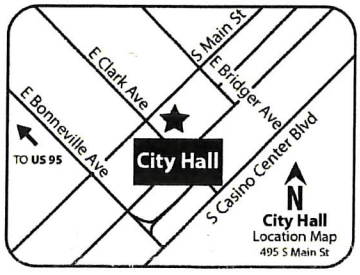
CITY CLERK
2019 APR 29 P 3:09



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75220 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111011
CHAPARIAN MARK
ROBERTS-CHAPARIAN LORA
9780 ARCH CANYON CT
LAS VEGAS NV 89149

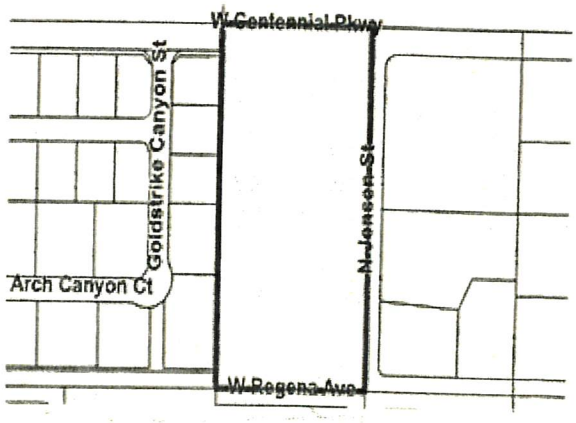
127 BRDGNP1 89149

Application Information

ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

Zoning is worthless unless we follow it.

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	May 1, 2019
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
63

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75221 - ABEYANCE ITEM - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards
4. Backup Submitted from the May 1, 2019 City Council Meeting
5. Backup Submitted at the March 26, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75024
12/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP

Project Address (Location) Centennial Parkway and Jensen Street

Project Name Centennial Jenson 5 **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 125-30-101-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Barbier Living Trust **Contact** ROBERT J. BARBIER

Address 1211 SHEFFIELD WAY **Phone:** (916) 773-1265

City ROSEVILLE **State** CA **Zip** 95661-5539

E-mail Address BBCUSTOMPOOLSPA@YAHOO.COM

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Angie Scott

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2126 **Fax:** (702) 804-2126

City Las Vegas **State** NV **Zip** 89146

E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18.

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
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Revised 03/28/16

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

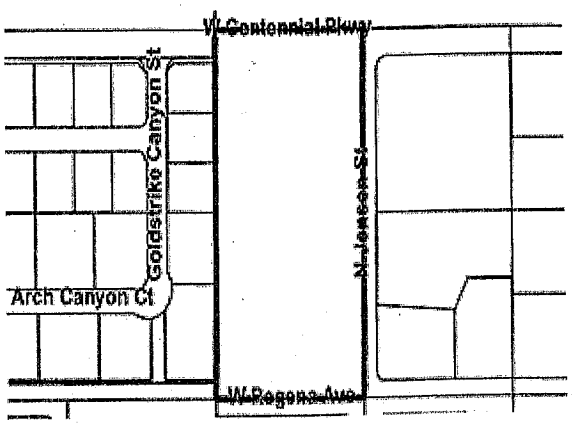
PR-75024
12/03/18

Application Information

VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

Variances to existing adopted regulations defeat the public process in which the public has already engaged in when the current zoning was adopted to implent planning for the future, No increase in allowed density = no need for variance

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	May 1, 2019
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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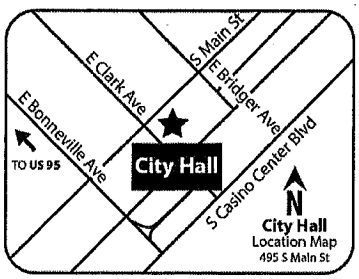
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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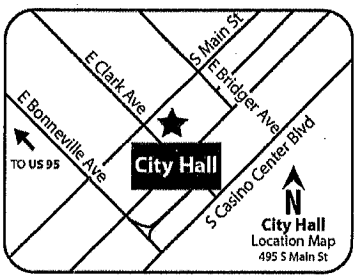
2019 MAY -1 P 12:37

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

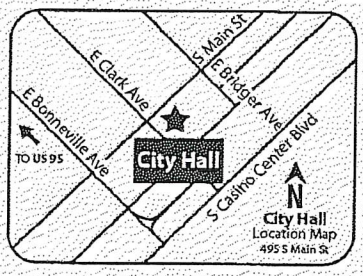
Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102011
SELAK L L C
4904 RANCHO BERNARDO WAY
LAS VEGAS NV 89130

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530210004
EATON BRIAN SPENCER & MARYANNE
6196 BEDFORD FALLS CIR
LAS VEGAS NV 89149-1430

127 BRDGNP1 89149

Submitted after final agenda

Item 73

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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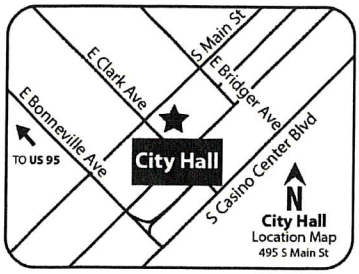

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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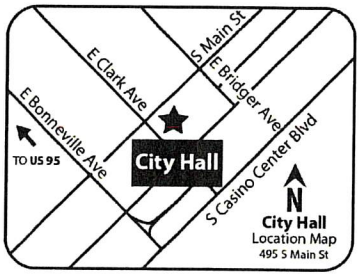

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VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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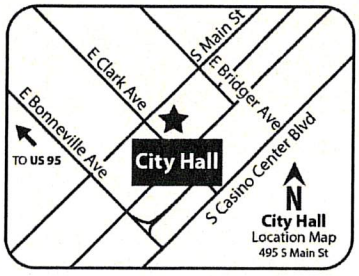

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111002
SCHOUTEN 1983 TRUST
SCHOUTEN MARILYN LEE & ALBERT TR
6370 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 BRDGNP1 89149

Submitted after final agenda

Item 73

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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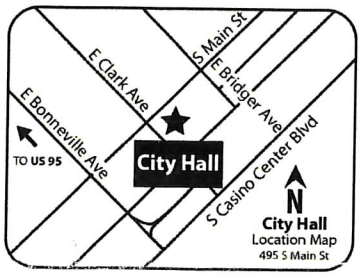

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111011
CHAPARIAN MARK
ROBERTS-CHAPARIAN LORA
9780 ARCH CANYON CT
LAS VEGAS NV 89149

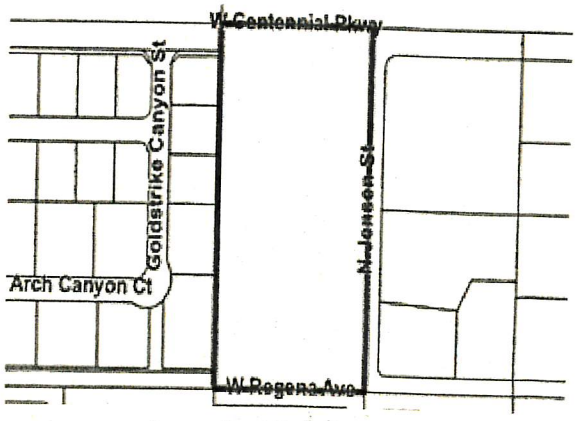
127 BRDGNP1 89149

Application Information

VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

The frontage of this project does not match the same to the North or West. Curb, sidewalk, green belt, wall is missing a green belt from curb to sidewalk

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	May 1, 2019
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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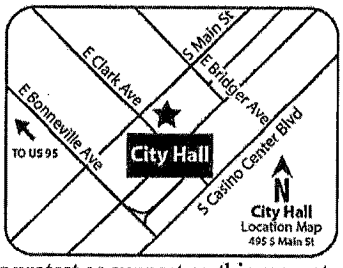

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

12530102009 Case: VAR-75221
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFMP1 89149

19P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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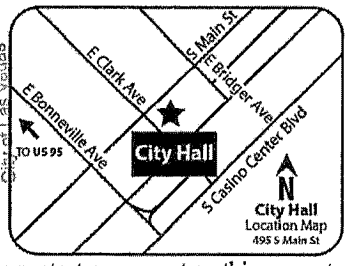
City of Las Vegas



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

I think you have allowed developers to encroach on the guidelines established for the RNC enough. No more braking the guidelines. Please choose not to support the money and support those of us who have purchased properties with large amounts of land for a reason. The low density housing areas near us are the pockets of crime and where mugging and attacks occur. We worked long & hard to get some space around us. Please stop destroying our RNC.

Case: VAR-75221
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFNP1 89149

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

With the changes proposed the neighborhood is not preserved and with sidewalk, access, and streetlight requirements modified it does not even meet LDR standards This is a zoning mess and it is because existing planning is being ignored.

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Las Vegas, NV
Permit No. 1630

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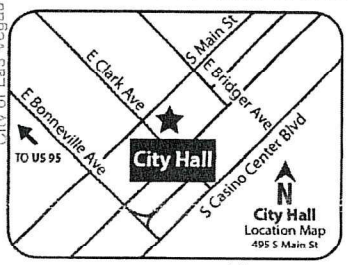
City of Las Vegas



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: VAR-75221

12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

-3-

127 LRDFNP1 89149

19P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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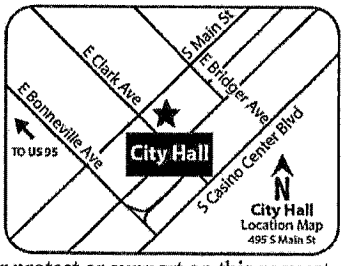

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

12530102004 Case: VAR-75221
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDPNP1 89149

19p

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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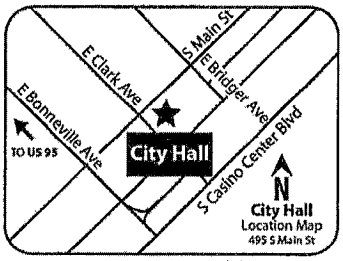

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City of Las Vegas

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: VAR-75221
12530501002
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

19P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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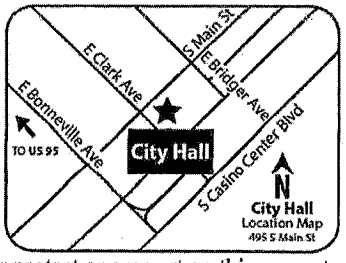

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

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Case: VAR-75221
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

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City of Las Vegas

Case: VAR-75221
12530111001
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

12P LRDFNP1 89149

Submitted after Final Agenda
14P

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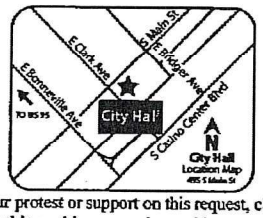

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☐ I SUPPORT this Request ☒ I OPPOSE this Request Rae Kelly

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: VAR-75221
12530101044
KELLY FAMILY TRUST
KELLY RAE F & JANE E TRS
6215 N GRAND CANYON DR
LAS VEGAS NV 89149-1362

127 LRDFNP1 89149

14P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
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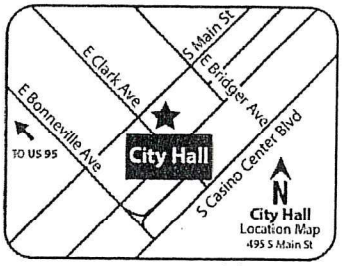

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75221 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

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City of Las Vegas

Case: VAR-75221
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 LRDFNP1 89149

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AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
64

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

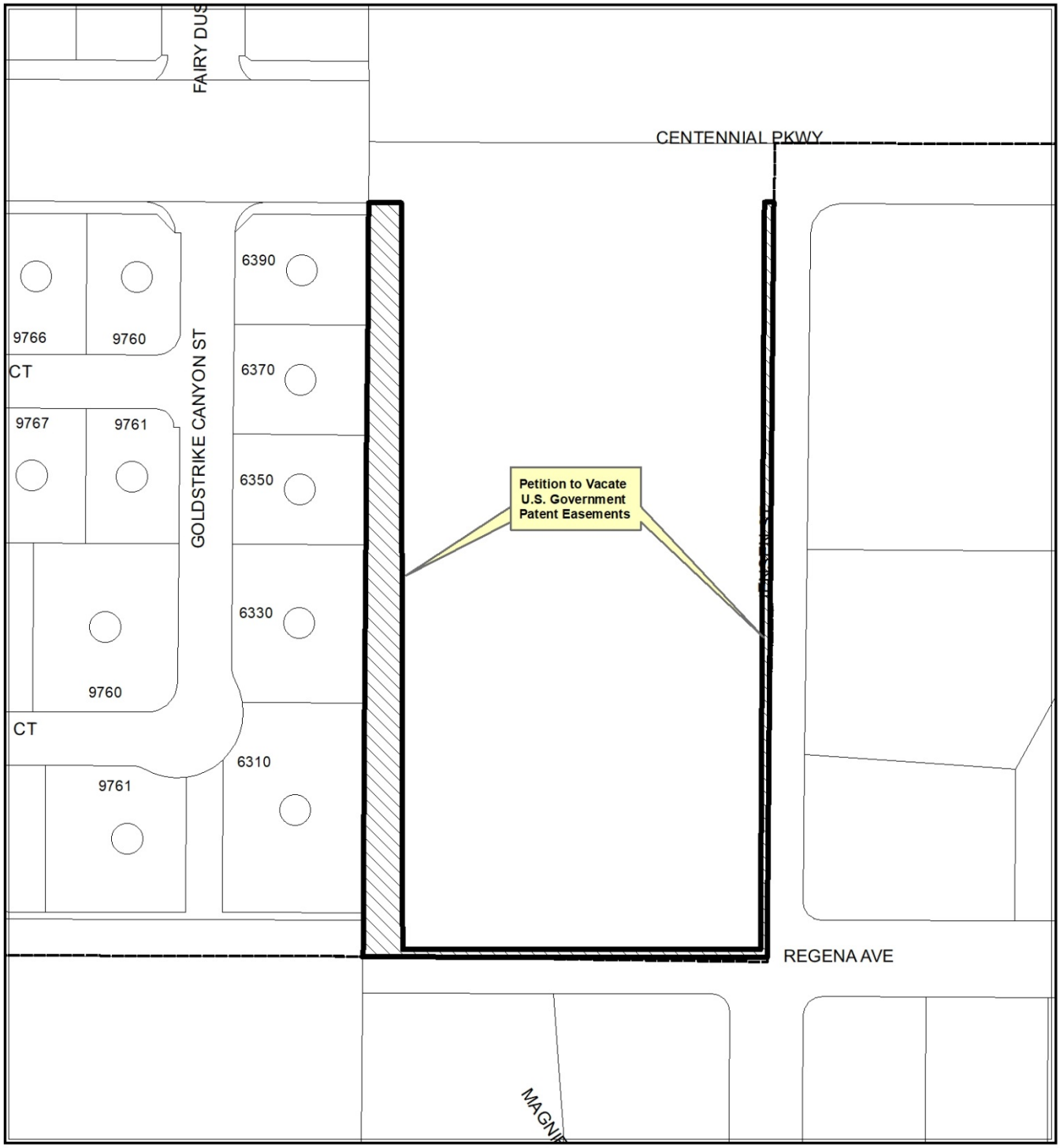
SUBJECT:
VAC-75222 - ABEYANCE ITEM - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Protest Postcard
5. Backup Submitted from the May 1, 2019 City Council Meeting
6. Backup Submitted at the March 26, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: VAC-75222 (PRJ-75024)



CASE: VAC-75222 (PRJ-75024)

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75024
12/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP

Project Address (Location) Centennial Parkway and Jensen Street

Project Name Centennial Jenson 5 **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 125-30-101-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Barbier Living Trust **Contact** ROBERT J. BARBIER

Address 1211 SHEFFIELD WAY **Phone:** (916) 773-1265

City ROSEVILLE **State** CA **Zip** 95661-5539

E-mail Address BBCUSTOMPOOLSPA@YAHOO.COM

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Angie Scott

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2126 **Fax:** (702) 804-2126

City Las Vegas **State** NV **Zip** 89146

E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18.

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NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75024
12/03/18

STATE OF NEVADA
DECLARATION OF VALUE

20031202
.01940

1. Assessor Parcel Number(s)
   a) 125-30-101-006
   b)
   c)
   d)
2. Type of Property:
   a) [ ] Vacant Land b) [X] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 2
Book _____ Page: _____
Date of Recording: _____
Notes:

3. Total Value/Sales Price of Property $ _____
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ _____
   Real Property Transfer Tax Due $ 0

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section 3 950825/01254
   b. Explain Reason for Exemption: to transfer without consideration to a family trust
   rerecord to correct date of the Aleksandra Barbier living trust.
5. Partial Interest: Percentage being transferred: 100 %

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

Signature Jeffrey Burr Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Aleksandra Barbier	Print Name:	Same as seller
Address:	3188 Brazos Street	Address:	"
City:	Las Vegas	City:	"
State:	NV Zip: 89109	State:	" Zip: "

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: JEFFREY BURR & ASSOCIATES Escrow #
Address: 4455 S. PECOS
City: LAS VEGAS, NV 89121 State: Zip:

1940

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

TO ASSESSOR'S COPY

PRJ-75024
12/03/18

20031202
.01940

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
JEFFREY L BURR & ASSOCIATES

12-02-2003 13:35 DG1
OFFICIAL RECORDS
BOOK/INSTR:20031202-01940
PAGE COUNT: 4

FEE: 17.00
RPTT: EX#003

APN# 125-30-101-006

(4)

RE-RECORDED

Recording requested by:
Jeffrey L Burr & Associates

Return to:
Name Jeffrey L. Burr & Assoc.
Address 4455 S Pecos Rd
City/State/Zip Las Vegas, NV 89121

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

DEED
(Title on Document)

This page 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 clearly in black ink only.

ASSESSOR'S COPY

PRJ-75024
12/03/18

20031202
01940

THIS DEED IS BEING RE-RECORDED TO CORRECT THE DATE OF THE ALEKSANDRA BARBIER LIVING TRUST

GRANT, BARGAIN, SALE DEED

(3)

THIS INDENTURE WITNESSETH: That ALEKSANDRA BARBIER, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to ALEKSANDRA BARBIER, Trustee of the ALEKSANDRA BARBIER LIVING TRUST, dated ~~June 22~~ July 18, 1995, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 19 South, Range 60 East, M.D.B.&M.

SUBJECT TO:
1. Taxes for the fiscal year
2. Covenants, conditions, restrictions, reservations, rights of way, and easements now of record.

GRANTEES ADDRESS: ALEKSANDRA BARBIER, 3188 Brazos Street, Las Vegas, NV 89109-3205
APN: 125-30-101-006

Subject to: Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

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

Witness her hand this 1st day of August, 1995.

Aleksandra Barbier
ALEKSANDRA BARBIER

File No. 95-1184-E

ASSESSOR'S COPY

PRJ-75024
12/03/18

20031202
.01940

950825.01259

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 15th day of August, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared ALEKSANDRA BARBIER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Notary Public

When Recorded, Mail to:
ALEKSANDRA BARBIER
3188 Brazos Street
Las Vegas, NV 89109-3205

ASSESSOR'S COPY

PRJ-75024
12/03/18

20031202
01940

950825.01254

EXHIBIT "A"
POWERS OF TRUSTEE

ALEKSANDRA BARBIER, Trustee, is hereby vested with complete powers 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 for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

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 issue.

This conveyance is made in Trust pursuant to and in accordance with the **"ALEKSANDRA BARBIER LIVING TRUST"** which was executed on July 18, 1995.

ASSESSOR'S COPY

2003 NOV 13 P 2:03 CLARK COUNTY NEVADA
JUDITH A. VANDEVER RECORDER
RECORDED AT REQUEST OF
JEFFREY L. BURR LTD
08-25-95 13:50 TML
OFFICIAL RECORDS
BOOK 950825 INST 01254
FEE: 9.00 RPTT EX#008

PRJ-75024
12/03/18

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

PRJ-75024
12/03/18

APN: 125-30-101-006

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PATENT EASEMENT RESERVATION TO BE VACATED IN SUPPORT OF THE CENTENNIAL JENSEN 5 PROJECT.

DESCRIPTION

A PORTION OF THAT CERTAIN PATENT EASEMENT RESERVATION RECORDED JANUARY 22, 1963 IN BOOK 415 AS INSTRUMENT NO. 334679 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

THE EAST, WEST AND SOUTH THIRTY-THREE (33) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH FIFTY (50) FEET, THE SOUTH THIRTY (30) FEET AND THE EAST THIRTY (30) FEET THEREOF.

END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

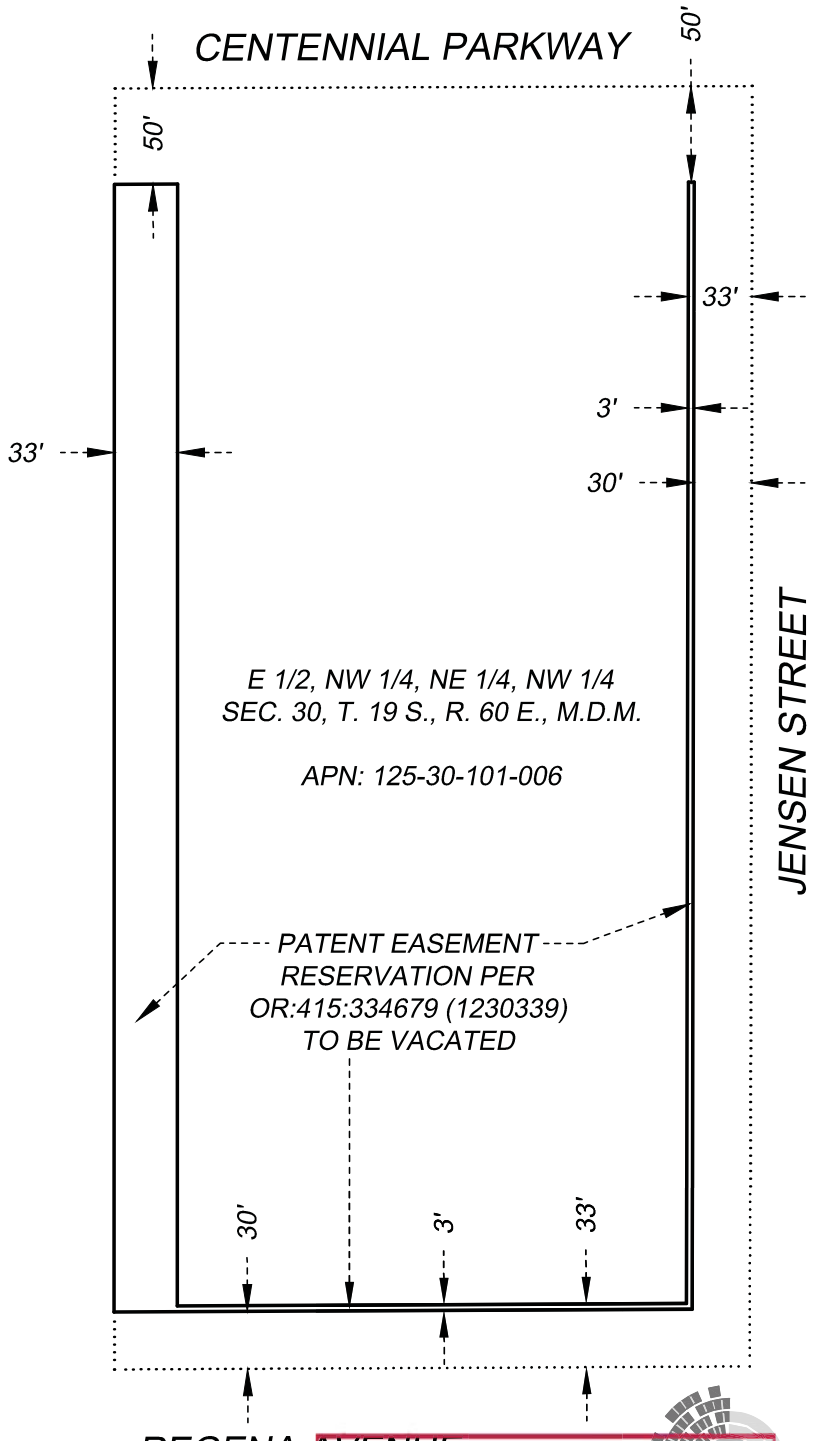


10/10/18
Exp. 6/30/20

DATASIGHT
2451 S. BUFFALO DRIVE, SUITE 105/LAS VEGAS, NEVADA 89117 / TEL: (702) 442-0996

PRJ-75024
12/03/18

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



1" = 100'

J:\DRH\18126\Division\LV Survey\Legals\Exhibits\DRH-18126_PEV-EX01.dwg

PRJ-75024
01/30/19

datasight

2451 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117
OFFICE: 702-442-0996 | DATASIGHTUSA.COM

PAGE 1 OF 1

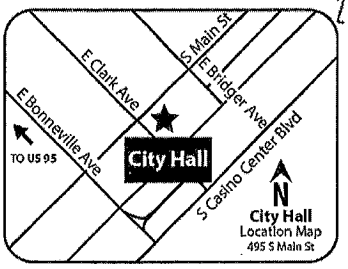
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2019 MAY -1 P 12:37

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



Case: VAC-75222

12530102011
2-SELAK L L C
4904 RANCHO BERNARDO WAY
LAS VEGAS NV 89130

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

VAC-75222 [PRJ-75024]
City Council Meeting of **May 1, 2019**

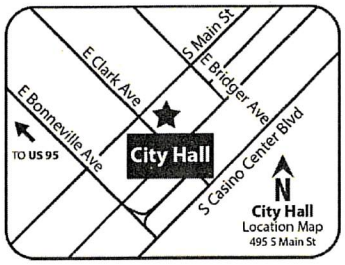
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2019 APR 29 P 3:09

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.

VAC-75222 [PRJ-75024]
City Council Meeting of **May 1, 2019**

Case: VAC-75222
12530111002
10-SCHOUTEN 1983 TRUST
SCHOUTEN MARILYN LEE & ALBERT TR
6370 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

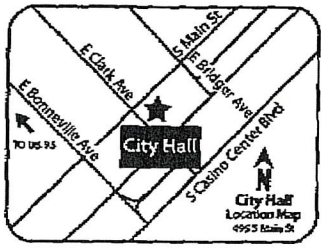
Submitted after final agenda
Item 74

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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.
VAC-75222 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

RECEIVED
JAN 2 2 2018
Dept of Planning
City of Las Vegas

Case: VAC-75222
12530111001
11-RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 LRDFNPi 89149

Submitted after Final Agenda

ISP

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
65

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TMP-75223 - ABEYANCE - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcard
4. Backup Submitted from the May 1, 2019 City Council Meeting
5. Backup Submitted at the March 26, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

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Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
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Revised 03/28/16

PRJ-75024
12/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP

Project Address (Location) Centennial Parkway and Jensen Street

Project Name Centennial Jenson 5 **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 125-30-101-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.0 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Barbier Living Trust **Contact** ROBERT J. BARBIER

Address 1211 SHEFFIELD WAY **Phone:** (916) 773-1265

City ROSEVILLE **State** CA **Zip** 95661-5539

E-mail Address BBCUSTOMPOOLSPA@YAHOO.COM

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Angie Scott

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2126 **Fax:** (702) 804-2126

City Las Vegas **State** NV **Zip** 89146

E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18.

Brooke Davis

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PR-75024
12/03/18

Revised 03/28/16

DEPARTMENT OF PLANNING

DATE: 12/03/2018

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME Centennial Jensen 5
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Michael Cuddy at (702)-635-3600. Thank you.

Sincerely,

(Signature)

Michael Cuddy
(Print)

Subscribed and sworn before me

This 2ND day of DECEMBER, 20 18.

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

Barbara A Bross
Notary Public in and for said County and State

PRJ-75024
12/03/18

CENTENNIAL JENSEN 5

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [x] 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations. N/A Planning
- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [x] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [x] 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.

PRJ-75024
12/03/18

Planning ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

N/A ☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

Planning

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☑ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☑ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

N/A ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

Planning

☑ 3. Any proposed deviations from City standards.

Planning ☑ 4. A copy of the deed for the property, if required.

☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☑ 6. A compatible digital format copy of the tentative map.

N/A ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

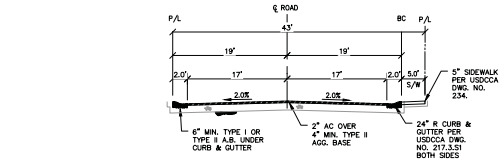
Reviewed by: Roger Bailey A Swanton

Department of Public Works Signature: _____

Date: 11/7/18 11/7/18

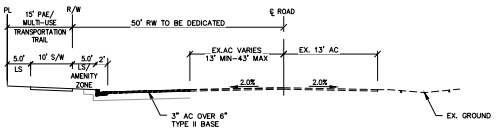
PRJ-75024
12/03/18

TENTATIVE MAP FOR
CENTENNIAL JENSEN 5
125-30-101-006



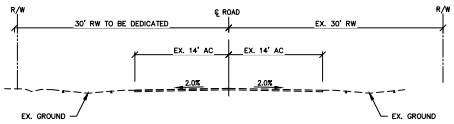
43' PRIVATE STREET — A

SCALE: N.T.S.



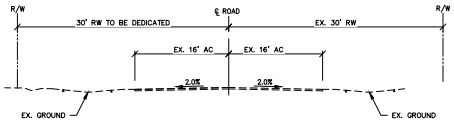
CENTENNIAL PKWY - PUBLIC — B

SCALE: N.T.S.



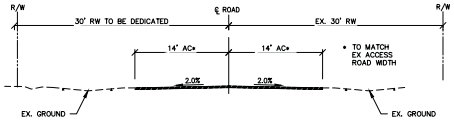
JENSEN ST - PUBLIC — C

SCALE: N.T.S.



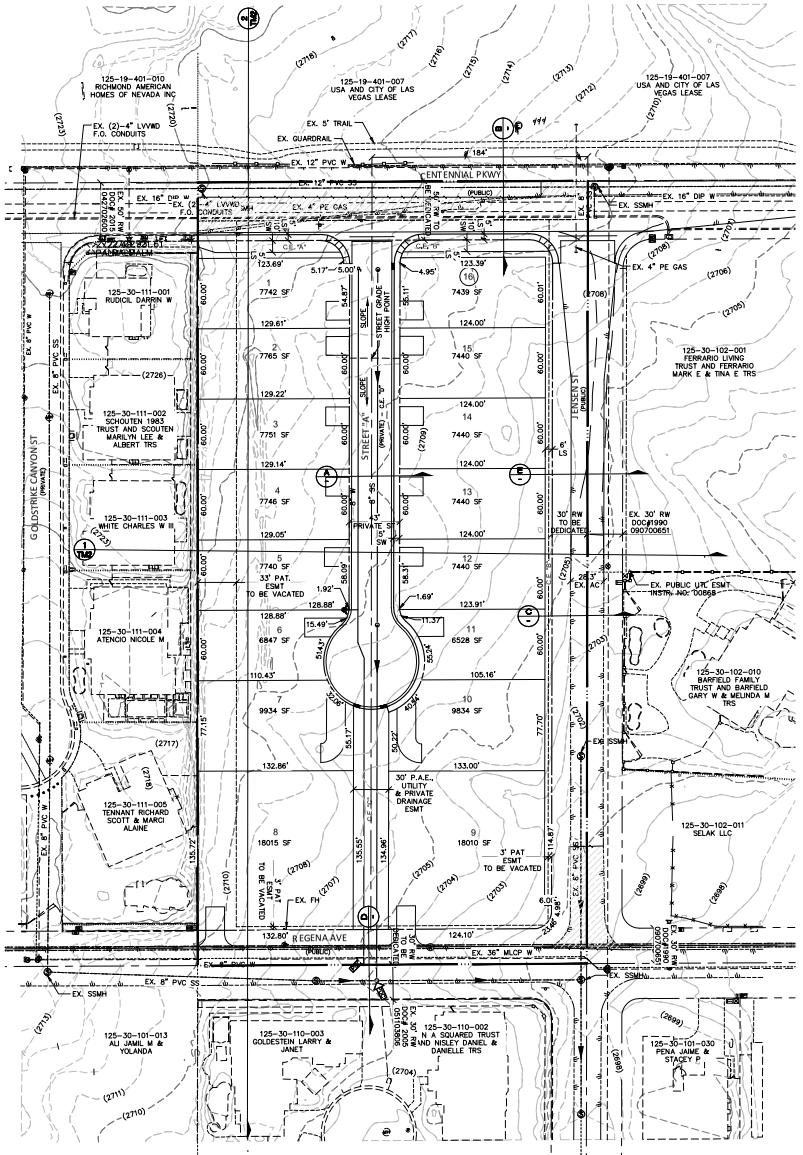
REGENA AVE - PUBLIC — D

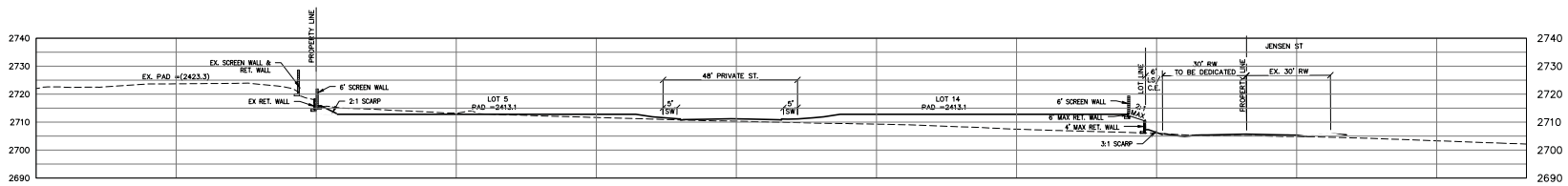
SCALE: N.T.S.



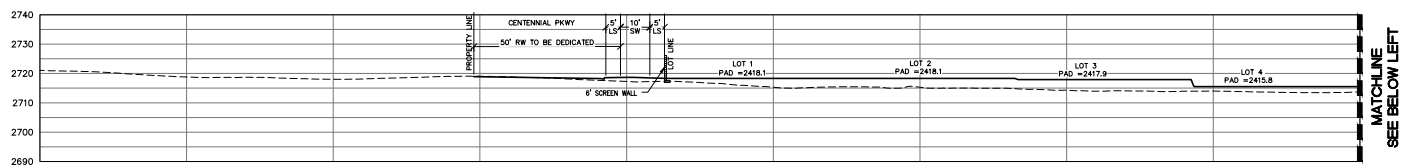
JENSEN ST - PUBLIC — E

SCALE: N.T.S.

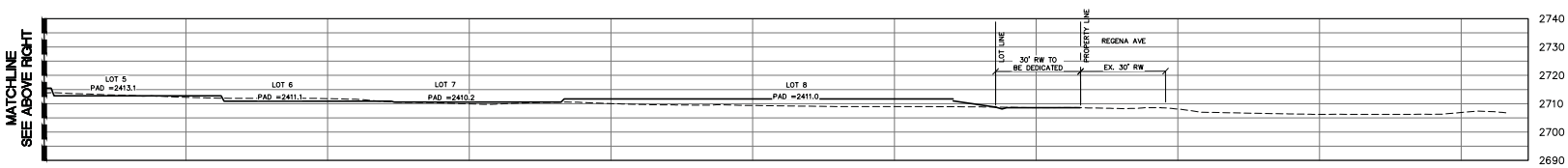

NORTH
125-19-401-010 RICHMOND AMERICAN HOMES OF NEVADA INC
125-19-401-007 USA AND CITY OF LAS VEGAS LEASE
EX. (2)-4" LVVWD F.O. CONDUITS
EX. 5' TRAIL
EX. GUARDRAIL
EX. 12" PVC W
EX. 12" PVC SS
CENTENNIAL PKWY
(PUBLIC)
EX. 16" DIP W
EX. SSMH
EX. 4" PE GAS
125-30-111-001 RUDICIL DARRIN W
125-30-111-002 SCHOUTEN 1983 TRUST AND SCOUTEN MARILYN LEE & ALBERT TRS
125-30-111-003 WHITE CHARLES W III
125-30-111-004 ATENCIO NICOLE M
125-30-111-005 TENNANT RICHARD SCOTT & MARCI ALAINE
125-30-102-001 FERRARIO LIVING TRUST AND FERRARIO MARK E & TINA E TRS
125-30-102-010 BARFIELD FAMILY TRUST AND BARFIELD GARY W & MELINDA M TRS
125-30-102-011 SELAK LLC
125-30-110-002 N A SQUARED TRUST AND WESLEY DANIEL & DANIELLE TRS
125-30-110-003 GOLDSTEIN LARRY & JANET
125-30-101-013 ALI JAMIL M & YOLANDA
125-30-102-030 PENA JAME & STACEY P
GOLDSTRIKE CANYON ST (PUBLIC)
JENSEN ST (PUBLIC)
REGENA AVE (PUBLIC)
STREET GRADE HIGH POINT
PRIVATE 5' SW
30' P.A.E., UTILITY & PRIVATE DRAINAGE ESMT
3' PAT ESMT TO BE VACATED
33' PAT. ESMT TO BE VACATED
EX. 30' RW DEDICATED
EX. PUBLIC UTL ESMT INSTR. NO. 00868
EX. 36" MLCP W
EX. 8" PVC W
EX. 8" PVC SS
EX. SSMH
EX. 6" PVC W
EX. 8" PVC SS
EX. SSMH
EX. 4" PE GAS
EX. 16" DIP W
EX. SSMH
EX. 30' RW DEDICATED
EX. 30' RW DEDICATED
EX. 26.3' AC
EX. 30' RW DEDICATED
EX. 30' RW DEDICATED
EX. 30' RW DEDICATED



TYPICAL SECTION
VERT.: 1" = 20'
HOR. : 1" = 20'



TYPICAL SECTION
VERT.: 1" = 20'
HOR. : 1" = 20'



TYPICAL SECTION
VERT.: 1" = 20'
HOR. : 1" = 20'

20 0 20 40
SCALE FEET

PRJ-75024
01/30/19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE:

PROJECT NO. 767-639
DESIGN:
DRAWN: LRL
CHECK:
PLOT DATE: 01-16-19
PLOT TIME: 14:42:34

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\767-639\DWG\TENTMAP\A639C_TM.DWG
KARWAH LEE

DR HORTON
CENTENNIAL JENSEN 5
TENTATIVE MAP 2

DRAWING
TM2
2 OF 2 SHTS

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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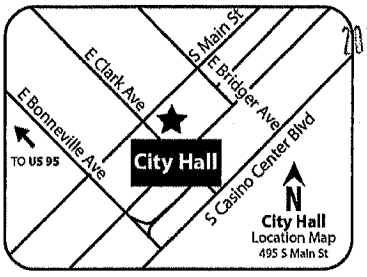
2019 MAY 13 P 12:35

Official Notice of Public Hearing



PRJ-75024_1
12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

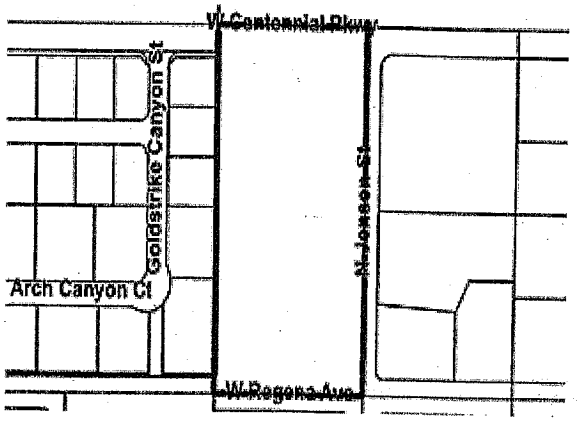
Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

Application Information

TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL. This lot is currently zoned to allow 10 new lots of record. No need for variance which may cause a decrease in safety if current density is followed. Would open the door to continued changes in neighborhood character

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	May 1, 2019
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

City of Las Vegas
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Las Vegas, Nevada 89101

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2019 APR 23 A 11:15

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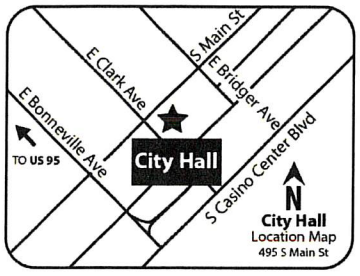

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 APR 23 A 11:15

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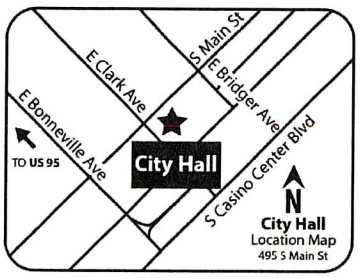

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

Submitted after final agenda
Item 75

127 BRDGNP1 89149

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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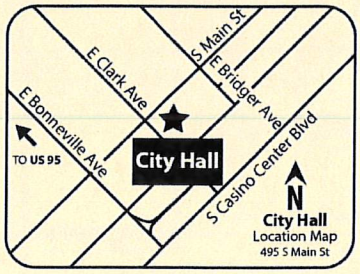
2019 APR 25 A 11:52



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

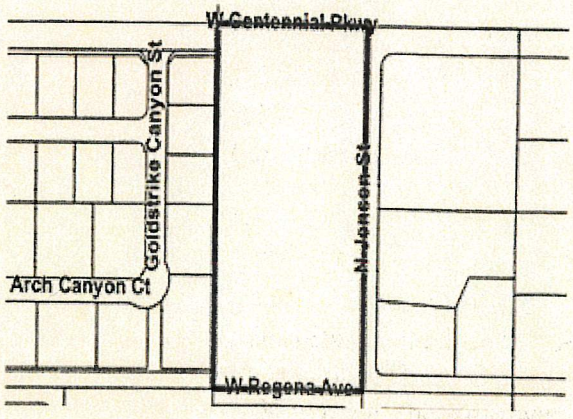
127 BRDSHP1 89149

Application Information

TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

I oppose the building of 18 homes on this 5 acre property

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	May 1, 2019
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

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Las Vegas, Nevada 89101

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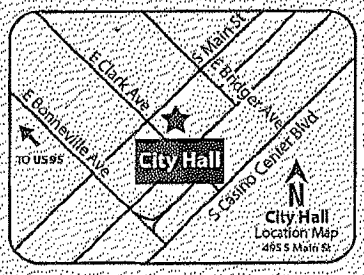

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530210004
EATON BRIAN SPENCER & MARYANNE
6196 BEDFORD FALLS CIR
LAS VEGAS NV 89149-1430

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 APR 29 P 3:09

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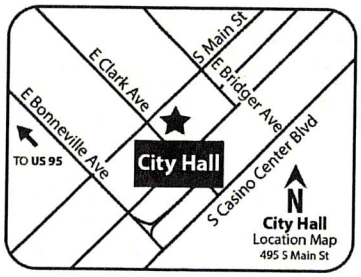

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111002
SCHOUTEN 1983 TRUST
SCHOUTEN MARILYN LEE & ALBERT TR
6370 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 BRDGNP1 89149

Submitted after final agenda
Item 75

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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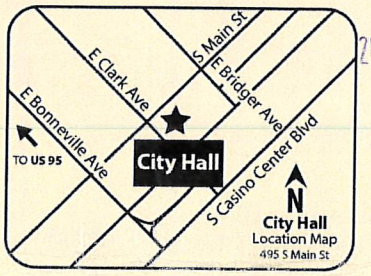
2019 APR 29 P 3:09



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]
City Council Meeting of **May 1, 2019**

PRJ-75024_1
12530111011
CHAPARIAN MARK
ROBERTS-CHAPARIAN LORA
9780 ARCH CANYON CT
LAS VEGAS NV 89149

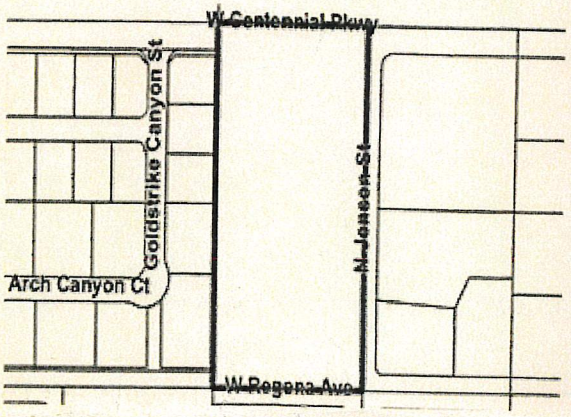
127 BRDGHP1 89149

Application Information

TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

This exceeds prior Count/City agreement (10K Sq Ft lots Min) And DR Horton told us 16 was the #

Application Location



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

Public Hearing Information

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Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
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NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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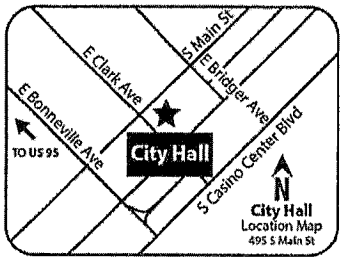

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Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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.
TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFNP1 89149

2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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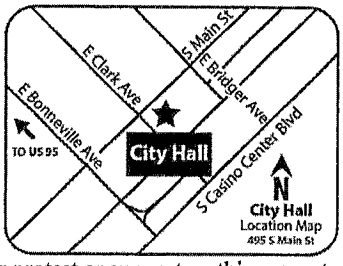

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFNP1 89149

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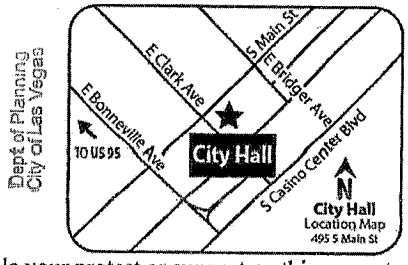

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Planning Commission Meeting of **1/22/2019**

There is an adopted plan and zoning in place. Do NOT deviate from what has already been adopted. Case-by-case is not planning. If changes or update is needed do it as an overall process, not piece meal.

Case: TMP-75223

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12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

127 LRDFMF1 89149

21P

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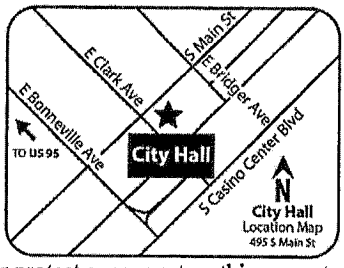

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530102004
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRDFNP1 89145

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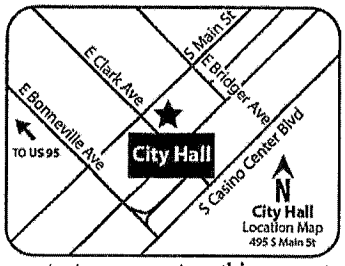

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Planning Commission Meeting of **1/22/2019**

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Case: TMP-75223
12530501002
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

127 LRDFNP1 89149

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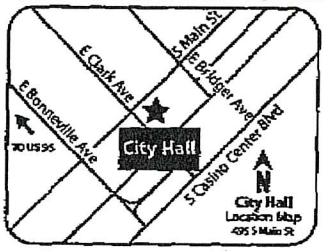

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530111001
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 LRDFNP1 89149

Submitted after Final Agenda

1 of P

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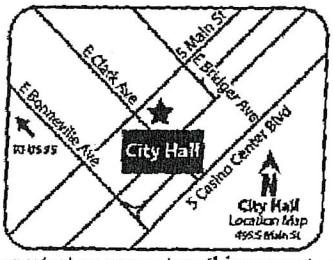

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530101026
YOUNG FAMILY TRUST
YOUNG RICK W & MARIAN E TRS
9865 W REGENA AVE
LAS VEGAS NV 89149-1347

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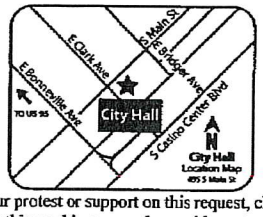

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530101044
KELLY FAMILY TRUST
KELLY RAE F & JANE E TRS
6215 N GRAND CANYON DR
LAS VEGAS NV 89149-1362

127 LRDFNP1 89149

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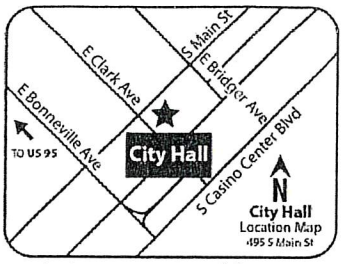

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☒ I OPPOSE this Request

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

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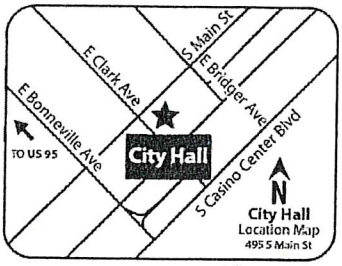

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Dept of Planning
City of Las Vegas

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TMP-75223 [PRJ-75024]
Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 LRDFNP1 89145

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AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
66

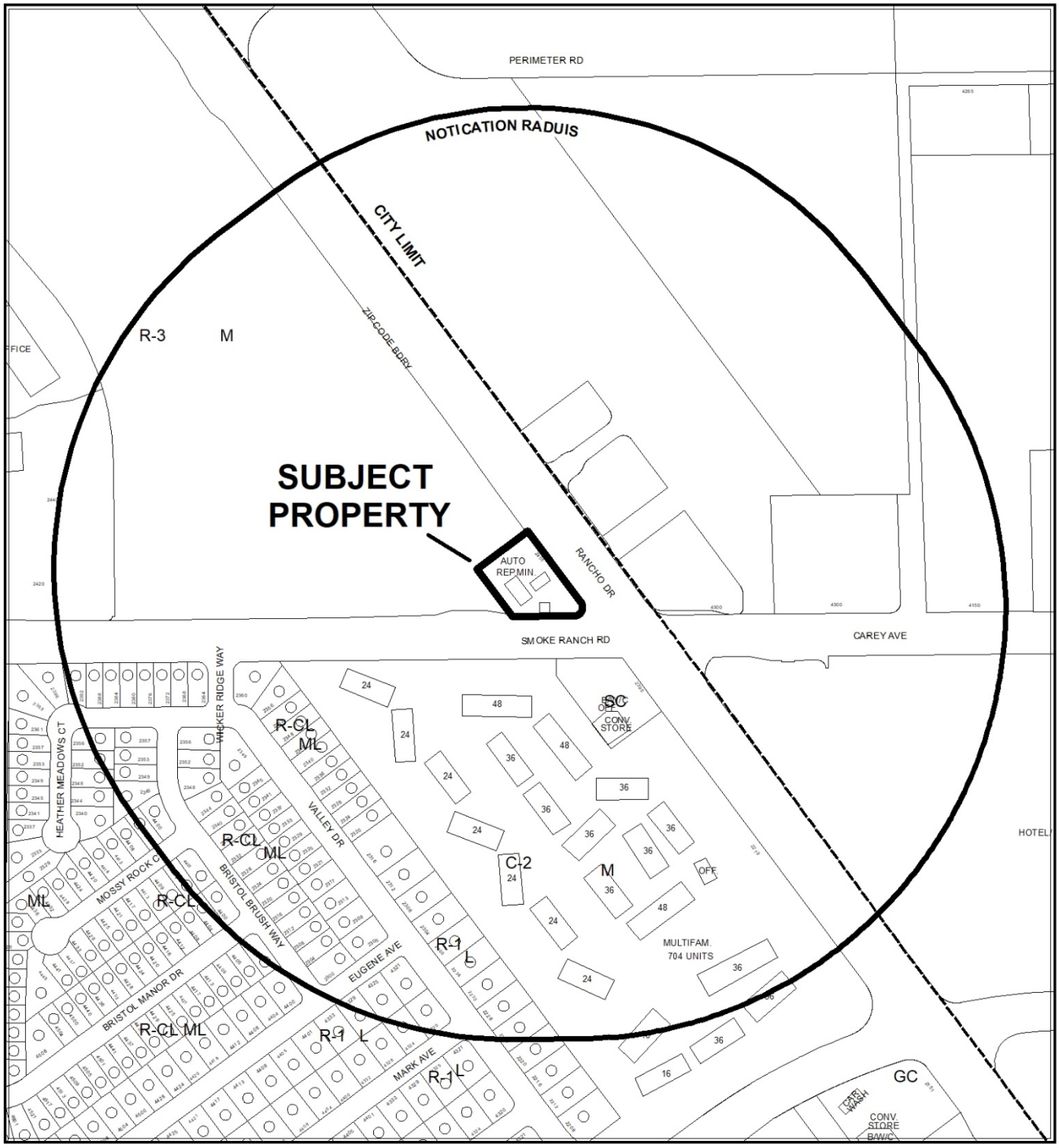
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76120 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	2

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend DENIAL.

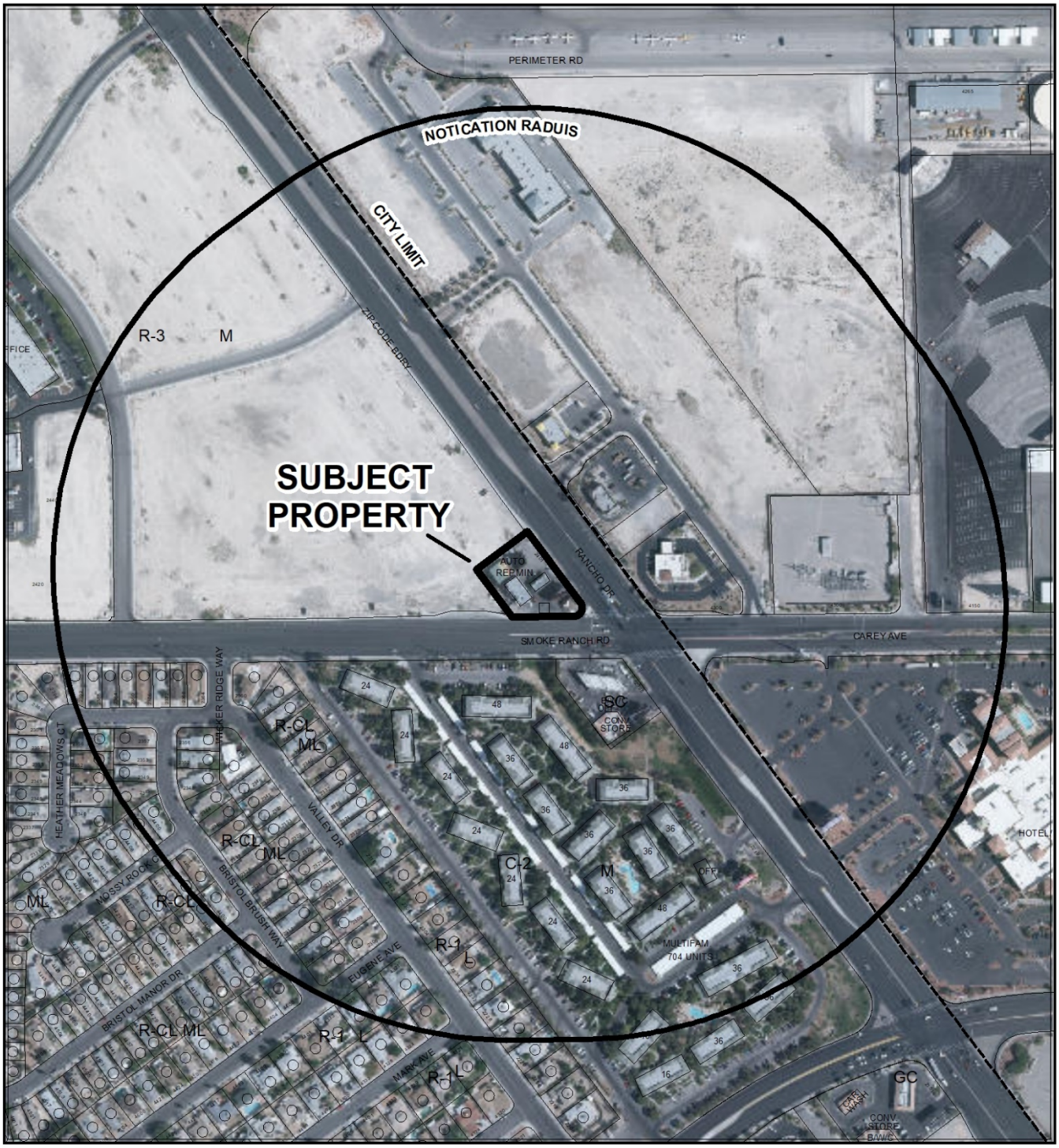
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76120, VAR-76267 and SDR-76121 [PRJ-76097]
2. Conditions and Staff Report - VAR-76120, VAR-76267 and SDR-76121 [PRJ-76097]
3. Supporting Documentation - VAR-76120, VAR-76267 and SDR-76121 [PRJ-76097]
4. Photo(s) - VAR-76120, VAR-76267 and SDR-76121 [PRJ-76097]
5. Justification Letter - VAR-76120, VAR-76267 and SDR-76121 [PRJ-76097]
6. Backup Submitted from the June 19, 2019 City Council Meeting
7. Submitted at Meeting - Site Aerial Photo, Before and After Photos, Site Plan, Floor Plan, Building Elevation, and 3D Views Submitted by Miguel Gutierrez
8. Backup Submitted at the May 14, 2019 Planning Commission Meeting



CASE: **VAR-76120, VAR-76267, SDR-76121 (PRJ-76097)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-76120, VAR-76267, SDR-76121 (PRJ-76097)**

0 270 540 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BEST AMIGOS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76120	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76267	Staff recommends DENIAL, if approved subject to conditions:	
SDR-76121	Staff recommends DENIAL, if approved subject to conditions:	VAR-76120, VAR-76267

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED
92 - VAR-76120 and VAR-76267 (By City Clerk)
92 - SDR-76121 (By City Clerk)

PROTESTS
1 - VAR-76120 and VAR-76267
1 - SDR-76121

APPROVALS
0 - VAR-76120 and VAR-76267
0 - SDR-76121

CS

** CONDITIONS **

VAR-76120 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76267) and Site Development Plan Review (SDR-76121) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-76267 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76120) and Site Development Plan Review (SDR-76121) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76121 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76120) and Variance (VAR-76267) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/26/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.080 is hereby approved, to allow zero-foot landscape buffers along the interior property lines where eight feet is required.

5. A Waiver from Title 19.08.040 is hereby approved, to allow service bay doors to face the public right-of-way where openings to service bay doors are prohibited from facing public rights-of-way.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of permits, dedicate 5 feet of right-of-way on Rancho Drive adjacent to this site. Additionally, dedication a 30-foot radius along with a Traffic Signal Chord Easement per Standard Drawing 201 at the northwest corner of Rancho Drive and Smoke Ranch Road adjacent to this site. Construction of the ultimate required width is not required at this time. A smaller radius may be approved by the City Engineer.

12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Rancho Drive and Smoke Ranch Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Driveways closest to the intersection on both Smoke Ranch Road and Rancho Drive shall be closed and replaced with sidewalk and curb/gutter meeting current City standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Drive Capacity Improvements - Mesquite to Durango" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

14. Prior to the issuance of permits, coordinate with the Sewer Planning section to verify that this site is connected to the City of Las Vegas sanitary sewer system and abandon any existing septic tank systems in accordance with Southern Nevada Heath District regulations.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

16. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow an expansion of an existing automotive repair shop within a required rear yard setback area at 2401 North Rancho Drive.

ISSUES

- Variance (VAR-76120) is requested to allow a zero-foot rear yard setback where 20 feet is the minimum required. Staff does not support the request.
- Variance (VAR-76267) is requested to allow 15 parking spaces where 27 spaces are the minimum required. Staff does not support the request.
- Waivers are requested to allow zero-foot wide landscape buffers along the north and west property lines where eight feet is required. Staff does not support the request.
- A Waiver is requested to allow openings to service bay doors to face the public right-of-way where prohibited. Staff does not support the request.
- The Department of Planning – Code Enforcement Division opened Case (#192912) for issues regarding possible non-permitted signage, weeds and tire outdoor storage. The case remains open.

ANALYSIS

The subject site is home to an existing 1,695 square-foot Auto Repair Garage, Minor use development. The property is zoned C-2 (General Commercial) and subject to Title 19 development standards. The applicant has requested the subject Site Development Plan Review to construct a 2,140 square-foot expansion of the existing use. Per the submitted floor plan, the addition will be used for storage and an automotive/loading area.

Per Title 19, an Auto Repair Garage, Minor use is defined as, “A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials.”

CS

The use is designated as a Conditional Use within the C-2 (General Commercial) zoning district. The Conditional Use regulations are listed as:

1. All repair and service work shall be performed within a completely enclosed building.

   The applicant proposes roll-up garage doors to allow vehicle access into the service areas. All work will be conducted within this enclosed area; however, the doors face Rancho Drive and require a waiver from Title 19.08 development standards which staff does not support.

2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040. Vehicles shall not be stored on the property longer than 45 days.

   Per the submitted site plan, a storage and staging area is proposed for the west side of the proposed expansion. This area will be screened by an eight-foot CMU block wall.

Per the City Traffic Engineer, this project will add approximately 34 trips per day on Rancho Drive and Smoke Ranch Road. Currently, Rancho Drive is at about 80 percent of capacity and Smoke Ranch Road is at about 51 percent of capacity. With this project, these capacities are expected to be unchanged. Based on Peak Hour use, this development will add into the area roughly 5 additional cars, or about one every twelve minutes.

Title 19 development standards require that openings for service bay doors not face the public right-of-way. The proposed service bay door openings face Rancho Drive to the east, and the applicant has requested a waiver to provide relief from this requirement. The existing perimeter landscaping installed along the east property line is minimal and does not adequately screen the service bays from the public street. A Variance is requested to allow a zero-foot rear yard setback where 20 feet is the minimum required. The bordering property is zoned R-3 (Medium Density Residential) and currently undeveloped. A parking Variance is also requested to allow a 44 percent reduction in required parking spaces, to allow 15 parking spaces where 27 spaces are required.

Due to the associated Variances and Waivers, staff finds that the proposed building expansion as configured is not harmonious and compatible with the surrounding area. Therefore, staff recommends denial of all requested entitlements. If approved, the applicant will move forward with the building permit process.

FINDINGS (VAR-76120)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct an expansion that does not meet Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-76267)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct an expansion that fails to provide additional parking spaces as required by Title 19. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76121)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Due to the requested Waivers and Variances in association with the proposed auto repair garage expansion, the site is not compatible with adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The applicant has requested Waivers of Title 19 requirements in regards to the service bay door openings and the interior landscape buffers. A Variance from Title 19 requirements has also been requested to allow a reduction in required parking and minimum building setbacks. Staff does not support any of the requests.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access will remain from Rancho Drive and Smoke Ranch Road. A condition of approval has been added that requires the driveways closest to the intersection on both Smoke Ranch Road and Rancho Drive be closed and replaced with sidewalk and curb/gutter meeting current City standards.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building addition will have a stucco façade which is compatible with the surrounding area and the City. The existing landscaping will remain with minor enhancements to the buffer area at the corner of Rancho Drive and Smoke Ranch Road.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The site proposes service bay doors facing the public right-of-way, which is contrary to the requirements of Title 19.08.040. The existing landscaping along Rancho Drive is not adequate to screen the visual impacts of the proposed expansion, and therefore, the building will not be harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The site will be subject to regular inspections and will therefore not compromise the public's health, safety or general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/03/92	The City Council approved a request for an appeal of the denial by the Board of Zoning Adjustment for a Variance (V-0049-92) to allow an existing outdoor automobile alignment rack where all such equipment and service is required to be within an enclosed building or screened from view at 2401 North Rancho Drive.
04/28/97	The City Council approved a request for a Special Use Permit (U-0021-97) for a proposed 14-foot by 48-foot off-premise advertising (billboard) sign at 2401 North Rancho Drive.
06/19/02	The City Council approved a request for a five-year Required Review [U-0021-97(1)]) of an approved Special Use Permit (U-0021-97) which allowed a 40-foot high, 14-foot by 48-foot off-premise advertising (billboard) sign at 2401 North Rancho Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/01/07	The City Council approved a request for a five-year Required Review (RQR-21509) of an approved Special Use Permit (U-0021-97) which allowed a 40-foot by 48-foot off-premise advertising (billboard) sign at 2401 North Rancho Drive. The Planning Commission recommended approval.
02/01/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-40823) to install a 43.72 square-foot embellishment (heart) on an existing 14-foot by 48-foot off-premise sign at 2401 North Rancho Drive.
10/15/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-43438) to install a 50 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign (billboard) at 2401 North Rancho Drive.
08/15/12	The City Council approved a request for a three-year Required Review (RQR-45362) of an approved Special Use Permit (U-0021-97) for an existing 40-foot tall, 14-foot by 48-foot off-premise sign at 2401 North Rancho Drive. Staff recommended approval.
03/10/15	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-58270) for a 24-foot by 5-foot tall embellishment on an existing off-premise sign at 2401 North Rancho Drive.
04/15/15	The City Council approved a request for a three-year Required Review (RQR-57930) of an approved Special Use Permit (U-0021-97) for an existing 40-foot tall, 14-foot by 48-foot off-premise sign at 2401 North Rancho Drive. Staff recommended approval.
09/11/18	The Department of Planning – Code Enforcement Division opened Case (#192912) for issues regarding possible non-permitted signage, weeds and tire outdoor storage. The case remains open.
05/14/19	The Planning Commission unanimously voted to recommend DENIAL on the following requests: • Variance (VAR-76120) TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED • Variance (VAR-76267) TO ALLOW 15 PARKING SPACES WHERE 27 SPACES ARE REQUIRED • Site Development Plan Review (SDR-76121) FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097].

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/19	The City Council voted to hold the following requests in abeyance to the July 3, 2019 Meeting: • Variance (VAR-76120) TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED • Variance (VAR-76267) TO ALLOW 15 PARKING SPACES WHERE 27 SPACES ARE REQUIRED • Site Development Plan Review (SDR-76121) FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097].

Most Recent Change of Ownership	
01/04/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1965	Building Construction Year.
04/18/91	A building permit (#91103503) was issued for a wire mesh/chain link fence at 2401 North Rancho Drive. The permit received its final inspection on 01/27/98.
05/19/97	A building permit (#97010318) was issued for an off-premise sign – billboard at 2401 North Rancho Drive. The permit received its final inspection on 01/27/98.
04/16/98	An electrical building permit (#98007860) was issued for 2401 North Rancho Drive. The permit expired on 10/17/98.
10/18/12	A business license (O07-00132) was issued for food trailer vendor at 2401 North Rancho Drive. The license is active as of 03/20/19.
11/28/12	A business license (G50-08601) was issued for car stereo sales and installation at 2401 North Rancho Drive. The license is active as of 03/20/19.
09/23/15	A business license (G63-06746) was issued for a minor auto repair garage use at 2401 North Rancho Drive. The license is active as of 03/20/19.

Pre-Application Meeting	
03/20/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
03/28/19	Staff conducted a routine field check and found an active automotive repair shop. Code Enforcement issues related to Case (#192912) including weeds and outdoor storage of tires were found.

Details of Application Request	
Site Area	
Gross Acres	0.59

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair, Minor Off-Premise Sign	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	General Retail Store, other than listed	SC (Service Commercial)	C-2 (General Commercial)
	Multi-Family Residential	M (Medium Density Residential)	
East	North Las Vegas - Restaurant with Drive Through North Las Vegas - Financial Institution	North Las Vegas - RC (Resort Commercial)	North Las Vegas - C-2 (General Commercial)
West	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)

CS

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (35 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Side	10 Feet	31 Feet	Y
• Corner	10 Feet	80 Feet	Y
• Rear	20 Feet	0 Feet	N*
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	16 Feet	N/A

*The applicant has requested Variance (VAR-76120) to allow a rear yard setback of zero feet where 20 feet is required.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	*N
• West	8 Feet		0 Feet	*N
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*The applicant has requested a Waiver to allow zero-foot landscape buffer widths along the interior property lines adjacent to the proposed addition.

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Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Primary Arterial	Planned Streets and Highways Map	134 Feet	Y
Smoke Ranch Road	Collector	Planned Streets and Highways Map	105 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair Garage, Minor	2,140 SF (Addition)	Five spaces, plus one space for each 200 square feet of gross floor area	16				
TOTAL SPACES REQUIRED			27		15		*N
Regular and Handicap Spaces Required			25	2	14	1	*N

*The subject site is a parking impaired development, currently required to have 11 parking spaces per Variance (V-0049-92). The applicant has requested Variance (VAR-76267) to allow 15 parking spaces where a total of 27 are required with the proposed addition.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Openings to service bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	To allow service bay doors to face the right-of-way	Denial
Provide eight-foot landscape buffers along interior lot lines	To allow zero-foot landscape buffers along the north and west property lines	Denial

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Plan Review, Variance

Project Address (Location) 2401 N. Rancho dr.

Project Name Best Amigos LLC **Proposed Use**

Assessor's Parcel #(s) 13918403002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner Best Amigos LLC Contact Bumaro Enriquez
Address 2905 W. Washington Ave. City LV State NV Zip 89107
E-mail NVBumaro@yahoo.com Phone 702-809-3714

Applicant GVS Construction Contact Miguel Gutierrez
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Miguel@gvsconstructionLLC.com Phone 702-234-6893

Representative GVS Construction Contact Steve King
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Steve@gvsconstructionLLC.com Phone 775-846-3706

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

* **Print Name** Enriquez. Gutierrez.

Subscribed and sworn before me
This 25 day of March, 20 19

Notary Public in and for said County and State

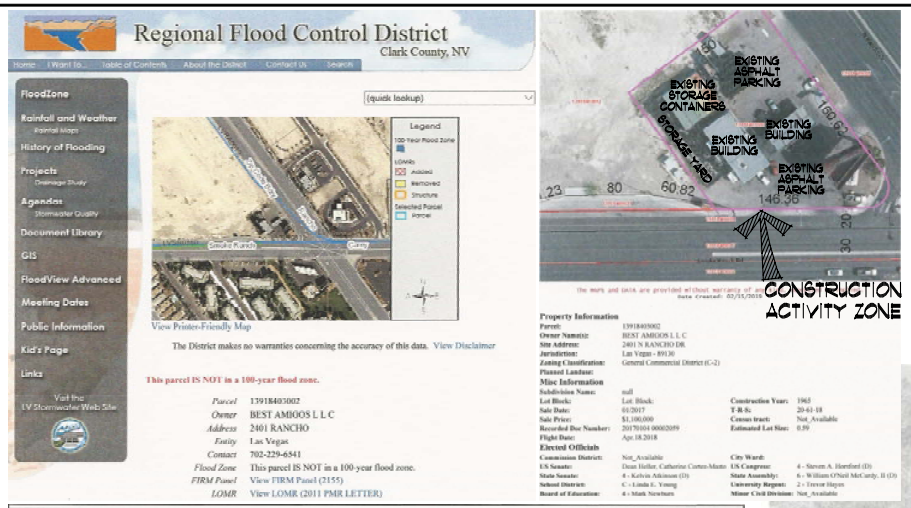
VLADIMIR HERNANDEZ
Notary Public, State of Nevada
No. 16-4403-1
My Appt. Exp. Dec. 4, 2020

PRJ-76097
03/25/19

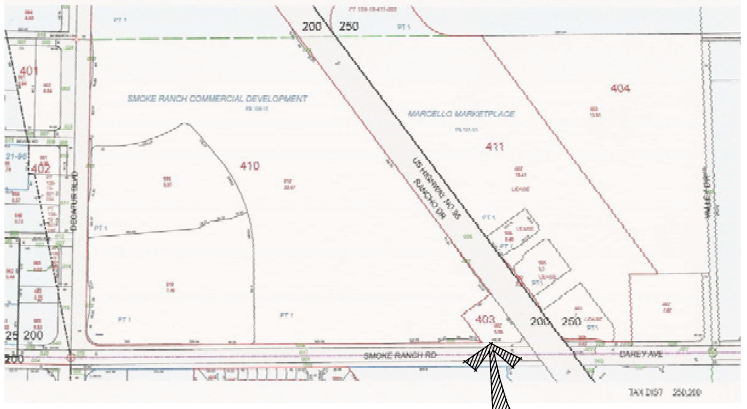
Avoid Cutting Underground Utility Lines. It's Costly !
Call Before You Dig 811
1-800-227-2600 or
Clark County Traffic Operations
1-702-455-7544

Avoid Hitting Overhead Power Lines. It's Costly !
Call Before You Do Overhead Work.
1-702-227-2929

Avoid Hitting Underground Traffic Signal & Street Lighting Systems. It's Costly !
Call Before You Dig
Clark County Traffic Operations
1-702-455-7511 or
Freeway & Arterial System of Transportation
1-702-432-5300







CONSTRUCTION ACTIVITY ZONE

Property Information
Parcel: 13918403002
Owner Name(s): BEST AMIGOS L L C
Site Address: 2401 N RANCHO DR
Jurisdiction: Las Vegas - 89130
Zoning Classification: General Commercial District (C-2)
Planned Landuse:
Misc Information
Subdivision Name: null
Lot Block: Lot: Block:
Sale Date: 01/2017
Sale Price: $1,100,000
Recorded Doc Number: 20170104 0002059
Flight Date: Apr.18.2018
Elected Officials
Commission District: Not_Available
US Senate: Dean Heller, Catherine Cortez-Masto
State Senate: 6 - Kelvin Atkinson (D)
School District: C - Linda E. Young
Board of Education: 4 - Mark Newburn
Construction Year: 1965
T-B-A:
Census tract: Not_Available
Estimated Lot Size: 0.59
City Ward:
US Congress: 4 - Steven A. Horsford (D)
State Assembly: 6 - William O'Neil McCurdy, II (D)
University Regent: 2 - Trevor Hayes
Minor Civil Division: Not_Available

GROSS LOT AREA: 25,700 SQ. FT.
(NEW) BUILDING FOOTPRINT: 2,140 SQ. FT.
(EXIST) BUILDING FOOTPRINT: 2,255 SQ. FT.
(*LEGAL NON-CONFORMING*)
HARD SURFACE AREA: 18,687 SQ. FT.
IRRIGATED LANDSCAPE: 2,574 SQ. FT.

IRRIGATION REQUIREMENTS:
10% GROSS LOT AREA
IRRIGATED LANDSCAPE REQ'D: 2,570 SQ. FT.
IRRIGATED LANDSCAPE SHOWN: 2,574 SQ. FT.

PARKING REQUIREMENTS:
5 SPACES + 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA
GROSS FLOOR AREA = 2,140 SQ. FT. ÷ 200 = 10 SPACES
5 SPACES + 10 SPACES = 15 TOTAL SPACES
LESS THAN 25 SPACES REQUIRES (1) ACCESSIBLE SPACE

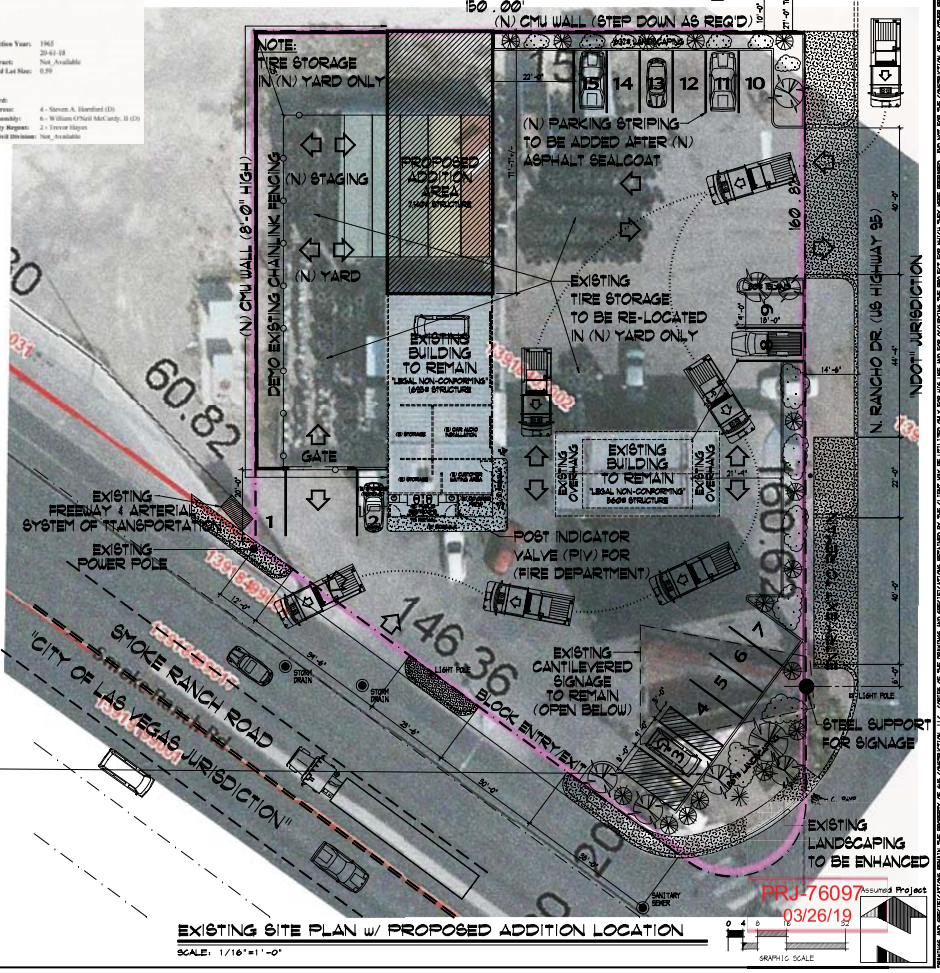
PARKING SHOWN:
(14) SPACES
(1) ACCESSIBLE SPACE
(15) TOTAL PARKING SPACES

ACKNOWLEDGEMENT OF DROUGHT RESTRICTIONS LANDSCAPE AND WATER FEATURES:
DROUGHT TOLERANT LANDSCAPING MATERIALS SHALL BE USED. DURING DROUGHT ALERT, NON TURF IS PROHIBITED IN FRONT YARDS AND NON TURF SHALL NOT EXCEED 50% OF THE GROSS AREA ON SIDE AND REAR YARDS (MINIMUM 100 SQ FT, MAXIMUM 5,000 SQ FT) TO ENSURE EFFICIENT TURF IRRIGATION AND AVOID MISTING WATER, TURF AREA DIMENSION CANNOT BE LESS THAN 10 FEET. ADDITIONALLY, OPERATION OF WATER FEATURES OVER 25 SQUARE FEET IS PROHIBITED.

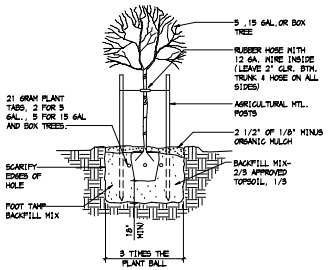
LANDSCAPING NOTES:
1. PROVIDE AUTOMATIC SPRINKLERS FOR ALL PLANTING. DRIP HEADS @ PLANTER AREAS.
2. RETAIN BOULDERS FROM EXCAVATION & PLACE RANDOMLY IN PLANTER AREAS.
3. PROVIDE BARK OR ROCK COBBLE @ PLANTER AREAS (TYPICAL).

LANDSCAPING LEGEND:
EXISTING WINDMILL PALM (TRACHYCARPUS FORTUNEI)
LANTANA - VARIED COLORS (LANTANA 'DALLAS RED' & 'IRENE')
SPRING BOUQUET VIBERNUM (VIBURNUM TINUS 'SPRING BOUQUET')

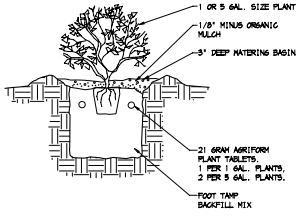
SITE NOTES:
1. CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS OF THE I.B.C., I.R.C., LAS VEGAS BUILDING & PLANNING DEPARTMENTS AND ANY APPLICABLE C.C.& R.'S WITHIN THIS SUBDIVISION
2. FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
3. FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
4. SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONC. FORMS. SOIL'S ENGINEER RECOMMENDATIONS CONCERNING FOOTING SIZE, DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
5. ALL WALKS, DRIVES AND PATIOS NOTED ON SITE PLAN SHALL BE 4" CONC. WITH FIBER MESH OVER 6" TYPE-II BASE COMPACTED TO 95%.
6. DRAIN PROPERTY TO APPROVED LOCATION (SEE SOILS REPORT)
7. EXCAVATE 2'-0" (MIN) & FILL w/ APPROVED MATERIAL COMPACTED TO 95% IN 8" LIFTS. FINAL 12" TO BE TYPE II BASE COMPACTED TO 95%.



EXISTING SITE PLAN w/ PROPOSED ADDITION LOCATION
SCALE: 1/16"=1'-0"



TYP TREE DETAIL
NOT TO SCALE



TYP SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE



PRJ-76097 Assumed Project 03/26/19

REVISIONS | BY:

CONSULTANT INFORMATION:
GVS CONSTRUCTION, LLC
3976 KEYSTONE COURT
LAS VEGAS, NV 89103
(702) 234-6893 - Miguel Gutierrez
miguel@gvsconstruction.com

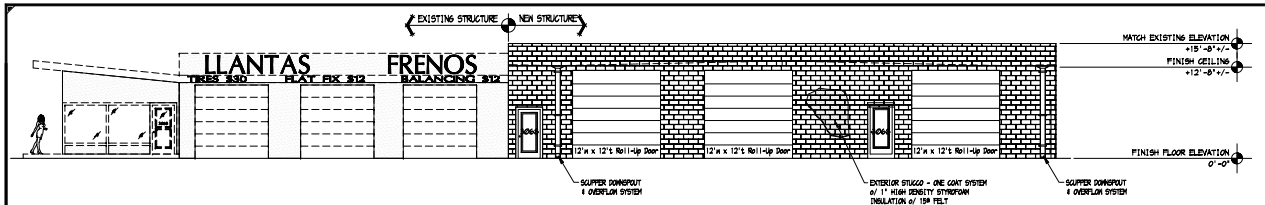
SHEET INFORMATION:
SITE INFORMATION SHEET

PROJECT INFORMATION:
A COMMERCIAL ADDITION FOR:
BEST AMIGOS TIRE LLC
2401 NORTH RANCHO DRIVE
LAS VEGAS - APN: 139-18-402-002

DATE: FEBUARY 16, 2019
SCALE: AS SHOWN
DRAWN BY: SL
CHECKED BY: MG
PROJECT NUMBER: 0220-16-01

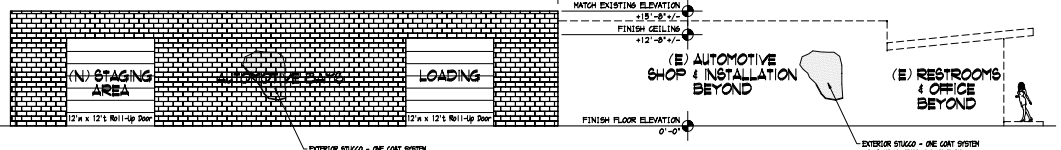
C-1
1 OF 1

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF GVS CONSTRUCTION, LLC. THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE WRITTEN PERMISSION OF GVS CONSTRUCTION, LLC. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GVS CONSTRUCTION, LLC. ALL TITLES, RIGHTS AND INTERESTS IN THE DRAWINGS AND SPECIFICATIONS ARE RESERVED BY GVS CONSTRUCTION, LLC AND WILL BE ENFORCED.



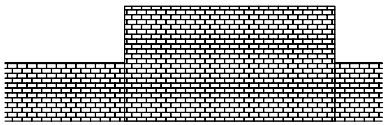
EXISTING EAST EXTERIOR ELEVATION w/ PROPOSED ADDITION

SCALE: 1/8" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION w/ PROPOSED ADDITION

SCALE: 1/8" = 1'-0"

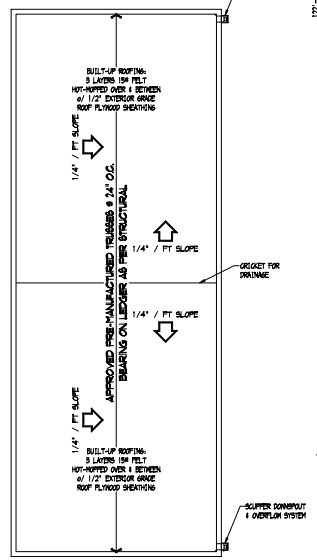


NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

STUCCO APPLICATION NOTES:

1. APPLY 2-LAYERS 30# BLACK ASPHALT IMPREGNATED PAPER OVER 1/2" PLYWD. (1/8" GAP @ ALL EDGES)
APPLY 1x20 WIRE MESH
APPLY WALL FINISH STUCCO 4 ALLOW 3 DAYS (MIN) TO CURE
APPLY EXTERIOR STUCCO PER MANUFACTURER'S SPECIFICATIONS
COLOR & TEXTURE SHALL BE SELECTED BY OWNER
APPLY STUCCO IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS
BEVEL ALL HORIZONTAL SURFACES THAT RECEIVE STUCCO FINISH
PROVIDE CONTROL JOINTS AS REQUIRED BY MFR SPECS

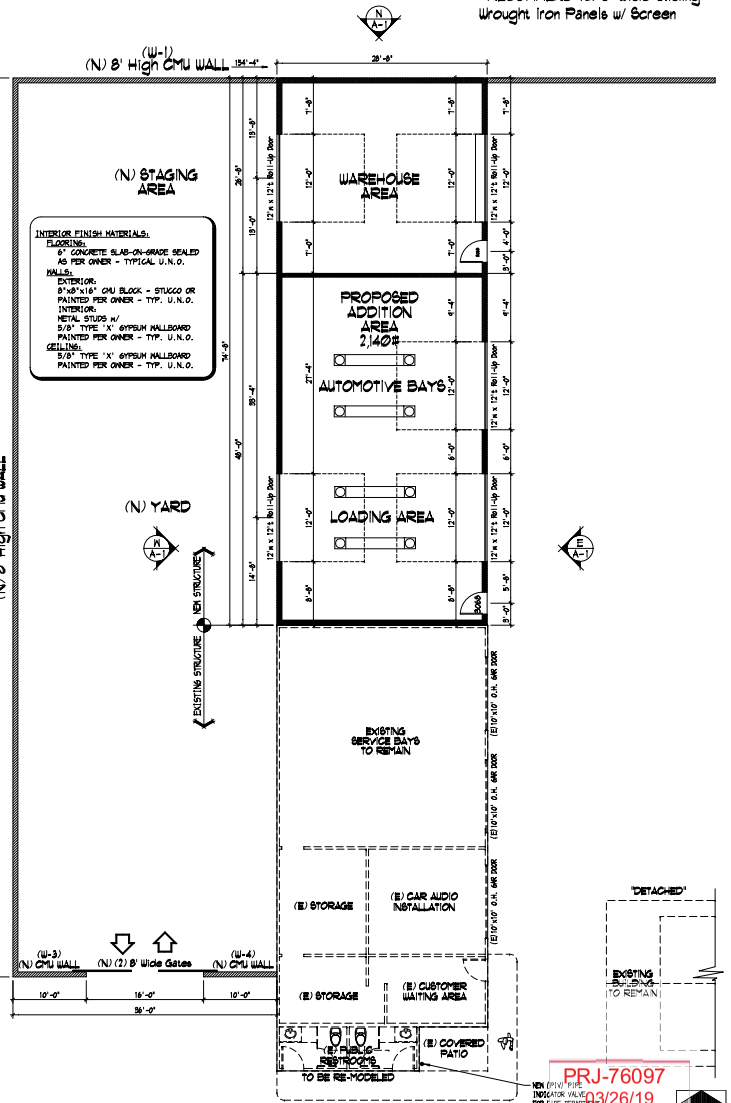


PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES:	
EXISTING MAIN:	1,695#
EXISTING DETACHED:	560#
NON-CONFORMING:	2,255#
PROPOSED NEW:	2,140#
TOTAL ENCLOSED:	4,395#

BLOCK WALLS:
W-1 = 154'-4"
W-2 = 122'-8"
W-3 = 10'-11"
W-4 = 10'-10"
Total Lineal Feet = +/-300 l.f.
GATE: 16'-0"
*RECOMMEND (2) 8' Wide Sliding Wrought Iron Panels w/ Screen



EXISTING FLOOR PLAN w/ PROPOSED ADDITION FLOOR PLAN (4,334# TOTAL)

SCALE: 1/8" = 1'-0"

PRJ-76097
03/26/19

REVISIONS	BY:

GVS CONSTRUCTION, LLC
3976 KEYSTONE COURT
LAS VEGAS, NV 89103
(702) 234-6893 - Miguel Gutierrez
miguel@gvsconstruction.com

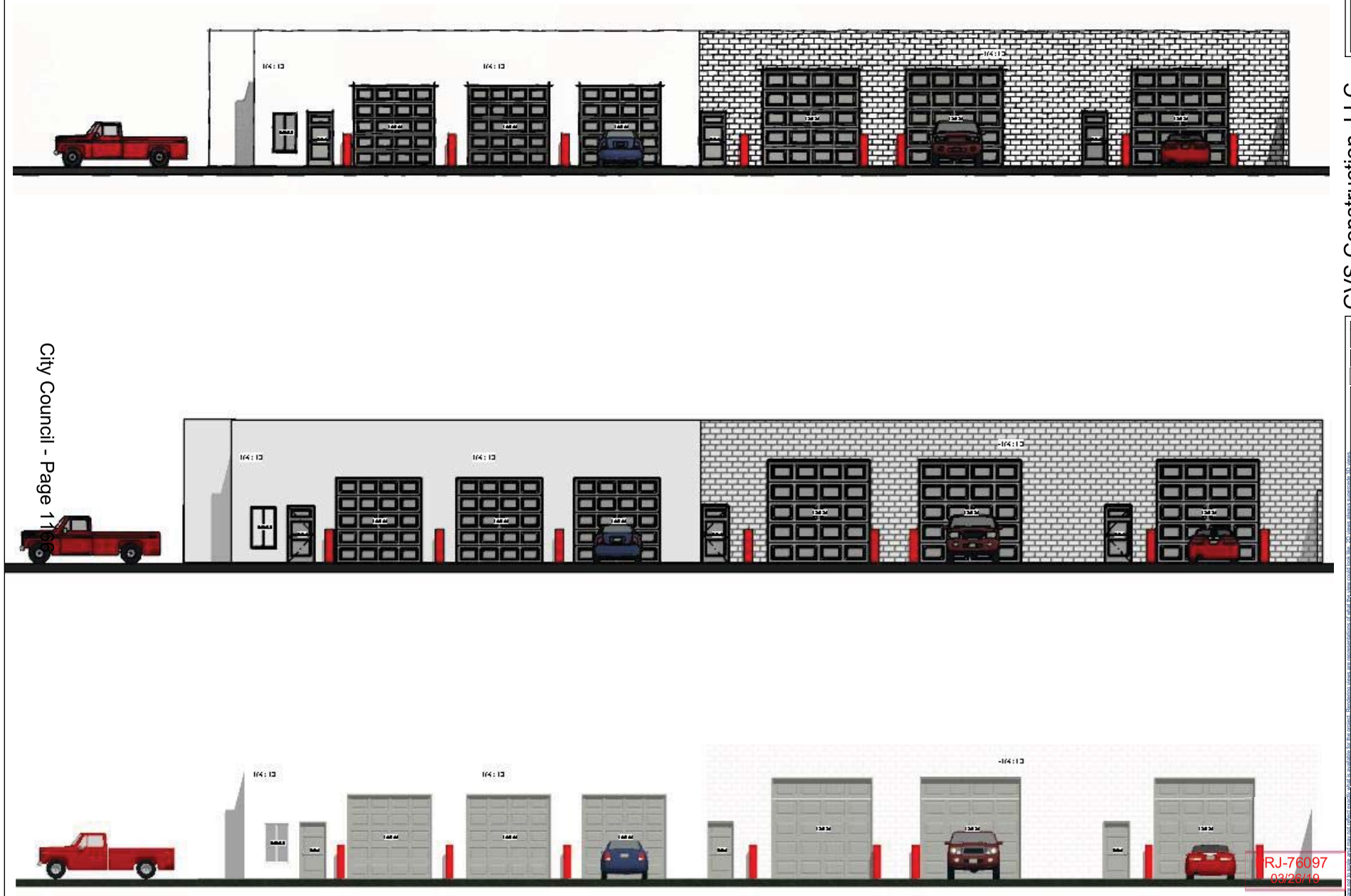
PROPOSED ADDITION FLOOR PLAN,
PROPOSED ADDITION ROOF PLAN
& EXTERIOR ELEVATIONS

A COMMERCIAL ADDITION FOR:
BEST AMIGOS TIRE LLC
2401 NORTH RANCHO DRIVE
LAS VEGAS - APN: 139-184-030-02

DATE: FEBRUARY 16, 2019
SCALE: AS SHOWN
DRAWN BY: SK
CHECKED BY: MG
PROJECT NUMBER: 0220-14-01

A-1
1 OF 2

DRAWING AND SPECIFICATIONS AS INSTRUMENTS OF GVS CONSTRUCTION, LLC OFFICES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR WORK ON THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR COMPLETION OF ANY OTHER PROJECT. COPYRIGHT 2014 - PERMIT PRINTING SUBMITTAL - 1ST REVISION BEFORE SUBMITTAL - FEBRUARY 25, 2019



GVS Construction, LLC
3978 S Keystone Ct, Las Vegas, Nevada, 89103
PHONE: EMAIL: steve@gvsconstructionllc.com
Design Build Construction Company
Serving Las Vegas Metro Areas

LICENSE NUMBERS:
B2 #80553 Limit: $950,000
C-2G #83309 Limit: $250,000
C-3 #83631 Limit: $200,000

NEW HOME PLANS FOR:

Best Amigo's Tires

CLIENT EMAIL:

PHONE:

CELL PHONE:

PAGE TITLE:

Exterior Elevation Views

DRAWN BY:

Steve King

DATE:

3/26/2019

SCALE:

Scale Per View

SHEET #:

Elev-1

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VAR-76120 [PRJ-76097] - VARIANCE RELATED TO VAR-76267 AND SDR-76121 - APPLICANT/OWNER: BEST AMIGOS, LLC

03/28/19

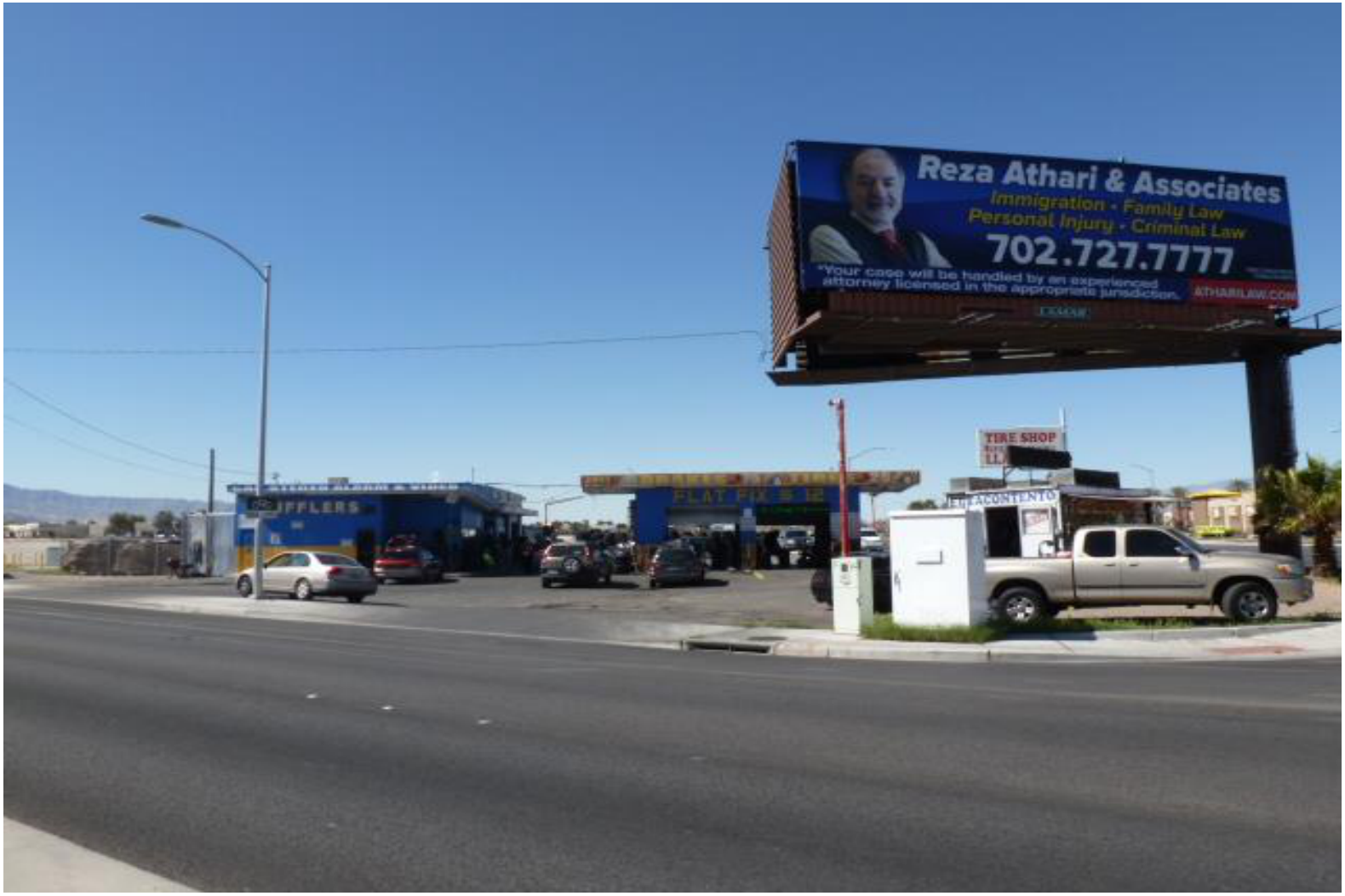
City



VAR-76120 [PRJ-76097] - VARIANCE RELATED TO VAR-76267 AND SDR-76121 - APPLICANT/OWNER: BEST AMIGOS, LLC

03/28/19

City



VAR-76120 [PRJ-76097] - VARIANCE RELATED TO VAR-76267 AND SDR-76121 - APPLICANT/OWNER: BEST AMIGOS, LLC

03/28/19

Cit



VAR-76120 [PRJ-76097] - VARIANCE RELATED TO VAR-76267 AND SDR-76121 - APPLICANT/OWNER: BEST AMIGOS, LLC

03/28/19

Cit



VAR-76120 [PRJ-76097] - VARIANCE RELATED TO VAR-76267 AND SDR-76121 - APPLICANT/OWNER: BEST AMIGOS, LLC

03/28/19

Cit

Monday, March 25, 2019

Best Amigo's Tire Repair

Building Addition & Complete Site Rennovation

2401 North Rancho Drive

City of Las Vegas, Nevada 89130

Subject: Project Justification Letter

To whom it may concern,

The proposed project above will entail the renovation of an existing tire repair shop encompassing the entire site, as well as, an addition to the structure to the North property line as follows:

- **Structures:**
  - The existing buildings will be thoroughly cleaned and painted inside and out as per the proposed color scheme which is White Building w/ Grey trims and accents.
  - New signage will be provided throughout for all buildings.
  - The building will be fire sprinklered to current fire codes.
  - The new addition will be built using CMU block to current codes.
  - The existing restrooms will be brought up to current ADA codes.
  - The existing sewer black pipe will be replaced with new pipe.
- **Site Work:**
  - We propose closing off the two curb cut entrances closest to the corner thereby creating a reduction of driving hazards at the intersection.
  - Hard surfaced areas will be seal coated with new asphalt.
  - New parking will be brought up to city codes and striping will be painted after the seal coat cures throughout the site.
  - All unsightly tire storage will be hidden behind the building and screened from view by the 8' high CMU Block walls. The timely removal of the used tires will be contracted removal (3) times per week to eliminate large amounts of used tire build-up creating a dangerous fire hazard.
  - The existing landscaping will be enhanced and brought up to city codes throughout the site.
- **Contract Work:**
  - GVS Construction will be under contract to visit the site monthly for routine maintenance for a 5-year term thereby maintaining a high level of code compliance and curb appeal.

Best Regards,

Miguel Gutierrez, Owner

GVS Construction, LLC - 702-234-6893 miguel@gvsconstructionllc.com - NV Contractor's License B-2 #80553 Limit $950,000

PRJ-76097
03/26/19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

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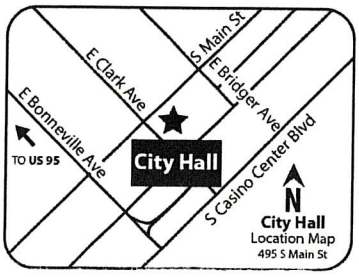
2019 JUN 12 P 12:21



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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.
VAR-76120 and VAR-76267 [PRJ-76097]
City Council Meeting of **06/19/2019**

PRJ-76097
13919110053
BELL AMBER
STEVENS DAVID
2340 BRISTOL BRUSH WAY
LAS VEGAS NV 89108-2935

99 DRDFNP1 89108

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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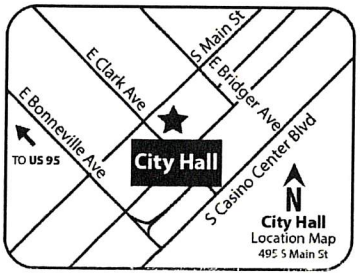
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK
2019 JUN 12 P 12:21



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

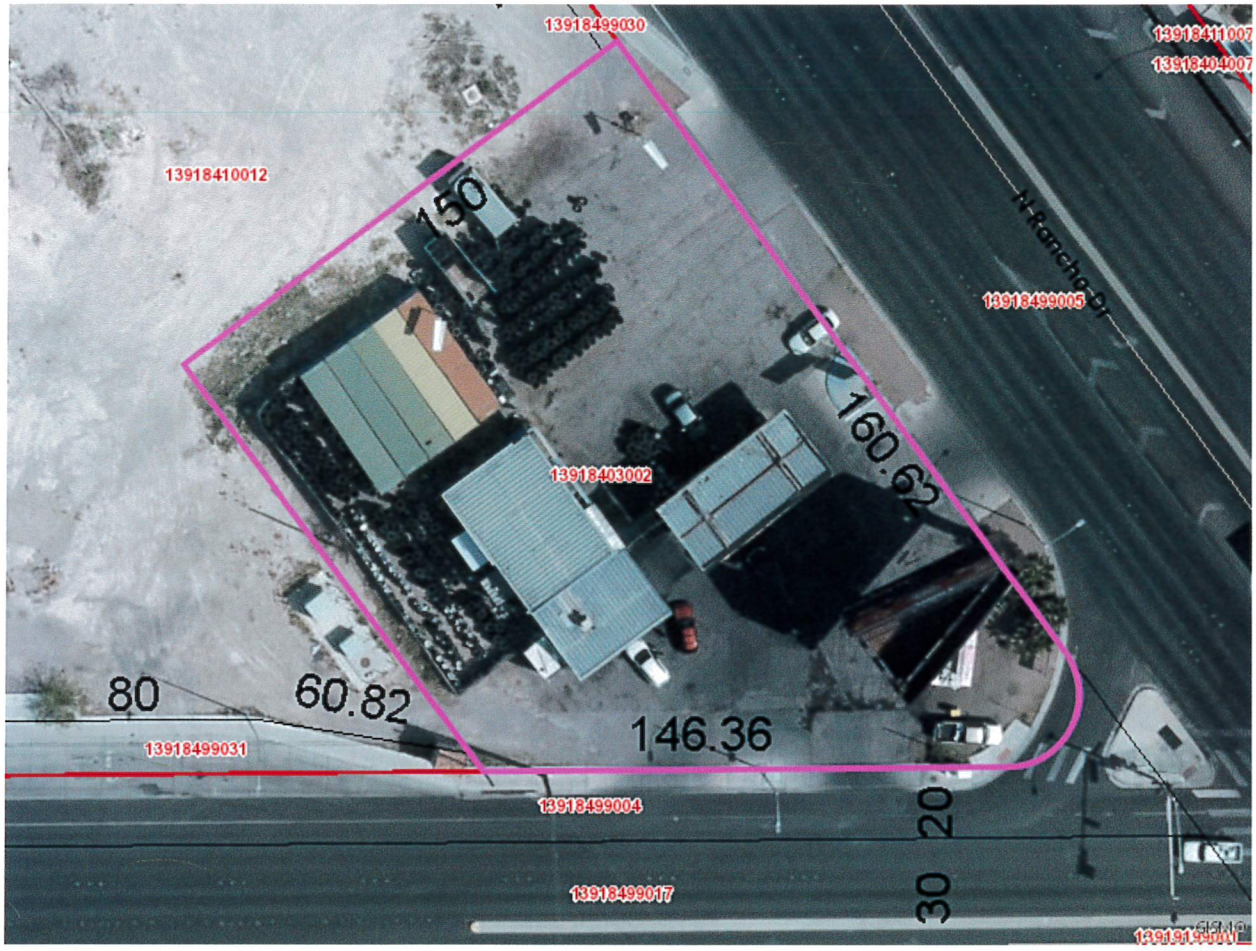
Please use available blank space on card for your comments.
VAR-76120 and VAR-76267 [PRJ-76097]
City Council Meeting of **06/19/2019**

PRJ-76097
13919110001
BLIEFERNICHT ARLEN H & TERESITA
2364 VALLEY DR
LAS VEGAS NV 89108-2949

Submitted after final agenda

6/19/19 Items 114 & 115

99 DRDFNP1 89108



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 06/18/2019

Property Information

Parcel:	13918403002
Owner Name(s):	BEST AMIGOS L L C
Site Address:	2401 N RANCHO DR
Jurisdiction:	Las Vegas - 89130
Zoning Classification:	General Commercial District (C-2)
Planned Landuse:	

Misc Information

Subdivision Name:	null		
Lot Block:	Lot: Block:	**Construction Year:**	1965
Sale Date:	01/2017	**T-R-S:**	20-61-18
Sale Price:	$1,100,000	**Census tract:**	3428
Recorded Doc Number:	20170104 00002059	**Estimated Lot Size:**	0.59
Flight Date:	Apr.18.2018		

Elected Officials

Commission:	D - Lawrence Weekly, Jr. (D)	**City Ward:**	5 - Cedric Crear
US Senate:	Jacky Rosen , Catherine Cortez-Masto	**US Congress:**	4 - Steven A. Horsford (D)
State Senate:	4 - Marcia L. Washington (D)	**State Assembly:**	6 - William O'Neil McCurdy, II (D)
School District:	C - Linda E. Young	**University Regent:**	2 - Trevor Hayes
Board of Education:	4 - Mark Newburn	**Minor Civil Division:**	Las Vegas

Submitted at City Council
Miguel Gutierrez
Date 7/3/2019 Item 06-68

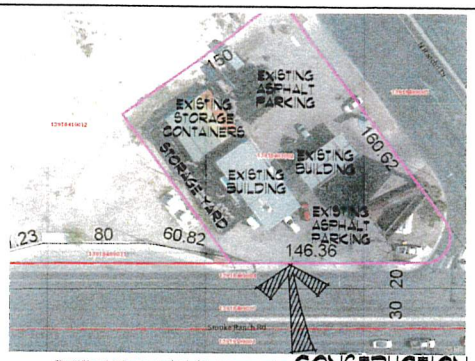

Best Amigos Tire, LLC
2401 North Ranch Drive
Legend
2401 N Rancho Dr
Fiesta Hockey Pro Shop
Marcello Marketplace
Rancho @
Terrible Herbst
U.S. Bank - Marcello Marketplace Office
Reza Athari & Associates
Immigration • Family Law
Personal Injury • Criminal Law
702.727.7777
*Your case will be handled by an experienced attorney licensed in the appropriate jurisdiction.
LLANTERA
EL TACONTENTO
Google Earth
© 2018 Google
© 2019 Google
8.28 ft
N


CUSTOMER
WAITING
AREA
NEXEN TIRE
NO CREDIT?
WE SAY
YES!
SODAS 75¢
Coca-Cola
DELINTE


LLANTAS FRENOS
TIRES $ 30
FLAT FIX $ 12
BALANCING $ 12
WINDOW TINTING


LLANTAS FRENOS
TIRES $ 30
FLAT FIX $ 12
BALANCING $ 12
WINDOW TINTING


AMIGO TIRES
FALKEN
BFGoodrich
BRIDGESTONE
Firestone
WE FINANCE
NO CREDIT CHECK !!!
TOYO TIRES
PIRELLI
MICHELIN
5119



The MAPS and DATA are provided without warranty of any Date Created: 02/15/2019

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Parcel:	13918403002
Owner Name(s):	BEST AMIGOS L L C
Site Address:	2401 N RANCHO DR
Jurisdiction:	Las Vegas - 89130
Zoning Classification:	General Commercial District (C-2)
Planned Landuse:	

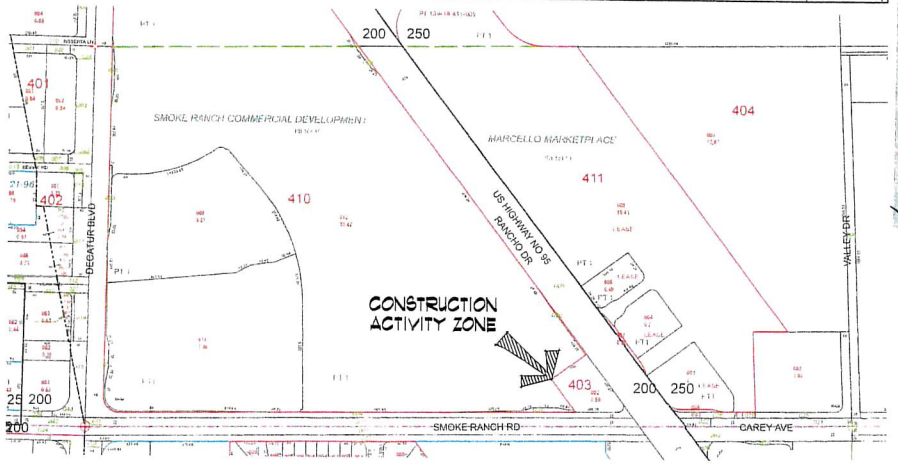
Misc Information

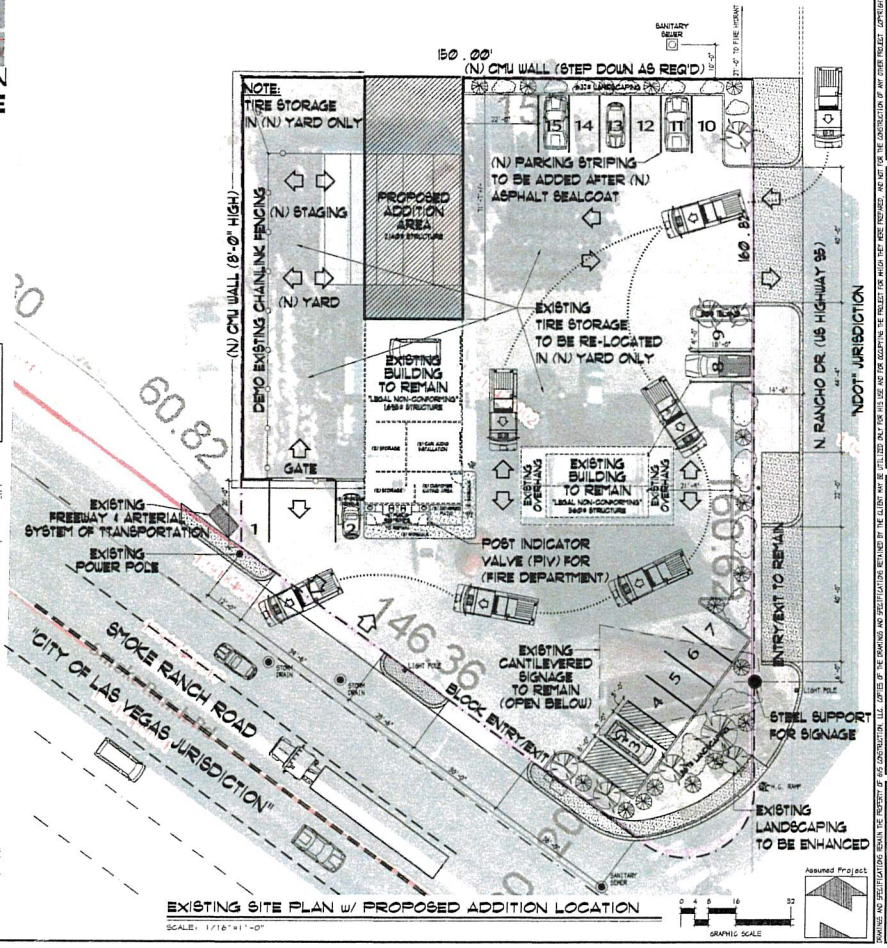
Subdivision Name:	null		
Lot Block:	Lot: Block:	**Construction Year:**	1965
Sale Date:	01/2017	**T-R-S:**	20-61-18
Sale Price:	$1,100,000	**Census tract:**	Not_Available
Recorded Doc Number:	20170104 00002059	**Estimated Lot Size:**	0.59
Flight Date:	Apr.18.2018		

Elected Officials

Commission District:	Not_Available	**City Ward:**	
US Senate:	Dean Heller, Catherine Cortez-Masto	**US Congress:**	4 - Steven A. Horsford (D)
State Senate:	4 - Kelvin Atkinson (D)	**State Assembly:**	6 - William O'Neil McCurdy, II (D)
School District:	C - Linda E. Young	**University Regent:**	2 - Trevor Hayes
Board of Education:	4 - Mark Newburn	**Minor Civil Division:**	Not_Available







REVISIONS	BY:

GVS CONSTRUCTION, LLC
3978 KEYSTONE COURT
LAS VEGAS, NV 89103
(702) 234-6893 – Miguel Gutierrez
miguel@gvsconstructionllc.com

SITE INFORMATION SHEET

A COMMERCIAL ADDITION FOR:
BEST AMIGOS TIRE LLC
2401 NORTH RANCHO DRIVE
LAS VEGAS - APN: 139-184-030-02

DATE: FEBRUARY 16, 2019
SCALE: AS SHOWN
DRAWN BY: SE
CHECKED BY: MG
PROJECT NUMBER: 0200-19-01

C-1
1 OF 1

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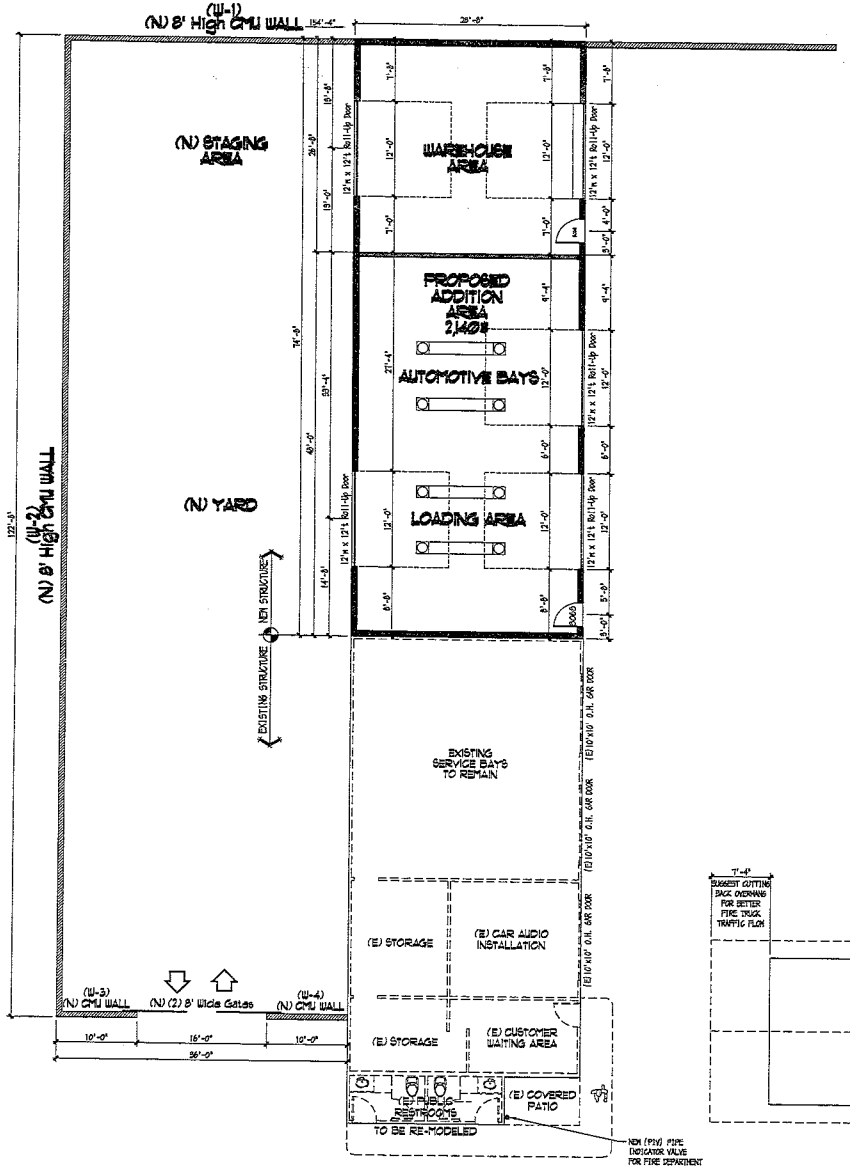
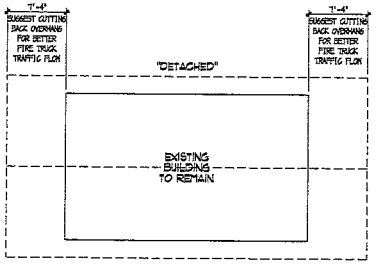


INTERIOR FINISH MATERIALS:
FLOORING:
6" CONCRETE SLAB-ON-GRADE SEALED AS PER OWNER - TYPICAL U.N.O.
WALLS:
EXTERIOR:
2"x6" STUDWALLS w/ STUCCO EXTERIOR PAINTED PER OWNER - TYP. U.N.O.
INTERIOR:
METAL STUDS w/
5/8" TYPE 'X' GYPSUM WALLBOARD PAINTED PER OWNER - TYP. U.N.O.
CEILING:
5/8" TYPE 'X' GYPSUM WALLBOARD PAINTED PER OWNER - TYP. U.N.O.

SQUARE FOOTAGES:

EXISTING MAIN:	1,865±
EXISTING DETACHED:	560±
NON-CONFORMING:	2,255±
PROPOSED NEW:	2,140±
TOTAL ENCLOSED:	4,395±

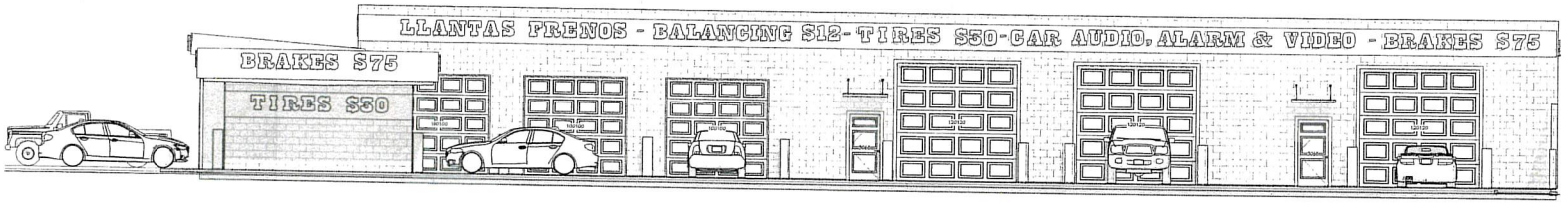
BLOCK WALLS:
W-1 = 154'-4"
W-2 = 122'-8"
W-3 = 10'-11"
W-4 = 10'-10"
Total Lineal Feet = +/-300 l.f.
GATE: 16'-0"
#RECOMMEND (2) 8' Wide Sliding Wrought Iron Panels w/ Screen



EXISTING FLOOR PLAN w/ PROPOSED ADDITION FLOOR PLAN (4,334± TOTAL)

SCALE: 1/8" = 1'-0"

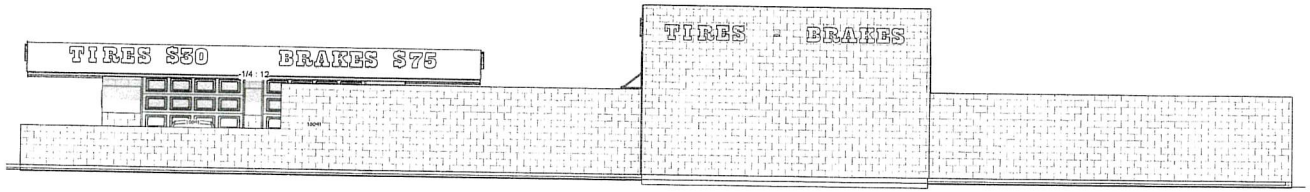
A-1



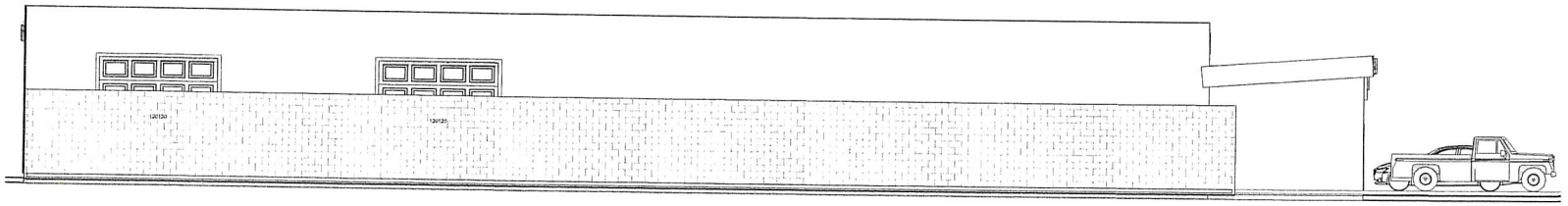
Building East Elevation "E-1"



Building South Elevation "E-8"



Building North Elevation "E-4"



Building West Elevation "E-7"

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GVS Construction, LLC
3978 S Keystone Ct Las Vegas, Nevada, 89103
PHONE: EMAIL: steve@gvsconstructionllc.com
Design Build Construction Company
Serving Las Vegas Metro Areas

LICENSE NUMBERS:
B2 #80553 Limit: $950,000
C-2G #83309 Limit: $250,000
C-3 #83631 Limit: $200,000

NEW HOME PLANS FOR:
Best Amigos Tires, LLC
2401 North Rancho Drive
Las Vegas, Nevada, 89130
CLIENT EMAIL: miguel@gvsconstructionllc.com
PHONE: 702-234-6893 CELL PHONE: 139-184-030-107

PAGE TITLE:
Exterior Elevations

DRAWN BY: Steve King
DATE: 6/19/2019
SCALE: Per Plan
SHEET #: A-2

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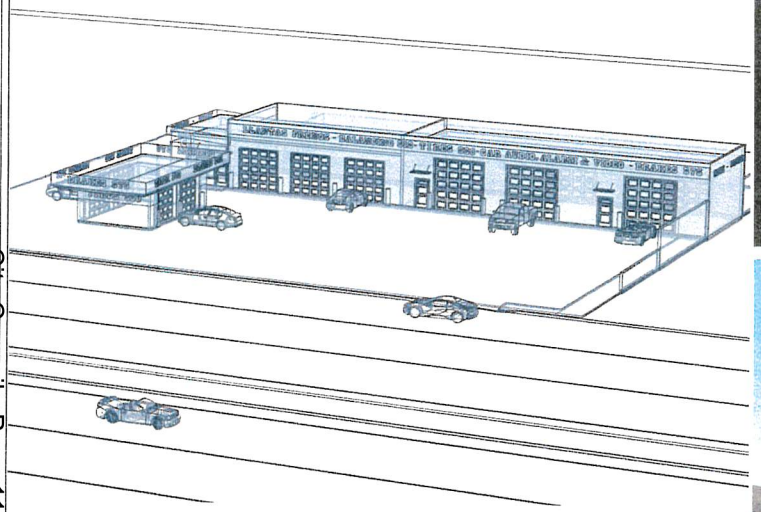





GVS Construction, LLC
3978 S Keystone Ct, Las Vegas, Nevada, 89103
PHONE: EMAIL: steve@gvsconstructionllc.com
Design Build Construction Company
Serving Las Vegas Metro Areas

LICENSE NUMBERS:
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Limit: $950,000
C-2G #83309
Limit: $250,000
C-3 #83631
Limit: $200,000

NEW HOME PLANS FOR:
Best Amigos Tires, LLC
2401 North Rancho Drive
Las Vegas, Nevada, 89130
CLIENT EMAIL: miguel@gvsconstructionllc.com
PHONE: 702-234-6893 CELL PHONE: 139-184-030-02

PAGE TITLE:
3D Views

DRAWN BY:
Steve King

DATE:
7/2/2019

SCALE:
Scale Per View

SHEET #:
A-3

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NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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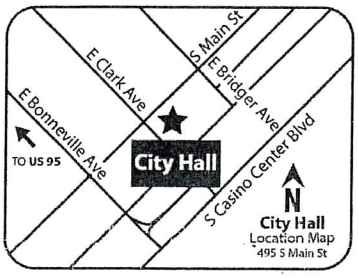
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

VAR-76120 and VAR-76267 [PRJ-76097]
Planning Commission Meeting of **05/14/2019**

PRJ-76097
13919112003
SENTER DONALD E & HELEN
2308 VALLEY DR
LAS VEGAS NV 89108-2948

99 BRDFNP1 89108

Submitted after final agenda
Date 5/14/19 Item 5 19P 20P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
67

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76267 - ABEYANCE ITEM - VARIANCE RELATED TO VAR-76120 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Variance TO ALLOW 15 PARKING SPACES WHERE 27 SPACES ARE REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The planning Commission (5-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	2

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Plan Review, Variance

Project Address (Location) 2401 N. Rancho dr.

Project Name Best Amigos LLC **Proposed Use**

Assessor's Parcel #(s) 13918403002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner Best Amigos LLC Contact Bumaro Enriquez
Address 2905 W. Washington Ave. City LV State NV Zip 89107
E-mail NVBumaro@yahoo.com Phone 702-809-3714

Applicant GVS Construction Contact Miguel Gutierrez
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Miguel@gvsconstructionLLC.com Phone 702-234-6893

Representative GVS Construction Contact Steve King
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Steve@gvsconstructionLLC.com Phone 775-846-3706

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

* **Print Name** Enriquez. Gutierrez.

Subscribed and sworn before me
This 25 day of March, 20 19

Notary Public in and for said County and State

VLADIMIR HERNANDEZ
Notary Public, State of Nevada
No. 16-4403-1
My Appt. Exp. Dec. 4, 2020

PRJ-76097
03/25/19

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
68

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76121 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76120 AND VAR-76267 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	2

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Submitted from the June 19, 2019 City Council Meeting
4. Backup Submitted at the May 14, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Plan Review, Variance

Project Address (Location) 2401 N. Rancho dr.

Project Name Best Amigos LLC **Proposed Use**

Assessor's Parcel #(s) 13918403002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner Best Amigos LLC Contact Bumaro Enriquez
Address 2905 W. Washington Ave. City LV State NV Zip 89107
E-mail NVBumaro@yahoo.com Phone 702-809-3714

Applicant GVS Construction Contact Miguel Gutierrez
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Miguel@gvsconstructionLLC.com Phone 702-234-6893

Representative GVS Construction Contact Steve King
Address 3778 Keystone Ct City LV State NV Zip 89103
E-mail Steve@gvsconstructionLLC.com Phone 775-846-3706

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

* **Print Name** Enriquez. Gutierrez.

Subscribed and sworn before me
This 25 day of March, 20 19

Notary Public in and for said County and State

VLADIMIR HERNANDEZ
Notary Public, State of Nevada
No. 16-4403-1
My Appt. Exp. Dec. 4, 2020

PRJ-76097
03/25/19

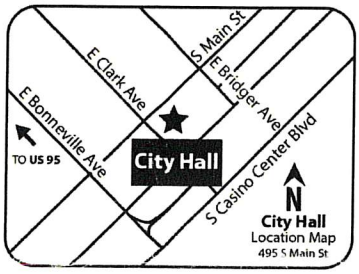
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2019 JUN 12 P 12:21

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.
SDR-76121 [PRJ-76097]
City Council Meeting of **06/19/2019**

PRJ-76097
13919110053
BELL AMBER
STEVENS DAVID
2340 BRISTOL BRUSH WAY
LAS VEGAS NV 89108-2935

99 DRDFNP1 89108

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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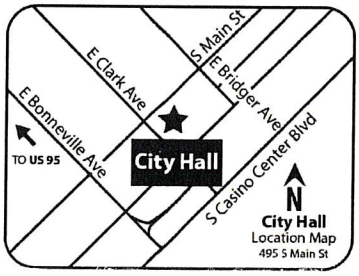
CITY CLERK

2019 JUN 12 P 12:21

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.
SDR-76121 [PRJ-76097]
City Council Meeting of **06/19/2019**

PRJ-76097
13919110001
BLIEFERNICHT ARLEN H & TERESITA
2364 VALLEY DR
LAS VEGAS NV 89108-2949

Submitted after final agenda

6/12/19 Item 116

99 DRDFNP1 89108

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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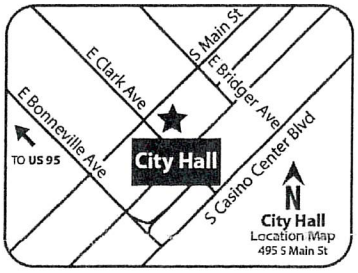
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 09 2019
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SDR-76121 [PRJ-76097]

Planning Commission Meeting of **05/14/2019**

PRJ-76097
13919112003
SENTER DONALD E & HELEN
2308 VALLEY DR
LAS VEGAS NV 89108-2948

99 BRDFNP1 89106

Submitted after final agenda
Date 5/14/19 Item 21P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
69

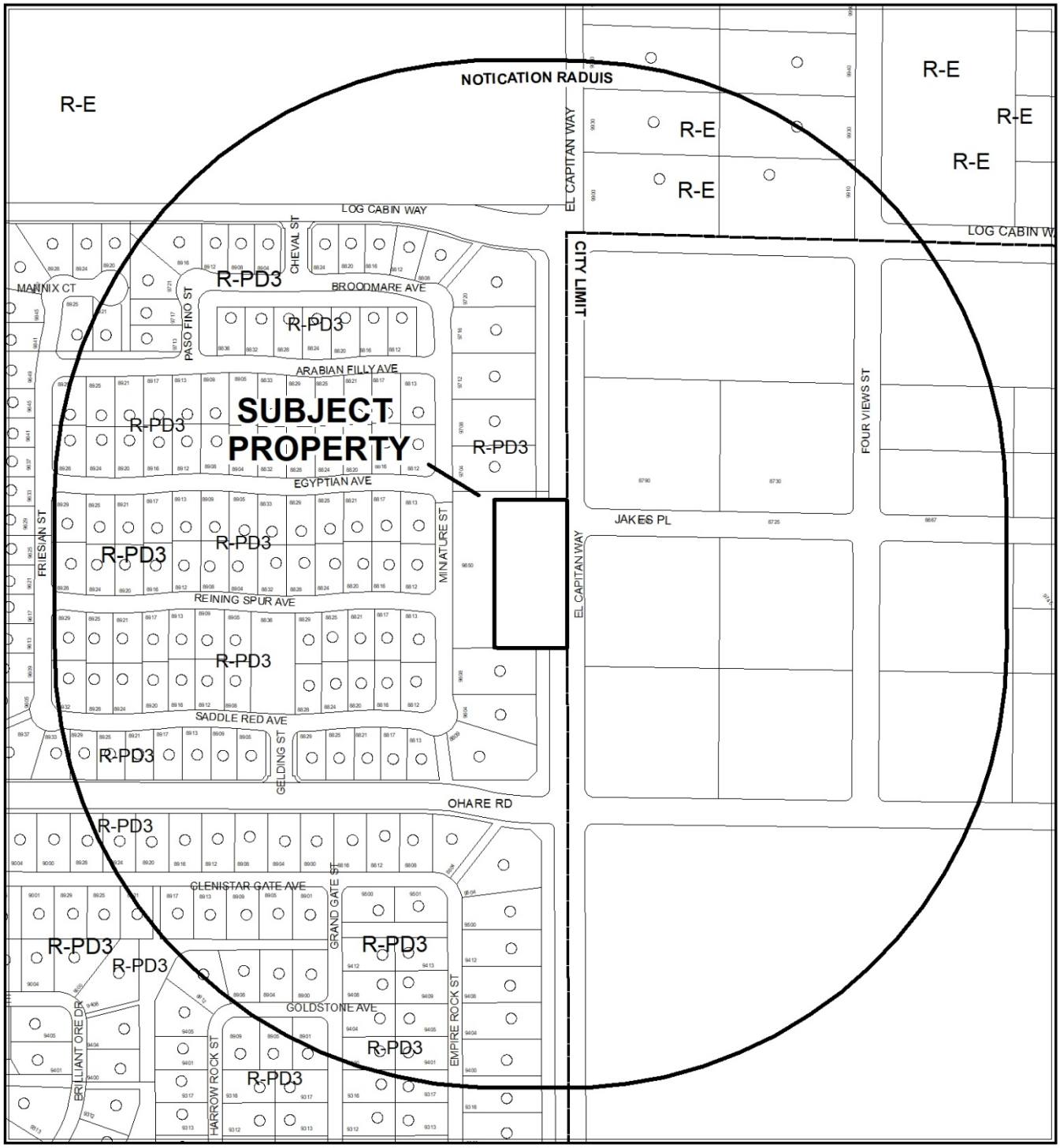
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-75931 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: R (RURAL DENSITY RESIDENTIAL) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-75931 and ZON-75932 [PRJ-75902]
4. Supporting Documentation - GPA-75931 and ZON-75932 [PRJ-75902]
5. Photo(s) - GPA-75931 and ZON-75932 [PRJ-75902]
6. Justification Letter - GPA-75931 and ZON-75932 [PRJ-75902]
7. Submitted after Final Agenda - Protest Postcards
8. Backup Submitted at the April 23, 2019 Planning Commission Meeting

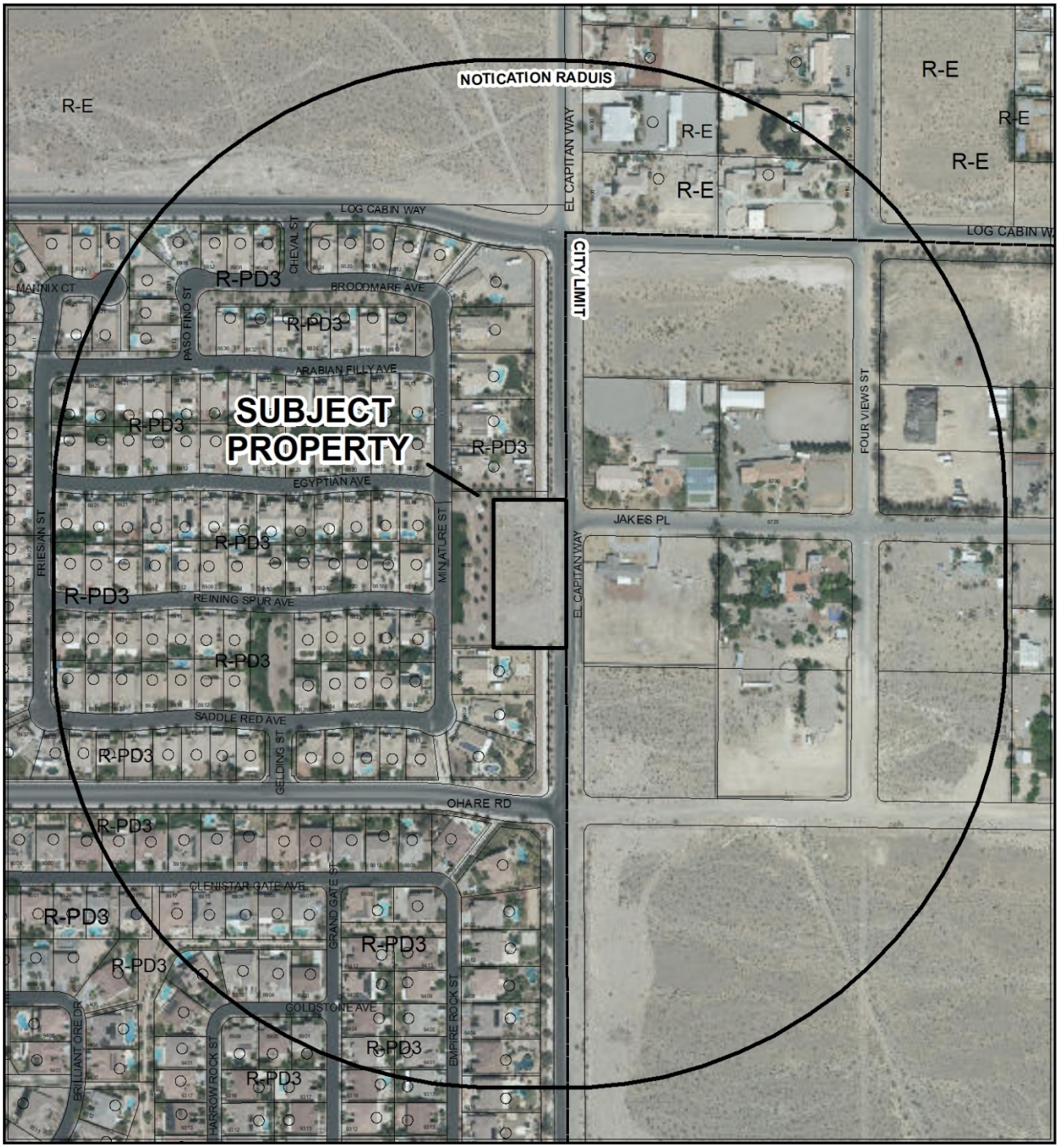


CASE: **GPA-75931 (PRJ-75902)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)



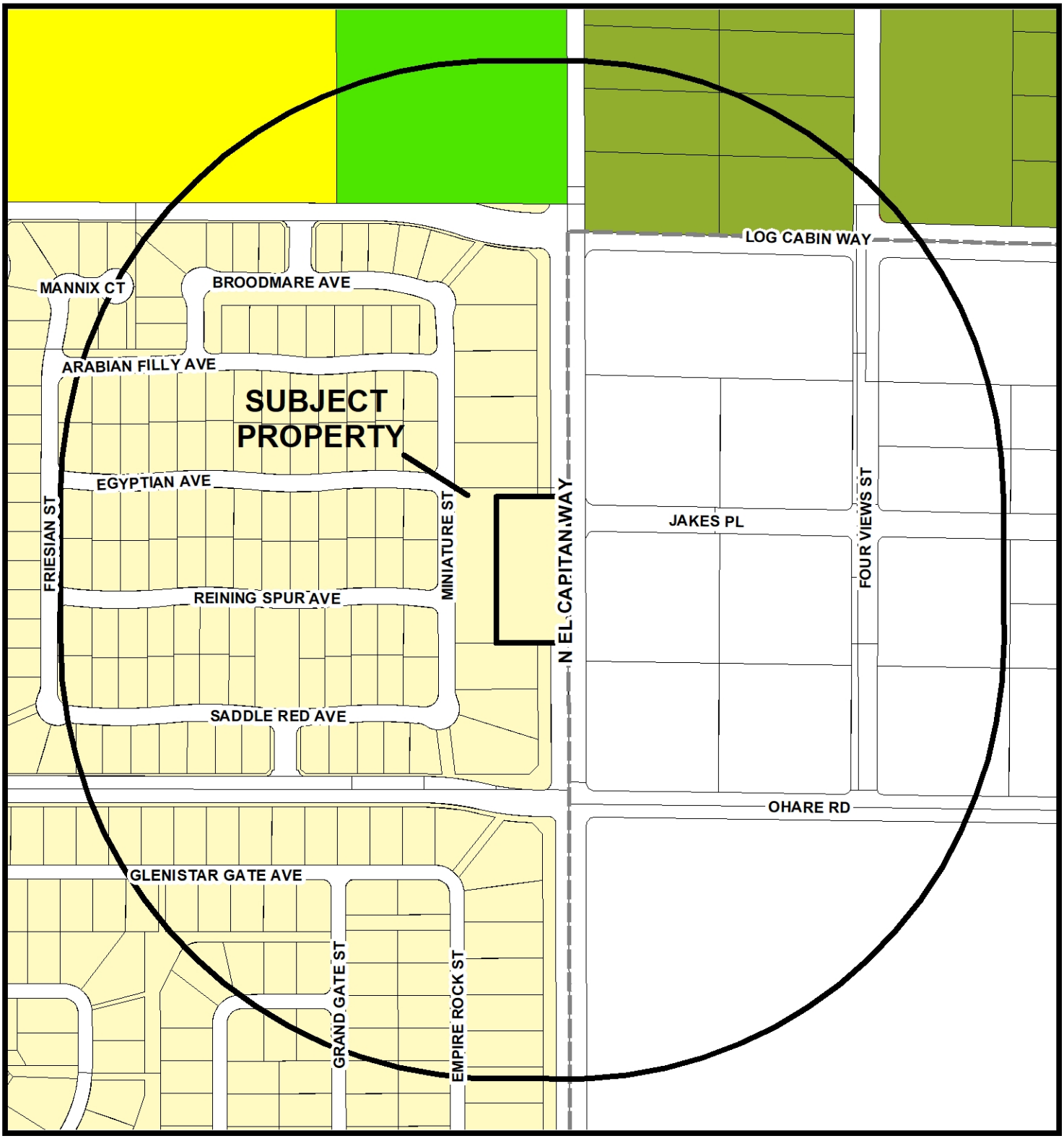
CASE: **GPA-75931 (PRJ-75902)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

GPA-75931



General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM PCD TO R

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, March 11, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75931	Staff recommends APPROVAL.	
ZON-75932	Staff recommends APPROVAL.	GPA-75931

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 182 - GPA-75931 and ZON-75936 (By City Clerk)

PROTESTS 2 - GPA-75931 and ZON-75936

APPROVALS 0 - GPA-75931 and ZON-75936

JAB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezone of 1.25 acres of the Centennial Hills Plan on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road.

ISSUES

- THE ZONING REQUEST WAS CHANGED BY THE APPLICANT PER PLANNING COMMISSION RECOMMENDATION.
- A General Plan Amendment is requested to change the future land use designation on this site from PCD (Planned Community Development) to R (Rural Density Residential). Staff recommends approval.
- A Rezoning is requested on this site from U (Undeveloped) to R-E (Estates). Staff recommends approval.
- A Site Development Plan Review for a specific development on this site has not been submitted.

ANALYSIS

This General Plan Amendment and Rezoning request was heard by the Planning Commission on 05/28/19. The Planning Commission would only recommend approval to the City Council if the applicant changed the proposed Rezoning to a lower density. The applicant agreed to change the proposed Rezoning from R-D (Single Family Residential-Restricted) to R-E (Residence Estates). The staff report has been updated, and the proposed Rezoning moves forward as R-E (Residence Estates).

The site is a 1.25 acre vacant parcel on the west side of El Capitan Way, north of O'Hare Road. The parcel is midblock at the perimeter of a 137-lot residential neighborhood that was developed as part of a large, single project approved in 2002. The subject site is adjacent to El Capitan Way and has no access to the residential neighborhood that surrounds it on the north, south and west. Likewise, the 137-lot subdivision was developed with a requirement that there be no direct access to El Capitan Way. The existing neighborhood built eight-foot walls around the subject site. As a result, the subject site is uniquely isolated from the 137-lot neighborhood on three sides. Across the street, on the east side of El Capitan Way, is a residential neighborhood in Clark County. None of the Clark County residential parcels have direct, vehicular access to El Capitan Way. The adjacent Clark County residential parcels have one home per two acres. The adjacent Las Vegas 137-lot neighborhood has three homes per acre.

JAB

The subject site has a land use designation of PCD (Planned Community Development). Every parcel 0.5 miles to the west and 1.5 miles to the south has a similar land use designation. The applicant is proposing to amend the land use designation for the subject site from PCD (Planned Community Development) to R (Rural). The applicant has not yet proposed a specific residential development, but states that there is more potential for the vacant site if it had a different land use designation. In 2016, the same applicant applied for a similar change in land use designation, but withdrew before payment.

The applicant is also proposing to change the current zoning from U (Undeveloped) to R-E (Residence Estates). The U (Undeveloped) zone allows a maximum of 2.18 dwelling units per acre while the R-E (Residence Estates) allows 2.42 dwelling units per acre. When these ratios are multiplied by the 1.25-acre subject site, only two dwelling units are allowed in the U or R-E zone. The applicant's proposed zoning will not change the residential density at the subject site. The entire area (again, from 0.5 miles west and 1.5 miles south) is currently zoned R-PD3 (Residential Planned Development-3 Units per Acre) which allows a maximum of 3.49 units per acre. If the applicant's zoning change request is approved, then the subject site will continue to have lower density than the adjacent neighborhoods.

When the 137-lot residential subdivision was approved [Z-0104-01(1)] in 2002, the City Council added a condition that required all lots abutting El Capitan Way be larger than all other lots within the development. They also required homes on these lots be single story. These size and height requirements act as a buffer along El Capitan Way and were applied in response to discussions with a variety of stakeholders. The applicant's request does not increase the density of the subject site, and is therefore compatible with the neighborhood. Considering the uniformity of land use designation and zoning in the area, and the extent to which the City Council and stakeholders ensured particular lot sizes and densities, staff supports the request for a General Plan Amendment (GPA-75931) and Rezoning (ZON-75932).

FINDINGS (GPA-75931)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed General Plan Amendment from PCD (Planned Community Development) to R (Rural Density Residential) is compatible with existing residential land use designations on both sides of El Capitan Way, both in the City of Las Vegas and Clark County.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning district allowed by the proposed R (Rural Density Residential) General Plan Amendment includes the proposed R-E (Residence Estates) zoning district. It is compatible with existing adjacent land uses and zoning districts because it maintains the current residential densities.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and utility facilities to accommodate residential uses permitted by the Rural (Rural Density Residential) General Plan Designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to the intent and policies of the 2020 Master Plan.

FINDINGS (ZON-75932)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed Rezoning from U (Undeveloped) to R-E (Residential Estates) zone is in conformance with the proposed R (Rural Density Residential) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The R-E (Residential Estates) zoning district allows for single family homes, and the proposed density is compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The neighborhood is exclusively three dwelling units per acre or less. The R-E (Residence Estates) is appropriate at this location because it does not increase density at the subject site.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the property will be provided by El Capitan Way, an 80-foot Major Collector in this area after street improvements, which will be adequate in size to accommodate the densities allowed by the R-E (Residence Estates) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/01/02	The City Council approved an Annexation (A-0046-01) for 29.45 acres generally located on the southwest corner of Log Cabin Way and El Capitan Way.
03/06/02	The City Council approved a Rezoning (Z-0104-01) from U (Undeveloped) to R-PD3 (Residential Planned Development-3 Units per Acre on approximately 37 acres located adjacent to the southwest corner of El Capitan Way and Log Cabin Way.
	The City Council approved a Site Development Plan Review [Z-0104-01(1)] for a proposed 137-lot single family residential development on approximately 37 acres located adjacent to the southwest corner of El Capitan Way and Log Cabin Way.
04/23/19	The Planning Commission unanimously voted to hold the following requests in abeyance to the May 28, 2019 Planning Commission meeting. • General Plan Amendment (GPA-75931) FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: R (RURAL DENSITY RESIDENTIAL) • Rezoning (ZON-75932) FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902].
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of the following: GPA-75931 amending the request FROM: R (RURAL DENSITY RESIDENTIAL) TO: R-E (RESIDENCE ESTATES) and ZON-75932 [PRJ-75902]

Most Recent Change of Ownership	
07/14/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related building permits/business licenses.

Pre-Application Meeting	
02/26/19	A pre-application meeting was conducted over the telephone with the applicant to discuss submittal requirements for a General Plan Amendment and Rezoning applications.

Neighborhood Meeting	
04/04/19	Centennial Hills Library Meeting Room 6711 N. Buffalo Drive 6:10 – 6:50 pm 1 neighborhood resident, 1 consultant <u>Presentation</u> • Explained process of General Plan Amendment and Rezoning and why these are necessary for development • Explained that site had previously attempted a GPA and ZON • Described possible floor plans of houses proposed for site • Assured resident that equestrian trail would remain • Assured resident that street improvement would be made • Discussed neighborhood <u>Public Questions, Concerns and Discussion</u> • Why such a complicated process for three homes • Ensure that home is only single story • Could this land be turned into commercial • Neighborhood desires continuity of the equestrian trail • How many street lights • If sold before development, could new developer increase density • Will there be follow-up meetings • Where/when is Planning Commission meeting <u>Take Away</u> • Neighbors had no objections to the proposed residential development if only single story • The home will be aesthetically compatible with rest of neighborhood

JAB

Field Check	
03/13/19	Staff conducted a routine field check and found an undeveloped parcel within an existing single family residential neighborhood. No trash or debris.

Details of Application Request	
Site Area	
Gross Acres	1.25

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
North	Single Family Dwelling, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Single Family Dwelling, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Clark County	Lone Mountain	R-A (Residential Agriculture)
West	Single Family Dwelling, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JAB

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped)	2.18 du/ac	2
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.42 du/ac	2

General Plan	*Permitted Density*	*Units Allowed*
PCD (Planned Community Development)	8.00 du/ac	10
Proposed General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.49 du/ac	4

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
El Capitan Way	Major Collector	Planned Streets and Highways	40	N*

*Street improvements that comply with code will be part of the Conditions required of any future mapping action.

Las Vegas Valley Water District (LVVWD):
The parcel is not served by LVVWD. The closest distribution line is located adjacent to the parcel. Civil plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GENERAL PLAN AMENDMENT & REZONING

Project Address (Location) WEST SIDE OF EL CAPITAN WAY APPROXIMATELY 300' NORTH OF OHARE ROAD

Project Name SARA SUBDIVISION **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-05-302-012 **Ward #** 6- FIORE

General Plan: Existing PCD Proposed RL **Zoning:** Existing U (PCD) Proposed R-D

Additional Information

Property Owner JOHN SARAPUCHIELLO Contact

Address 3111 BEL AIR DRIVE #9B City LAS VEGAS State NV Zip 89109

E-mail jjsarajr@aol.com Phone

Applicant JOHN SARAPUCHIELLO Contact

Address 3111 BEL AIR DRIVE #9B City LAS VEGAS State NV Zip 89109

E-mail jjsarajr@aol.com Phone

Representative JOHN VORNSAND, AICP Contact

Address 62 SWAN CIRCLE City HENDERSON State NV Zip 89074

E-mail landuseplanning@embarqmail.com Phone (702) 321-8229

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 N/A **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature TRUSTEE

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

Print Name JOHN SARAPUCHIELLO

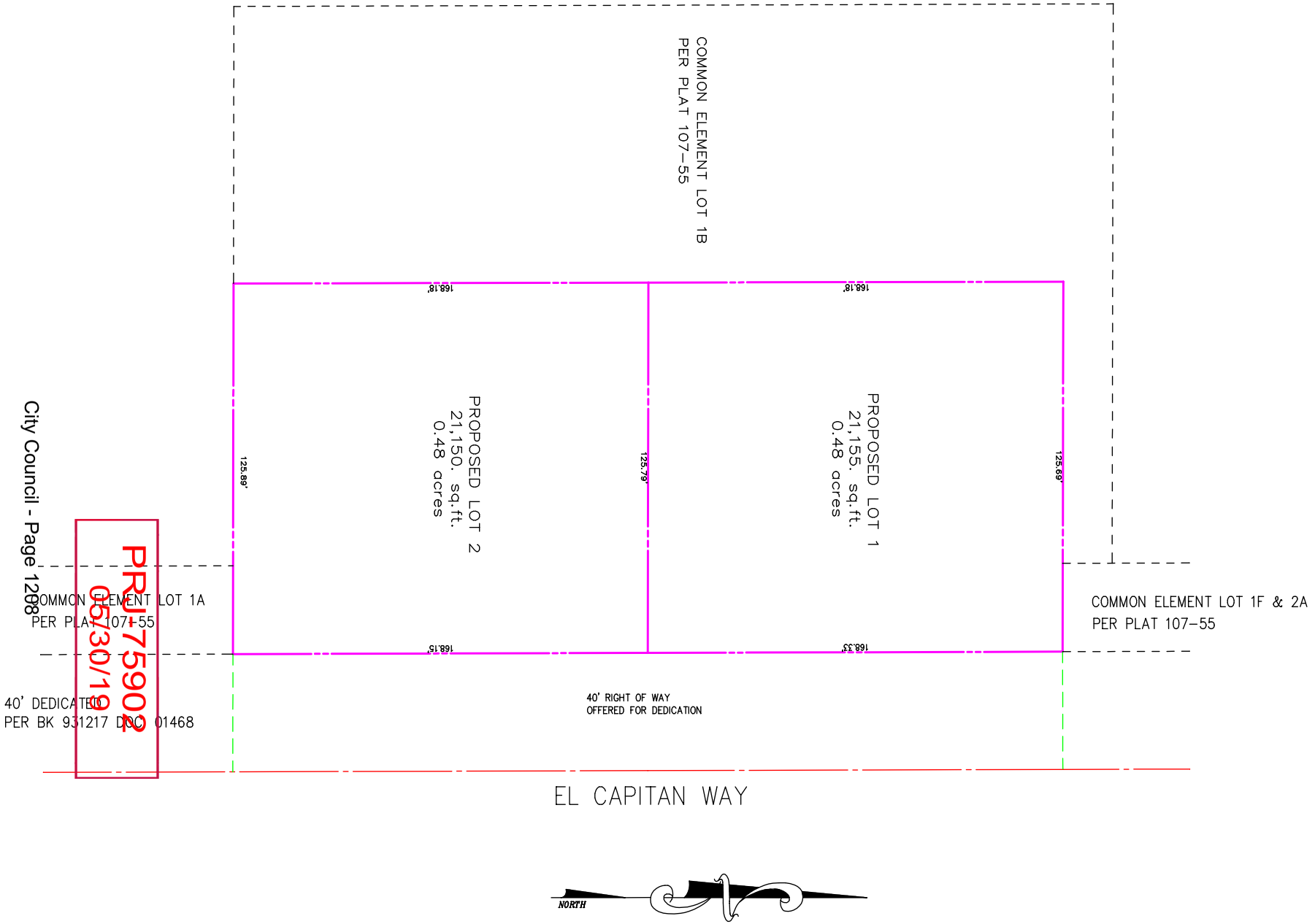
Subscribed and sworn before me

This 27th day of February, 2019

Notary Public in and for said County and State

DIANE L. HUTCHINGS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-3231-1
My Appt. Expires Oct. 20, 2019

PRJ-75902
02/28/19



City Council - Page 1208
PRJ75902
05/30/19



GPA-75931 [PRJ-75902] - GENERAL PLAN AMENDMENT RELATED TO ZON-75932 - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST
WEST SIDE OF EL CAPITAN WAY NORTH OF O'HARE ROAD

03/13/19

City



GPA-75931 [PRJ-75902] - GENERAL PLAN AMENDMENT RELATED TO ZON-75932 - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST
WEST SIDE OF EL CAPITAN WAY NORTH OF O'HARE ROAD

03/13/19

Cit



GPA-75931 [PRJ-75902] - GENERAL PLAN AMENDMENT RELATED TO ZON-75932 - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST
WEST SIDE OF EL CAPITAN WAY NORTH OF O'HARE ROAD

03/13/19

City

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

May 30, 2019

RE: Revised Justification Letter - APN 125-05-302-012

The applicant is requesting a zone change from U (Undeveloped) to R-E (Residence Estates) to subdivide into 2, 21,150 square foot minimum lots on the West side of El Capitan Way approximately 335 feet North of O'Hare Road for the future construction of two, single family custom homes on 1.25 acres. The applicant is also requesting a General Plan Amendment from the existing PCD (Planned Community Development) designation to R (Rural) to accommodate the rezoning. The adjacent property to the North, South and West is an existing RPD-3 zoned residential development. To the East across El Capitan Way are single family residential properties zoned R-A (Residential Agricultural) and located within unincorporated Clark County. This property was not included in the adjacent Planned Unit Development subdivision, El Capitan / Ohare Unit 2, when it was created in 2002. The subject property has been a separate 1.25 acre property for at least the past 50 years and the owner in 2002 (who had owned the property for at least the previous 40 years) apparently chose not to sell to the adjacent developer at that time. The present owner/applicant purchased the property in 2007.

When the adjacent PUD was created, the lots backing to El Capitan were designed at a minimum of 20,000 square feet while the lots in the interior of the development to the West are an average of 7,500 square feet. The proposed lots are 21,150 square feet which reflects similar square footage as the adjacent lots to the North and South. The proposed lots front on and access El Capitan as the existing lot depth and the adjacent developed subdivision prevents a design where the lots would rear to El Capitan. The proposed lots have sufficient width (168 feet) to allow for a circular driveway design for access to El Capitan. The lots as designed are appropriate and compatible to the existing zoning and uses in the area.

SINCERELY

John Vornsand, AICP

PRJ-75902
05/30/19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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CITY CLERK

2019 JUN 26 A 11:40

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75931 [PRJ-75902]
City Council Meeting of **07/03/19**

PRJ-75902
12505310050
KIEBZAK BARBARA A REVOCABLE LIVI
KIEBZAK BARBARA A TRS
8920 REINING SPUR AVE
LAS VEGAS NV 89143-1130

129 ORDGNP1

Submitted after final agenda
Item 69

PAGE 01/01
KEATING LAW GR
06/26/2019 15:37 7022280443

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2019 JUN 26 P 3:43

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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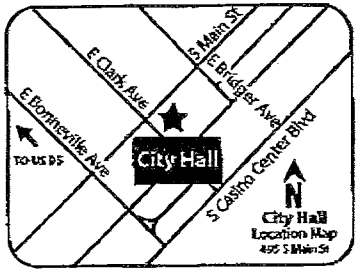
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75931 [PRJ-75902]
City Council Meeting of **07/03/19**

PRJ-75902
12505313063
STEVENSON ROGER A & KIM M
8836 ARABIAN FILLY AVE
LAS VEGAS NV 89143-1173

129 DRDGNP1

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

City of Las Vegas Planning Commission
495 S. Main Street
Las Vegas, NV 89101

RE: Request to hold in abeyance - GPA-75931/ZON-75932

We are requesting that the above referenced applications presently scheduled for the April 23, 2019 Planning Commission meeting be held in abeyance for 30 days to the Planning Commission meeting of May 28, 2019. This will allow additional time for the owner to work with the City regarding the applications. I will be present at the meeting should the Planning Commission have any questions.

SINCERELY

John Vornsand, AICP

cc: Commissioner DeSalvio
Dan Burdish

Submitted after final agenda
Date 4/23/19 Item 26-27

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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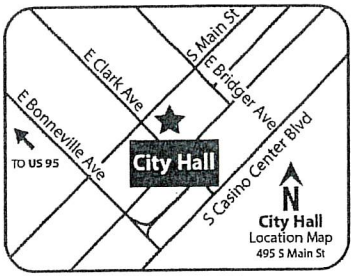
Las Vegas, NV
Permit No. 1630

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75931 and ZON-75932 [PRJ-75902]

Planning Commission Meeting of **04/23/2019**

PRJ-75902
12505313069
COBURN BRADFORD D
8812 ARABIAN FILLY AVE
LAS VEGAS NV 89143-1173

123 BRDFNP1 89143

26 P
27 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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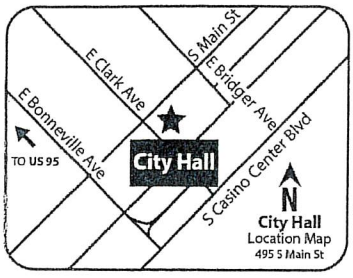
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 22 2019
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75931 and ZON-75932 [PRJ-75902]
Planning Commission Meeting of **04/23/2019**

PRJ-75902
12505313063
STEVENSON ROGER A & KIM M
8836 ARABIAN FILLY AVE
LAS VEGAS NV 89143-1173

129 BRDFNP1 89143

26 P
27 P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
70

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

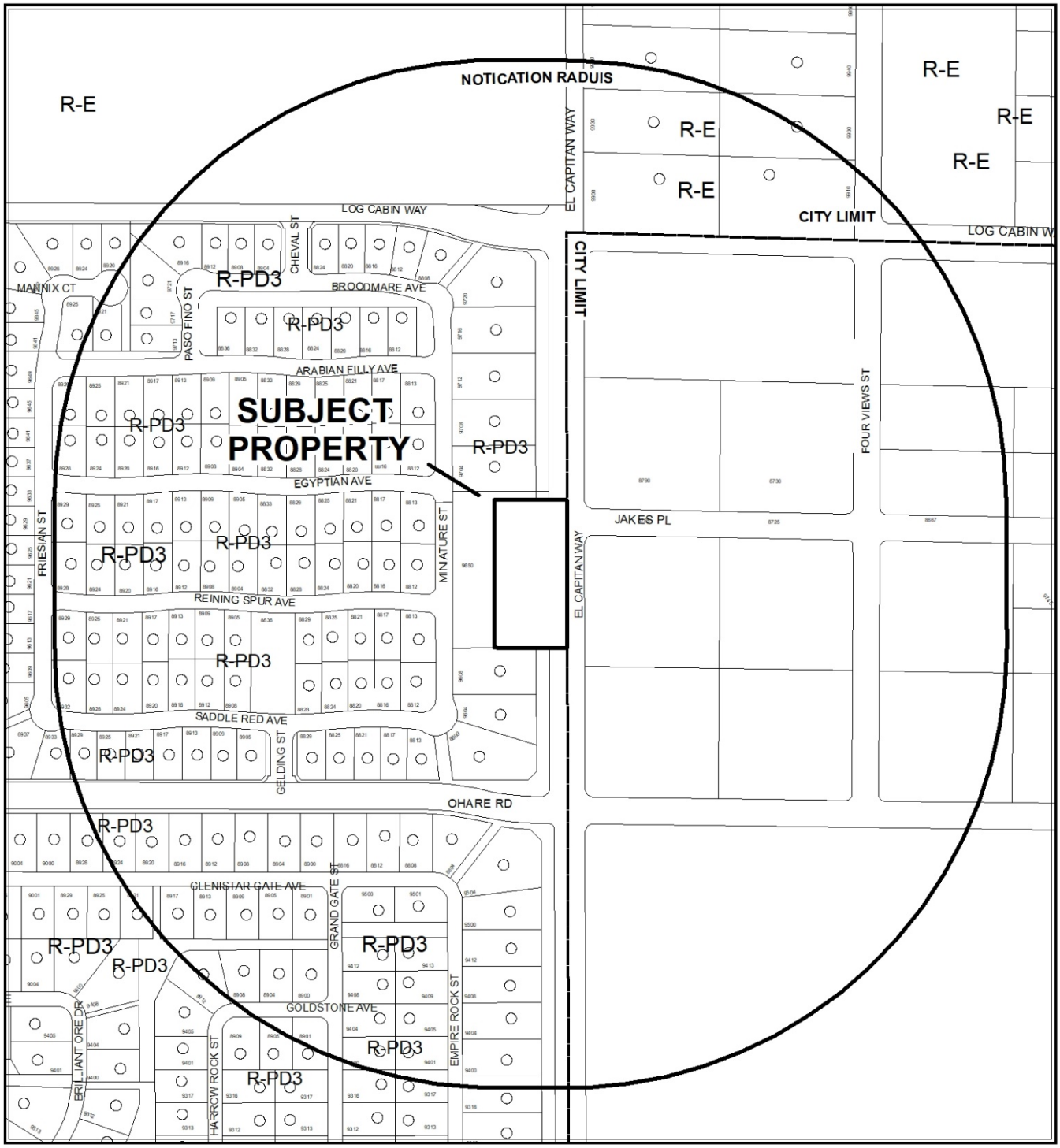
SUBJECT:
ZON-75932 - REZONING - RELATED TO GPA-75931 - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL. NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FROM: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) TO: R-E (RESIDENCE ESTATES)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Protest Postcard

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



0 260 520 Feet

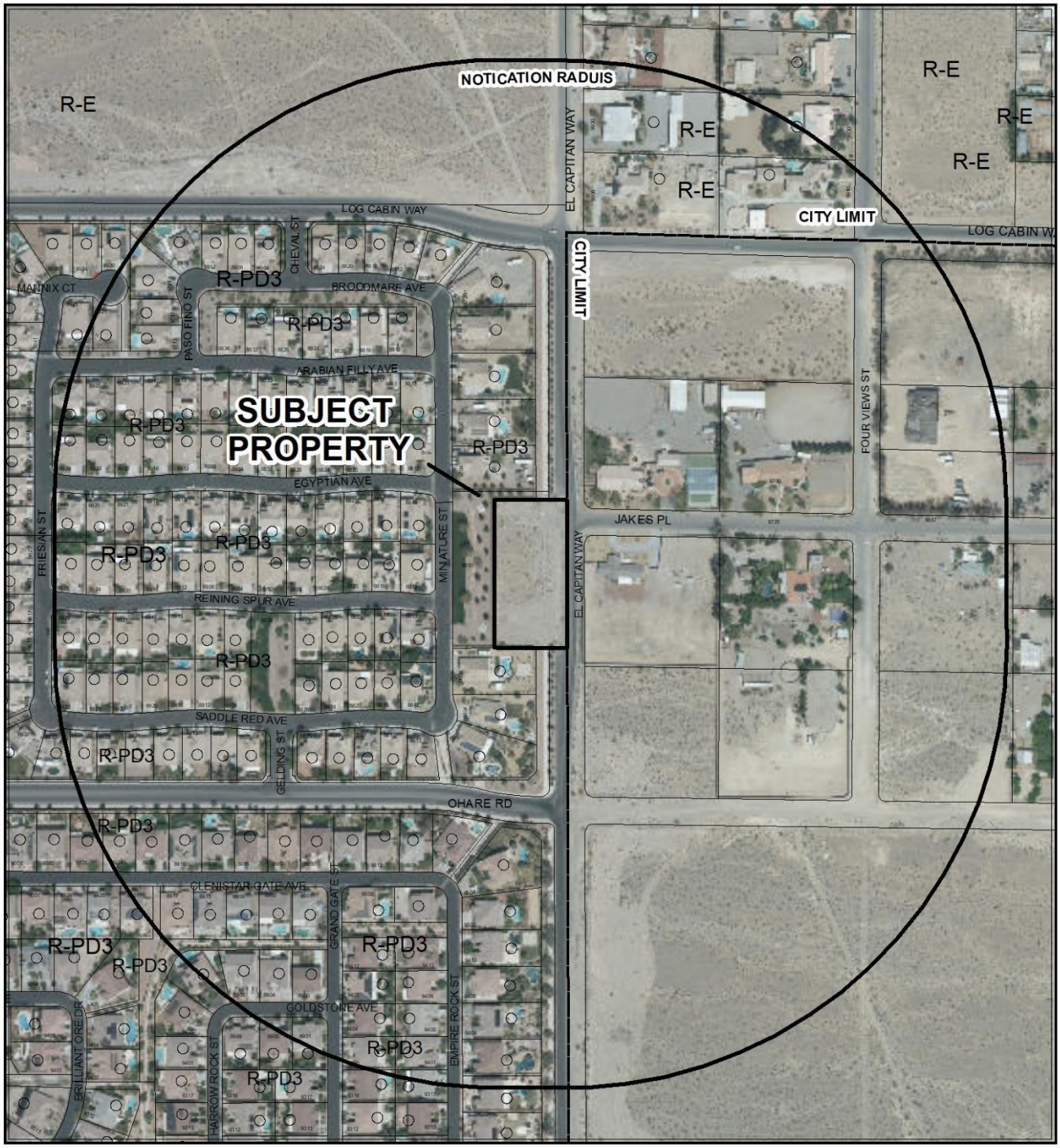
CASE: **ZON-75932 (PRJ-75902)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N



0 260 520 Feet

CASE: **ZON-75932 (PRJ-75902)**

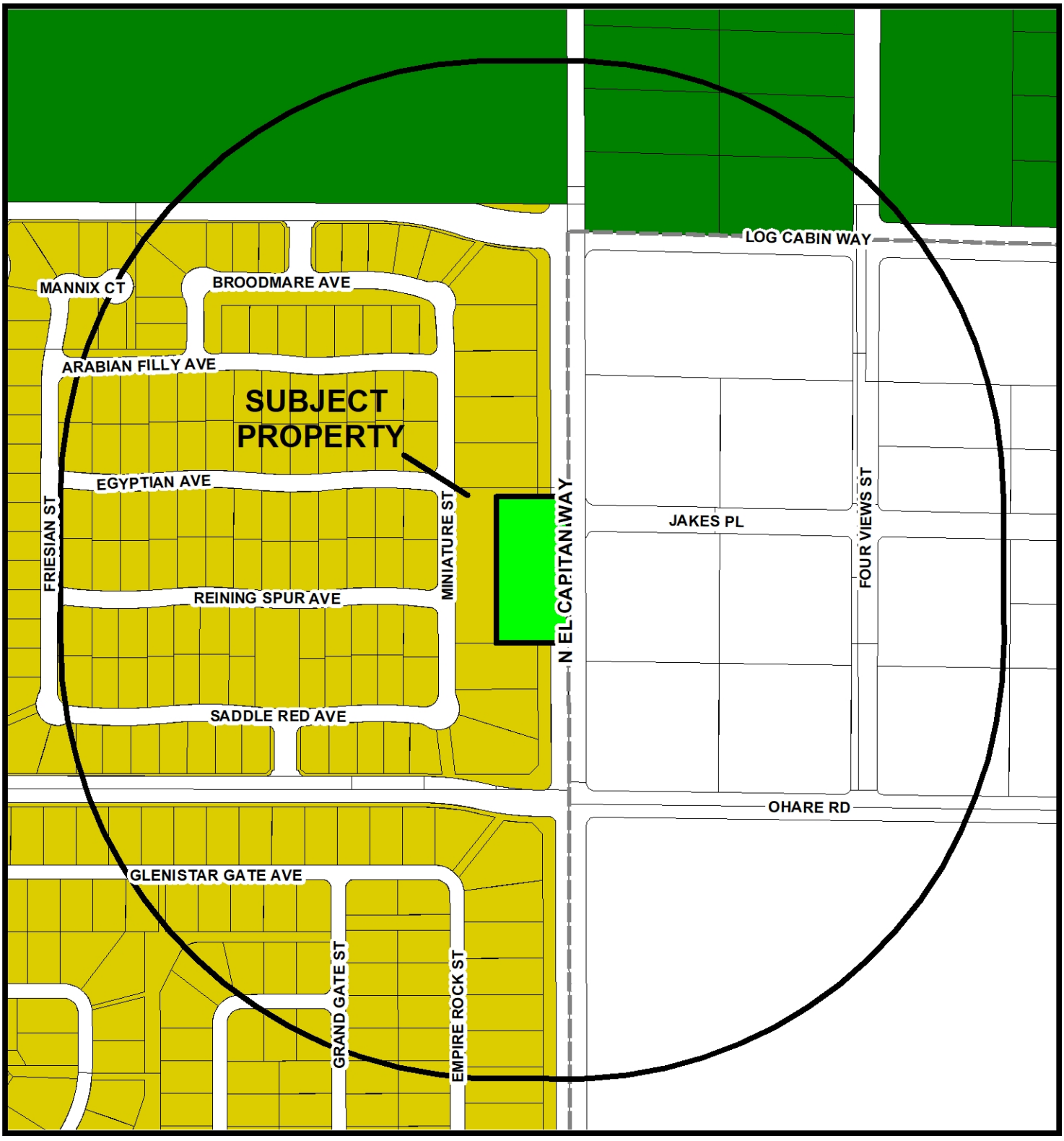
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N

ZON-75932



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-D

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, March 11, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GENERAL PLAN AMENDMENT & REZONING

Project Address (Location) WEST SIDE OF EL CAPITAN WAY APPROXIMATELY 300' NORTH OF OHARE ROAD

Project Name SARA SUBDIVISION **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-05-302-012 **Ward #** 6- FIORE

General Plan: Existing PCD Proposed RL **Zoning:** Existing U (PCD) Proposed R-D

Additional Information

Property Owner JOHN SARAPUCHIELLO Contact

Address 3111 BEL AIR DRIVE #9B City LAS VEGAS State NV Zip 89109

E-mail jjsarajr@aol.com Phone

Applicant JOHN SARAPUCHIELLO Contact

Address 3111 BEL AIR DRIVE #9B City LAS VEGAS State NV Zip 89109

E-mail jjsarajr@aol.com Phone

Representative JOHN VORNSAND, AICP Contact

Address 62 SWAN CIRCLE City HENDERSON State NV Zip 89074

E-mail landuseplanning@embarqmail.com Phone (702) 321-8229

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 N/A **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [signature] TRUSTEE

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

Print Name JOHN SARAPUCHIELLO

Subscribed and sworn before me

This 27th day of February, 2019

[signature]

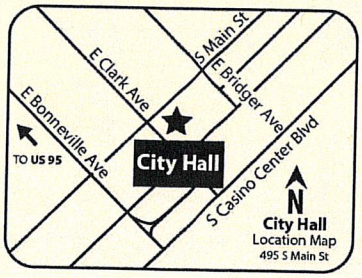
Notary Public in and for said County and State

DIANE L. HUTCHINGS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-3231-1
My Appt. Expires Oct. 20, 2019

PRJ-75902
02/28/19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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-75932 [PRJ-75902]

City Council Meeting of **07/03/19**

129 DRDGNP1

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Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2019 JUN 26 A 11:40

PRJ-75902
12505310050
KIEBZAK BARBARA A REVOCABLE LIVI
KIEBZAK BARBARA A TRS
8920 REINING SPUR AVE
LAS VEGAS NV 89143-1130

Submitted after final agenda
Item 70

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
71

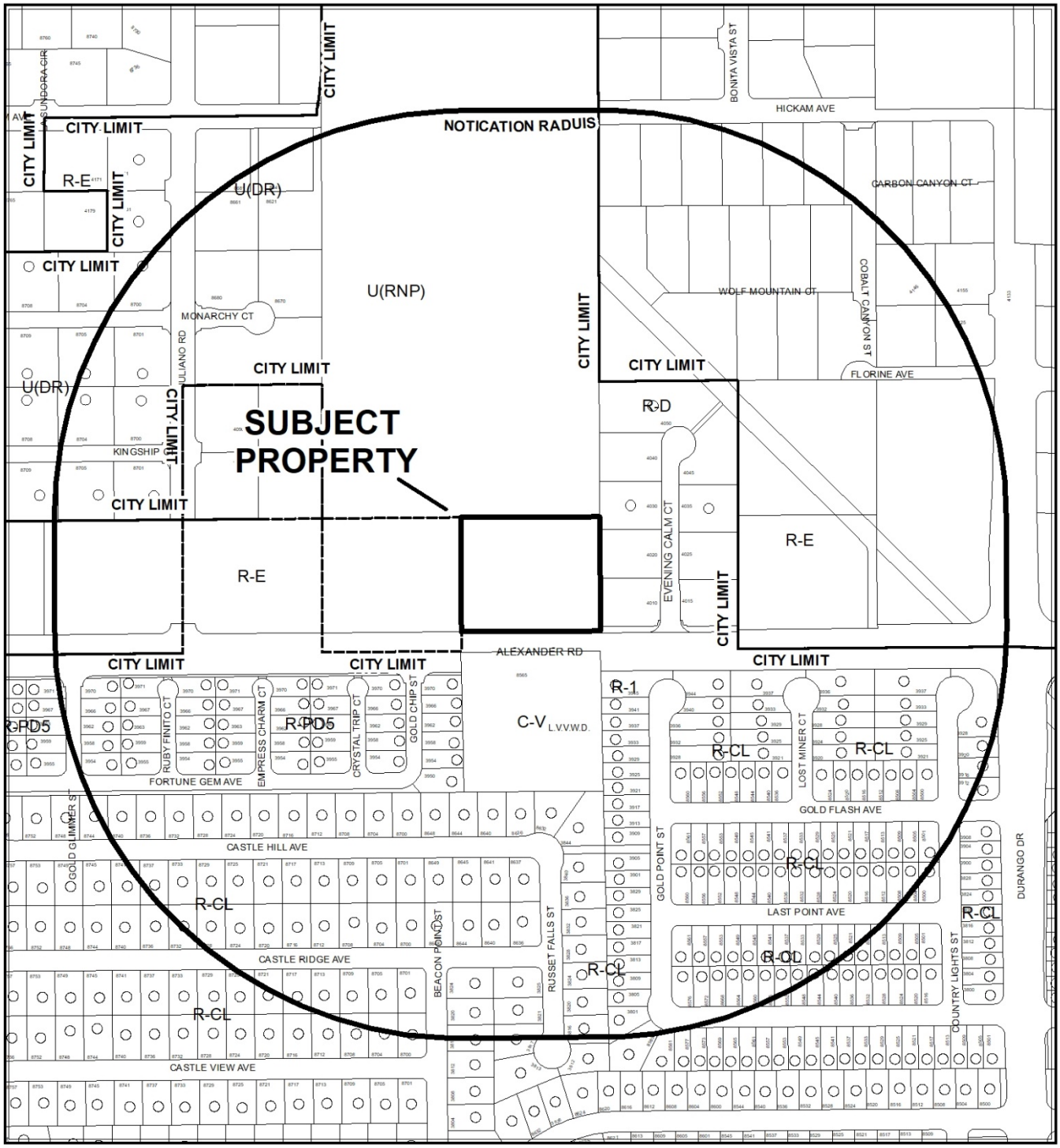
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-75969 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	8	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-75969, ZON-75972, VAR-75973, VAC-75974 and TMP-75975 [PRJ-75904]
4. Supporting Documentation - GPA-75969, ZON-75972, VAR-75973, VAC-75974 and TMP-75975 [PRJ-75904]
5. Photo(s) - GPA-75969, ZON-75972, VAR-75973, VAC-75974 and TMP-75975 [PRJ-75904]
6. Justification Letter - GPA-75969, ZON-75972, VAR-75973, VAC-75974 and TMP-75975 [PRJ-75904]
7. Submitted after Final Agenda - Protest/Support Postcards for GPA-75969 and ZON-75972 [PRJ-75904] and Documentation Not Vetted - Protest E-mail
8. Backup Submitted at the April 23, 2019 Planning Commission Meeting



0 280 560 Feet

CASE: **GPA-75969 (PRJ-75904)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N



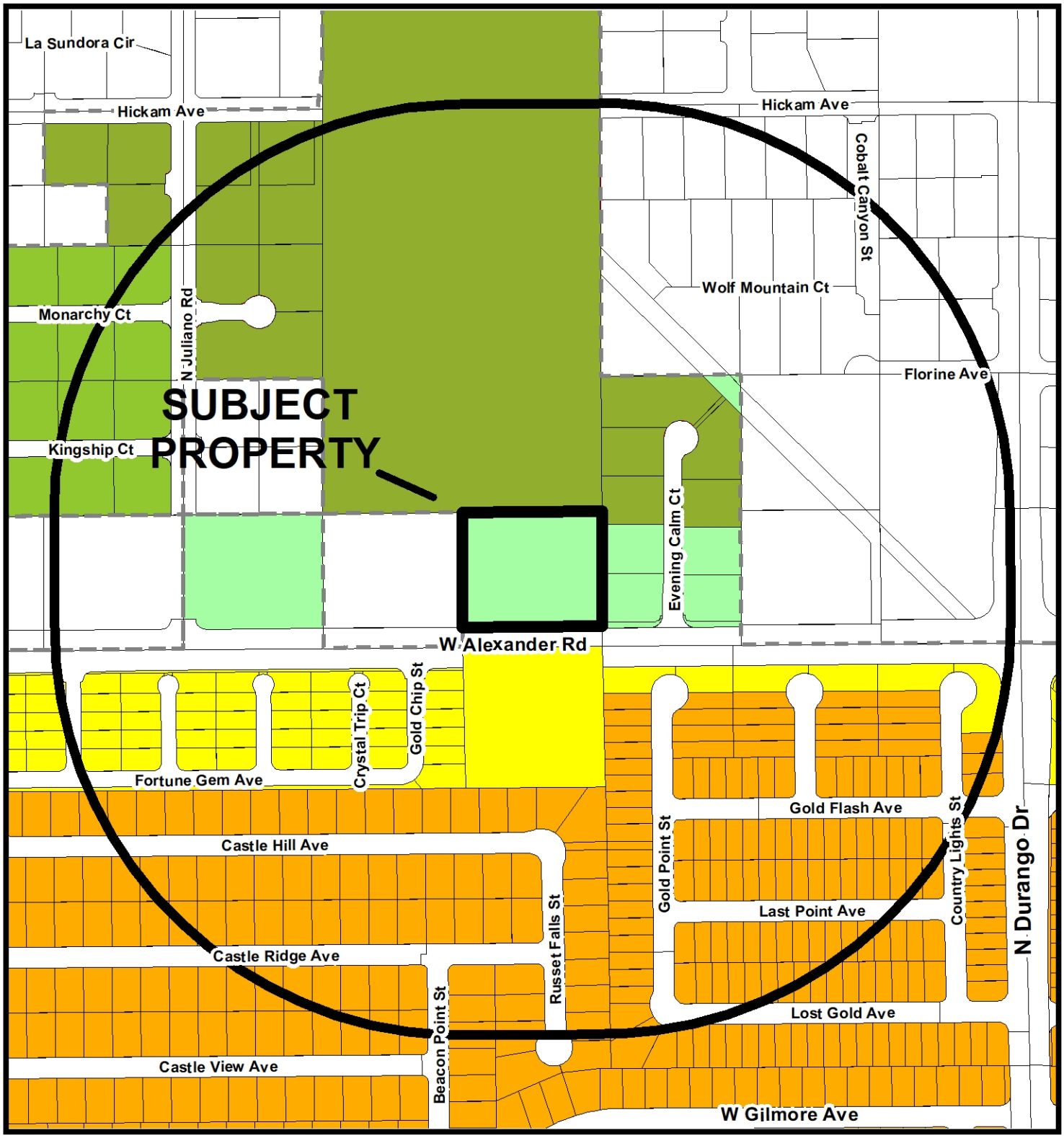
CASE: **GPA-75969 (PRJ-75904)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

GPA-75969



General Plan Amendment

FROM R TO L

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75969	Staff recommends DENIAL.	
ZON-75972	Staff recommends DENIAL.	GPA-75969
VAR-75973	Staff recommends DENIAL, if approved subject to conditions:	GPA-75969 ZON-75972
VAC-75974	Staff recommends APPROVAL, subject to conditions:	GPA-75969 ZON-75972 VAR-75973
TMP-75975	Staff recommends DENIAL, if approved subject to conditions:	GPA-75969 ZON-75972 VAR-75973 VAC-75974

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
296 - GPA-75969 and ZON-75972 (By City Clerk)
296 - VAR-75973 (By City Clerk)
5 - VAC-75974 (By City Clerk)
296 - TMP-75975 (By City Clerk)

PROTESTS
6 - GPA-75969 and ZON-75972
5 - VAR-75973
1 - VAC-75974
6 - TMP-75975

NE

APPROVALS

3 - GPA-75969 and ZON-75972
4 - VAR-75973
0 - VAC-75974
3 - TMP-75975

**** CONDITIONS ****

VAR-75973 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75969) and Rezoning (ZON-75972); approval of and conformance to the Conditions of Approval for Petition to Vacate (VAC-75974) and Tentative Map (TMP-75975) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC- CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on the north, east, and west sides of Assessor Parcel Number 138-05-801-027 and the existing Public Sewer Easement generally located on the north and east portions of this site.

2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. If the Order of Vacation *(or Order of Relinquishment of Interest if a Patent Reservation)* is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-75975 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (GPA-75969) and Rezoning (ZON-75972); approval of and conformance to the Conditions of Approval for Petition to Vacate (VAC-75974) and Variance (VAR-75973) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. Written approval must be submitted prior to the issuance of a building permit from Republic Services for the modified hammerhead configuration.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   - One 24-inch box shade tree with four, five-gallon shrubs for each required tree shall be planted within the landscape buffer areas adjacent to Alexander Road.

7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. A Petition of Vacation, such as VAC-75974, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S. Government Patents Easements adjacent to this site.

10. Grant a Multi-Use Non-Equestrian Trail Easement for the required trail that is outside of the Public right-of-way. Street “A” must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

11. Construct complete half street improvements on Alexander Road including the required Multi-Use Non-Equestrian Trail meeting current City Standards adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Construct a minimum 12-foot wide paved access on Common Element “C” in between lots 4 and 5 to provide drivable access to the sanitary sewer manhole from street “A”.

13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit a License Agreement for landscaping and private improvements in the Alexander Road public right-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, gating, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct an eight-lot single-family residential subdivision on 2.21 acres on the north side of Alexander Road approximately 960 feet west of Durango Drive.

ISSUES

- The applicant is proposing to amend the General Plan designation from Rural Density Residential to Low Density Residential. Staff does not support this request.
- A request to Rezone the subject site from R-E to R-1 accompanies the General Plan Amendment. Staff does not support this request.
- The applicant is requesting a Variance to allow a 1.00 Connectivity Ratio where 1.30 is required. Staff does not support this request.
- A Variance to allow a private street without a gate and for it to not be constructed to public standards is requested. Staff does not support this request.
- The final portion of the Variance request is for a modified hammerhead. Staff does not support this request.

ANALYSIS

General Plan Amendment

The subject site is currently designated R (Rural Density Residential). The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural (single-family homes on large lots, including equestrian facilities), but with a smaller allowable lot size. This category allows up to 3.59 dwelling units per acre.

The applicant is proposing to amend the General Plan designation to L (Low Density Residential). The Low Density category generally permits single-family detached homes and manufactured homes on individual lots. This category allows up to 5.49 dwelling units per acre.

The area north of Alexander Road where the subject site is located, is currently designated R (Rural Density Residential) or RNP (Rural Neighborhood Preservation). These designations have a density range of 2.00 to 3.59 dwelling units per acre respectively. Amending the General Plan designation to allow a density of 5.49 dwelling units per acre is not compatible with the existing adjacent land use designations and staff is recommending denial of the request.

NE

Rezoning

The subject site is currently zoned R-E (Residence Estates). The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment.

The applicant is proposing to Rezone the subject site to R-1 (Single Family Residential). The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting.

The subject site is located within an area with residential lot sizes that range from 17,500 square feet up to 32,800 square feet that conveys a rural environment. Rezoning the subject site will introduce a suburban development pattern into an area that is rural. A suburban zoning district is not compatible with the surrounding land uses and zoning districts; therefore, staff is recommending denial of the Rezoning application.

Variance

Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated by taking the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only cul-de-sacs has a Connectivity Ratio of 1.0. The proposed residential development has one link (street) and one node (cul-de-sac) for a connectivity ratio of 1.0.

The Variance request also includes proposing to construct a private street without a gate and not to public standards, which would include a sidewalk on both sides of the proposed private street. Sidewalk is proposed for the west side of the private street, terminating at Lot 5 leaving the future residents on the east side of the private street without a pedestrian pathway (sidewalk).

The final portion of the Variance request is to allow a modified hammerhead as a terminus where a standard hammerhead or cul-de-sac is required. The proposed modified hammerhead does not provide adequate space for vehicular traffic to turn around; this includes emergency vehicles such as ambulances and trash disposal trucks dispatched by Republic Services. Staff has added a recommended Condition of Approval requiring the applicant to submit written approval for the modified hammerhead from Republic Services prior to the issuance of a building permit.

The inability to meet the minimum ratio requirement for connectivity, the proposal of a private street not constructed to public standards and without a gate, and the request for a modified hammerhead terminus are self-imposed hardships not based on a unique or extraordinary circumstance. These variance requests are evidence of a site that is being overdeveloped. Staff finds the proposed density and overall neighborhood design to be too intense for the surrounding area and staff is recommending denial of the Variance request in addition to the Rezoning and General Plan Amendment requests.

Vacation
Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations and Public Sewer Easements generally located on the north side of Alexander Road, west of Durango Drive. The Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Tentative Map
The applicant is proposing to develop eight home sites with lot sizes that range in size from 8,684 square feet to 12,511 square feet within “Accepted Area B” of the Interlocal Agreement. The proposed lot sizes do not satisfy the requirements of the Interlocal Agreement, which requires a minimum lot size of 10,000 square feet. Only one of the proposed eight-lots provide the required minimum lot size set forth in the Interlocal Agreement, the remaining seven lots range in size from 8,684 square feet to 9,545 square feet, below the required 10,000 square feet and well below the neighboring lot sizes that range in size from 17,500 square feet up to 32,800 square feet. The submitted tentative map is preferential in nature and not compatible with the Interlocal Agreement or the surrounding area; therefore, staff is recommending denial of the Tentative Map.

The submitted north/south and east/west cross sections depict a maximum grade less than two percent across this site. Per the Tables in Subdivision Code 19.06 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. A four-foot retaining wall is shown along the north and east borders.

FINDINGS (GPA-75969)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The surrounding area consist of Rural Density Residential and Rural Neighborhood Preservation designations that allow a maximum of 3.59 dwelling units per acre. The proposed Low Density Residential allows a density up to 5.49 dwelling units per acre which is too intense for the area and not compatible with the existing adjacent land uses.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Low Density Residential allows the proposed R-1 (Single Family Residential) zoning district, the R-SL (Residential Small Lot) and the R-MH (Mobile/Manufactured Home Residential) zoning districts, which are too intense and not compatible with the existing adjacent land uses or zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation (Alexander Road), recreation and utility facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to the Interlocal Agreement which requires the subject site to remain residential and maintain a minimum buildable lot size of 10,000 square feet.

FINDINGS (ZON-75972)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed R-1 (Single Family Residential) zoning district would conform to the proposed L (Low Density Residential).

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The Low Density Residential designation allows 6,500 square-foot residential lot sizes, which are not compatible with the surrounding R-D (10,000 square feet), and R-E (18,500 square feet) zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Development factors in the area do not indicate the need for 6,500 square-foot size home sites as the smallest adjacent lot size is 17,546 square feet.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Alexander Road is adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (VAR-75973)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct private streets without an access gate and not to public street standards, including a modified hammerhead; and a residential neighborhood design that does not meet the minimum connectivity ratio required. An alternative neighborhood design including sidewalk on both sides of the street and a standard cul-de-sac or hammerhead are examples of some of the design elements required to meet the minimum requirements set forth by Title 19. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardships are preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/19	The City Council approved a request for a Petition to Annex (ANX-74572) 2.21 acres on the north side of Alexander Road, approximately 115 feet east of Gold Chip Street.
04/23/19	The Planning Commission voted (4-0) to hold GPA-75969, ZON-75972, VAR-75973, VAC-75974 and TMP-75975 [ORJ-75904] in abeyance to the May 28, 2019 Planning Commission meeting.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of the following: GPA-75969, ZON-76972, VAR-76973, VAC-76974 and TMP-76975 [PRJ-75904].

Most Recent Change of Ownership	
04/14/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are building permits or business licenses related to the subject site.

Pre-Application Meeting	
02/27/19	Staff conducted a pre-application meeting where the submittal requirements for the proposed single family residential subdivision were discussed.

Neighborhood Meeting	
04/08/19	**Date:** 04/08/19 **Start Time:** 6:30 p.m. **End Time:** 6:50 p.m. **Application:** GPA-75969 (PRJ-75904) **Attendees:** One representative for the applicant. One representative from the Planning Department. Two members of the public (neighbors). **Meeting Notes:** • The applicant's representative gave an introduction to the proposed residential development and explained to the residents in attendance that the homes would be single-story ranging in size from 2,400 square feet to 2,500 square feet. They anticipate the price of the homes to start in the low $500,000 range without upgrades. • The residents in attendance had questions about the perimeter wall and whether or not it would abut theirs, or have a dead space; and that they prefer to have sidewalks and streetlights. • The residents also expressed the preference would be for the lot sizes to be closer to theirs (north of 17,000 square feet). The smaller lot size in addition to a lower price point then their existing homes (to the east) give them concern as to whether or not this development will affect their property value since a contributing factor to determining property values is what homes sell for in the area.

Field Check	
03/13/19	Staff observed the undeveloped lot during a routine field check. Staff did not note anything of concern.

Details of Application Request	
Site Area	
Gross Acres	2.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
South	Undeveloped Utility Installation	L (Low Density Residential)	C-V (Civic)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Accepted Area B	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**Accepted Area B requires a minimum lot size of 10,000 square feet.*

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-1 Zoning District:

Standard	***Required/Allowed***
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories / 35 Feet

2.21 Acres or 96,268 Square Feet:

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	20,000 SF Lots	4.81
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	6,500 SF Lots	14.81
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59	7.93
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49	12.13

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • South	 1 Tree / 30 Linear Feet	 10 Trees	 10 Trees	 Y
TOTAL PERIMETER TREES		**10 Trees**	**10 Trees**	**Y ***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	 5 Feet		 5 Feet**	 Y

**The site plan submitted with this application does not indicate plant materials or quantities. Staff has added a Condition of Approval to ensure the proper amount of shade trees are installed within the landscape buffer areas if approved.*

***The subject site is adjacent to a Multi-Use Non-Equestrian Trail that includes a five-foot landscape buffer with a ten-foot sidewalk.*

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alexander Road	Primary Arterial	Master Plan of Streets and Highways	70	N*

**Off-site improvements are required as part of the proposed residential development.*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Modified Hammerhead Terminus			1
Total		**1**	**1**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

Pursuant to Title 19.06 and 19.12, the following parking standards apply for the proposed R-1 Zoning District:

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family, Detached	8	2 Per Lot	16	
TOTAL SPACES REQUIRED			16	

Las Vegas Valley Water District (LVVWD):
This parcel is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. There is an existing six-inch stub approximately 168 *LF* from the west property line. To comply with District Service Rules the development will be required submit a hydraulic analysis for approval.

NE

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-027

Name of Property Owner: Scott Family Trust; ETAL

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Shawn M Scott

Print Name: Scott Family TRUST

Subscribed and sworn before me

This 24 day of August, 2018

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location, W. Alexander and N. Juliano Road

Project Name Alexander Juliano East **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-027 **Ward #** _____

General Plan: existing RL proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCOTT FAMILY TRUST **Contact** SHANE K SCOTT

Address 8020 WISPY SAGE WAY **Phone:** 702 378-2146 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address SHANE@SCOTTTEAM.NET

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shane K Scott

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

Print Name SHANE K SCOTT

Subscribed and sworn before me

This 24th day of August, 20 18.

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75904
03/05/19

OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A RIGHT-OF-WAY UTILIZEDTO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES TO BE VACATED.

DESCRIPTION

A PORTION OF THAT RIGHT-OF-WAY UTILIZED TO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES PER "DECLARATION OF UTILIZATION BUREAU OF LAND MANAGEMENT RIGHTS-OF-WAY", RECORDED OCTOBER 26, 1999, IN BOOK 19991026 AS INSTRUMENT NUMBER 00947 AND RE-RECORDED OCTOBER 23, 2000 IN BOOK 20001003 AS INSTRUMENT NUMBER 00684, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

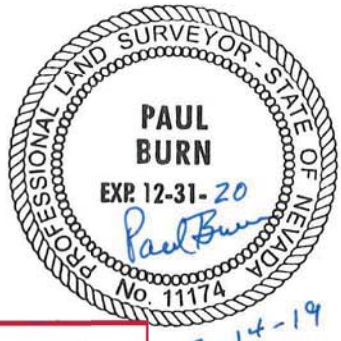
TOGETHER WITH THE EAST 152.62 FEET OF THE NORTH 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 20 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



PRJ-75904
03/05/19

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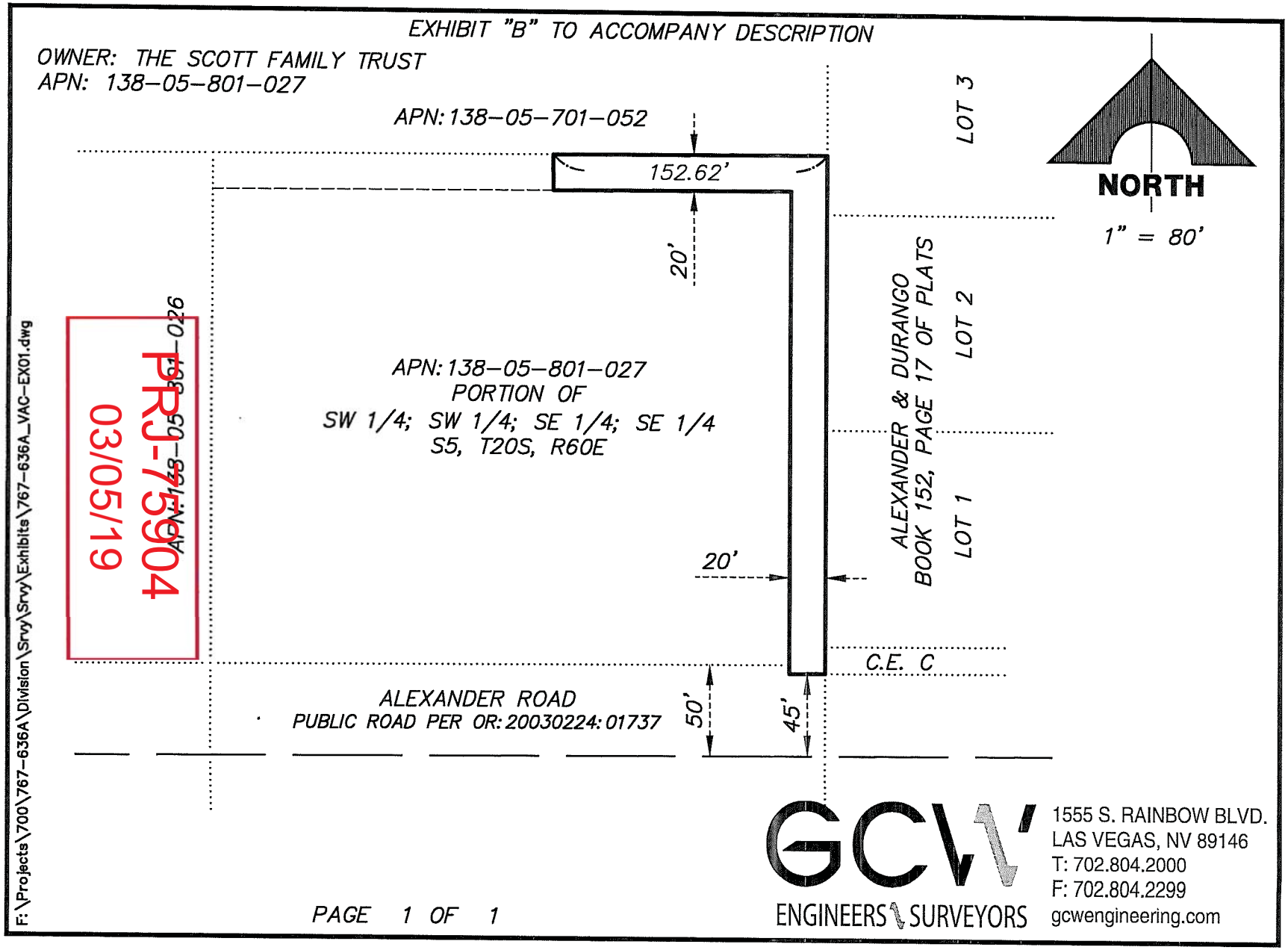
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299



PRJ-75904
03/05/19

OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A RIGHT-OF-WAY UTILIZEDTO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES TO BE VACATED.

DESCRIPTION

A PORTION OF THAT RIGHT-OF-WAY UTILIZED TO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES PER "DECLARATION OF UTILIZATION BUREAU OF LAND MANAGEMENT RIGHTS-OF-WAY", RECORDED OCTOBER 26, 1999, IN BOOK 19991026 AS INSTRUMENT NUMBER 00947 AND RE-RECORDED OCTOBER 23, 2000 IN BOOK 20001003 AS INSTRUMENT NUMBER 00684, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

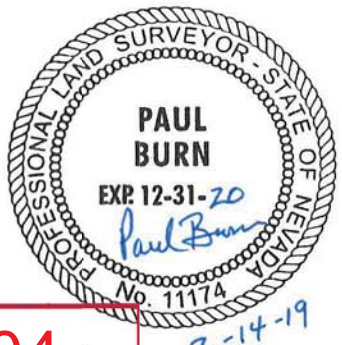
TOGETHER WITH THE EAST 152.62 FEET OF THE NORTH 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 20 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



PRJ-75904
09/05/19

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

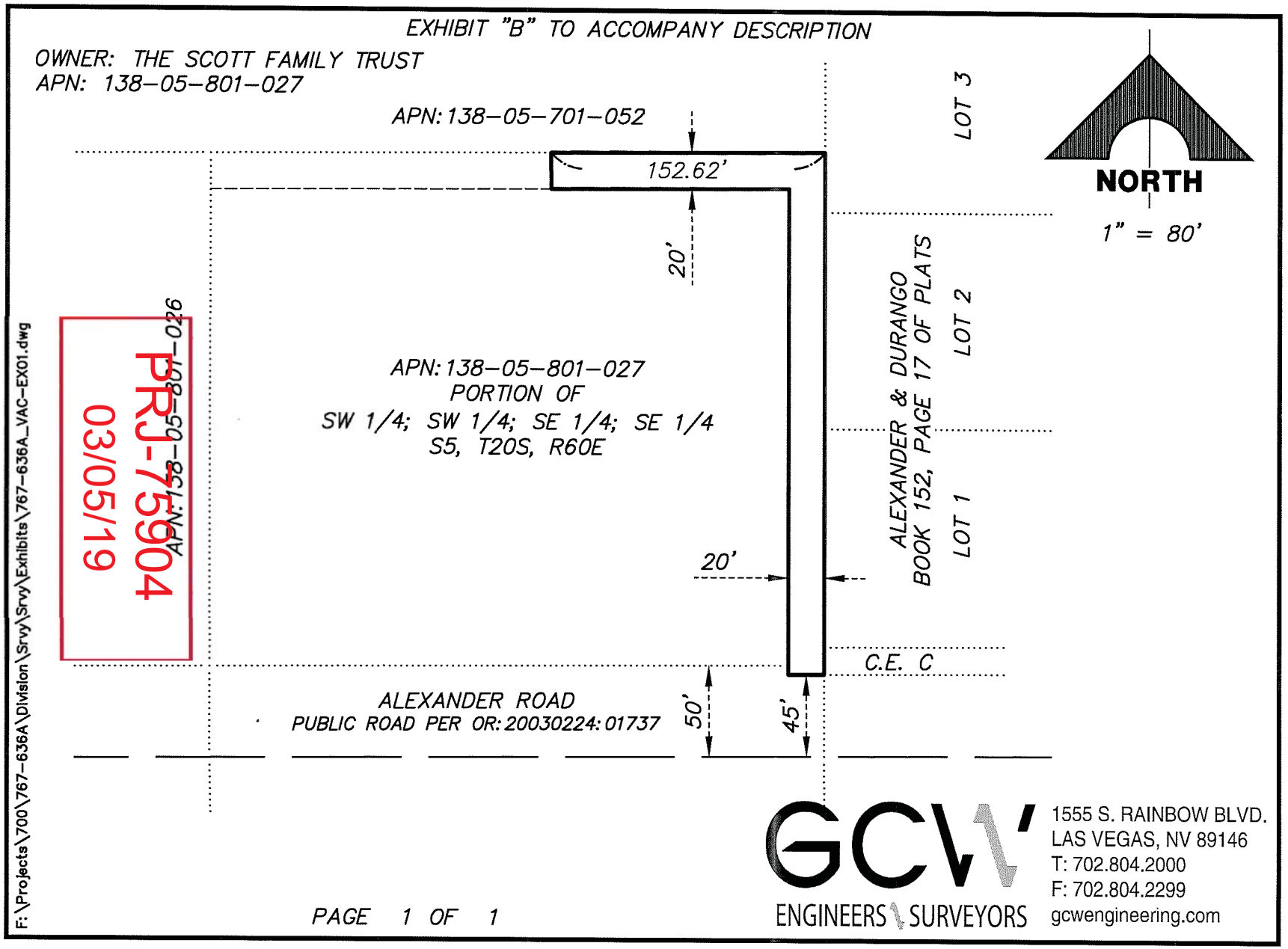
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027
APN: 138-05-701-052
152.62'
20'
LOT 3
NORTH
1" = 80'
APN: 138-05-801-027
PORTION OF
SW 1/4; SW 1/4; SE 1/4; SE 1/4
S5, T20S, R60E
ALEXANDER & DURANGO
BOOK 152, PAGE 17 OF PLATS
LOT 2
LOT 1
APN: 138-05-801-026
20'
C.E. C
ALEXANDER ROAD
PUBLIC ROAD PER OR: 20030224: 01737
50'
45'
PRJ-75904
03/05/19
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PAGE 1 OF 1
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

GRANTOR/OWNER: SCOTT FAMILYTRUST ETAL
APN: 138-05-801-027

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT TO BE VACATED.

DESCRIPTION

A PORTION OF THAT PATENT EASEMENT RECORDED JANUARY 18, 1961 IN BOOK 278, INSTRUMENT NO. 225140, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

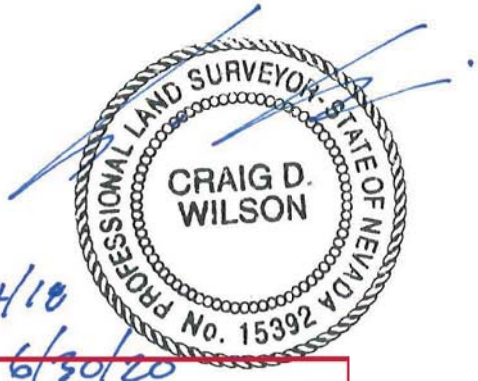
TOGETHER WITH THE WEST 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET AND SAID WEST 33 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

CRAIG D. WILSON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15392



8/24/18
Exp. 6/30/20

PRJ-75904
03/05/19

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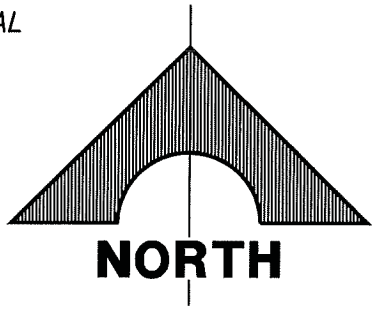
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: SCOTT FAMILY TRUST ETAL
APN: 138-05-801-027



1" = 100'

APN: 138-05-701-052
USA
N.A.P.

APN:
138-05-814-003

OR: 278: 225140

33'

33'

33'

APN:
138-05-814-002

APN: 138-05-801-026

PORTION OF
SW 1/4; SW 1/4;
SE 1/4; SE 1/4
S5, T20S, R60E

APN:
138-05-814-001

45.0'

45.0'

APN: 138-05-814-011

50.0'

PUBLIC ROAD PER
OR: 20030224: 01737

50.0'

PUBLIC ROAD PER
OR: 20030204: 00290

ALEXANDER ROAD

E 1/16 5/8

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PRJ-75904
03/05/19

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F: 702.804.2299
gcwengineering.com

PAGE 1 OF 1

GRANTOR/OWNER: SCOTT FAMILYTRUST ETAL
APN: 138-05-801-027

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DESCRIPTION

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TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

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EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET AND SAID WEST 33 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

CRAIG D. WILSON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15392



8/24/18
EXP 6/30/20

PRJ-75904
03/05/19

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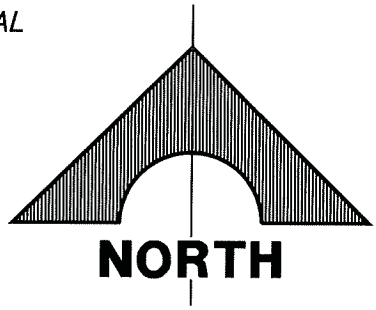
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: SCOTT FAMILY TRUST ETAL
APN: 138-05-801-027



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N.A.P.

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33'

33'

33'

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PORTION OF
SW 1/4; SW 1/4;
SE 1/4; SE 1/4
S5, T20S, R60E

APN:
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45.0'

45.0'

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50.0'

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50.0'

PUBLIC ROAD PER
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ALEXANDER ROAD

E 1/16 5/8

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PRJ-75904
03/05/19

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LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

PAGE 1 OF 1

TENTATIVE MAP
FOR
ALEXANDER JULIANO EAST
APN # 138-05-801-027

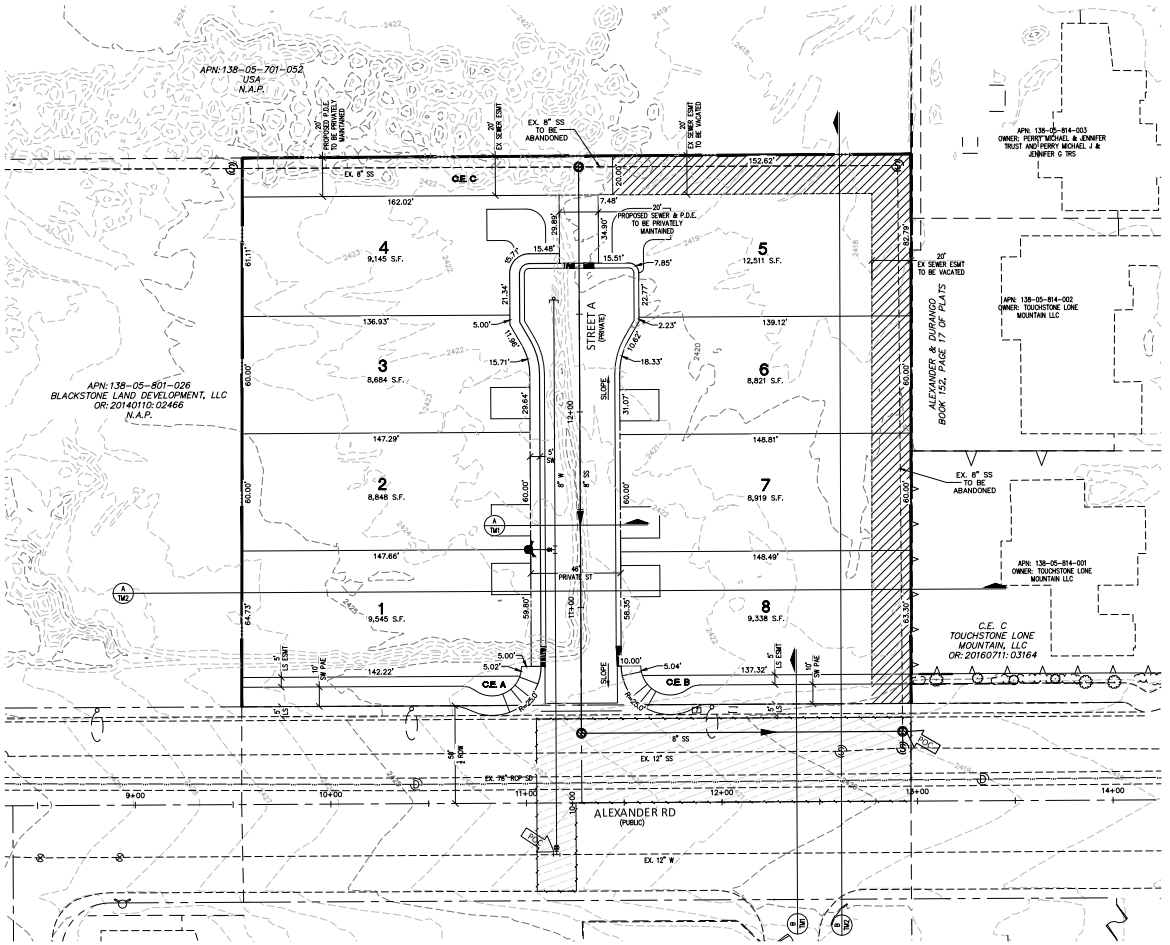
LEGAL DESCRIPTION

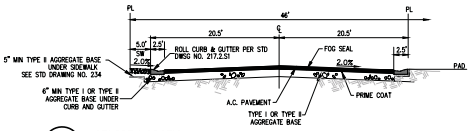
PARCEL 027:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 24, 2003 IN BOOK 20030224 AS INSTRUMENT NO. 01737, OF OFFICIAL RECORDS.

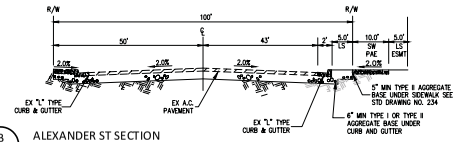
BASIS OF BEARING

NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.





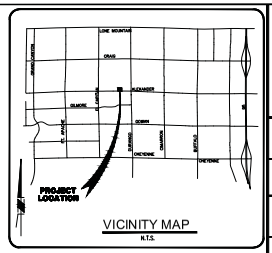
A STREET A SECTION
SCALE: N.T.S.



B ALEXANDER ST SECTION
SCALE: N.T.S.

LEGEND

- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 — EXISTING CONTOUR
- X" W — PROPOSED WATER LINE
- X" S — PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W — EXISTING WATER LINE
- EX X" S — EXISTING SEWER LINE
- 25 — LOT NUMBER
- EX STREET LIGHT



VICINITY MAP
N.T.S.

NORTH

30 0 30 60
SCALE FEET

SETBACK REQUIREMENTS

FRONT YARD:	20'
SIDE YARD:	5'
SIDE YARD (CORNER):	10'
REAR YARD:	20'

SITE DATA

ZONING
EXISTING ZONING: RURAL ESTATES DISTRICT (R-E)
PROPOSED ZONING: RESIDENTIAL SUBURBAN (RD-PUD)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DISTRICT

LOTTING

NO. OF RESIDENTIAL LOTS	= 8
NO. OF COMMON LOTS	= 3
(COMMON+RESIDENTIAL)	= 11

DENSITY

NO. OF LOTS	= 8
NET ACREAGE	= 2.20 AC
NET DENSITY	= 3.64 LOTS/AC

LOT SIZE

TYPICAL LOT SIZE	= 60X150
MAXIMUM LOT SIZE SF	= 12,511 SF
MINIMUM LOT SIZE SF	= 8,684 SF
AVERAGE LOT SIZE	= 9,476 SF

OWNER

SCOTT FAMILY TRUST ETAL AND SCOTT SHANE KASS & LIZA TRS
1150 N VALPARAISO ST
KEWANNA, IN 46939
~~(NV) NV NNNN~~

DEVELOPER

D.R. HORTON
1081 WHITNEY RANCH DR
HENDERSON, NV 89014
(702) 635-3600

RESTRICTIVE COVENANT NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL BE ESTABLISHED AT A LATER DATE.

NOTES

1. THE NEAREST WATER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
2. THE NEAREST SEWER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
3. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
4. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
6. THIS PARCEL IS NOT IN A 100-YR FLOOD ZONE OR IS AFFECTED BY A LOMR.

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gowengineering.com

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

PR-I-75904
10/05/19

% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	CGW APP

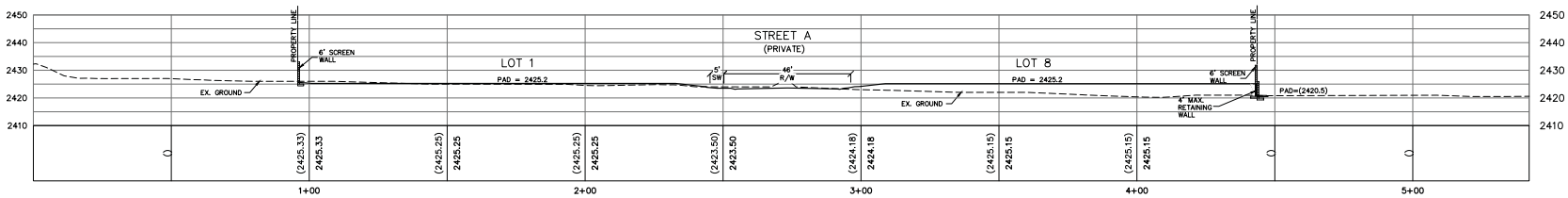
PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 03-04-19
PLOT TIME: 09:31:57

F:\PROJECTS\767-636A\CIVIL\TENTMAP\EAST\ASC-TM EASTAMG
FRANCIS MORELLI

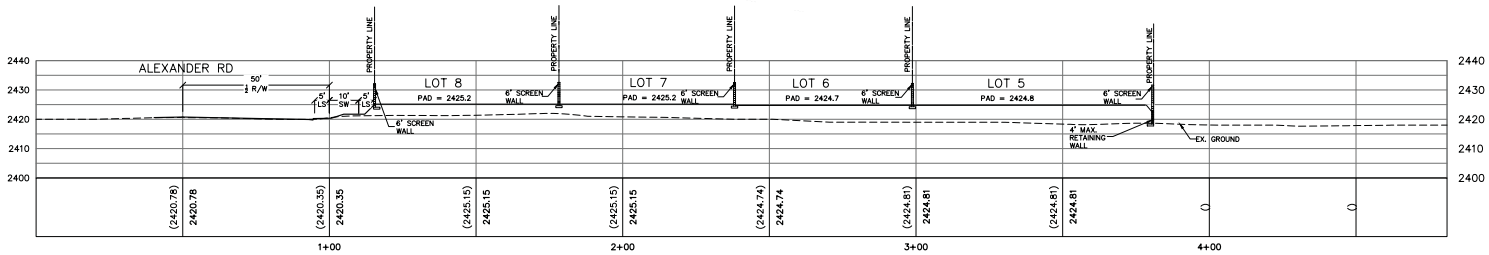
D.R. HORTON
ALEXANDER JULIANO EAST
TENTATIVE MAP I

DRAWING
TM1
1 OF 2 SHTS

City Council - Page 1257



A SITE SECTION A
SCALE: N.T.S.



B SITE SECTION B
SCALE: N.T.S.

PRJ-75904
03/05/19

% COMPLETE

DATE:

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 03-04-19
PLOT TIME: 09:31:58

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

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FRANCIS MORELLI

D.R. HORTON

ALEXANDER JULIANO EAST

TENTATIVE MAP II

DRAWING
TM2
2 OF 2 SHTS



GPA-75969 [PRJ-75904] - GENERAL PLAN AMENDMENT RELATED TO ZON-75972, VAR-75973, VAC-75974 AND TMP-75975 - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL
NORTH SIDE OF ALEXANDER ROAD WEST OF DURANGO DRIVE

06/13/19

767-636A

March 1, 2019

GCW ENGINEERS \ SURVEYORS

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Alexander Juliano East
APN 138-05-801-027

Dear Sir/Madam:

On behalf of our client, DR Horton, this letter is submitted as justification for a Tentative Map, Zone Change, and General Plan Amendment with various variances, and waivers in support of a 2.1+- acre development located at Alexander Road, approximately 650' east of Juliano Road, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6.

The proposed Alexander Juliano East residential subdivision is proposing 8 dwelling units on 2.1+- acres. We are proposing a rezoning from R-E to R-1 with 8,500 minimum square foot lots which requires an amendment to the General Plan for Proposed R-1 zoning. The proposed R-1 zoning is compatible with several developments adjacent to Alexander Road to the east. The proposed zoning also acts as transitional density from the higher density residential developments on the south side of Alexander Road to lower density developments to the north.

We are proposing the following Variances from Title 19:

Waiver #1
Private street onsite streetlights – provide no streetlights on interior private street (19.02.240).

Variance #1
46-foot wide non-gated private street with hammerhead per USD 212.1.S1 and with sidewalk on one side where 47-foot wide streets with sidewalks on both sides are required (19.04.03, 19.04.070 and 19.040.210).

Variance #2
The connectivity ratio does not meet the preferred 1.30. We are providing 1.0. (19.04.040).

Vacation
We are proposing to vacate portions of an existing sewer easement and existing patent easements within the subject parcel that are no longer needed.

We appreciate your consideration of these requests. Please give me a call at 702-804-2109 if you have any questions or concerns.

1135 Terminal Way, Suite 101
Reno, Nevada 89502

O 775.300.1917
info@gcwengineering.com
gcwengineering.com

PRJ-75904
03/05/19

Cordially,

GCW, Inc.



Brandi Reid
Project Coordinator
(702) 804-2109
breid@gcwengineering.com

PRJ-75904
03/05/19

RECEIVED
CITY CLERK

2019 JUN 25 A 7:18

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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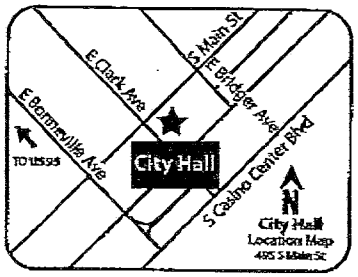
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 DRDCNP1

05/25/2019 05:03 7022950625 PAGE 01/01

Submitted after final agenda

Item 71 & 72

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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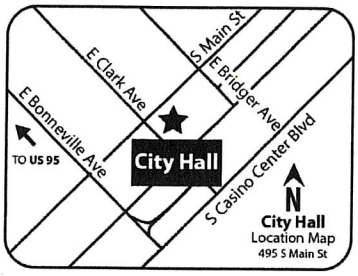
2019 JUN 25 A 11:38

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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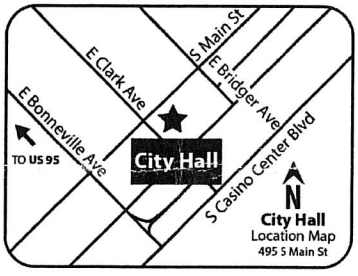

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808515011
LYONS CECIL & SUSAN M
8504 GOLD FLASH AVE
LAS VEGAS NV 89129-7659

125 DRDGNP1

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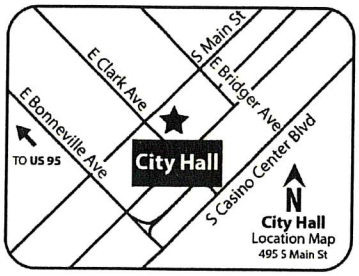

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
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2019 JUN 27 P 12:12

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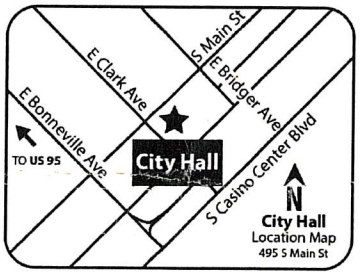

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

125 DRDGNP1

:ity of Las Vegas
)ffice of The City Clerk
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,as Vegas, Nevada 89101

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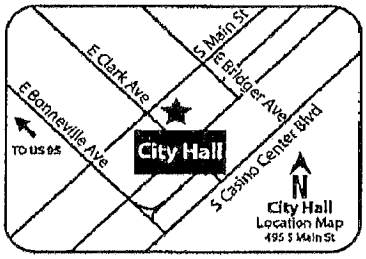

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2019 JUL -1 A 7:01

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

lease use available blank space on card for your comments.
PA-75969 and ZON-75972 [PRJ-75904]
:ity Council Meeting of **07/03/19**

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

PLEASE DO NOT RUIN OUR NEIGHBORHOOD OF 20 YEARS!

125 DRDGNP1

Submitted after final agenda

Items 71 & 72

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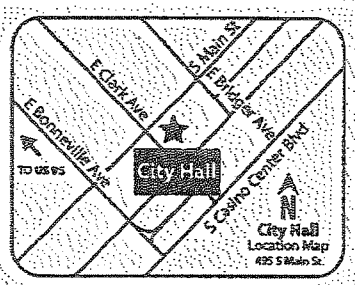

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]

City Council Meeting of **07/03/19**

125 DRDGNP1

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PRJ-75904
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

2019/07/01 13:47:52 3 /7

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75969 and ZON-75972 [PRJ-75904]

City Council Meeting of **07/03/19**

PRJ-75904
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 ORDGNP1

Submitted after final agenda
Items 71 & 72

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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2019 JUL -1 P 12:15

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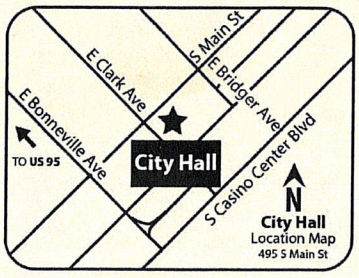

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PRJ-75904
13808516023
SKYMART L L C
1730 PRIMROSE PATH
LAS VEGAS NV 89108

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75969 and ZON-75972 [PRJ-75904]
City Council Meeting of **07/03/19**

99 ORDGNP1

Submitted after final agenda items 71972

From: Sally Christensen
To: Ashley Foster
Subject: FW: zoning change proposed by DR Horton
Date: Tuesday, July 2, 2019 9:18:40 AM
Attachments: image001.png
image002.png
image003.png
image004.png

I got a call from Mr. Sagers this morning and he emailed me with a statement of his opposition for GPA-75969 for agenda items 71-80 for tomorrows City Council. Please include in the back-up for those items.

Thank you.

Sally Christensen
Phone | 702-229-4906
lasvegasnevada.gov



From: lvsagers@gmail.com <lvsagers@gmail.com>
Sent: Tuesday, July 2, 2019 9:04 AM
To: Sally Christensen <schristensen@LasVegasNevada.GOV>
Subject: zoning change proposed by DR Horton

EXTERNAL EMAIL

Sally,
Thank you for taking my call this morning and explaining the property location and zoning changes regarding the DR Horton development proposed for the corner of Durango / Alexander rd area in the Northwest area.
I just wanted to put in writing that we, my wife and I, are opposed to housing that would be less than the original rural designation of 1 home per 1/2 acre. Hopefully this can be taken account of in future meetings when asked if there is any opposition to these zoning changes.

Again, thank you for taking time regarding this matter

Mike & DeDe Sagers
8740 La Sundora Circle

Submitted after final agenda
Item 71

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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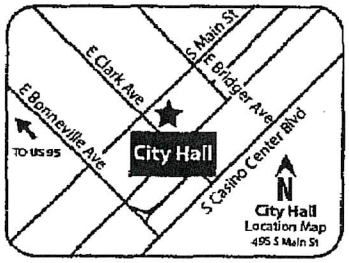

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75969 and ZON-75972 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

WILL DEVALUE NEIGHBORHOOD

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

125 BRDFNP1 89129

35-36P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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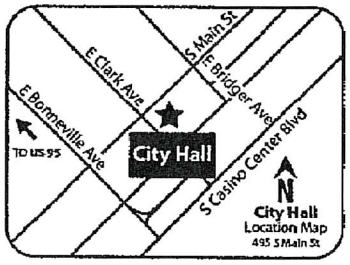

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PLEASE DO NOT DO THIS TO OUR NEIGHBORHOOD

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

125 BRDFNP1 89129

37P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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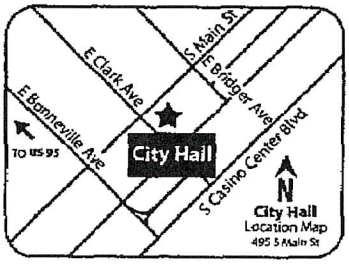

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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TMP-75975 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

PLEASE DON'T RUIN - DEVALUE OUR NEIGHBORHOOD

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

125 BRDFNP1 89129

39P

Submitted after final agenda

35-36 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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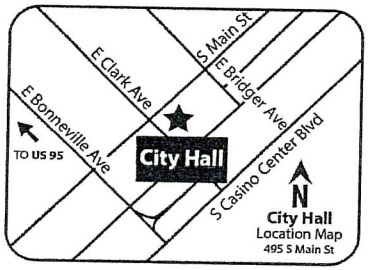

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

131 BRDFNP1 89134

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APR 23 2019

City of Las Vegas
Department of Planning

PRJ-75904
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

35-36
P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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GPA-75969 and ZON-75972 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

131 BRDFNP1 89134

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City of Las Vegas
Department of Planning

PRJ-75904
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

35-36P

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Development Services Center
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019

City of Las Vegas
Department of Planning

PRJ-75904
13805801044
B & B REVOCABLE TRUST
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134

131 BRDFNP1 89134

35-36 P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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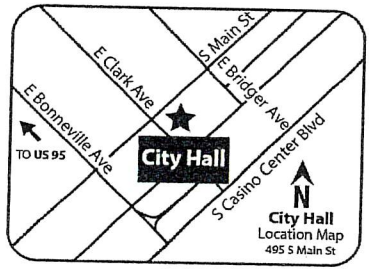

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

125 BRDFNP1 89129

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Department of Planning

PRJ-75904
13805801050
GRAF ARMIN LEOPOLD
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LAS VEGAS NV 89129

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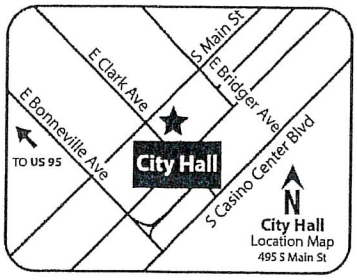

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75969 and ZON-75972 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

CHEAPER HOMES WILL CHEAPEN THE NEIGHBORHOOD.

125 BRDFNP1 89129

3 SP
3 CP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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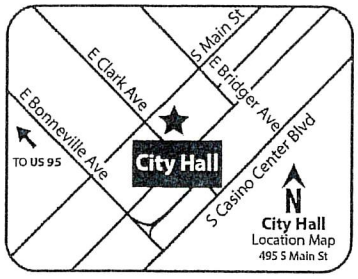

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75969 and ZON-75972 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801042
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

Submitted after final agenda

35A
36A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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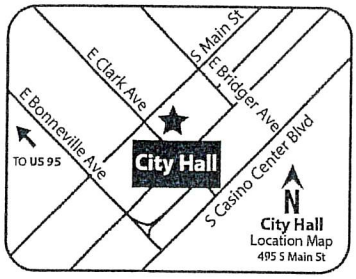

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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GPA-75969 and ZON-75972 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801047
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

35 A
36 A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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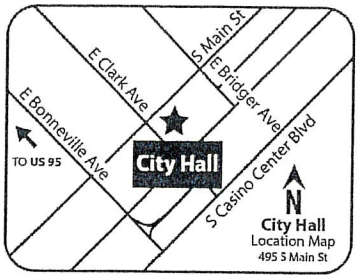
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75969 and ZON-75972 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801048
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

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36A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, April 16, 2019 9:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

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APR 16 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/16/19 9:46 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	Dirk Dahlgren
Residential or Business Address:	8700 Kingship CT Las Vegas, NV 89129
Phone:	(702) 839-1195
Email:	dadahlgren@aol.com
Comments:	The houses north of alexander are 1/3 to 1/2 acre, let's not downgrade the neighborhood by reducing the lot sizes below 1/3 acre.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

35-39 P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 17, 2019 12:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/17/19 12:23 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	Hristina Hadzheva
Residential or Business Address:	4090 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 782-9278
Email:	armin.graf@yahoo.com
Comments:	I also oppose this project, as RNP requirements of max. 2 houses per acre need to be kept for this zone.

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Nora Lares

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Sent: Thursday, April 18, 2019 8:59 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 8:58 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	Prj 75904
Position:	I OPPOSE the project and all related applications.
Name:	Paul Milko
Residential or Business Address:	8680 Monarchy ct Las Vegas , NV 89129
Phone:	(702) 416-7985
Email:	pmilko1@yahoo.com
Comments:	I have owned my property since 1986 and love the northwest area because of its exciting zoning R-E. I feel this change would be beneficial to the neborhood.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 9:30 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019

Submitted at 04/18/19 9:30 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	Prj 75904
Position:	I OPPOSE the project and all related applications.
Name:	Yvonne Milko
Residential or Business Address:	8680 Monarchy ct Las Vegas , NV 89129
Phone:	(702) 245-5528
Email:	ymilko@ymail.com
Comments:	I have owned my property since 1986 and love the northwest area because of its exciting zoning R-E. I feel this change would be beneficial to the neborhood.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 9:59 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 9:59 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	75904
Position:	I OPPOSE the project and all related applications.
Name:	Jill Powers
Residential or Business Address:	8672 Christopher Lee Circle Las Vegas, NV 89129
Phone:	(702) 256-8788
Email:	tjmp3@aol.com

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 10:44 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 10:43 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	Lucy Elliano
Residential or Business Address:	4070 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 545-0145
Email:	geneelliano@gmail.com
Comments:	This area is RNP, and zoning should be 2 houses / acre. I do not agree on a zoning that is putting 4 houses per acre. I agree to oppose this with my husband.

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Nora Lares

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Sent: Thursday, April 18, 2019 10:45 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 10:44 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	Eugene Elliano
Residential or Business Address:	4070 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 545-0145
Email:	geneelliano@cox.net
Comments:	This area is RNP, and zoning should be 2 houses / acre. Nothing less should be agreed.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 2:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 2:02 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	LEWIE GUAY
Residential or Business Address:	4017 Flaming Peak Court Las Vegas, NV 89129
Phone:	(801) 707-3663
Email:	sarghunter@yahoo.com
Comments:	I Oppose this Project

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Nora Lares

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Sent: Wednesday, April 17, 2019 12:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/17/19 12:22 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75904
Position:	I OPPOSE the project and all related applications.
Name:	Armin Graf
Residential or Business Address:	4090 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 782-9278
Email:	armin.graf@yahoo.com
Comments:	I oppose this project, as RNP requirements of max. 2 houses per acre need to be kept for this zone.

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35-39P

ipetitions
YOUR VOICE COUNTS

This petition has collected
13 signatures
using the online tools at ipetitions.com

Printed on 2019-04-23

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APR 2 3 2019

City of Las Vegas
Department of Planning

Submitted after final agenda

35-39 13P

1 of 4

Dr Horton. Homes

About this petition

We the undersigned oppose zone change from R-E (residence estates) TO R-1 (SINGLE FAMILY RESIDENTIAL) for APN 138-05-801-025 (PRJ-75903) and (APN 138-05-801-027) (PRJ-75904) Ward 4 (Anthony)

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City of Las Vegas
Department of Planning

Signatures

1. Name: Paul Milko on 2019-04-18 15:14:57
Comments: I have owned my property since 1986 and love the northwest area because of its exciting zoning R-E. I feel this change would be beneficial to the neborhood.

---

2. Name: Armin Graf on 2019-04-18 15:45:10
Comments: My address is 4090 N Juliano Rd. I can not agree to change the zoning nature from 2 houses per acre to 4. This would be a very negative impact to the value of the other houses in this area.

---

3. Name: Tina Graf on 2019-04-18 15:46:13
Comments: Not agreeing to 4 houses on 1 acre as proposed. Will be very bad.

---

4. Name: Nancy Felmlee on 2019-04-18 15:58:27
Comments: When I purchased my home on North Durango it was supposed to stay according to the master plan half acre home sites. Now with you bringing in these low-density houses you are lowering the value of my home. Traffic is so bad now trying to get out of my cul-de-sac takes extra long time. Signed homeowner disgusted in Vegas!

---

5. Name: Raymond Felmlee on 2019-04-18 16:00:10
Comments:

---

6. Name: Rebecca Gillilan on 2019-04-18 16:00:56
Comments: 4080 N Juliano Rd

---

7. Name: Delaney Gillilan on 2019-04-18 16:01:22
Comments: 4080 N Juliano Rd

---

8. Name: Jill Powers on 2019-04-18 16:53:50
Comments: I do not agree

---

9. Name: Kellee Hansen on 2019-04-18 17:09:39
Comments: Not agreeing to any less than 2 homes per acre

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---

10. Name: Eugene Elliano on 2019-04-18 17:26:08
Comments: 4070 N Juliano Rd, oppose construction

---

11. Name: Li Wang on 2019-04-18 17:27:34
Comments: 4070 N Juliano Rd, opposing construciton.

---

12. Name: Brian Munch on 2019-04-20 17:22:52
Comments: 8460 Helena Ave. Las Vegas NV 89129

3 of 4

13. Name: Vanessa Chiodo on 2019-04-22 22:40:58
Comments: Opposed to building homes with these projects PRJ-75903 and PRJ-75904

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APR 23 2019
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Department of Planning

4 of 4

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APR 2 3 2019

City of Las Vegas
Department of Planning

We the undersigned oppose zone change from R-E (residence estates) to R-1 (single family residential) for APN 138-05-801-025 (PRJ-75903) and APN 138-05-801-027 (PRJ-75904) WARD 4 (ANTHONY)

8 HOUSES INSTEAD OF 4 ON 2.5 ACRES JULIANO & ALEXANDER

ARMIN GRAF, 4090 N JULIANO RD, 89129, ARMIN.GRAFG YAHOO COM

TINA GRAF, 4090 N JULIANO RD, 89129, TINAG AMAZING-PORTRAITS COM

Eugene Elliano 4070 N Juliano Rd 89129 GENEELLIANO@COX.NET

LI WANG 4070 N Juliano RD 89129

Sara Martin 8701 Kingship Ct 89129

Kevin Sprenz 8705 Monarchy Ct 89129

Melissa Sprenz 8705 Monarchy Ct 89129

Lynn Phillips 8704 Monarchy Ct 89129

Robert Phillips 8704 MONARCHY CT 89129

Submitted after final agenda Items 35-39

PG 1

PGS 1 of 3

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APR 23 2019

City of Las Vegas
Department of Planning

Fidel Cuellar 8716 Monarchy CT 702-514-6526

Kim Wilson 8713 Monarchy CT 702-912-0735

Travis P Stuart 8755 Hickam 702 396 0876
Mary E

8712 Monarchy Ct. 702-325-961

TRISTAN RICKSON 8660 HICKAM AVE 702-741-6139
2R

LEON & RENAE TUNCO
4240 N. Juliana Rd - 702-672-6973

BRIAN KRAVITZ
8681 HICKAM AVE
LAS VEGAS NV 89129
951-377-0591

Shawn O'Brien
8621 Hickam Avenue
PG 2 Las Vegas, NV 89129
702-525-7244

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APR 23 2019
City of Las Vegas
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Dorothy O'Brien
8621 Hickam Ave.
Las Vegas, Nevada 89129
702-672-8807
Dorothy O'Brien

Tiffany OBrien
8621 Hickam Ave
Las Vegas, NV 89129
702-523-7150

Alice Jacobson
8660 Hickam Ave
LV, NV 89129
702-461-4608

Lizette Laya
8641 Hickam Ave
LV, NV 89129
702-265-3423

Sonja Rickson
8660 Hickam Ave
LV, NV 89129
702-306-4167
Sonja Rickson

Tommy Michaud
8354 Woodland Prairie Ave
LV, NV 89129
702-419-3917

CURTIS MILLS
6428 OLD COLONIAL WAY
LAS VEGAS, NV. 89108
435 225 4369

DC2

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
72

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

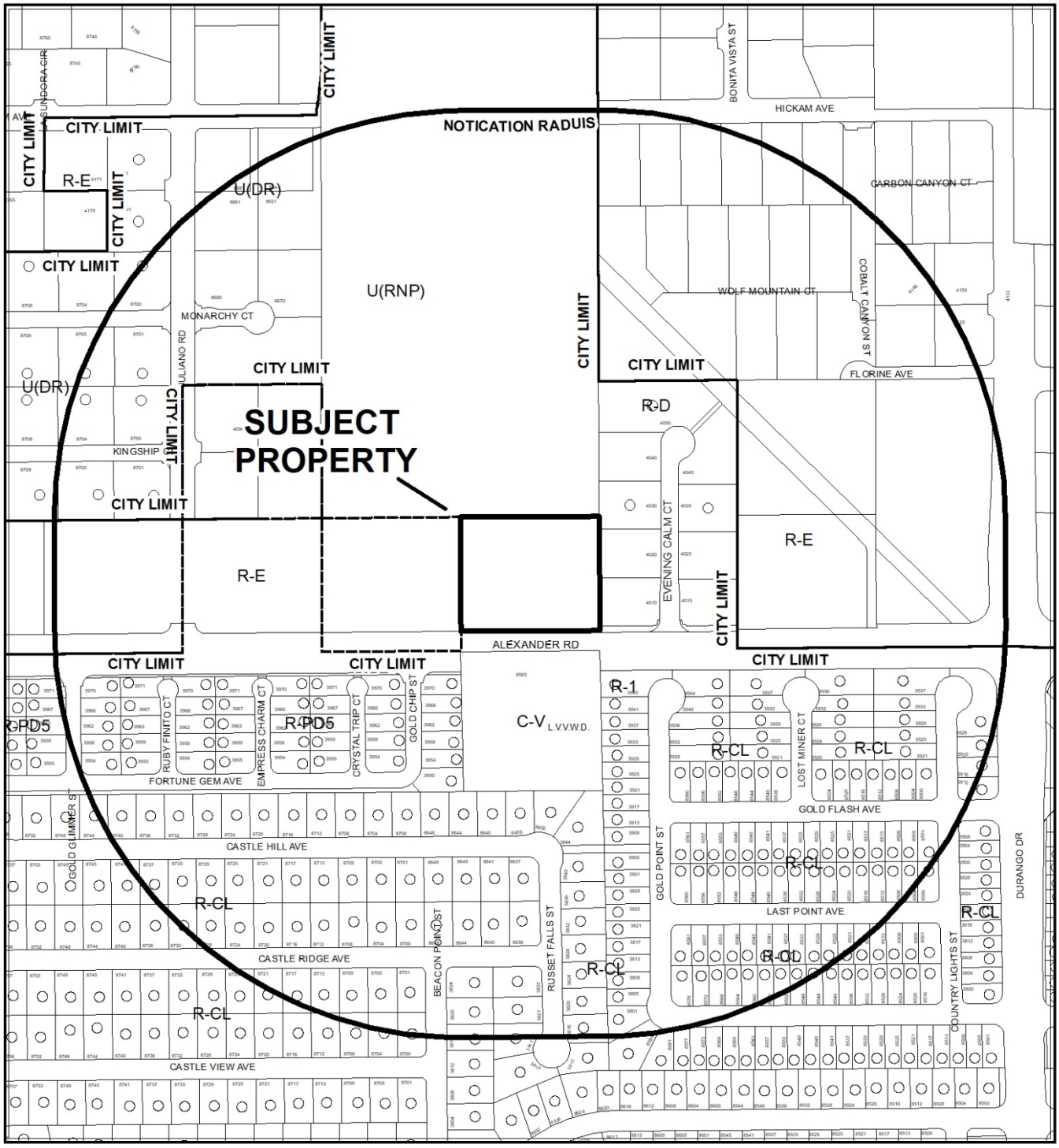
SUBJECT:
ZON-75972 - REZONING RELATED TO GPA-75969 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	8	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75972, VAR-75973 and TMP-75975 [PRJ-75904]
3. Land Use Map
4. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: **ZON-75972, VAR-75973, TMP-75975 (PRJ-75904)**

0 280 560 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: ZON-75972, VAR-75973, TMP-75975 (PRJ-75904)

0 280 560 Feet

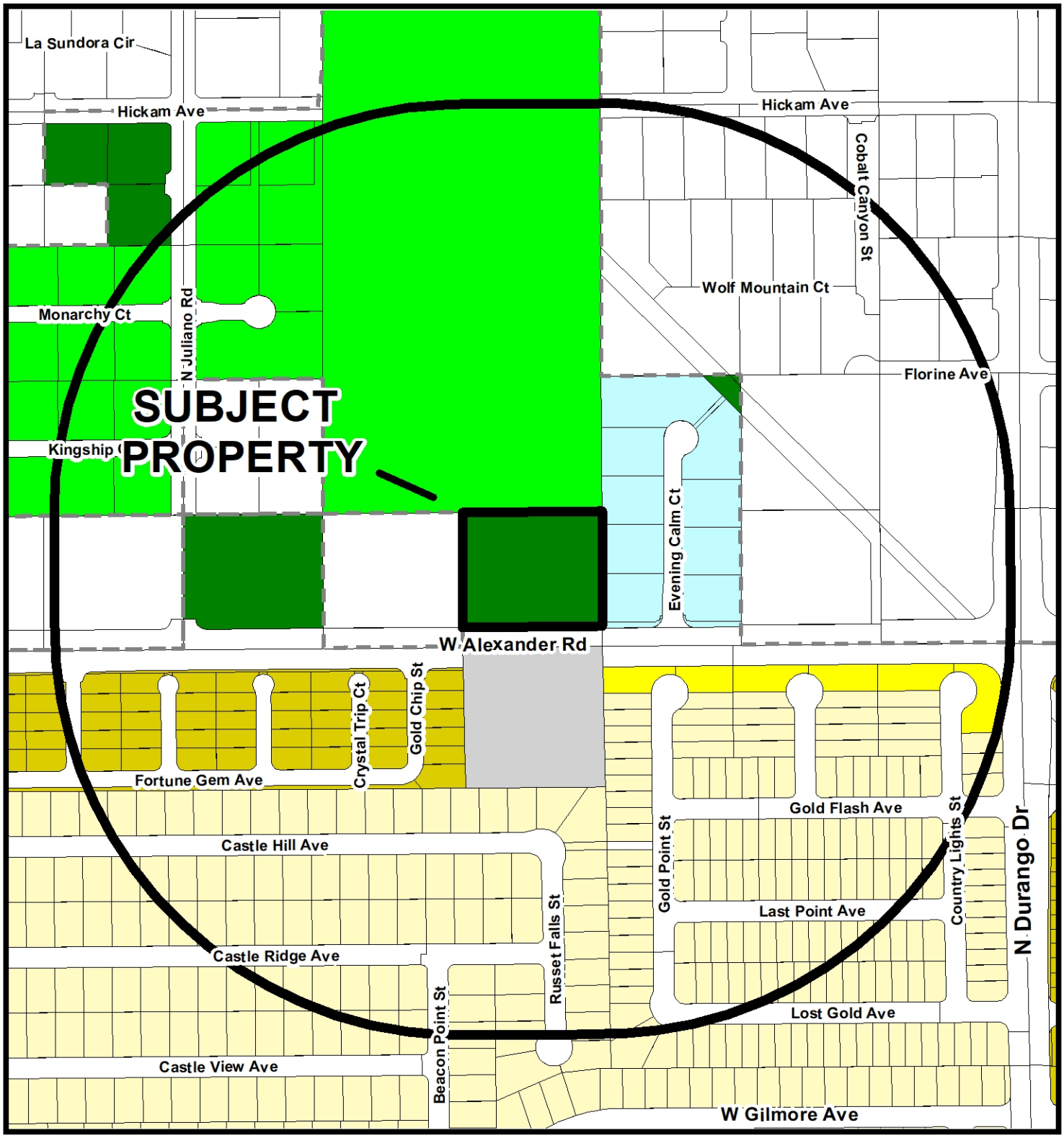
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

ZON-75972



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, March 26, 2019

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-027

Name of Property Owner: Scott Family Trust; ETAL

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Shawn M Scott

Print Name: Scott Family TRUST

Subscribed and sworn before me

This 24 day of August, 2018

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) W. Alexander and N. Juliano Road

Project Name Alexander Juliano East **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-027 **Ward #** _____

General Plan: existing RL proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCOTT FAMILY TRUST **Contact** SHANE K SCOTT

Address 8020 WISPY SAGE WAY **Phone:** 702 378-2146 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address SHANE@SCOTTTEAM.NET

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shane K Scott

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

Print Name SHANE K SCOTT

Subscribed and sworn before me

This 24th day of August, 20 18.

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75904
03/05/19

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
73

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75973 - VARIANCE RELATED TO GPA-75969 AND ZON-75972 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS WITHOUT A GATE TO NOT BE CONSTRUCTED TO PUBLIC STREET STANDARDS; AND A NON-GATED MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	4
City Council Meeting	9	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards
4. Backup Submitted at the April 23, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-027

Name of Property Owner: Scott Family Trust; ETAL

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Shawn M Scott

Print Name: Scott Family TRUST

Subscribed and sworn before me

This 24 day of August, 2018

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location, W. Alexander and N. Juliano Road

Project Name Alexander Juliano East **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-027 **Ward #** _____

General Plan: existing RL proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCOTT FAMILY TRUST **Contact** SHANE K SCOTT

Address 8020 WISPY SAGE WAY **Phone:** 702 378-2146 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address SHANE@SCOTTTEAM.NET

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shane K Scott

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

Print Name SHANE K SCOTT

Subscribed and sworn before me

This 24th day of August, 20 18.

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75904
03/05/19

PAGE 01/01

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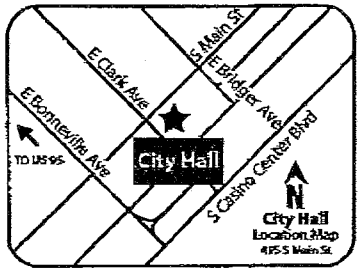
CITY CLERK
2019 JUN 25 A 7:18

Submitted after final agenda
CL 7/3/19 Item 13

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

VAR-75973 [PRJ-75904]

City Council Meeting of **07/03/19**

PRSRT
FIRST CLASS MAIL
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Las Vegas, NV
Permit No. 1630

PRJ-75904
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 ORDCNP1

7022950625

06/25/2019 05:02

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
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Las Vegas, NV
Permit No. 1630

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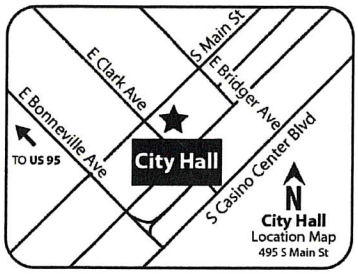
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
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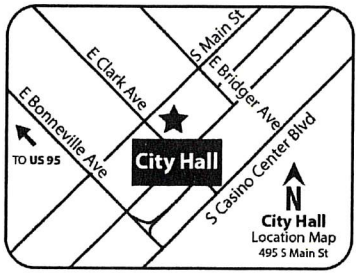
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments. I think it is not fair for the people living here. Rural area is for 2 home per acre and not 4 home per acre. all this is money money for DR HORTON and you and not for the people that live here. DR horton gets more money per acre and you get more taxes

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805801052
ELLIANO EUGENE FAMILY TRUST
ELLIANO EUGENE TRS
4070 N JULIANO RD
LAS VEGAS NV 89129

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2019 JUL 25 A 11:08

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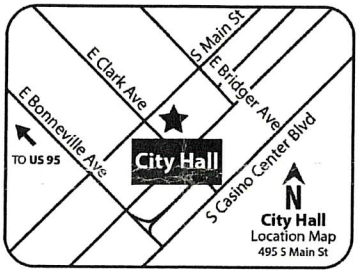
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808515011
LYONS CECIL & SUSAN M
8504 GOLD FLASH AVE
LAS VEGAS NV 89129-7659

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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CITY CLERK
2019 JUL 25 A 11:08

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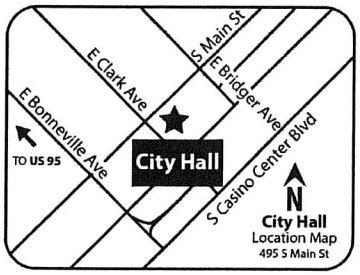
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2019 JUN 27 P 12:12

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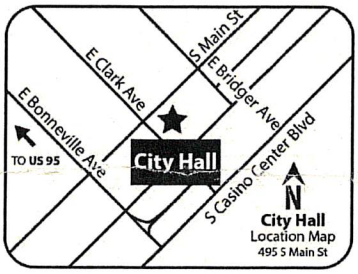

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

125 ORDGNF1

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Las Vegas, NV
Permit No. 1630

y of Las Vegas
fice of The City Clerk
5 South Main Street, 2nd Floor
s Vegas, Nevada 89101

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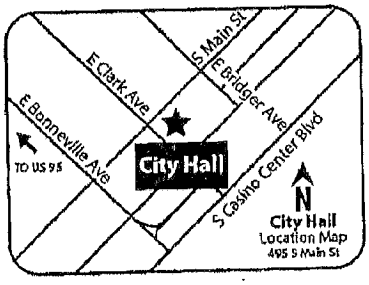
Official Notice of Public Hearing



2019 JUL -1 A 7:01

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CITY CLERK

you wish to file your protest or support on this request, check the
propriate box below and return this card in an envelope with postage to the
ffice Of The City Clerk at the address listed above or fax this side of this
rd to (702) 382-4803. If you would like to contact your Council
epresentative, please call (702) 229-6405.

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

☐ I SUPPORT this Request

☑ I OPPOSE this Request

lease use available blank space on card for your comments.

'AR-75973 [PRJ-75904]

:ity Council Meeting of **07/03/19**

DON'T RUIN OUR RURAL NEIGHBORHOOD!!

125 DRDGNP1

Submitted after final agenda

Item 73

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CITY CLERK

2019 JUL -1 A 11:56

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
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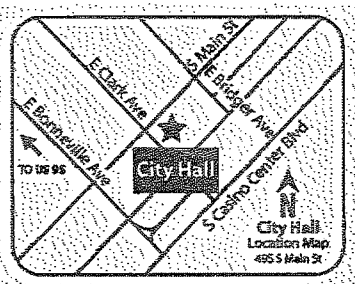
Las Vegas, NV
Permit No. 1630

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.

VAR-75973 [PRJ-75904]

City Council Meeting of **07/03/19**

125 DRDGNP1

PRJ-75904
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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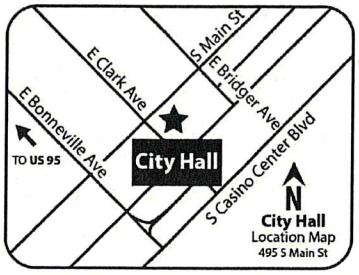
CITY CLERK
2019 JUL -2 A 11:22

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.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 ORDCNP1

Submitted after final agenda

Item 73

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
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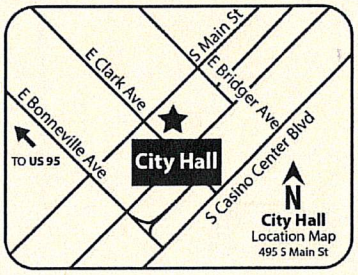
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK
2019 JUL -1 P 12:15

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808516023
SKYMART L L C
1730 PRIMROSE PATH
LAS VEGAS NV 89108

99 DRDGNP1

Submitted after final agenda
Item 72

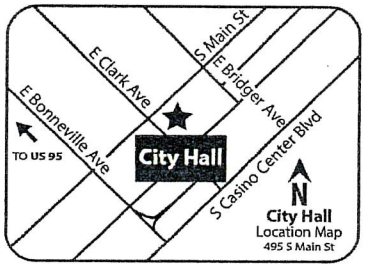
NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Submitted after final agenda

37P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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Las Vegas, NV
Permit No. 1630

RECEIVED
APR 23 2019
City of Las Vegas
Department of Planning

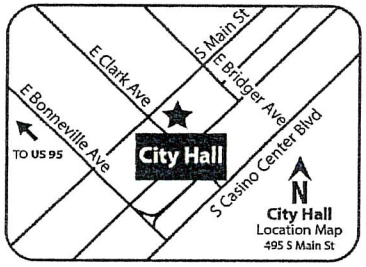
PRJ-75904
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

37P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRSRT
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Las Vegas, NV
Permit No. 1630

RECEIVED
APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75904
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

37P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRSRT
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Las Vegas, NV
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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75904
13805801044
B & B REVOCABLE TRUST
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134

131 BRDFNP1 89134

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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Las Vegas, NV
Permit No. 1630

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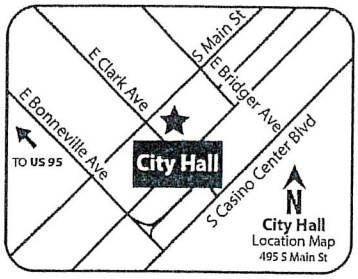
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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Dept of Planning
City of Las Vegas

PRJ-75904
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

ALL EXISTING Homes IN AREA ARE GATE PROTECTED

125 BROFNP1 89129

37P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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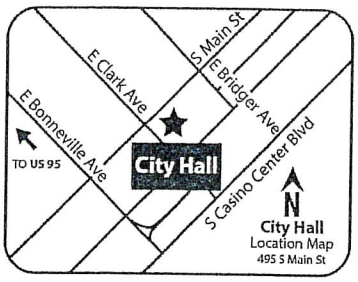
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801042
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

Submitted after final agenda

37A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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PAID
Las Vegas, NV
Permit No. 1630

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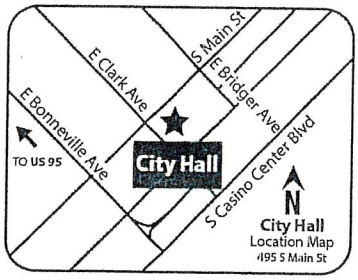

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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801043
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

37A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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Las Vegas, NV
Permit No. 1630

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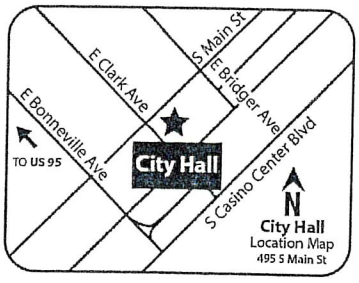

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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801047
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

37A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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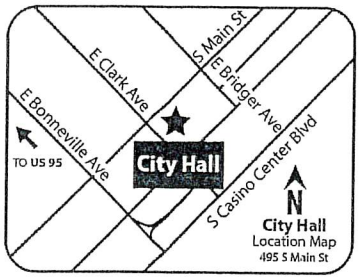


RECEIVED

Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

VAR-75973 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801048
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

37A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
74

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

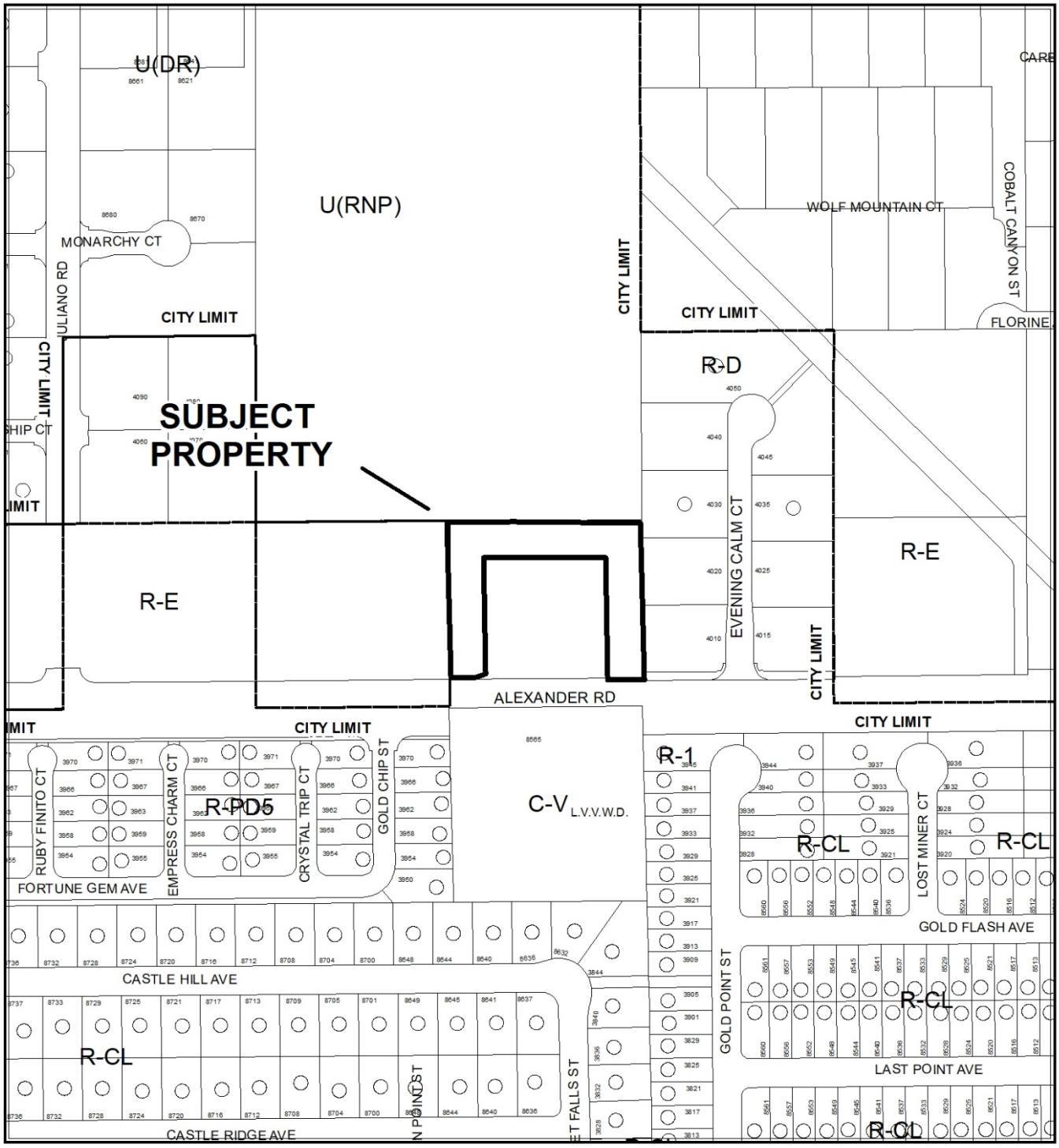
SUBJECT:
VAC-75974 - VACATION RELATED TO GPA-75969, ZON-75972 AND VAR-75973 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements and portions of a public sewer easement generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Backup Submitted at the April 23, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: VAC-75974 (PRJ-75904)



CASE: VAC-75974 (PRJ-75904)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-027

Name of Property Owner: Scott Family Trust; ETAL

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Shawn M Scott

Print Name: Scott Family TRUST

Subscribed and sworn before me

This 24 day of August, 2018

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location, W. Alexander and N. Juliano Road

Project Name Alexander Juliano East **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-027 **Ward #** _____

General Plan: existing RL proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCOTT FAMILY TRUST **Contact** SHANE K SCOTT

Address 8020 WISPY SAGE WAY **Phone:** 702 378-2146 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address SHANE@SCOTTTEAM.NET

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shane K Scott

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

Print Name SHANE K SCOTT

Subscribed and sworn before me

This 24th day of August, 20 18.

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75904
03/05/19

c(4)-1

Inst #: 20160414-0002067
Fees: $19.00 N/C Fee: $25.00
RPTT: $0.00 Ex: #007
04/14/2016 04:16:04 PM
Receipt #: 2736185
Requestor:
SHANE SCOTT
Recorded By: GLORD Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE
(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 138-05-801-027

(11 digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

GRANT, BARGAIN, SALE DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

SHANE KASS SCOTT

RETURN TO: Name SHANE KASS SCOTT c/o Ronald McLees
Address 1150 N VALPARAISO ST
City/State/Zip KEWANNA IN 46939

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Ronald McLees
Address 1150 N VALPARAISO ST
City/State/Zip KEWANNA IN 46939

This page provides additional information required by NRS 111.312 Sections 1-2.
An additional recording fee of $1.00 will apply.
To print this document properly—do not use page scaling.

ASSESSOR'S COPY

PRJ-75904
03/05/19

APN#: 138-05-801-027

When Recorded Mail Document
and Tax Statement To:

RONALD J MCLEES
SHANE KASS SCOTT
1150 N VALPARISO ST
KEWANNA IN 46932

RECORDING REQUESTED BY:
SHANE KASS SCOTT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH that: SHANE KASS SCOTT, A MARRIED MAN,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do (es) hereby Grant, Bargain, Sell and Convey to: SHANE KASS SCOTT and LIZA SCOTT, Trustees, of THE SCOTT FAMILY TRUST dated SEPTEMBER 11, 2003, an undivided 1/3 interest,

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THE REFERENCE MADE PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

ASSESSOR'S COPY

Shane Kass Scott 4-14-2016
SHANE KASS SCOTT Date

STATE OF Nevada)
: ss.
COUNTY OF Clark)

This instrument was acknowledged before me

On April 14, 2016

By Shane Kass Scott

Signature Vicki L Gilman
Notary Public
(My Commission Expires: April 28, 2016)

VICKI L. GILMAN
Notary Public-State of Nevada
APPT. NO. 12-7832-1
My App. Expires April 28, 2016

PRJ-75904
03/05/19

EXHIBIT A

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M

ASSESSOR'S COPY

PRJ-75904
03/05/19

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 138-05-801-027
   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 h. ☐ Mobile Home
   ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes:

3.a. Total Value/Sales Price of Property $ _____
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: $ _____
d. Real Property Transfer Tax Due $ 0

4. ***If Exemption Claimed:***
   a. Transfer Tax Exemption per NRS 375.090, Section 7
   b. Explain Reason for Exemption: TRANSFER WITHOUT CONSERDATION TO A TRUST

5. Partial Interest: Percentage being transferred: 33.3 %

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 Shane K Scott Capacity: GRANTOR

Signature Shane K Scott Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: SHANE SCOTT	Print Name: SHANE SCOTT, TRUSTEE
Address: 1150 N VALPARISO ST	Address: 1150 N VALPARISO ST
City: KEWANNA	City: KEWANNA
State: IN Zip: 46939	State: IN Zip: 46939

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

Print Name:	Escrow #
Address:	
City:	State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

PRJ-75904
03/05/19

ASSESSOR'S COPY

OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A RIGHT-OF-WAY UTILIZEDTO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES TO BE VACATED.

DESCRIPTION

A PORTION OF THAT RIGHT-OF-WAY UTILIZED TO CONSTRUCT SEWER LINES AND RELATED APPURTENANCES PER "DECLARATION OF UTILIZATION BUREAU OF LAND MANAGEMENT RIGHTS-OF-WAY", RECORDED OCTOBER 26, 1999, IN BOOK 19991026 AS INSTRUMENT NUMBER 00947 AND RE-RECORDED OCTOBER 23, 2000 IN BOOK 20001003 AS INSTRUMENT NUMBER 00684, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

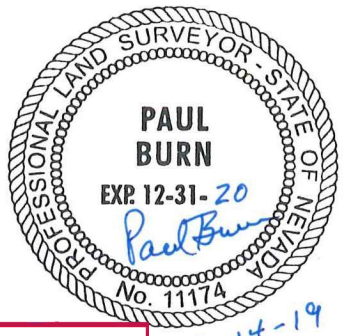
TOGETHER WITH THE EAST 152.62 FEET OF THE NORTH 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 20 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



PRJ-75904
03/05/19

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

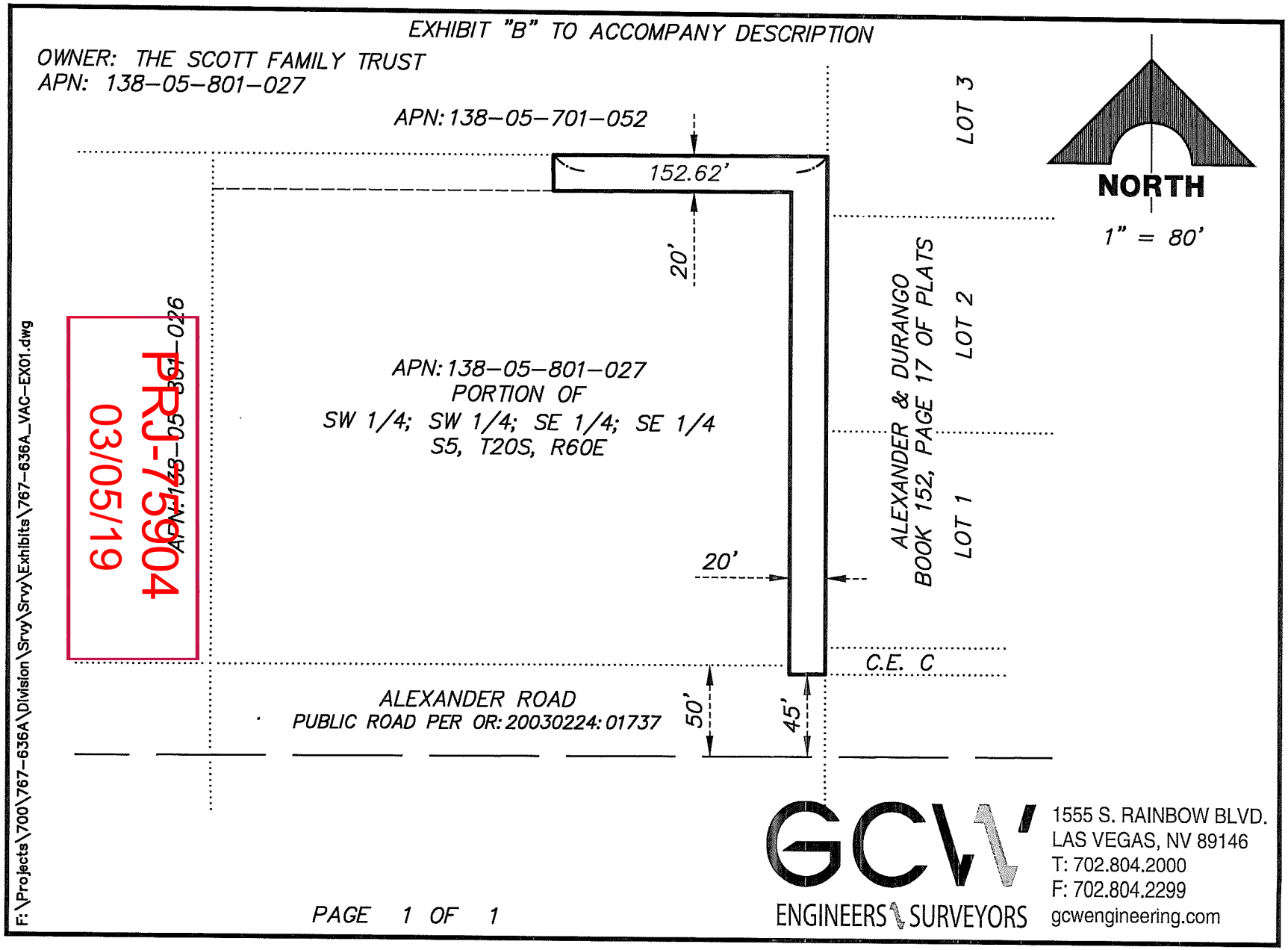
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027
APN: 138-05-701-052
152.62'
20'
LOT 3
NORTH
1" = 80'
LOT 2
LOT 1
ALEXANDER & DURANGO
BOOK 152, PAGE 17 OF PLATS
APN: 138-05-801-027
PORTION OF
SW 1/4; SW 1/4; SE 1/4; SE 1/4
S5, T20S, R60E
APN: 138-05-801-026
20'
C.E. C
ALEXANDER ROAD
PUBLIC ROAD PER OR: 20030224:01737
50'
45'
PRJ-75904
03/05/19
F:\Projects\700\767-636A\Division\Srvy\Srvy\Exhibits\767-636A_VAC-EX01.dwg
PAGE 1 OF 1
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

OWNER: THE SCOTT FAMILY TRUST
APN: 138-05-801-027

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THE EAST 20 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

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END OF DESCRIPTION.

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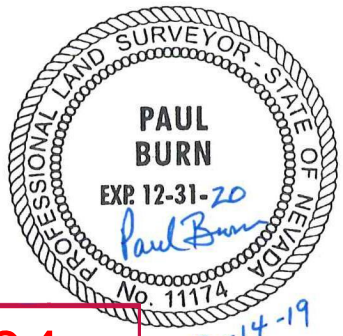
PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



PRJ-75904
09/05/19

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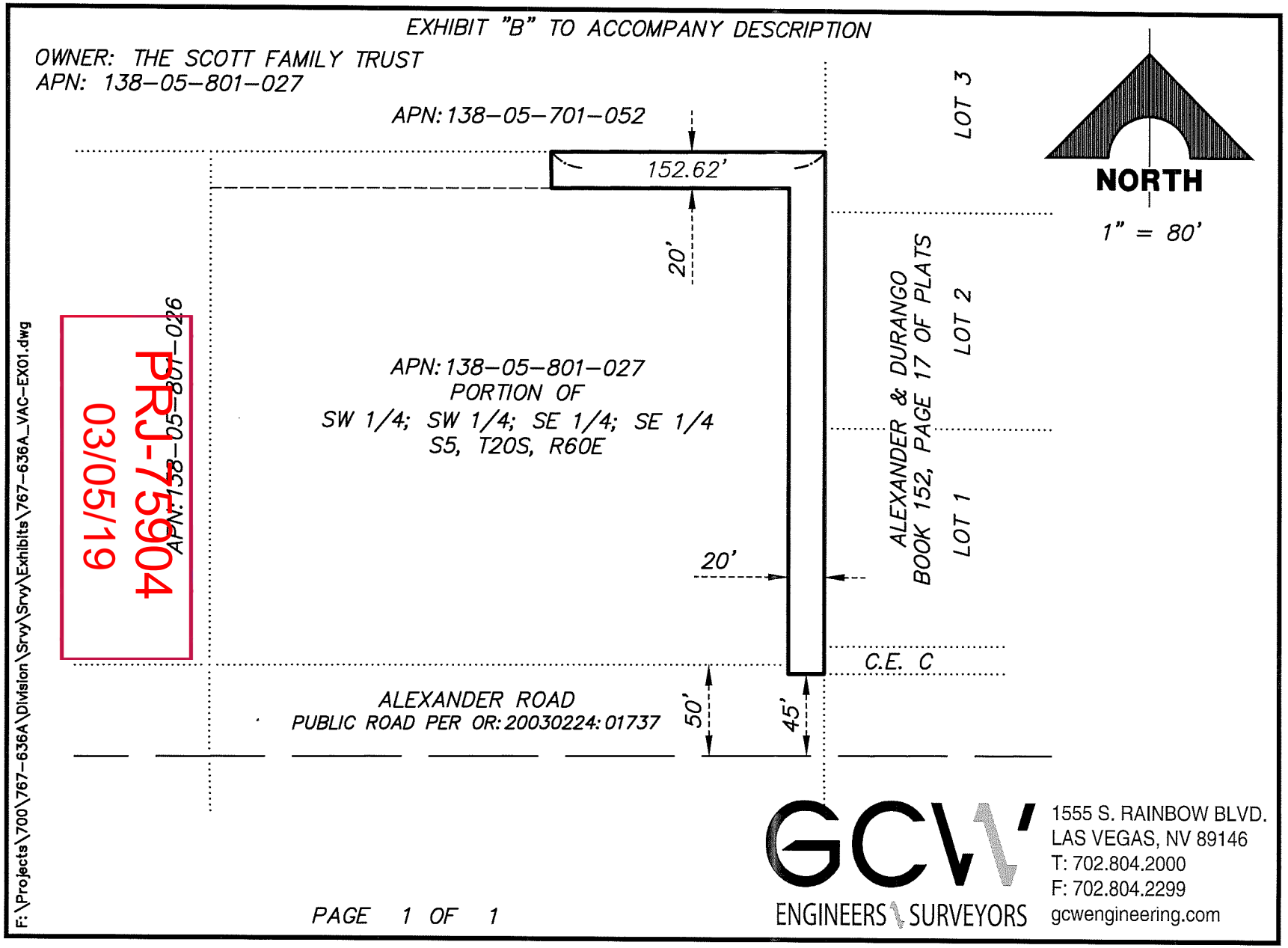
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299



PRJ-75904
03/05/19

GRANTOR/OWNER: SCOTT FAMILYTRUST ETAL
APN: 138-05-801-027

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT TO BE VACATED.

DESCRIPTION

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THE EAST 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

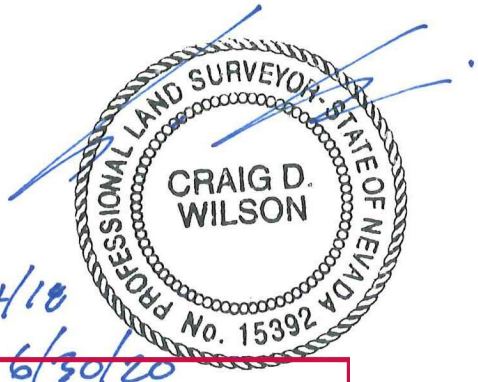
TOGETHER WITH THE WEST 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET AND SAID WEST 33 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

CRAIG D. WILSON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15392



8/24/18
Exp. 6/30/20

PRJ-75904
03/05/19

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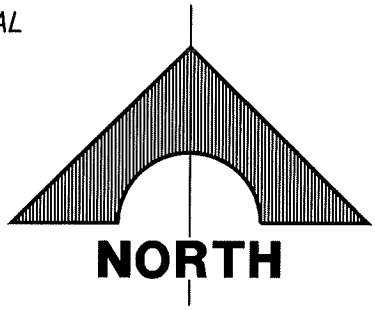
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: SCOTT FAMILY TRUST ETAL
APN: 138-05-801-027



1" = 100'

APN: 138-05-701-052
USA
N.A.P.

APN:
138-05-814-003

OR: 278: 225140

33'

33'

33'

APN:
138-05-814-002

APN: 138-05-801-026

PORTION OF
SW 1/4; SW 1/4;
SE 1/4; SE 1/4
S5, T20S, R60E

APN:
138-05-814-001

45.0'

45.0'

APN: 138-05-814-011

50.0'

PUBLIC ROAD PER
OR: 20030224: 01737

50.0'

PUBLIC ROAD PER
OR: 20030204: 00290

ALEXANDER ROAD

E 1/16 5/8

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PRJ-75904
03/05/19

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PAGE 1 OF 1

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TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5.

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EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET AND SAID WEST 33 FEET.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

CRAIG D. WILSON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15392



8/24/18
EXP 6/30/20

PRJ-75904
03/05/19

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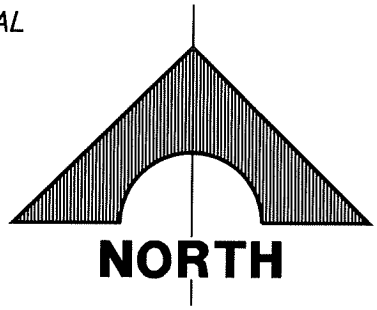
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: SCOTT FAMILY TRUST ETAL
APN: 138-05-801-027



1" = 100'

APN: 138-05-701-052
USA
N.A.P.

APN:
138-05-814-003

33'

OR: 278: 225140

33'

33'

APN:
138-05-814-002

APN: 138-05-801-026

PORTION OF
SW 1/4; SW 1/4;
SE 1/4; SE 1/4
S5, T20S, R60E

APN:
138-05-814-001

45.0'

45.0'

APN: 138-05-814-011

50.0'

PUBLIC ROAD PER
OR: 20030224: 01737

50.0'

PUBLIC ROAD PER
OR: 20030204: 00290

ALEXANDER ROAD

E 1/16 5/8

F:\Projects\700\767-636\Division\Srvy\Srvy\Exhibits\767-636_ESMT_EAST_VAC_EX01.dwg

PRJ-75904
03/05/19

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

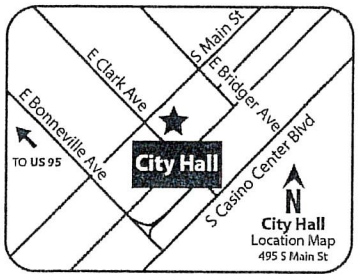
PAGE 1 OF 1

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

VAC-75974 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

VAC-75974 (PRJ-75904)
13805814002
3-VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

IF EASEMENT REMAINS WILL THERE BE A SPACE BETWEEN EXISTING WALL AND NEW WALL?

125 BRDFMP1 89129

Submitted after final agenda

38P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
75

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TMP-75975 - TENTATIVE MAP RELATED TO GPA-75969, ZON-75972, VAR-75973 AND VAC-75974 - ALEXANDER JULIANO EAST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	8	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form from Clark County School District
4. Comments from City of Las Vegas Public Works Traffic Engineering Division
5. Submitted after Final Agenda - Protest/Support Postcards
6. Backup Submitted at the April 23, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-027

Name of Property Owner: Scott Family Trust; ETAL

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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: Shawn M Scott

Print Name: Scott Family TRUST

Subscribed and sworn before me

This 24 day of August, 2018

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location, W. Alexander and N. Juliano Road

Project Name Alexander Juliano East **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-027 **Ward #** _____

General Plan: existing RL proposed _____ **Zoning:** existing R-E proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SCOTT FAMILY TRUST **Contact** SHANE K SCOTT

Address 8020 WISPY SAGE WAY **Phone:** 702 378-2146 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address SHANE@SCOTTTEAM.NET

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Shane K Scott

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

Print Name SHANE K SCOTT

Subscribed and sworn before me

This 24th day of August, 20 18.

Vicki L. Gilman

Notary Public in and for said County and State

VICKI L. GILMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-28-20
Certificate No: 12-7832-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75904
03/05/19

DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME:** Alexander Juliano East
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Erik Peters at (702)-501-9345. Thank you.

Sincerely,

(Signature)

Erik Peters
(Print)

Subscribed and sworn before me

This 28th day of February, 20 19.

Notary Public in and for said County and State

PATRICK CUDDY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-1166-1
My Appt. Expires October 4, 2021

PRJ-75904
03/05/19

9989

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [x] 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [x] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [x] 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- [x] 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Planning

PRJ-75904
03/05/19

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

Planning ☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☑ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

Planning ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist). VAR for Gatewood Gates

Planning ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

Planning ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 2/27/19

PRJ-75904
03/05/19 Updated 7/26/2012

TENTATIVE MAP
FOR
ALEXANDER JULIANO EAST
APN # 138-05-801-027

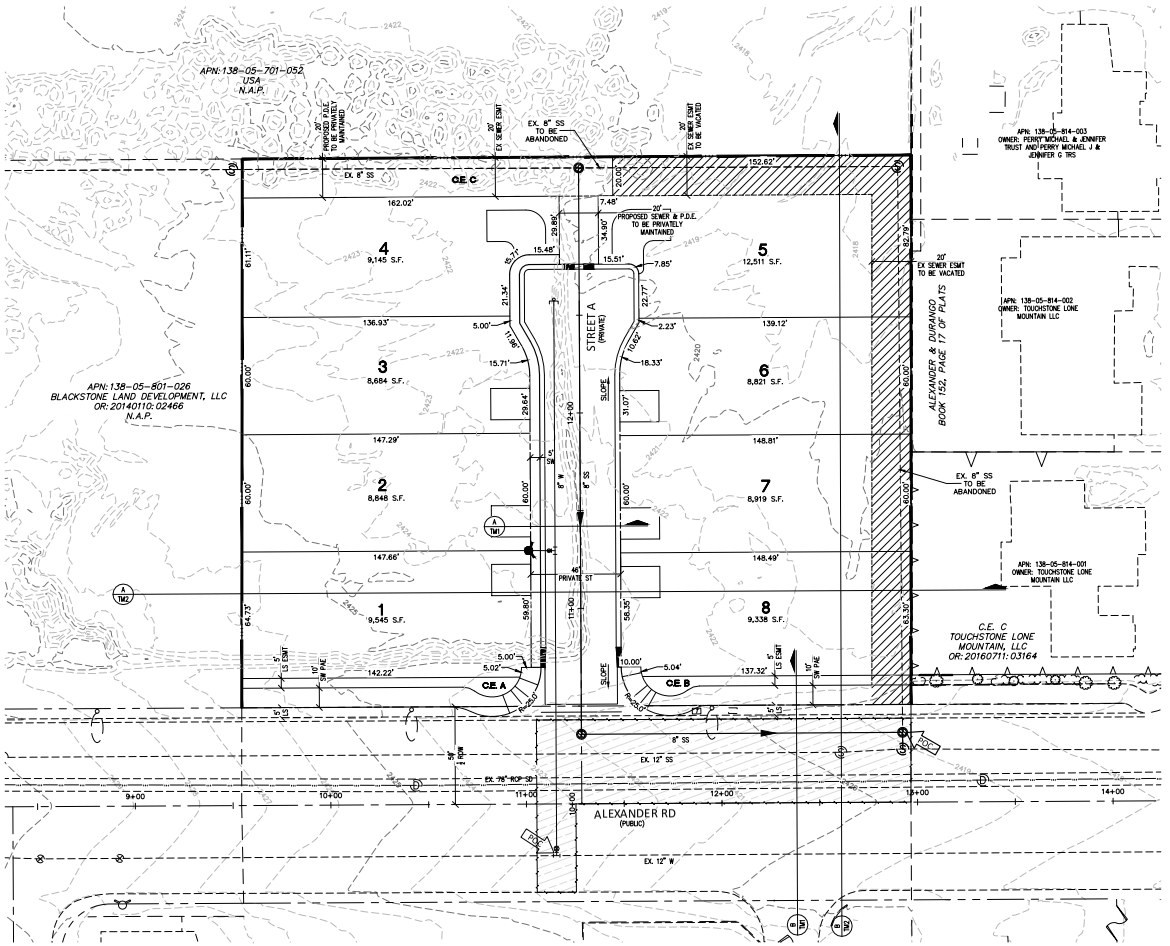
LEGAL DESCRIPTION

PARCEL 027:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 24, 2003 IN BOOK 20030224 AS INSTRUMENT NO. 01737, OF OFFICIAL RECORDS.

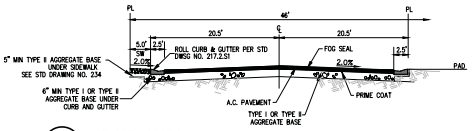
BASIS OF BEARING

NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

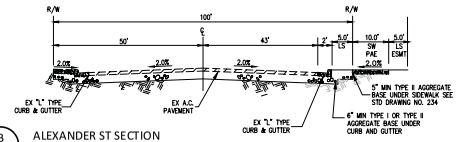


LEGEND

- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 — EXISTING CONTOUR
- X" W — PROPOSED WATER LINE
- X" S — PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W — EXISTING WATER LINE
- EX X" S — EXISTING SEWER LINE
- 25 — LOT NUMBER
- EX STREET LIGHT



A — STREET A SECTION
SCALE: N.T.S.



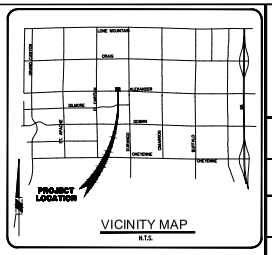
B — ALEXANDER ST SECTION
SCALE: N.T.S.

RESTRICTIVE COVENANT NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL BE ESTABLISHED AT A LATER DATE.

NOTES

1. THE NEAREST WATER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
2. THE NEAREST SEWER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
3. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
4. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
6. THIS PARCEL IS NOT IN A 100-YR FLOOD ZONE OR IS AFFECTED BY A LOMR.



VICINITY MAP
N.T.S.



SETBACK REQUIREMENTS

FRONT YARD:	20'
SIDE YARD:	5'
SIDE YARD (CORNER):	10'
REAR YARD:	20'

SITE DATA

ZONING
EXISTING ZONING: RURAL ESTATES DISTRICT (R-E)
PROPOSED ZONING: RESIDENTIAL SUBURBAN (RD-PUD)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DISTRICT

LOTTING

NO. OF RESIDENTIAL LOTS	= 8
NO. OF COMMON LOTS	= 3
(COMMON+RESIDENTIAL)	= 11

DENSITY

NO. OF LOTS	= 8
NET ACREAGE	= 2.20 AC
NET DENSITY	= 3.64 LOTS/AC

LOT SIZE

TYPICAL LOT SIZE	= 60X150
MAXIMUM LOT SIZE SF	= 12,511 SF
MINIMUM LOT SIZE SF	= 8,684 SF
AVERAGE LOT SIZE	= 9,476 SF

OWNER

SCOTT FAMILY TRUST ETAL AND SCOTT SHANE KASS & LIZA TRS
1150 N VALPARAISO ST
KEWANNA, IN 46939
(NV) ##-####

DEVELOPER

D.R. HORTON
1081 WHITNEY RANCH DR
HENDERSON, NV 89014
(702) 635-3600

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gowengineering.com

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

PR-I-75904
10/05/19

% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	CGW APP

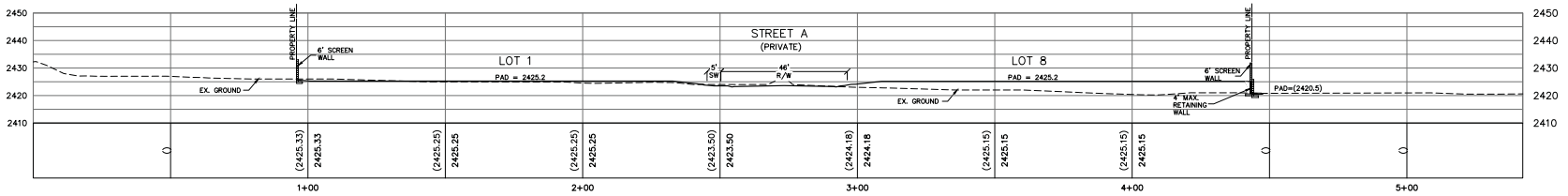
PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 03-04-19
PLOT TIME: 09:31:57

F:\PROJECTS\767-636A\CIVIL\TENTMAP\EAST\636-TM EASTAMD
FRANCIS MORELLI

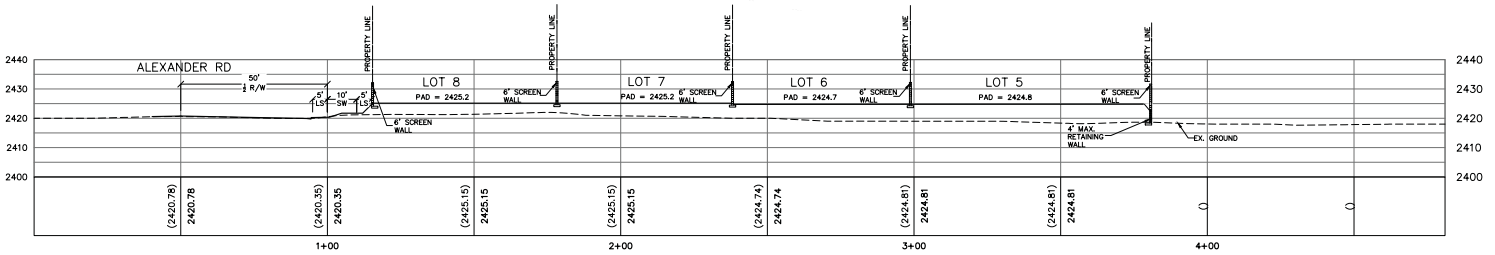
D.R. HORTON
ALEXANDER JULIANO EAST
TENTATIVE MAP I

DRAWING
TM1
1 OF 2 SHTS

City Council - Page 1353



A SITE SECTION A
SCALE: N.T.S.



B SITE SECTION B
SCALE: N.T.S.

PRJ-75904
03/05/19

City Council - Page 1354

DATE:
% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	CGW APP
PLOT TIME: 09:31:56	PLOT DATE: 03-04-19	CHECK:	DRAWN:	DESIGN:	PROJECT NO. 767-636	

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\767-636A\CIVIL\TENTMAP\EAST\ARC-TM EAST.DWG
FRANCIS MORELLI

D.R. HORTON

ALEXANDER JULIANO EAST

TENTATIVE MAP II

DRAWING
TM2
2 OF 2 SHTS

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 03/19/2019 **Application Number** TMP-75975 **Entity** LV

Company Name DR Horton

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Alexander Juliano East

Project Description 8 single family residential lots

APN's 138-05-801-027

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	8	x 0.196 = 2	x 0.101 = 1	x 0.137 = 1
Multi-Family Units (2)		x 0.140 = 0	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)				
Total		2	1	1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Tarr ES	9400 Gilmore Ave	K	703	728	03/01/19
Garehime ES	3850 Campbell Rd	1-5	495	780	03/01/19
Leavitt MS	4701 Quadrel St	6-8	1614	1632	03/01/19
Centennial HS	10200 Centennial Pkwy	9-12	2559	2959	03/01/19

*** CCSD Comments** Tarr ES, Garehime ES, Leavitt MS and Centennial HS were over capacity for the 2018-19 school year. Tarr ES was at 103.56%, Garehime ES was at 157.58 %, Leavitt MS was at 101.18 %, and Centennial HS was at 115.63% Enrollment Plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved ☐ Disapproved

TMP 75975
DR Horton

N side of Alexander Road, W of Durango Drive

Proposed 8 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	8	9.44	**76**
AM Peak Hour			0.74	**6**
PM Peak Hour			0.99	**8**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Alexander Road

Average Daily Traffic (ADT)	8,237
PM Peak Hour	659

(heaviest 60 minutes)

Durango Drive

Average Daily Traffic (ADT)	21,726
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Alexander Road	35,490
Durango Drive	35,490

This project will add approximately 76 trips per day on Alexander Rd., Juliano Rd. and Durango Dr. Currently, Alexander is at about 23 percent of capacity and Durango is at about 61 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Juliano, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

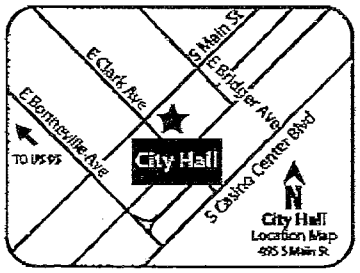
RECEIVED
CITY CLERK

2019 JUN 25 A 7:18

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

TMP-75975 [PRJ-75904]

City Council Meeting of **07/03/19**

PRJ-75904
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 DRDGNP1

Submitted after final agenda

Item 75

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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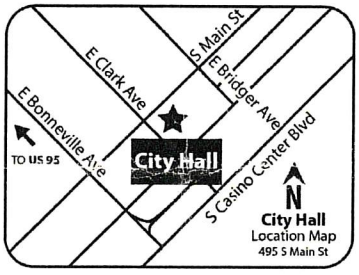

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808515011
LYONS CECIL & SUSAN M
8504 GOLD FLASH AVE
LAS VEGAS NV 89129-7659

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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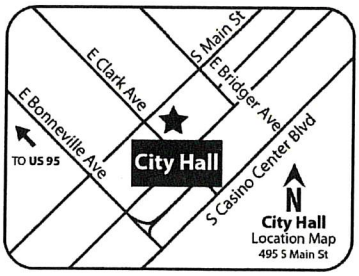

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 27 P 12:12

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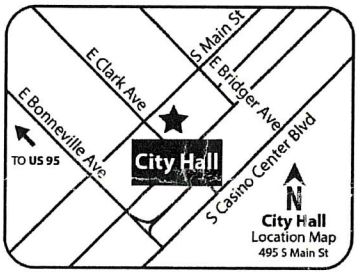

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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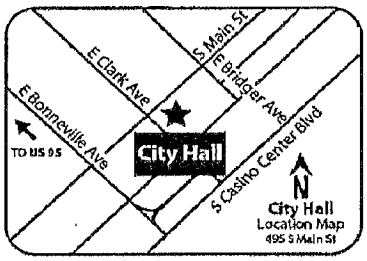

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

No!! please!

PRJ-75904
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

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CITY CLERK
2019 JUL -1 A 10:01

Submitted after final agenda

Item 75

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2019 JUL -1 A 11:56

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Office of The City Clerk
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Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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Official Notice of Public Hearing

PRJ-75904
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of 07/03/19

125 ORDCNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2019 JUL -2 A 11:22

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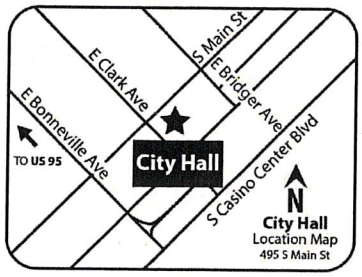

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 ORDGNP1

Submitted after final agenda
Item 75

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUL -1 P 12:15

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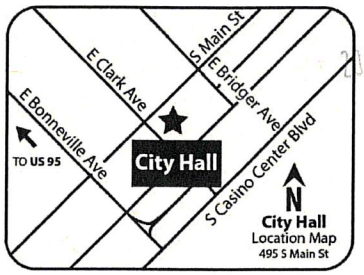
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]
City Council Meeting of **07/03/19**

PRJ-75904
13808516023
SKYMART L L C
1730 PRIMROSE PATH
LAS VEGAS NV 89108

99 ORDGNF1

Submitted after final agenda

Item 75

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Submitted after final agenda

39P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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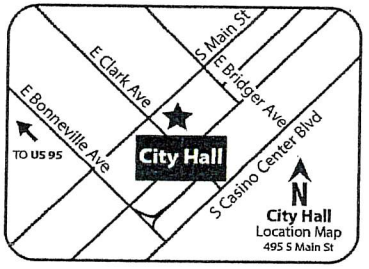
Official Notice of Public Hearing



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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019

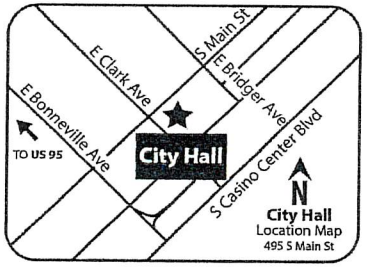
City of Las Vegas
Department of Planning

PRJ-75904
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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City of Las Vegas
Department of Planning

PRJ-75904
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

39P

131 BRDFNP1 89134

39p

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019

City of Las Vegas
Department of Planning

PRJ-75904
13805801044
B & B REVOCABLE TRUST
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134

131 BRDFNP1 89134

39P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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TMP-75975 [PRJ-75904]
Planning Commission Meeting of **04/23/2019**

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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75904
13805801050
GRAF ARMIN LEOPOLD
4090 N JULIANO RD
LAS VEGAS NV 89129

125 BRDFNP1 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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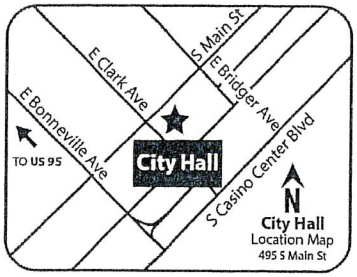

RECEIVED
[illegible]
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

NO 8 HOMES PER ACRE. PLEASE KEEP SAME ZONING

125 BRDFNP1 89129

39P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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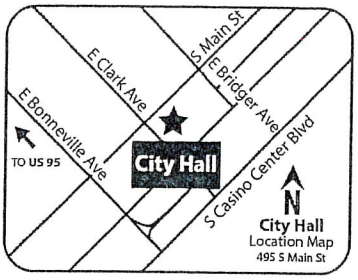

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801042
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

Submitted after final agenda

39A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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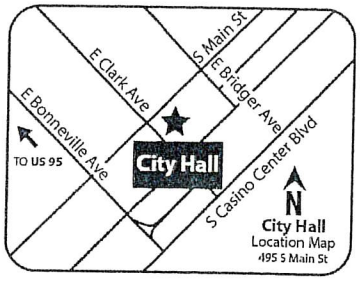

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801047
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

39A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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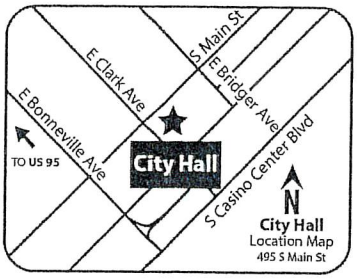

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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75975 [PRJ-75904]

Planning Commission Meeting of **04/23/2019**

PRJ-75904
13805801048
ISAACMAN REVOCABLE TRUST ETAL
ISAACMAN ALAN L & DEBORAH M TRS
269 S BEVERLY DR #322
BEVERLY HILLS CA 90212

90 BRDFNP1 90212

39A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
76

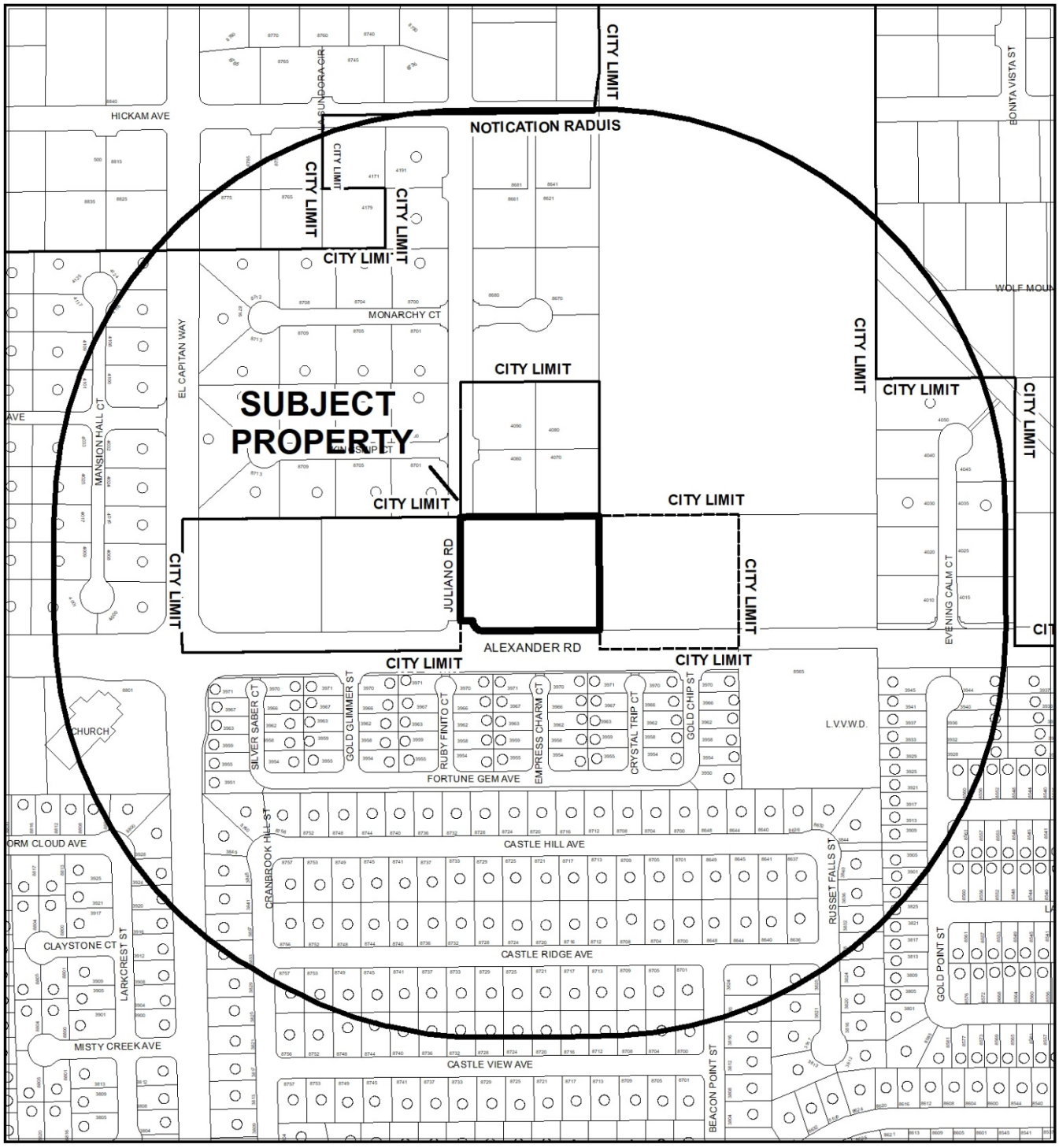
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-75971 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	11	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903]
4. Supporting Documentation - GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903]
5. Photo(s) - GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903]
6. Justification Letter - GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903]
7. Submitted after Final Agenda - Protest/Support Postcards for GPA-75971 and ZON-75976 [PRJ-75903]
8. Backup Submitted at the April 23, 2019 Planning Commission Meeting
9. Backup Submitted at the May 28, 2019 Planning Commission Meeting



0 280 560 Feet

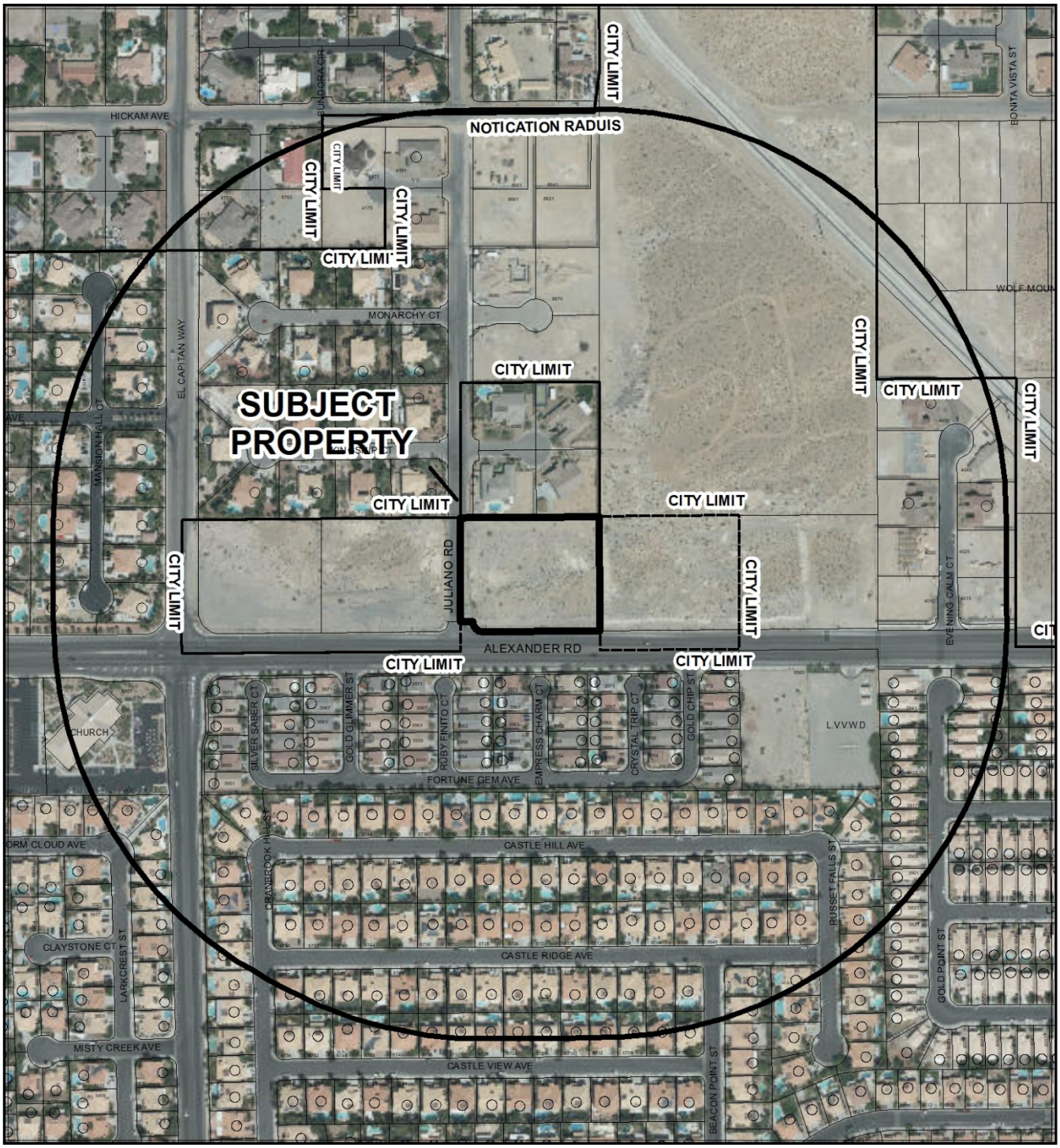
CASE: **GPA-75971 (PRJ-75903)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N



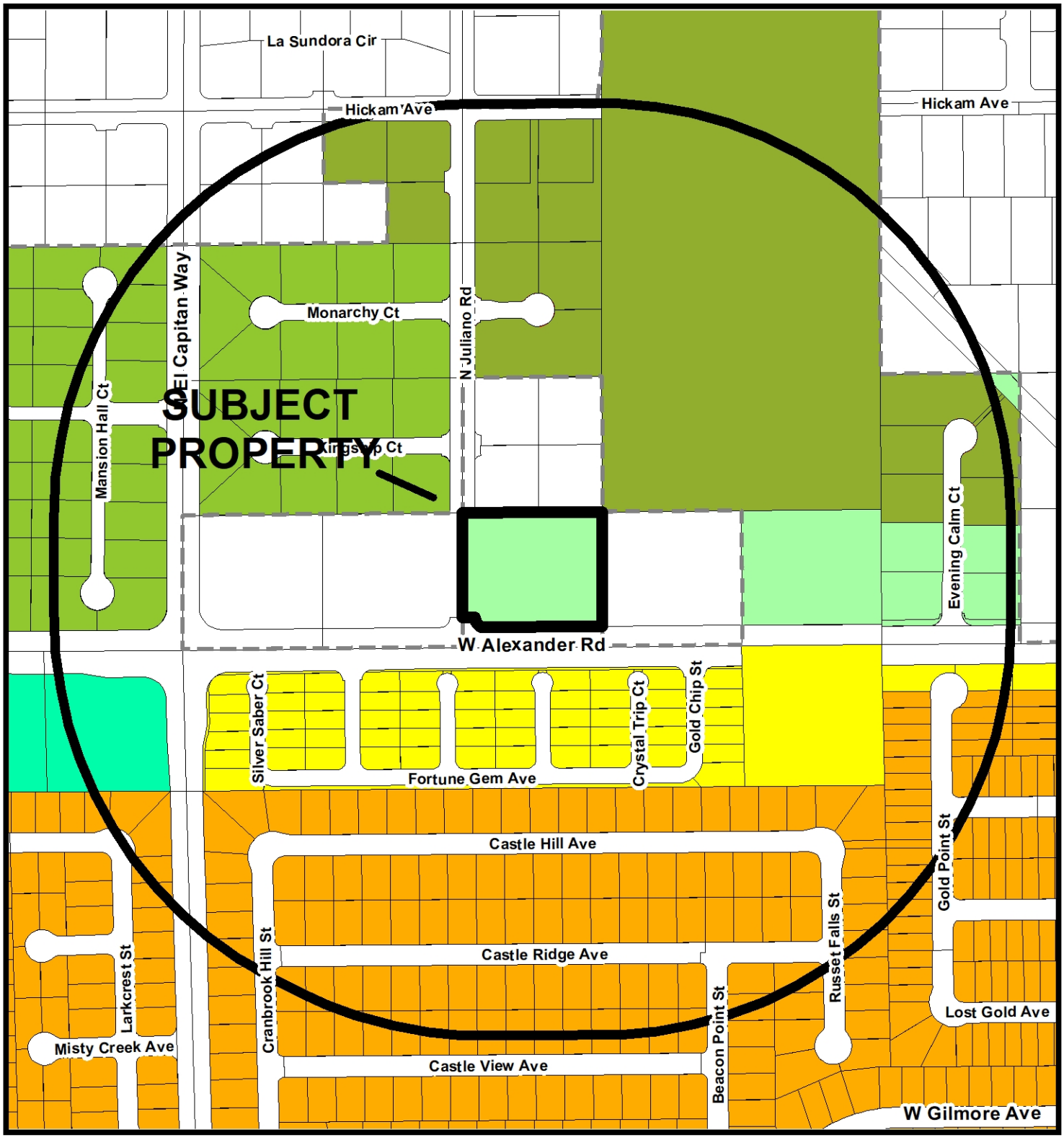
CASE: **GPA-75971 (PRJ-75903)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

GPA-75971



General Plan Amendment

FROM R TO L

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: JOHNSON TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75971	Staff recommends DENIAL.	
ZON-75976	Staff recommends DENIAL.	GPA-75971
VAR-75977	Staff recommends DENIAL, if approved subject to conditions:	GPA-75971 ZON-75976
VAC-75978	Staff recommends APPROVAL, subject to conditions:	GPA-75971 ZON-75976 VAR-75977
TMP-75979	Staff recommends DENIAL, if approved subject to conditions:	GPA-75971 ZON-75976 VAR-75977 VAC-75978

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
259 - GPA-75971 and ZON-75976
259 - VAR-75977
1 - VAC-75978
259 - TMP-75979

PROTESTS
7 - GPA-75971 and ZON-75976
8 - VAR-75977
0 - VAC-75978
8 - TMP-75979

NE

APPROVALS

0 - GPA-75971 and ZON-75976
1 - VAR-75977
0 - VAC-75978
0 - TMP-75979

**** CONDITIONS ****

VAR-75977 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-759671) and Rezoning (ZON-75976); approval of and conformance to the Conditions of Approval for Petition to Vacate (VAC-75978) and Tentative Map (TMP-75979) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC- 75978 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on the west, north and east sides of Assessor Parcel Number 138-05-801-025.

2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. If the Order of Vacation *(or Order of Relinquishment of Interest if a Patent Reservation)* is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-75975 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (GPA-75971) and Rezoning (ZON-75976); approval of and conformance to the Conditions of Approval for Petition to Vacate (VAC-75978) and Variance (VAR-75977) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. Written approval must be submitted prior to the issuance of a building permit from Republic Services for the modified hammerhead configuration.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   - One 24-inch box shade tree with four, five-gallon shrubs for each required tree shall be planted within the landscape buffer areas adjacent to Alexander Road.

7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. A Petition of Vacation, such as VAC-75978, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S. Government Patents Easements adjacent to this site.

10. Dedicate 30 feet of right-of-way on Juliano Road where such does not existing on the Final Map for this site. Additionally, Grant a Multi-Use Non-Equestrian Trail Easement for the required trail that is outside of the Public right-of-way. Street "A" must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

11. Construct complete half street improvements on Alexander Road and Juliano Road including the required Multi-Use Non-Equestrian Trail meeting current City Standards adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Concurrent with development, remove the existing sanitary sewer manhole from the proposed backyard of lot 5.

13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit a License Agreement for landscaping and private improvements in the Alexander Road and Juliano Road public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, gating, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct an eight-lot single-family residential subdivision on 2.18 acres on the north side of Alexander Road approximately 645 feet east of El Capitan Way.

ISSUES

- The applicant is proposing to amend the General Plan designation from Rural Density Residential to Low Density Residential. Staff does not support this request.
- A request to Rezone the subject site from R-E to R-1 accompanies the General Plan Amendment. Staff does not support this request.
- The applicant is requesting a Variance to allow a 1.00 Connectivity Ratio where 1.30 is required. Staff does not support this request.
- A Variance to allow a private street without a gate and for it to not be constructed to public standards is requested. Staff does not support this request.
- The final portion of the Variance request is for a modified hammerhead. Staff does not support this request.

ANALYSIS

General Plan Amendment

The subject site is currently designated R (Rural Density Residential). The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural (single-family homes on large lots, including equestrian facilities), but with a smaller allowable lot size. This category allows up to 3.59 dwelling units per acre.

The applicant is proposing to amend the General Plan designation to L (Low Density Residential). The Low Density category generally permits single-family detached homes and manufactured homes on individual lots. This category allows up to 5.49 dwelling units per acre.

The area north of Alexander Road where the subject site is located, is currently designated R (Rural Density Residential) or RNP (Rural Neighborhood Preservation). These designations have a density range of 2.00 to 3.59 dwelling units per acre respectively. Amending the General Plan designation to allow a density of 5.49 dwelling units per acre is not compatible with the existing adjacent land use designations and staff is recommending denial of the request.

Rezoning

The subject site is currently zoned R-E (Residence Estates). The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment.

The applicant is proposing to Rezone the subject site to R-1 (Single Family Residential). The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting.

The subject site is located within an area with residential lot sizes that range from 20,000 square feet up to 25,250 square feet that conveys a rural environment. Rezoning the subject site will introduce a suburban development pattern into an area that is rural. A suburban zoning district is not compatible with the surrounding land uses and zoning districts; therefore, staff is recommending denial of the Rezoning application.

Variance

Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated by taking the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only cul-de-sacs has a Connectivity Ratio of 1.0. The proposed residential development has one link (street) and one node (cul-de-sac) for a connectivity ratio of 1.0.

The Variance request also includes proposing to construct a private street without a gate and not to public standards, which would include a sidewalk on both sides of the proposed private street. Sidewalk is proposed for the west side of the private street, terminating at Lot 5 leaving the future residents on the east side of the private street without a pedestrian pathway (sidewalk).

The final portion of the Variance request is to allow a modified hammerhead as a terminus where a standard hammerhead or cul-de-sac is required. The proposed modified hammerhead does not provide adequate space for vehicular traffic to turn around; this includes emergency vehicles such as ambulances and trash disposal trucks dispatched by Republic Services. Staff has added a recommended Condition of Approval requiring the applicant to submit written approval for the modified hammerhead from Republic Services prior to the issuance of a building permit.

The inability to meet the minimum ratio requirement for connectivity, the proposal of a private street not constructed to public standards and without a gate, and the request for a modified hammerhead terminus are self-imposed hardships not based on a unique or extraordinary circumstance. These variance requests are evidence of a site that is being overdeveloped. Staff finds the proposed density and overall neighborhood design to be too intense for the surrounding area and staff is recommending denial of the Variance request in addition to the Rezoning and General Plan Amendment requests.

Vacation
Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the northeast corner of Alexander Road and Juliano Road. The Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Tentative Map
The applicant is proposing to develop eight home sites with lot sizes that range in size from 7,465 square feet to 12,650 square feet within “Accepted Area B” of the Interlocal Agreement. The proposed lot sizes do not satisfy the requirements of the Interlocal Agreement, which requires a minimum lot size of 10,000 square feet. Only two of the proposed eight-lots provide the required minimum lot size set forth in the Interlocal Agreement, the remaining seven lots range in size from 7,465 square feet to 8,063 square feet, below the required 10,000 square feet and well below the neighboring lot sizes that range in size from 20,000 square feet up to 25,250 square feet. The submitted tentative map is preferential in nature and not compatible with the Interlocal Agreement or the surrounding area; therefore, staff is recommending denial of the Tentative Map.

The submitted north/south and east/west cross sections depict a maximum grade less than two percent across this site. Per the Tables in Subdivision Code 19.06 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. A four-foot retaining wall is shown along the north and east borders.

FINDINGS (GPA-75971)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The surrounding area consist of Rural Density Residential and Rural Neighborhood Preservation designations that allow a maximum of 3.59 dwelling units per acre. The proposed Low Density Residential allows a density up to 5.49 dwelling units per acre which is too intense for the area and not compatible with the existing adjacent land uses.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Low Density Residential allows the proposed R-1 (Single Family Residential) zoning district, the R-SL (Residential Small Lot) and the R-MH (Mobile/Manufactured Home Residential) zoning districts, which are too intense and not compatible with the existing adjacent land uses or zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation (Alexander Road), recreation and utility facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to the Interlocal Agreement which requires the subject site to remain residential and maintain a minimum buildable lot size of 10,000 square feet.

FINDINGS (ZON-75976)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed R-1 (Single Family Residential) zoning district would conform to the proposed L (Low Density Residential).

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The Low Density Residential designation allows 6,500 square-foot residential lot sizes, which are not compatible with the surrounding R-D (10,000 square feet), and R-E (18,500 square feet) zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Development factors in the area do not indicate the need for 6,500 square-foot size home sites as the smallest adjacent lot size is 20,000 square feet.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Alexander Road is adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (VAR-75977)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct private streets without an access gate and not to public street standards, including a modified hammerhead; and a residential neighborhood design that does not meet the minimum connectivity ratio required. An alternative neighborhood design including sidewalk on both sides of the street and a standard cul-de-sac or hammerhead are examples of some of the design elements required to meet the minimum requirements set forth by Title 19. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardships are preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/19	The City Council approved a request for a Petition to Annex (ANX-74570) 2.59 acres on the north side of Alexander Road, approximately 270 feet east of Gold Glimmer Street.
04/23/19	The Planning Commission voted (4-0) to hold GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903] in abeyance to the May 28, 2019 Planning Commission meeting.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of the following: GPA-75971, ZON-75976, VAR-75977, VAC-75978 and TMP-75979 [PRJ-75903].

Most Recent Change of Ownership	
12/11/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are building permits or business licenses related to the subject site.

Pre-Application Meeting	
02/27/19	Staff conducted a pre-application meeting where the submittal requirements for the proposed single family residential subdivision were discussed.

Neighborhood Meeting	
04/08/19	Date: 04/08/19 Start Time: 5:30 p.m. End Time: 5:45 p.m. Application: GPA-75971 (PRJ-75903) Attendees: One representative for the applicant. One representative from the Planning Department. Two property owners. Four members of the public (neighbors). Meeting Notes: • The applicant's representative gave an introduction to the proposed residential development and explained to the residents in attendance that the homes would be single-story ranging in size from 2,400 square feet to 2,500 square feet. They anticipate the price of the homes to start in the low $500,000 range without upgrades. • The residents in attendance had questions about the perimeter wall and whether or not it would abut theirs, or have a dead space; and that they prefer to have sidewalks and streetlights. • The residents also expressed the preference would be for the lot sizes to be closer to theirs (north of 17,000 square feet). The smaller lot size in addition to a lower price point then their existing homes (to the east) give them concern as to whether or not this development will affect their property value since a contributing factor to determining property values is what homes sell for in the area. • The neighbors with a home just northwest of the subject had similar concerns and would prefer to see half-acre home sites similar to theirs.

Field Check	
03/13/19	Staff observed the undeveloped lot during a routine field check. Staff did not note anything of concern.

Details of Application Request	
Site Area	
Gross Acres	2.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
South	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
East	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
West	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Accepted Area B	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**Accepted Area B requires a minimum lot size of 10,000 square feet.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-1 Zoning District:

Standard	***Required/Allowed***
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories / 35 Feet

2.18 Acres or 94,961 Square Feet:

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	20,000 SF Lots	4.75
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	6,500 SF Lots	14.61
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59	7.83
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49	11.97

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • South	 1 Tree / 30 Linear Feet	 8 Trees	 8 Trees	 Y
TOTAL PERIMETER TREES		**8 Trees**	**8 Trees**	**Y ***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	 5 Feet		 5 Feet**	 Y

**The site plan submitted with this application does not indicate plant materials or quantities. Staff has added a Condition of Approval to ensure the proper amount of shade trees are installed within the landscape buffer areas if approved.*

***The subject site is adjacent to a Multi-Use Non-Equestrian Trail that includes a five-foot landscape buffer with a ten-foot sidewalk.*

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alexander Road	Primary Arterial	Master Plan of Streets and Highways	70	N*

**Off-site improvements are required as part of the proposed residential development.*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Modified Hammerhead Terminus			1
Total		**1**	**1**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

Pursuant to Title 19.06 and 19.12, the following parking standards apply for the proposed R-1 Zoning District:

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family, Detached	8	2 Per Lot	16	
TOTAL SPACES REQUIRED			16	

Las Vegas Valley Water District (LVVWD):
This parcel is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. There is an existing 6-inch stub approximately 158 LF from the east property line. To comply with District Service Rules the development will be required submit a hydraulic analysis for approval.

NE

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-025

Name of Property Owner: Johnson Trust; David T. Johnson & Lori J. Johnson

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc./Brandi Reid Project Coordinator

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: _____

Subscribed and sworn before me

This 16 day of August, 2018

_____
Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75903
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Locatior _____

Project Name Alexander Juliano West **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-025 **Ward #** _____

General Plan: existing _____ **proposed** _____ **Zoning: existing** _____ **proposed** _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JohnsonTrust **Contact** Lori Johnson

Address 7478 Oasis Island St. **Phone:** 702-281-0043 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address l.johnson2465@gmail.com

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16 day of August, 20 18.

_____

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75903
03/05/19

Revised 03/28/16

GRANTOR/OWNER: JOHNSON TRUST
APN: 138-05-801-025

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT TO BE VACATED.

DESCRIPTION

A PORTION OF THAT PATENT EASEMENT PER PATENT NUMBER 1224712, DATED JANUARY 2, 1962 LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4 OF SECTION 5.

TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUHWEST QUARTER (SW 1/4) OF SECTION 5.

TOGETHER WITH THE EAST 3 FEET OF THE WEST 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUHWEST QUARTER (SW 1/4) OF SECTION 5.

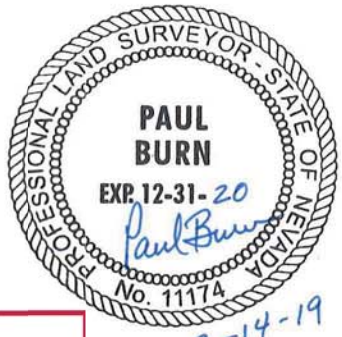
EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET.

FURTHER EXCEPTING THERFROM ANY PORTION OF SAID EAST 3 FEET OF THE WEST 33 FEET LYING WITHIN THE RIGHT-OF-WAY AS DESCRIBED BY A DOCUMENT RECORDED APRIL 10, 2003 IN BOOK 20030410, AS INSTRUMENT NUMBER 2522, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



2-14-19

PRJ-75903
03/05/19

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

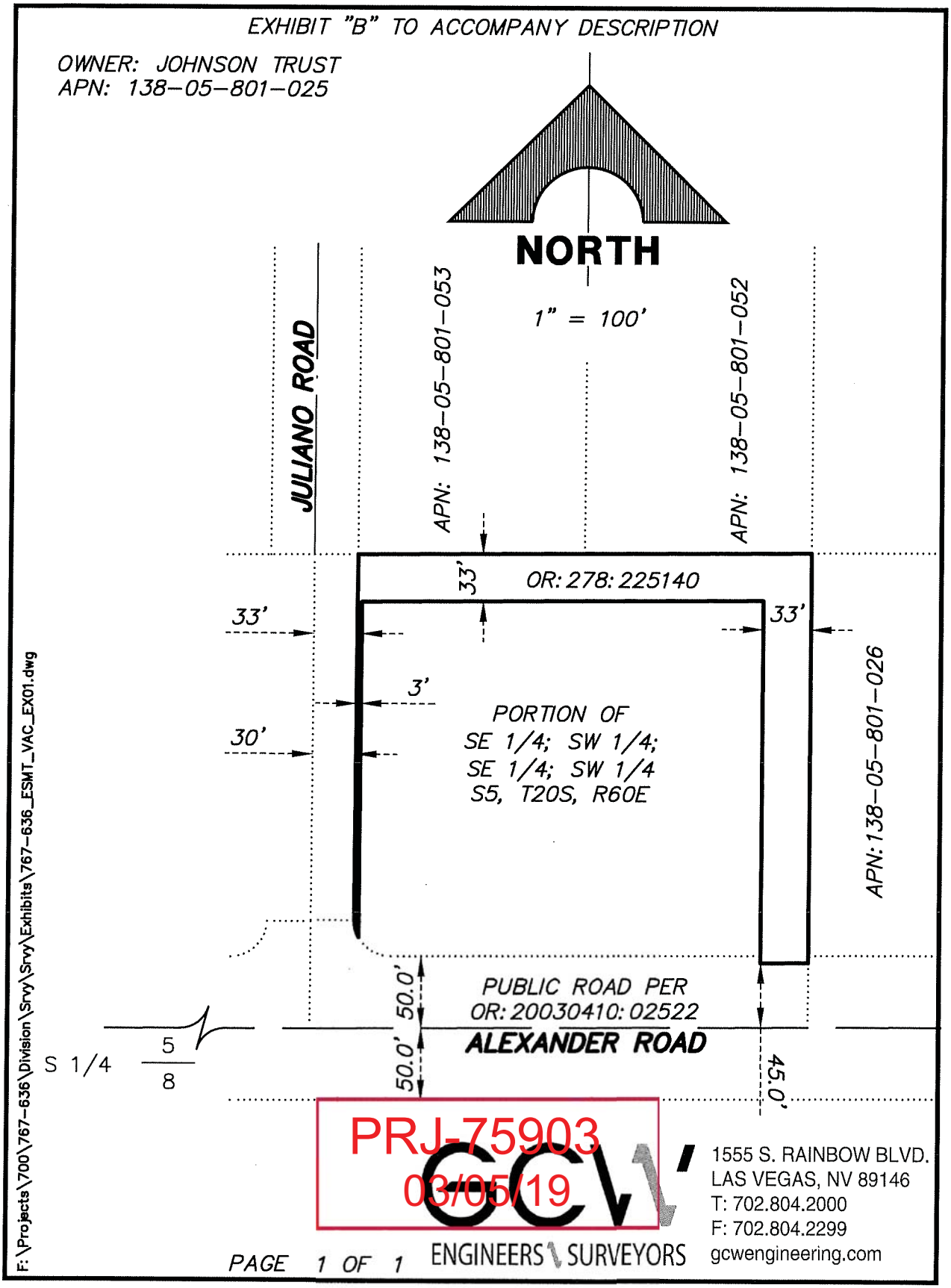
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
OWNER: JOHNSON TRUST
APN: 138-05-801-025
NORTH
1" = 100'
JULIANO ROAD
APN: 138-05-801-053
APN: 138-05-801-052
APN: 138-05-801-026
33'
OR: 278: 225140
33'
33'
3'
30'
PORTION OF
SE 1/4; SW 1/4;
SE 1/4; SW 1/4
S5, T20S, R60E
50.0'
50.0'
PUBLIC ROAD PER
OR: 20030410: 02522
ALEXANDER ROAD
45.0'
S 1/4
5
8
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PRJ-75903
03/05/19
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PAGE 1 OF 1

GRANTOR/OWNER: JOHNSON TRUST
APN: 138-05-801-025

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT TO BE VACATED.

DESCRIPTION

A PORTION OF THAT PATENT EASEMENT PER PATENT NUMBER 1224712, DATED JANUARY 2, 1962 LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

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TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUHWEST QUARTER (SW 1/4) OF SECTION 5.

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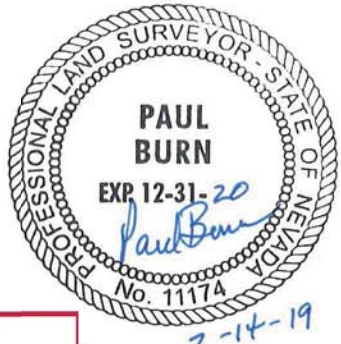
FURTHER EXCEPTING THERFROM ANY PORTION OF SAID EAST 3 FEET OF THE WEST 33 FEET LYING WITHIN THE RIGHT-OF-WAY AS DESCRIBED BY A DOCUMENT RECORDED APRIL 10, 2003 IN BOOK 20030410, AS INSTRUMENT NUMBER 2522, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



PRJ-75903
03/05/19

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

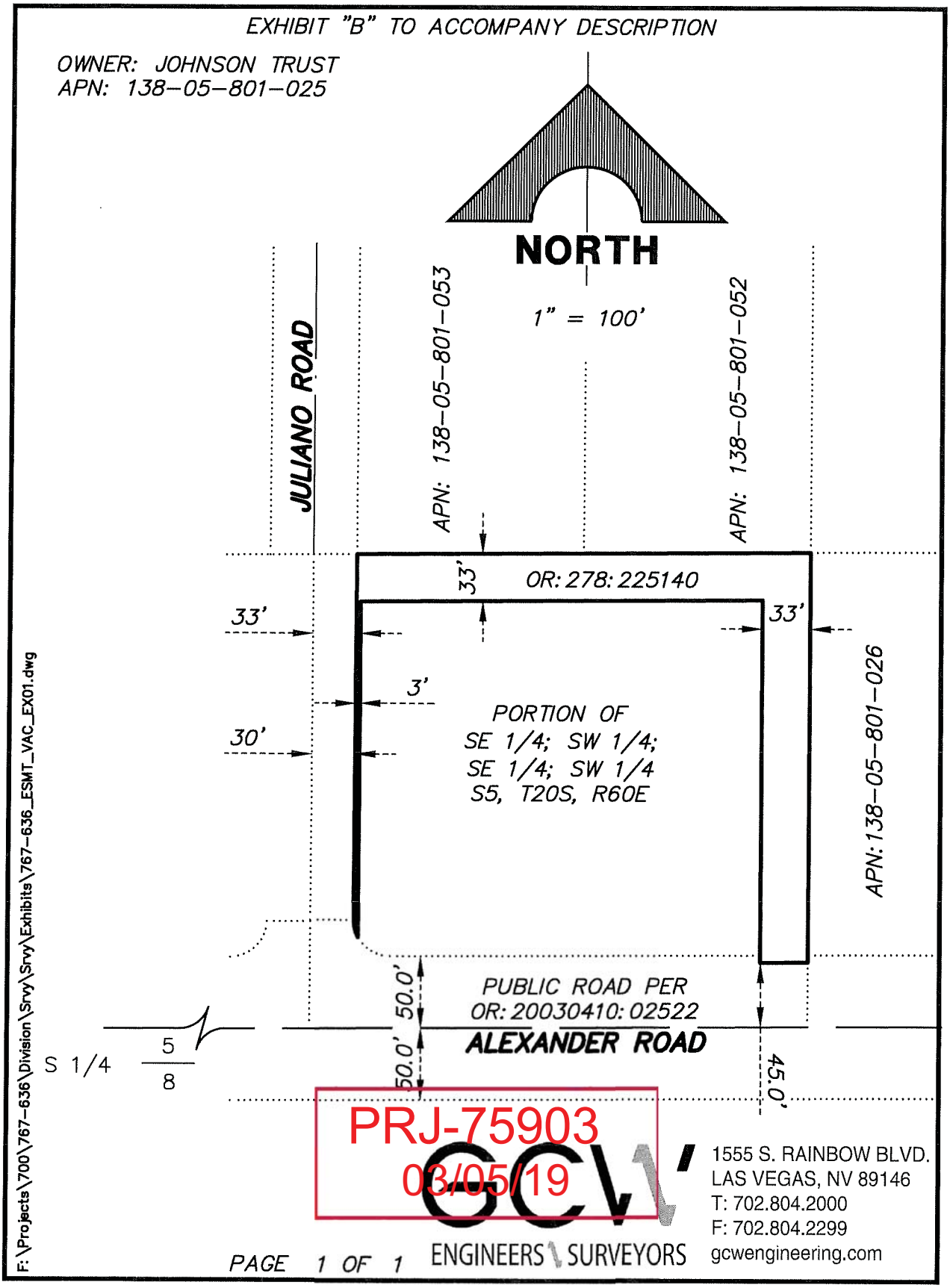
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
OWNER: JOHNSON TRUST
APN: 138-05-801-025
NORTH
1" = 100'
JULIANO ROAD
APN: 138-05-801-053
APN: 138-05-801-052
APN: 138-05-801-026
33'
OR: 278: 225140
33'
33'
3'
30'
PORTION OF
SE 1/4; SW 1/4;
SE 1/4; SW 1/4
S5, T20S, R60E
50.0'
50.0'
PUBLIC ROAD PER
OR: 20030410: 02522
ALEXANDER ROAD
45.0'
S 1/4
5
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PRJ-75903
03/05/19
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PAGE 1 OF 1

TENTATIVE MAP
FOR
ALEXANDER JULIANO WEST
APN # 138-05-801-025

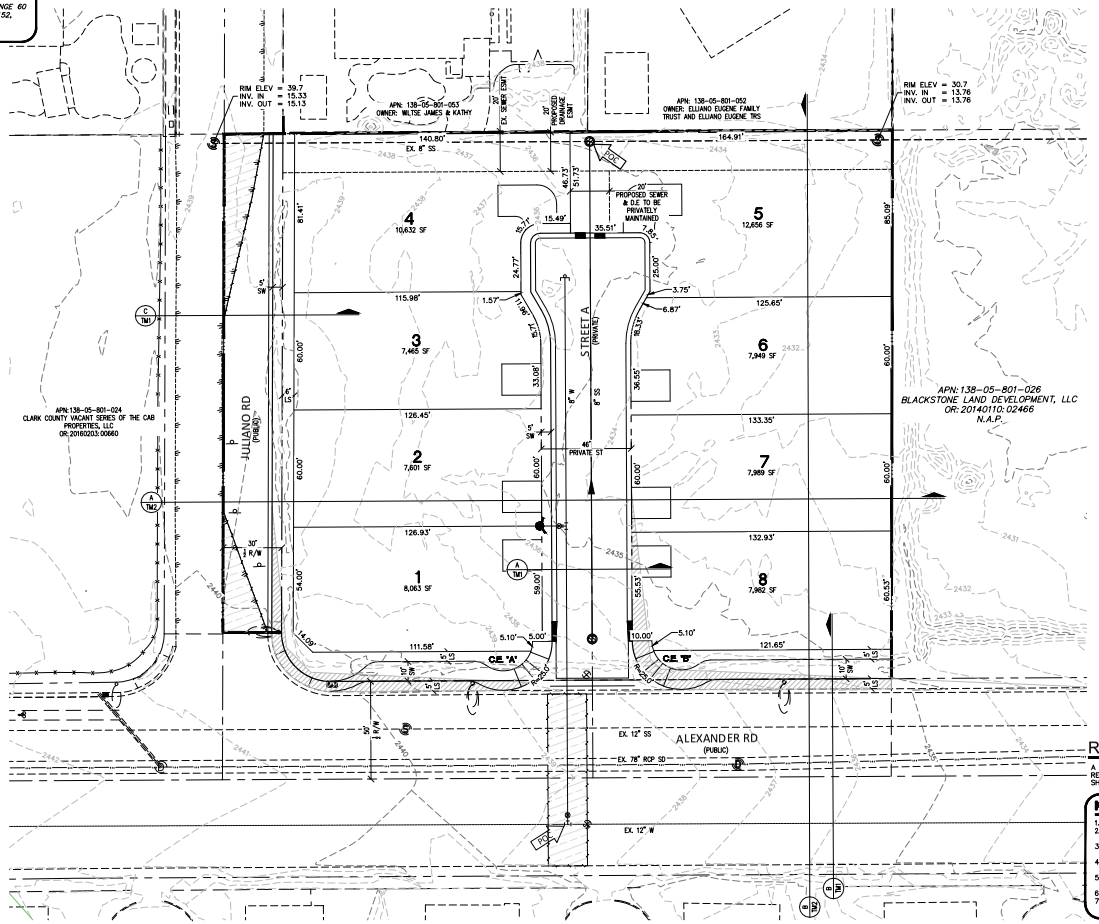
LEGAL DESCRIPTION

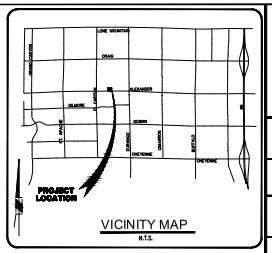
PARCEL 025:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.,

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 10, 2003 IN BOOK 20030410 AS INSTRUMENT NO. 02522 OF OFFICIAL RECORDS.

BASIS OF BEARING

NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.





VICINITY MAP
N.T.S.

NORTH

SCALE 30 0 30 60 FEET

LEGEND

- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

RESTRICTIVE COVENANT NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL BE ESTABLISHED AT A LATER DATE.

NOTES

1. ALL COMMON ELEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
2. THE NEAREST WATER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
3. THE NEAREST SEWER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
4. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
5. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
6. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
7. THIS PARCEL IS NOT IN A 100-YR FLOOD ZONE OR IS AFFECTED BY A LOMR.

SETBACK REQUIREMENTS

FRONT YARD:	20'
SIDE YARD:	5'
SIDE YARD (CORNER):	10'
REAR YARD:	20'

SITE DATA

ZONING
EXISTING ZONING: RURAL ESTATES DISTRICT (R-E)
PROPOSED ZONING: RESIDENTIAL SUBURBAN (RD)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DISTRICT

LOTTING
NO. OF RESIDENTIAL LOTS = 8
NO. OF COMMON LOTS = 2
(COMMON+RESIDENTIAL) = 10

DENSITY
NO. OF LOTS = 8
NET ACREAGE = 2.00 AC
NET DENSITY = 4.00 LOTS/AC

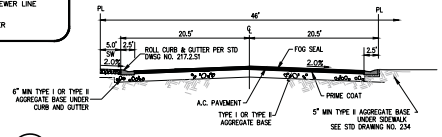
LOT SIZE
TYPICAL LOT SIZE = 60X130
MAXIMUM LOT SIZE SF = 12,650 SF
MINIMUM LOT SIZE SF = 7,465 SF
AVERAGE LOT SIZE = 8,792 SF

OWNER

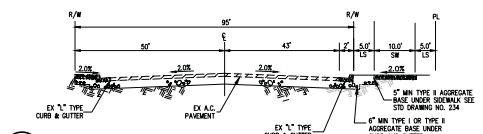
JOHNSON TRUST AND JOHNSON DAVID T & LORI J TRS
7478 OAKS ISLAND STREET
LAS VEGAS, NV 89131
(702) 281-0063

DEVELOPER

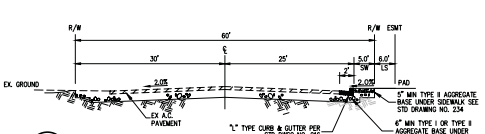
D.R. HORTON
1091 WHITNEY RANCH DR
HENDERSON, NV 89014
(702) 635-3600



A STREET A SECTION
SCALE: N.T.S.



B ALEXANDER ST SECTION
SCALE: N.T.S.



C JULIANO RD SECTION
SCALE: N.T.S.

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PR-1-75903
10/05/19

% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	CGW APP	DATE

PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 03-04-19
PLOT TIME: 08:33:09

F:\PROJECTS\767-636\DWG\TENTMAP\WEST\ASBC-TM WEST.DWG
FRANCIS MORELLI

D.R. HORTON
ALEXANDER JULIANO WEST
TENTATIVE MAP I

DRAWING
TM1
1 OF 2 SHTS

% COMPLETE

DATE:	CGW APP	DATE	AGEN APP	DATE	DESCRIPTION	DATE	REV

PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 02-04-19
PLOT TIME: 09:33:11

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\787-636\DWG\TENTMAP\WEST\636-TM WEST.DWG
FRANCIS MORELLI

D.R. HORTON

ALEXANDER JULIANO WEST

TENTATIVE MAP II

DRAWING TM2
2 OF 2 SHTS

PRJ-75903
03/05/19

SITE SECTION A
SCALE: N.T.S.

SITE SECTION B
SCALE: N.T.S.



GPA-75971 [PRJ-75903] - GENERAL PLAN AMENDMENT RELATED TO ZON-75976, VAR-75977, VAC-75978 AND TMP-75979 - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST
NORTH SIDE OF ALEXANDER ROAD WEST OF DURANGO DRIVE

06/13/19

767-636

March 1, 2019

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Alexander Juliano West
APN 138-05-801-025

Dear Sir/Madam:

On behalf of our client, DR Horton, this letter is submitted as justification for a Tentative Map, Zone Change, and General Plan Amendment with various variances and waivers in support of a 2.1+- acre development located at the northeast corner of Alexander Road and Juliano Road, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6.

The proposed Alexander Juliano West residential subdivision is proposing 8 dwelling units on 2.1+- acres. We are proposing a rezoning from R-E to R-1 with 7,400 minimum square foot lots which requires an amendment to the General Plan for proposed R-1 zoning. The proposed R-1 zoning is compatible with several developments adjacent to Alexander Road to the east. The proposed zoning also acts as transitional density from the higher density residential developments on the south side of Alexander Road to lower density developments to the north of the proposed development.

We are proposing the following Waivers and Variances from Title 19:

Waiver #1
Intersection offset – to allow a 189-foot external intersection offset from Juliano Road where 220 feet is required. (19.02.140).

Waiver #2
Private street onsite streetlights – provide no streetlights on interior private street (19.02.240).

Variance #1
46-foot wide non-gated private street with hammerhead per USD 212.1.S1 and with sidewalk on one side where 47-foot wide streets with sidewalks on both sides are required (19.04.03, 19.04.070 and 19.040.210).

Variance #2
The connectivity ratio does not meet the preferred 1.30. We are providing 1.0. (19.04.040).

Vacation
We are proposing to vacate existing patent easements within the subject parcel that are no longer needed.

We appreciate your consideration of these requests. Please give me a call at 702-804-2109 if you have any questions or concerns.

1135 Terminal Way, Suite 101
Reno, Nevada 89502
O 775.300.1917
info@gcwengineering.com
gcwengineering.com

PRJ-75903
03/05/19

Cordially,

GCW, Inc.



Brandi Reid
Project Coordinator
(702) 804-2109
breid@gcwengineering.com

PRJ-75903
03/05/19

PAGE 01/01

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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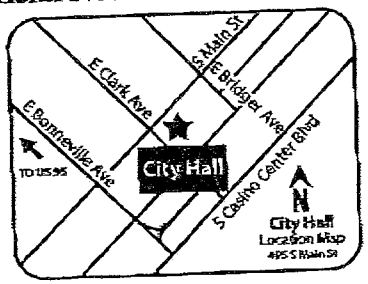

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]

City Council Meeting of **07/03/19**

PRJ-75903
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 ORDCNF1

06/25/2019 05:04 7022950625

Items 71 & 72
Submitted after final agenda
City Council - Page 1405

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Las Vegas, Nevada 89101

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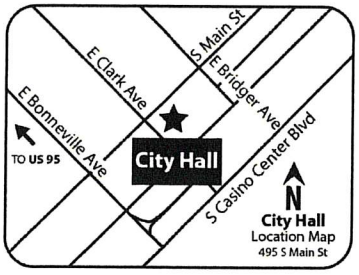

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Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDCNP1

City of Las Vegas
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Las Vegas, Nevada 89101

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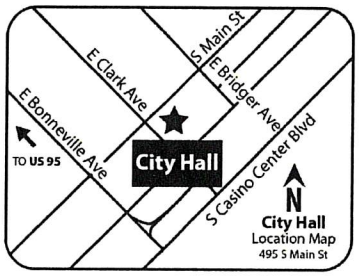

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Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801052
ELLIANO EUGENE FAMILY TRUST
ELLIANO EUGENE TRS
4070 N JULIANO RD
LAS VEGAS NV 89129

I think it is not fair for the people living here, Rural area is for 2 home per acre and not 4 home per acre. all this is money money for DR horton and you and not for the people how live here. DR horton gets more money per acre and you get more taxes.

125 DRDCNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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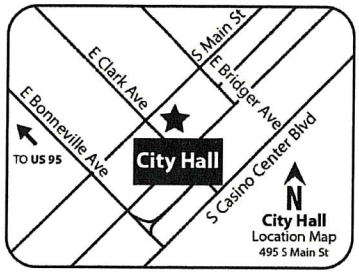

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801057
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN CO-TRS
8704 MONARCHY CT
LAS VEGAS NV 89129

125 ORDGNP1

City of Las Vegas
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Las Vegas, Nevada 89101

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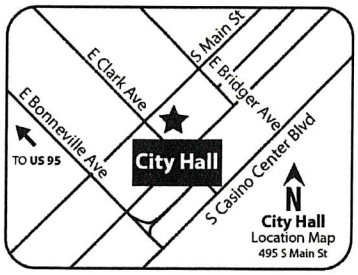

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GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

125 ORDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 27 P 12:12

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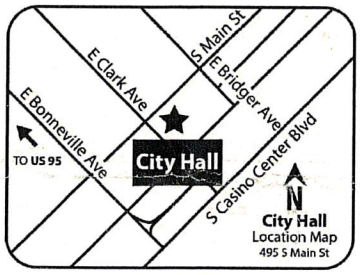

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

125 ORDGNP1

Jul. 1. 2019 9:41AM No. 4896 P. 1/1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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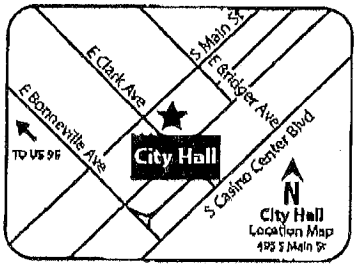
Official Notice of Public Hearing



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we bought a home in this area primarily because they are mostly large homes on big lots, zoned rural estates.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

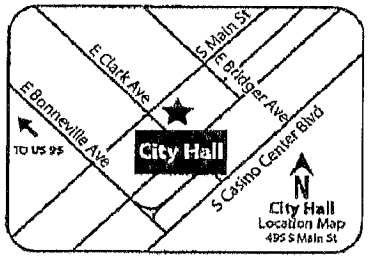
PRJ-75903
13805810004
TAYLOR RONALD B & DAYLEEN REVOCA
8712 MONARCHY CT
LAS VEGAS NV 89129-0415

we want to keep it that way. Thank you.

Jun 30 19 11:08a Gaming & Leisure 7028809828 p.1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

NO PLEASE!

Items 76 & 77

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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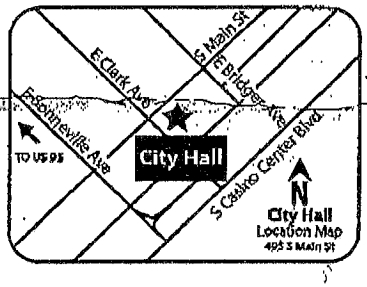

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2019 JUL -1 A 10:28

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810005
CUELLAR FIDEL & MARISOL
8716 MONARCHY CT
LAS VEGAS NV 89129

RECEIVED
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2019 JUL -1 A 11:56

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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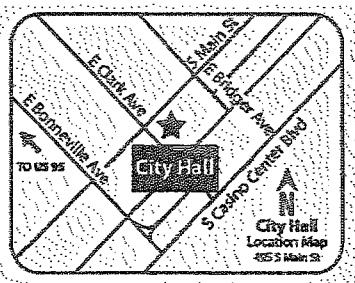

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]

City Council Meeting of **07/03/19**

125 DRDGNP1

PRJ-75903
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUL -2 A 11:22

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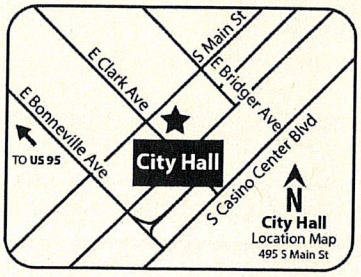

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]

City Council Meeting of **07/03/19**

PRJ-75903
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 ORDCNP1

Submitted after final agenda

Items 76 & 77

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 26 P 3:57

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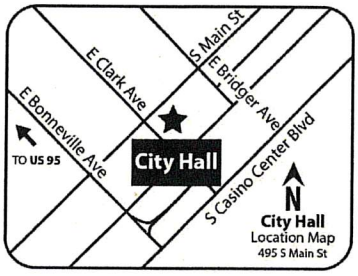

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13808518003
RADKE J & A TRUST
RADKE JACE B & ALLISON S TRS
3959 SILVER SABER CT
LAS VEGAS NV 89129-8341

125 ORDGNP1

Submitted after final agenda
Items 76977

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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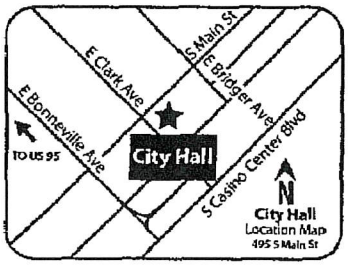

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75971 and ZON-75976 [PRJ-75903]
Planning Commission Meeting of **04/23/2019**

WILL DEVALUE OUR HOMES of 20 years!

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

135 BRDFNP1 89129

40-41P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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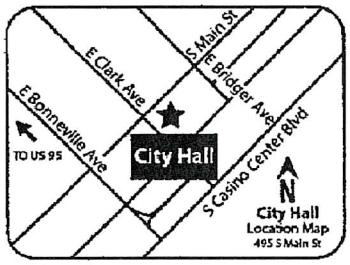

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PLEASE DO NOT DO THIS TO OUR NEIGHBORHOOD!

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

125 BRDFNP1 89129

42P

City of La[illegible]
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13808512056
OTHMAN KHALID M & THERESA M
53 SIENNA RIDGE
MISSION VIEJO CA 92692

108 BRDFNP1 92692

42A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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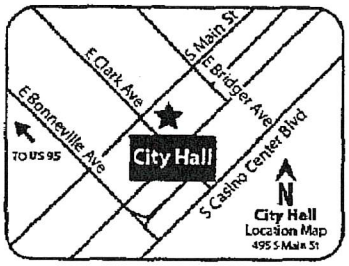

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75979 [PRJ-75903]
Planning Commission Meeting of **04/23/2019**

PLEASE DO NOT DO THIS TO OUR NEIGHBORHOOD.

125 BRDFMP1 89129

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

44P

Submitted after final agenda

40-41
P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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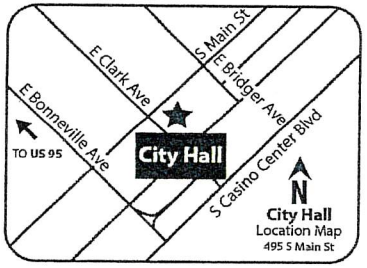

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75971 and ZON-75976 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

40-41 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75971 and ZON-75976 [PRJ-75903]
Planning Commission Meeting of **04/23/2019**

131 BRDFNP1 89134

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RECEIVED
APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

at: 22-APR-2019-17:48 Doc: 504 Page: 002/004
Fax: UBS
To: CityofLasVegas From: UBS

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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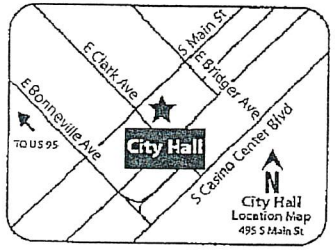

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805811006
J A S QUALIFIED PERSOANAL RES TR
6955 N DURANGO DR #1115-245
LAS VEGAS NV 89149-4411

LAS VEGAS NV 89149

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APR 23 2019
City of Las Vegas
Department of Planning

40-41 P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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The requested density is incompatible with the neighborhood. This was zoned rural estates and a large number of large expensive houses exist here on ½ acres

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75971 and ZON-75976 [PRJ-75903]
Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805801002
STUART FAMILY TRUST
8755 HICKAM AVE
LAS VEGAS NV 89129-0408

RECEIVED
APR 22 2019
City of Las Vegas
Department of Planning

40-41 P

125 BRDFNP1 89129

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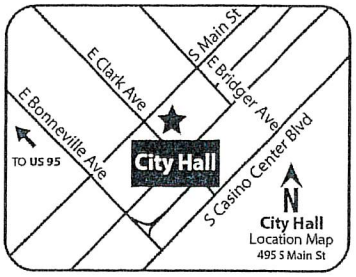

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75971 and ZON-75976 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

RECEIVED
Dept of Planning
City of Las Vegas

PRJ-75903
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

SAME COMMENT
AS OTHER 2.11 ACRES

125 BRDFNP1 89129

40 P
41 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, April 16, 2019 9:48 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
APR 16 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/16/19 9:48 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Dirk Dahlgren
Residential or Business Address:	8700 Kingship CT Las Vegas, NV 89129
Phone:	(702) 839-1195
Email:	dadahlgren@aol.com
Comments:	The houses north of alexander are 1/3 to 1/2 acre, let's not downgrade the neighborhood by reducing the lot sizes below 1/3 acre.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

40-44 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, April 16, 2019 2:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/16/19 2:17 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	James Lathim
Residential or Business Address:	3954 Crystal Trip Ct Las Vegas, NV 89129
Phone:	(702) 880-5351
Comments:	The Ratio should not be lowered.

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Submitted after final agenda
40-44

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 17, 2019 12:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/17/19 12:23 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Armin Graf
Residential or Business Address:	4090 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 782-9278
Email:	armin.graf@yahoo.com
Comments:	I oppose this project, as RNP requirements of max. 2 houses per acre need to be kept for this zone.

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40 P
41 P
42 P
43 P
44 P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 17, 2019 12:47 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/17/19 12:47 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Brian/Deborah Munch
Residential or Business Address:	8460 Helena Ave Las Vegas, NV 89129
Phone:	(702) 259-6528
Email:	bcmunch@aol.com
Comments:	PRJ-75903 and PRJ-75904 are both projects that will lower surrounding property values and bring more crime to the area. Please do NOT approve these applications.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 17, 2019 12:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/17/19 12:25 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Hristina Hadzheva
Residential or Business Address:	4090 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 782-9391
Email:	hristina.hadjeva@gmail.com
Comments:	I oppose this project, as RNP requirements of max. 2 houses per acre need to be kept for this zone.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 17, 2019 6:04 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/17/19 6:04 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Nicole Placheta-Yogi
Residential or Business Address:	4050 evening calm ct Las vegas, NV 89129
Phone:	(510) 557-9982

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 9:00 AM
To: Planning Comments
Subject: Planning Application Comments Form

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APR 18 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019

Submitted at 04/18/19 8:59 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	Prj 75903
Position:	I OPPOSE the project and all related applications.
Name:	Paul Milko
Residential or Business Address:	8680 Monarchy ct Las Vegas , NV 89129
Phone:	(702) 416-7985
Email:	pmilko1@yahoo.com
Comments:	I have owned my property since 1986 and love the northwest area because of its exciting zoning R-E. I feel this change would be beneficial to the neborhood.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 9:11 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 9:10 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	Prj 75903
Position:	I OPPOSE the project and all related applications.
Name:	Yvonne Milko
Residential or Business Address:	8680 Monarchy ct Las Vegas , NV 89129
Phone:	(702) 245-5528
Email:	ymilko@ymail.com
Comments:	I have owned my property since 1986 and love the northwest area because of its exciting zoning R-E. I feel this change would be beneficial to the neborhood.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 10:31 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 10:31 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Eugene Elliano
Residential or Business Address:	4070 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 545-0145
Email:	geneelliano@cox.net
Comments:	This area is RNP, and zoning should be 2 houses / acre. I do not agree on a zoning that is putting 4 houses per acre.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 1:59 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 1:58 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ 75903
Position:	I OPPOSE the project and all related applications.
Name:	LEWIE GUAY
Residential or Business Address:	4017 Flaming Peak Court Las Vegas, NV 89129
Phone:	(801) 707-3663
Email:	sarghunter@yahoo.com
Comments:	Denial of this Project would be the Best Outcome

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 18, 2019 10:32 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
APR 18 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/18/19 10:31 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	PRJ-75903
Position:	I OPPOSE the project and all related applications.
Name:	Lucy Elliano
Residential or Business Address:	4070 N Juliano Rd Las Vegas, NV 89129
Phone:	(702) 545-0145
Email:	geneelliano@gmail.com
Comments:	This area is RNP, and zoning should be 2 houses / acre. I do not agree on a zoning that is putting 4 houses per acre. I agree to oppose this with my husband.

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RECEIVED

APR 23 2019

City of Las Vegas
Department of Planning

We the undersigned oppose zone change from R-E (residence estates) to R-1 (single family residential) for APN 138-05-801-025 (PRJ-75903) and APN 138-05-801-027 (PRJ-75904) WARD 4 (ANTHONY)

8 HOUSES INSTEAD OF 4 ON 2.5 ACRES JULIANO & ALEXANDRA

ARMIN GRAF, 4090 N JULIANO RD, 89129, ARMIN.GRAFG YAHOO.COM

TINA GRAF, 4090 N JULIANO RD, 89129, TINAG AMAZING-PORTRAITS.COM

Eugene Elliano 4070 N Juliano Rd 89129 GENEELLIANO@COX.NET

LI WANG 4070 N Juliano RD 89129

Sara Martin 8701 Kingship Ct 89129

Kevin Sprunz 8705 Monarchy Ct 89129

Melissa Sprunz 8705 Monarchy Ct 89129

Lynn Phillips 8704 Monarchy Ct 89129

Robert Phillips 8704 MONARCHY CT

35-44
19P

Items 40-44

Submitted after final agenda

P95 1 of 3

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APR 23 2019

City of Las Vegas
Department of Planning

Fidel Cuellar 8716 Monarchy CT 702-514-6526

Kim Wilson 8713 Monarchy CT Kim Wilson 702-912-0735

Travis P Stuart 8755 Hickam 702 396 0876
Mary E

Dayton Taylor 8712 Monarchy Ct. 702-325-961

Tristan Rickson 8660 Hickam Ave 702-741-6139

Leon & Renae Iunco
4240 N. Juliana Rd - 702-672-6973

Brian Kravitz
8681 Hickam Ave 951-377-6591
Las Vegas NV 89129

Shawn O'Brien
8621 Hickam Avenue 702-525-7244
Las Vegas, NV 89129

RECEIVED
APR 23 2019
City of Las Vegas
Department of Planning

Dorothy O'Brien
8621 Hickam Ave.
Las Vegas, Nevada 89129
702-672-8807
Dorothy O'Brien

Tiffany OBrien
8621 Hickam Ave.
Las Vegas, NV 89129
702-523-7150

Alice Jacobson
8660 Hickam Ave
LV, NV 89129
702-461-4668

Lizette Laya
8641 Hickam Ave
LV, NV 89129
702-265-3423

Sonja Rickson
8660 Hickam Ave
LV, NV 89129
702-306-4167
Sonja Rickson

Tommy Michaud
8354 Woodland Prairie Ave
LV, NV 89129
702-419-3917

CURTIS MILLS
6428 OLD COLONIAL WAY
LAS VEGAS, NV. 89108
435 225 4361

DL2

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 22, 2019 2:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/22/19 2:17 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	GPA-75971
Position:	I OPPOSE the project and all related applications.
Name:	James Small
Residential or Business Address:	8713 Kingship ct Las Vegas, NV 89129
Phone:	(702) 561-9095
Email:	jimking2@cox.net
Comments:	This project is in extremely close proximity to my home (1 block) where DR Horton is attempting to amend the NW General Plan from Rural Density Residential to Low Density Residential. I am 100% against and opposed to this change. I have owned my home since it was built in July of 2000. Which is almost 20 years.One of the reason I bought in this area was because it was inside the NW Preservation District. Which means there is a minimum lot size of 1/2 acre.

Submitted after final agenda

32P
Pg 1 of 2

If you let them do this and approve their request it will set a precendent for others and then soon everyone will be allowed to change the zoning.
Thank you for your consideration

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32
Pg 2 of 2

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
77

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

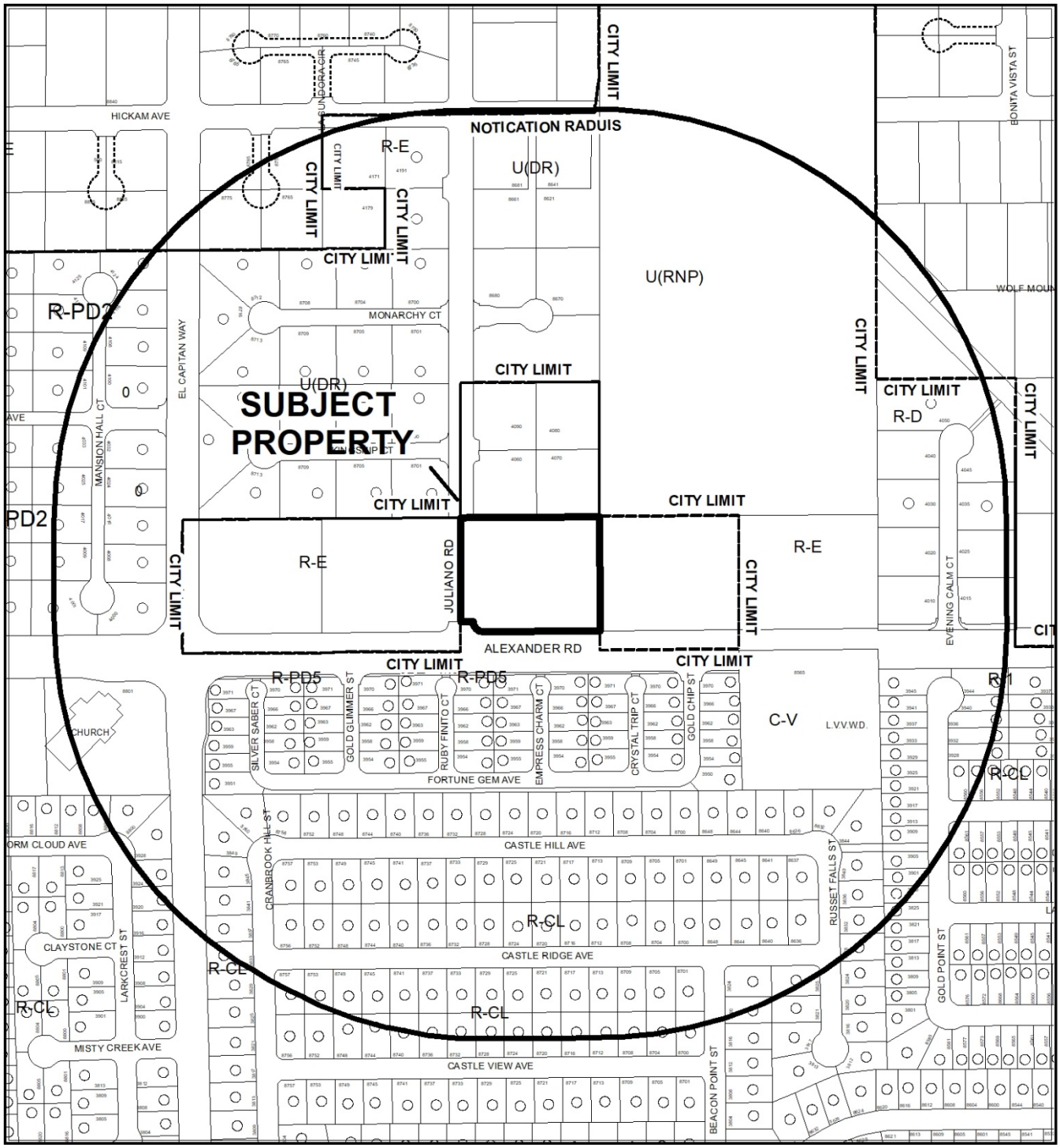
SUBJECT:
ZON-75976 - REZONING RELATED TO GPA-75971 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	11	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75976, VAR-75977 and TMP-75979 [PRJ-75903]
3. Land Use Map
4. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

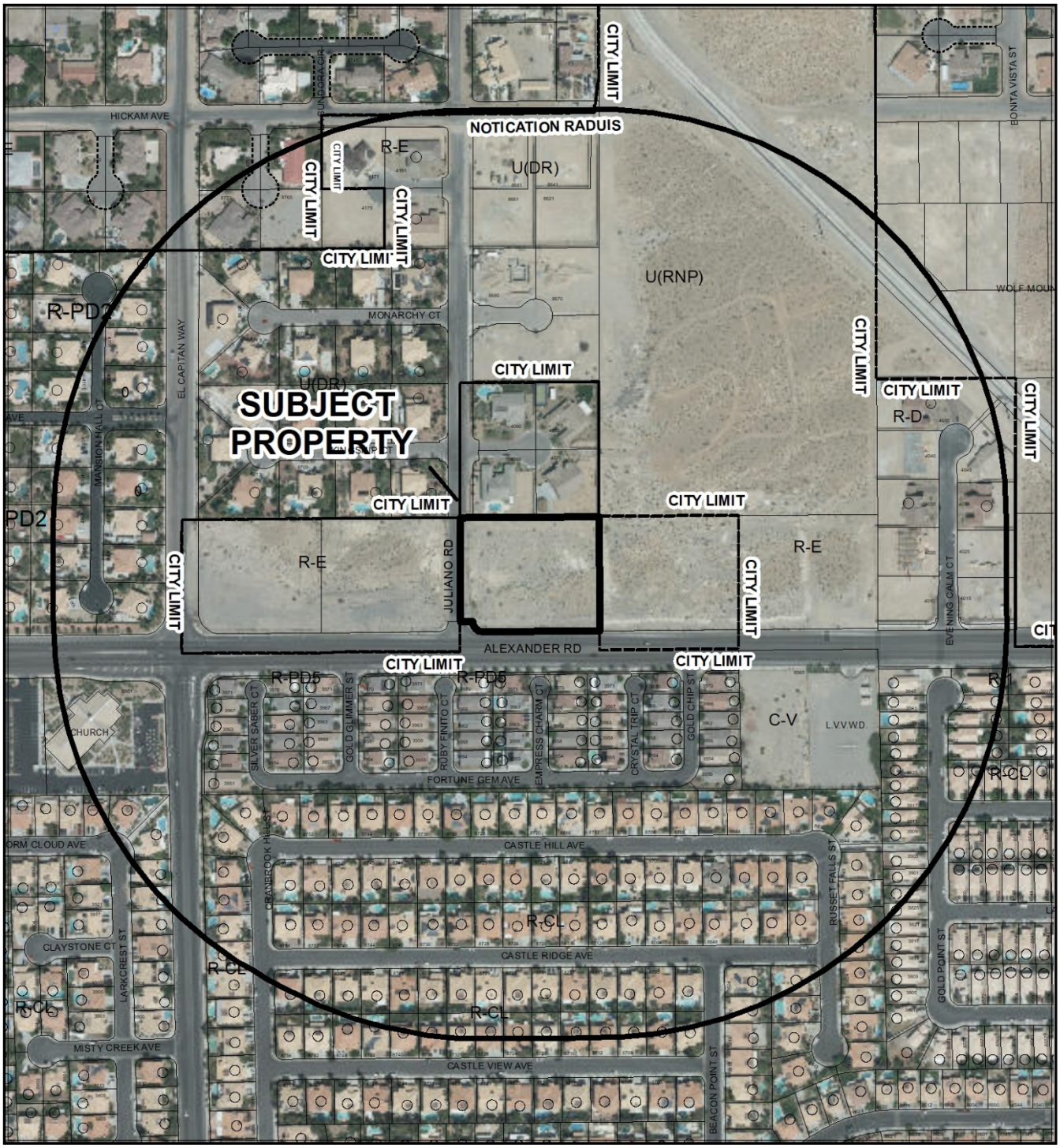


CASE: **ZON-75976, VAR-75977 AND TMP-75979 (PRJ-75903)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **ZON-75976, VAR-75977 AND TMP-75979 (PRJ-75903)**

0 280 560 Feet

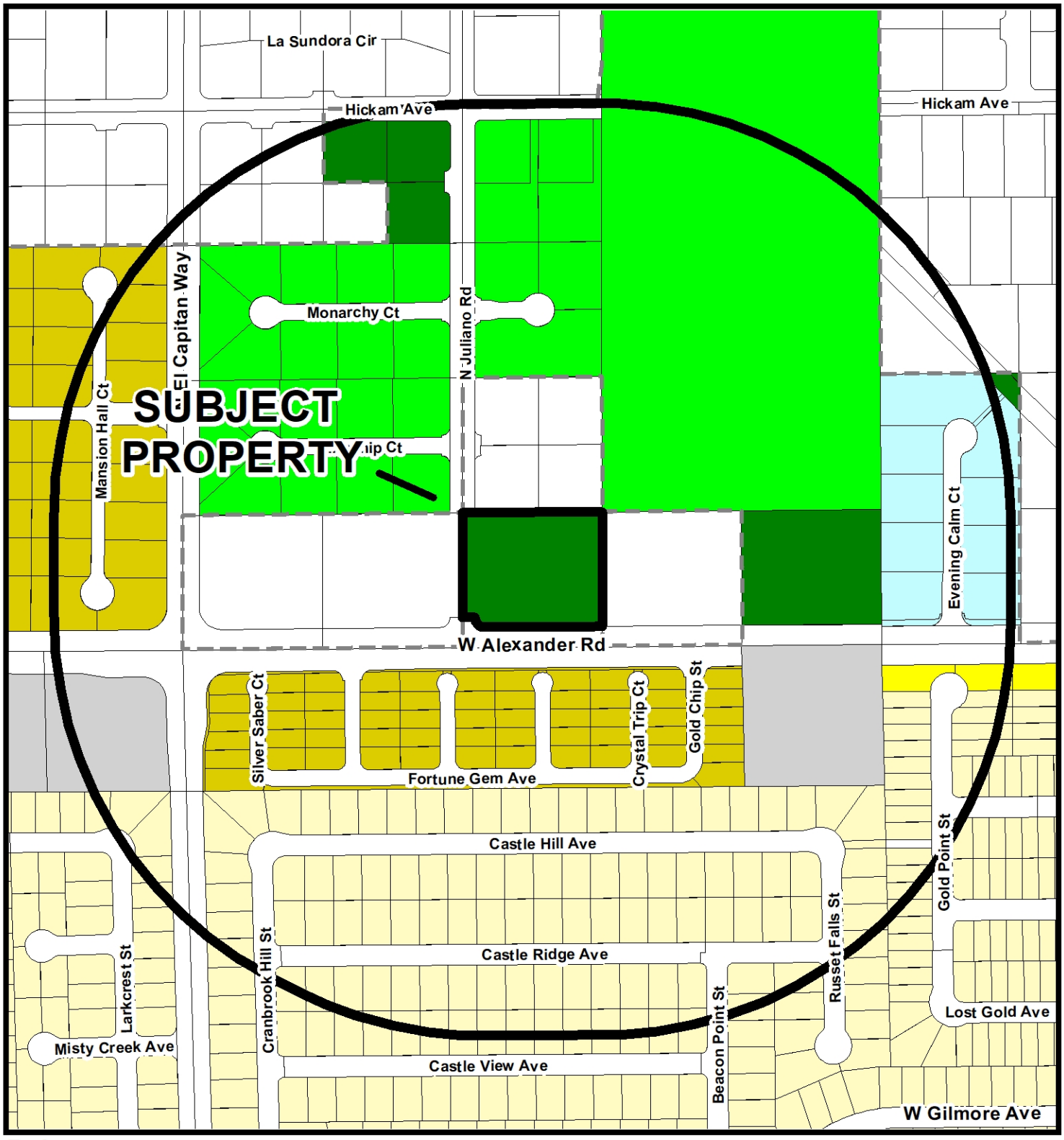
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

ZON-75976



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, March 26, 2019

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-025

Name of Property Owner: Johnson Trust; David T. Johnson & Lori J. Johnson

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc./Brandi Reid Project Coordinator

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: _____

Subscribed and sworn before me

This 16 day of August, 2018

_____
Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75903
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Locatior _____

Project Name Alexander Juliano West **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-025 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JohnsonTrust **Contact** Lori Johnson

Address 7478 Oasis Island St. **Phone:** 702-281-0043 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address l.johnson2465@gmail.com

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 636-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16 day of August, 20 18.

_____

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75903
03/05/19

Revised 03/28/16

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
78

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75977 - VARIANCE RELATED TO GPA-75971 AND ZON-75976 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS NOT CONSTRUCTED TO PUBLIC STREET STANDARDS AND WITHOUT AN ACCESS GATE WHERE SUCH IS REQUIRED; AND A MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	10	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards
4. Backup Submitted at the April 23, 2019 Planning Commission Meeting
5. Backup Submitted at the May 28, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-025

Name of Property Owner: Johnson Trust; David T. Johnson & Lori J. Johnson

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc./Brandi Reid Project Coordinator

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: _____

Subscribed and sworn before me

This 16 day of August, 2018

_____
Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75903
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Locatior _____

Project Name Alexander Juliano West **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-025 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JohnsonTrust **Contact** Lori Johnson

Address 7478 Oasis Island St. **Phone:** 702-281-0043 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address l.johnson2465@gmail.com

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 636-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

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Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16 day of August, 20 18.

_____

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75903
03/05/19

Revised 03/28/16

PAGE 01/01

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CITY CLERK

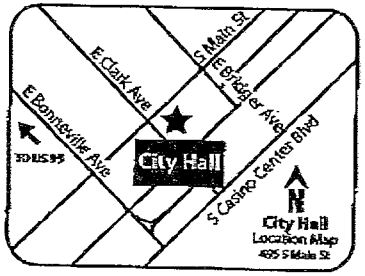
2019 JUN 25 A 7:18

Submitted after final agenda
Item 79

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

VAR-75977 [PRJ-75903]

City Council Meeting of **07/03/19**

PRJ-75903
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

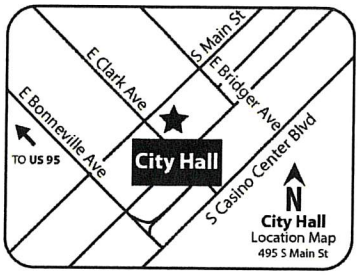
125 DRDGHP1

06/25/2019 05:02 7022950625

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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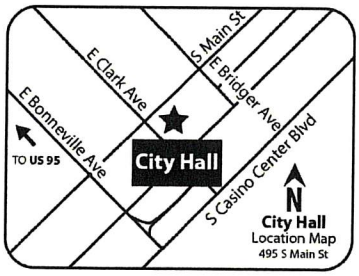

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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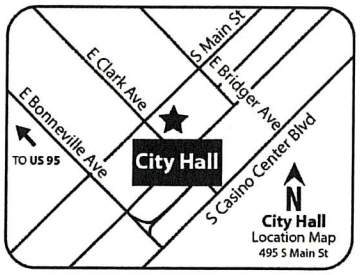

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VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801057
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN CO-TRS
8704 MONARCHY CT
LAS VEGAS NV 89129

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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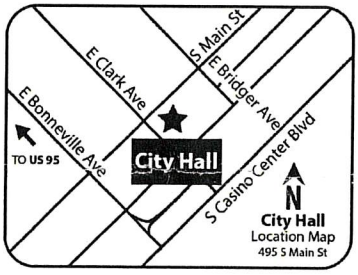

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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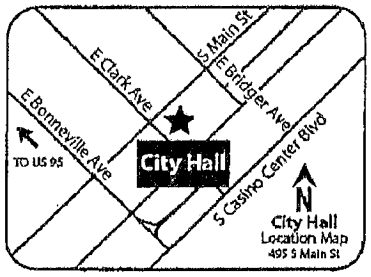

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

DON'T RUIN RURAL NV!!

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

2019 JUL 1 A 7:02
RECEIVED
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Submitted after final agenda

Item 78

Jun 30 19 11:13a Gaming & Leisure 7028809828 p.1

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2019 JUL -1 A 7:01

LAS VEGAS
NV 890
27 JUN '19
PM 5 L

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City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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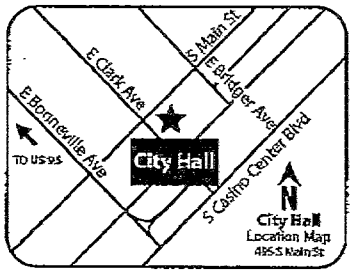

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75977 [PRJ-75903]

City Council Meeting of **07/03/19**

PRJ-75903
13805811003
BEECHER STEPHEN S TRUST
BEECHER STEPHEN S TRS
8708 KINSHIP CT
LAS VEGAS NV 89129

125 DRDCNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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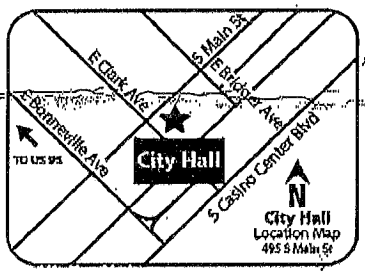
Official Notice of Public Hearing



RECEIVED
CITY CLERK
2019 JUL -1 AM 10:28

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810005
CUELLAR FIDEL & MARISOL
8716 MONARCHY CT
LAS VEGAS NV 89129

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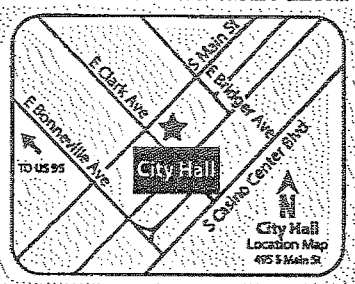
2019 JUL -1 A 11:56

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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.

VAR-75977 [PRJ-75903]

City Council Meeting of **07/03/19**

125 DRDCNP1

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Las Vegas, NV
Permit No. 1630

PRJ-75903
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

2019/07/01 13:47:52 6 /7

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2019 JUL -2 A 11:22

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 DRDCNP1

Submitted after final agenda

Item 78

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 26 P 3:57

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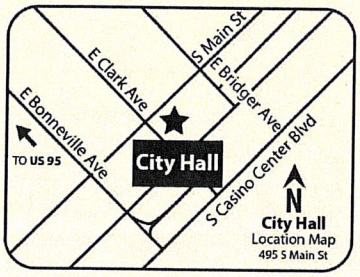

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13808518003
RADKE J & A TRUST
RADKE JACE B & ALLISON S TRS
3959 SILVER SABER CT
LAS VEGAS NV 89129-8341

125 ORDCNP1

Submitted after final agenda
Item 78

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City Council - Page 1462

Submitted after final agenda

42P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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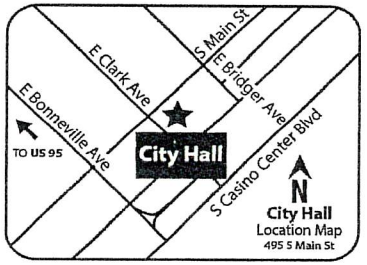
Official Notice of Public Hearing



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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

428

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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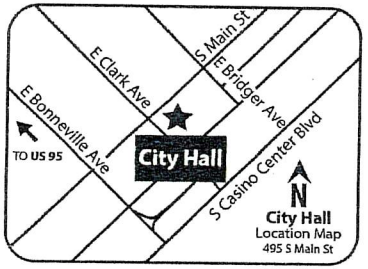
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

131 BRDFNP1 89134

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City of Las Vegas
Department of Planning

PRJ-75903
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

428

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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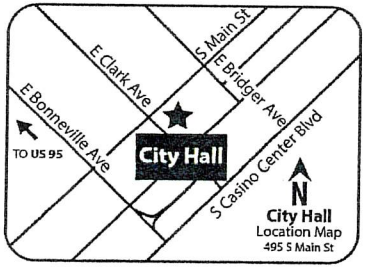

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☒ I OPPOSE this Request

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VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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APR 23 2019

City of Las Vegas
Department of Planning

PRJ-75903
13805801044
B & B REVOCABLE TRUST
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134

131 BRDFNP1 89134

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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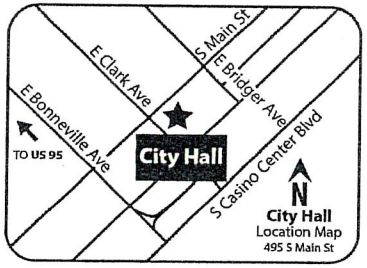

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

428

125 BRDFNP1 89129

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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801050
GRAF ARMIN LEOPOLD
4090 N JULIANO RD
LAS VEGAS NV 89129

at: 22-APR-2019-17:48 Doc: 504 Page: 003/004
Fax: UBS
From: UBS
To: CityofLasVegas

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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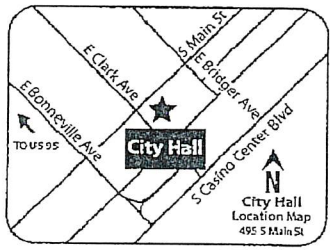

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☒ I OPPOSE this Request

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VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805811006
J A S QUALIFIED PERSOANAL RES TR
6955 N DURANGO DR #1115-245
LAS VEGAS NV 89149-4411

127 BRDFMP1 89149

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City of Las Vegas
Department of Planning

42P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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This was zoned rural estates & there are expensive houses on half acres there

The requested density is incompatible with the neighborhood

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805801002
STUART FAMILY TRUST
8755 HICKAM AVE
LAS VEGAS NV 89129-0408

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APR 22 2019
City of Las Vegas
Department of Planning

42P

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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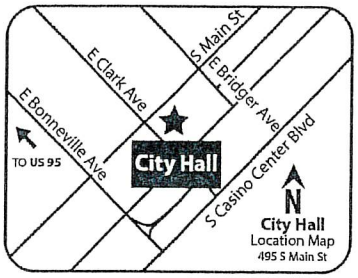

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75977 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

ZONING SHOULD REMAIN THE SAME. THE INCREASE OF HOUSES WILL DEVALUE MY HOME

125 BRDFNP1 89129

42P

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 22, 2019 2:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/22/19 2:21 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	VAR-75977
Position:	I OPPOSE the project and all related applications.
Name:	James Small
Residential or Business Address:	8713 Kingship ct Las Vegas, NV 89129
Phone:	(702) 561-9095
Email:	jimking2@cox.net
Comments:	This project is in extremely close proximity to my home (1 block) where DR Horton is attempting to amend the NW General Plan from Rural Density Residential to Low Density Residential. I am 100% against and opposed to this change. I have owned my home since it was built in July of 2000. Which is almost 20 years.One of the reason I bought in this area was because it was inside the NW Preservation District. Which means there is a minimum lot size of 1/2 acre.

Submitted after final agenda

34P
Pg 1 of 2

If you let them do this and approve their request it will set a precendent for others and then soon everyone will be allowed to change the zoning.
Thank you for your consideration

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
79

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

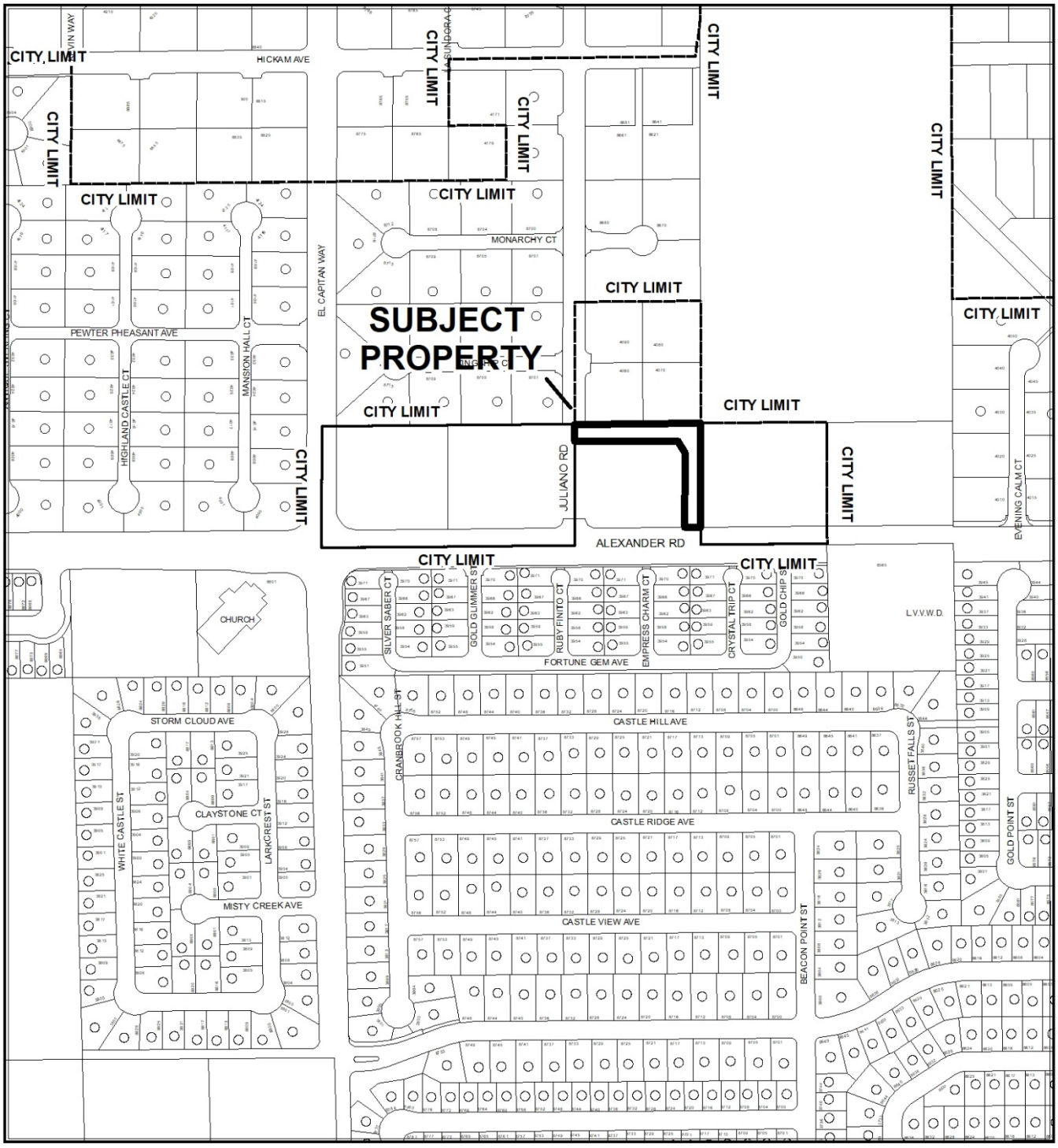
SUBJECT:
VAC-75978 - VACATION RELATED TO GPA-75971, ZON-75976, AND VAR-75977 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

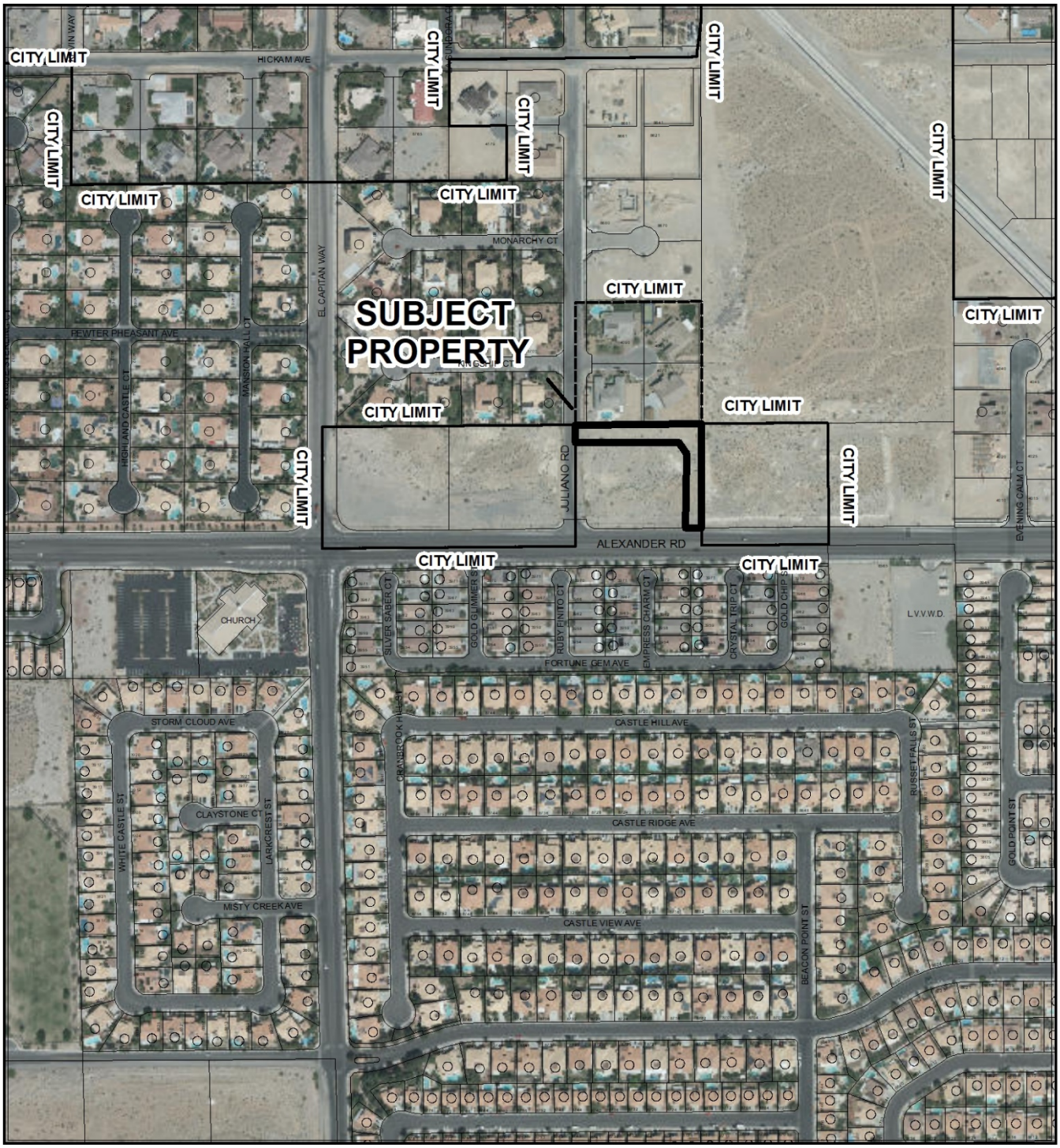
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: VAC-75978 (PRJ-75903)

0 310 620 Feet

N



CASE: VAC-75978 (PRJ-75903)

0 310 620 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-025

Name of Property Owner: Johnson Trust; David T. Johnson & Lori J. Johnson

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc./Brandi Reid Project Coordinator

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: _____

Subscribed and sworn before me

This 16 day of August, 2018

_____
Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75903
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Locatior _____

Project Name Alexander Juliano West **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-025 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JohnsonTrust **Contact** Lori Johnson

Address 7478 Oasis Island St. **Phone:** 702-281-0043 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address l.johnson2465@gmail.com

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 635-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16 day of August, 20 18.

_____

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75903
03/05/19

Revised 03/28/16

20031211
.01590

State of Nevada
Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

1. Assessor Parcel Number(s)
   a) 138-05-801-025
   b) _____
   c) _____
   d) _____

2. Type of Property
   a) ☒ Vacant land b) ☐ Single Fam Residence
   c) ☐ Condo / Townhouse d) ☐ 2-4 Plex
   e) ☐ Apartment Building f) ☐ Commercial / Industrial
   g) ☐ Agriculture h) ☐ Mobile Home
   i) Other _____

3. Total Value / Sales Price of Property $ -0-
   Deed in Lieu of Foreclosure Only (value of property) (-0-)
   Transfer Tax Value: $ -0-
   Real Property Transfer Tax Due: $ -0-

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section: 10
   b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____ Capacity: *Seller/Grantor*

Signature _____ Capacity: *Buyer/Grantee*

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: LORI J. JOHNSON	Print Name: LORI J. JOHNSON, Trustee of the JOHNSON TRUST u/t/d November 18, 2003
Address: 7478 Oasis Island Street	Address: 7478 Oasis Island Street
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89131	State: Nevada Zip: 89131
Telephone: (702) _____	Telephone: (702) _____

COMPANY REQUESTING RECORDING

Print Name: BRYAN A LOWE & ASSOCIATES, P.L.C. Esc. # _____

Address: 4011 Meadows Lane, Suite 102, Las Vegas, Nevada 89107

(As a public record, this form may be recorded / microfilmed)

1590

PRJ-75903
03/05/19

20031211
.01590

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT THE REQUEST OF

D JOHNSON

12-11-2003 11:34 STX
OFFICIAL RECORDS
BOOK/INSTR:20031211-01590
PAGE COUNT: 1
FEE: 14.00
RPTT: EX#006

APN: 138-05-801-025

QUITCLAIM DEED

FOR VALUE RECEIVED, LORI J. JOHNSON, a married woman as her sole and separate property, hereby quitclaims to the JOHNSON TRUST u/t/d November 18, 2003 (DAVID T. JOHNSON and LORI J. JOHNSON, Trustees and any successor Trustees as provided therein), to be held as the sole and separate property of LORI J. JOHNSON, all her right, title and interest in the following described real property in the County of Clark, State of Nevada, more particularly described as follows:

The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) in Section 5, Township 20 South, Range 60 East, M.D.B.&M.

Property Address: Undeveloped land

Grantee's Address: 7478 Oasis Island Street, Las Vegas, Nevada 89131

Mail Tax Statements To: JOHNSON TRUST, 7478 Oasis Island Street, Las Vegas, Nevada 89131

LORI J. JOHNSON

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

On this 18th day of November, 2003, before me, the undersigned, a Notary Public in and for said County and State personally appeared LORI J. JOHNSON, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and Official Seal.

NOTARY PUBLIC

Notary Public - State of Nevada
County of Clark
JENNIFER A. HEYWOOD
My Appointment Expires
No. 98-3973-1 April 14, 2007

When Recorded Return to:

DAVID and LORI JOHNSON, Tees
7478 Oasis Island Street
Las Vegas, Nevada 89131

PRJ-75903
03/05/19

4-1222
(Aug. 1957)

Nevada 058030

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** has been issued showing that full payment has been made by the claimant

Arthur Birnkrant,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 20 S., R. 60 E.,

Sec. 5, SW¼SE¼SW¼SE¼.

The area described contains **2.50** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **SECOND** day of **JANUARY** in the year of our Lord one thousand nine hundred and **SIXTY-TWO** and of the Independence of the United States the one hundred and **EIGHTY-SIXTH.**

[SEAL]

For the Director, Bureau of Land Management.

By Ruth W. Talley
Chief, Patents Section.

Patent Number 1221712

PRJ-75903
03/05/19

GPO 866837

GRANTOR/OWNER: JOHNSON TRUST
APN: 138-05-801-025

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT TO BE VACATED.

DESCRIPTION

A PORTION OF THAT PATENT EASEMENT PER PATENT NUMBER 1224712, DATED JANUARY 2, 1962 LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4 OF SECTION 5.

TOGETHER WITH THE NORTH 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUHWEST QUARTER (SW 1/4) OF SECTION 5.

TOGETHER WITH THE EAST 3 FEET OF THE WEST 33 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUHWEST QUARTER (SW 1/4) OF SECTION 5.

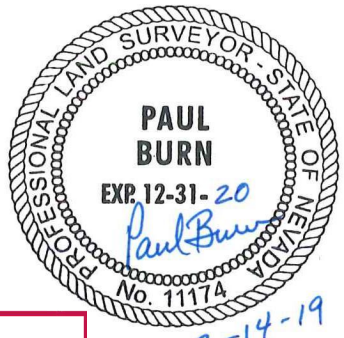
EXCEPTING THEREFROM THE SOUTH 45 FEET OF SAID EAST 33 FEET.

FURTHER EXCEPTING THERFROM ANY PORTION OF SAID EAST 3 FEET OF THE WEST 33 FEET LYING WITHIN THE RIGHT-OF-WAY AS DESCRIBED BY A DOCUMENT RECORDED APRIL 10, 2003 IN BOOK 20030410, AS INSTRUMENT NUMBER 2522, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



2-14-19

PRJ-75903
03/05/19

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GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

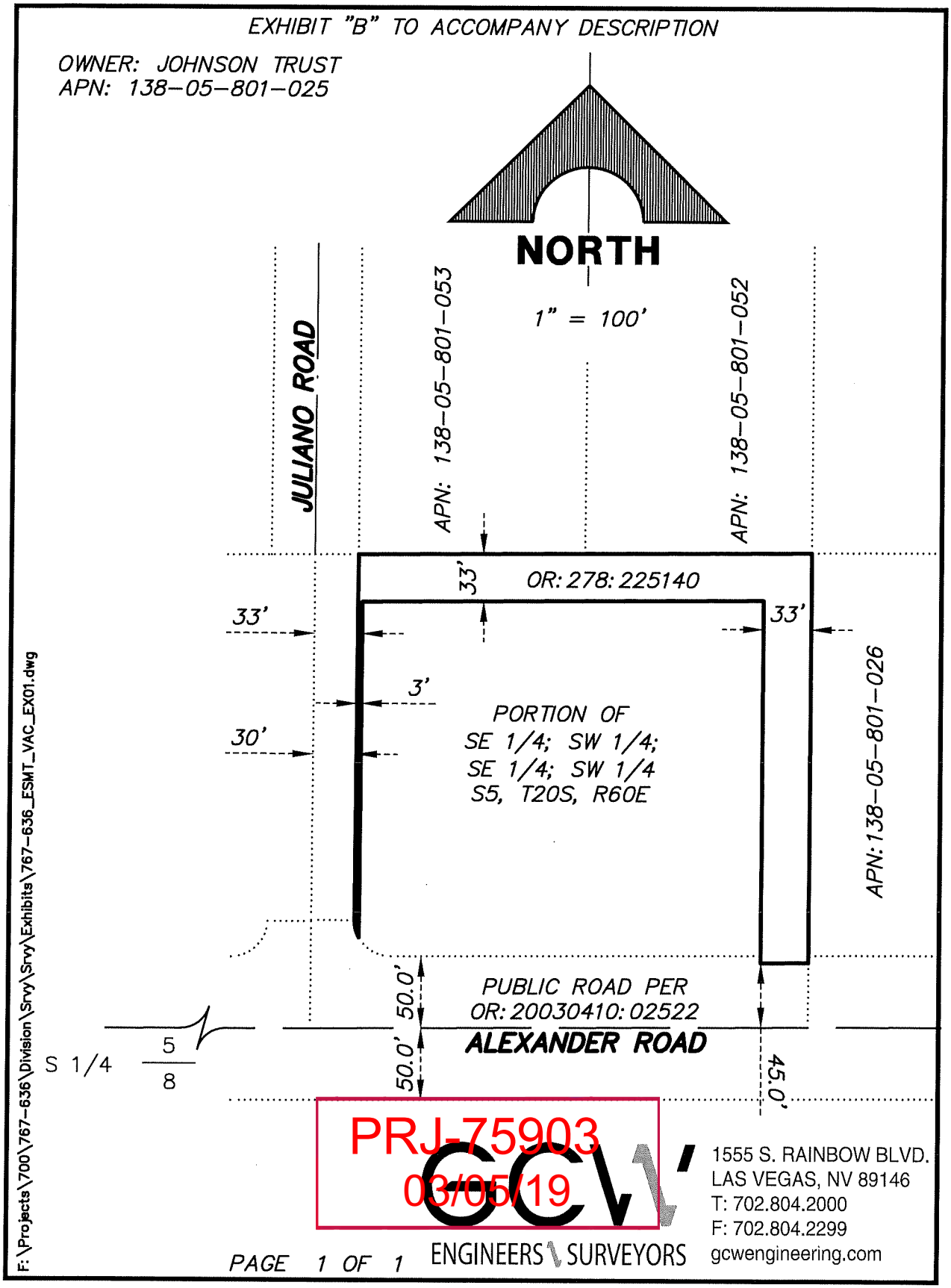
EXHIBIT "B" TO ACCOMPANY DESCRIPTION
OWNER: JOHNSON TRUST
APN: 138-05-801-025
NORTH
1" = 100'
JULIANO ROAD
APN: 138-05-801-053
APN: 138-05-801-052
APN: 138-05-801-026
33'
OR: 278: 225140
33'
33'
3'
30'
PORTION OF
SE 1/4; SW 1/4;
SE 1/4; SW 1/4
S5, T20S, R60E
50.0'
50.0'
PUBLIC ROAD PER
OR: 20030410: 02522
ALEXANDER ROAD
45.0'
S 1/4
5
8
F:\Projects\700\767-636\Division\Srvy\Srvy\Exhibits\767-636_ESMT_VAC_EX01.dwg
PRJ-75903
03/05/19
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PAGE 1 OF 1

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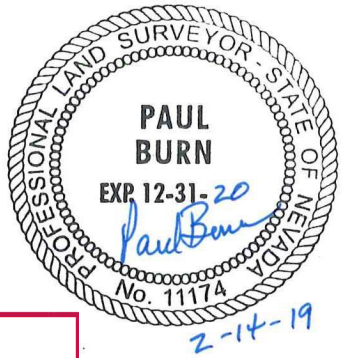

PRJ-75903
03/05/19

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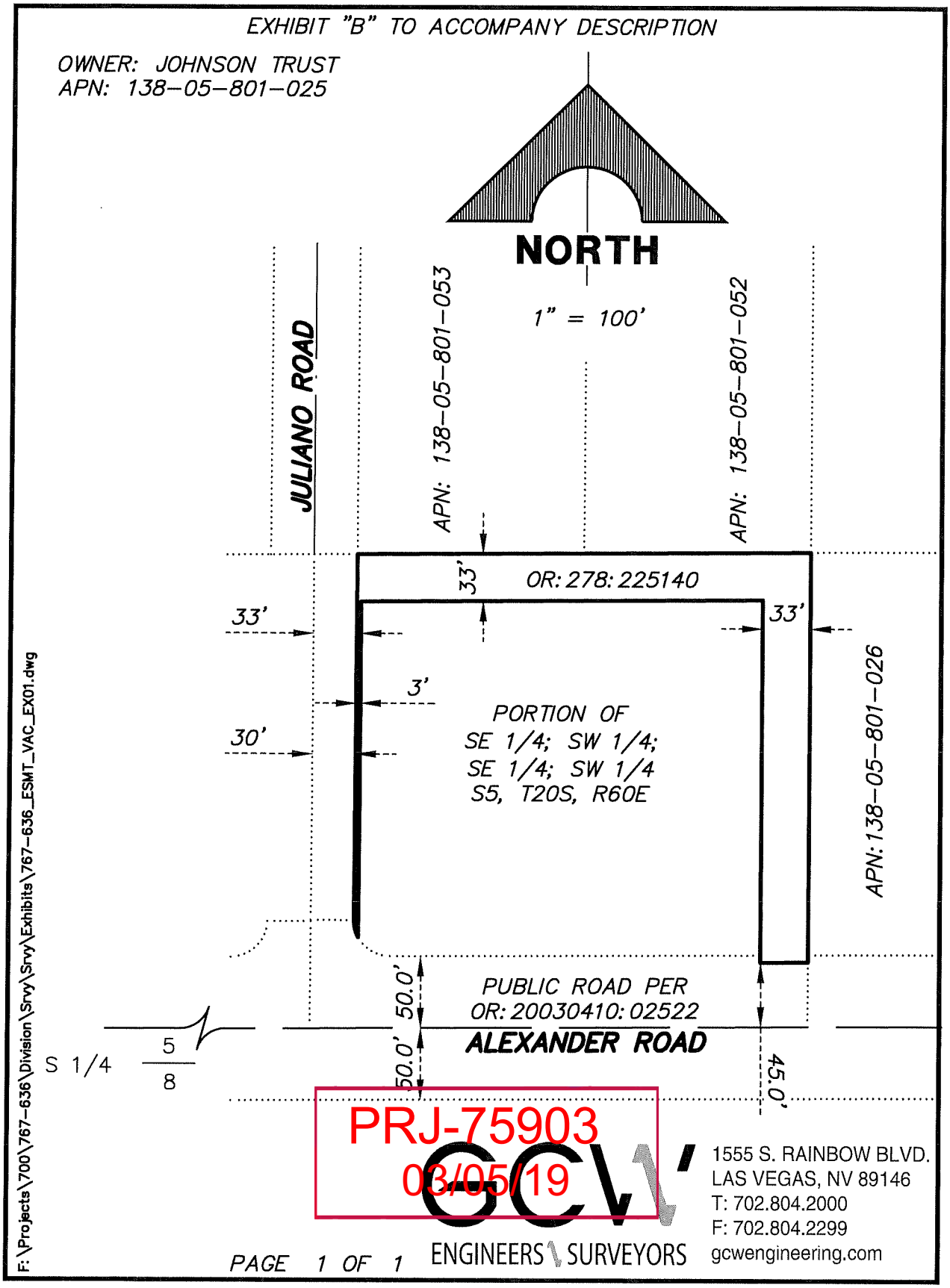
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OR: 278: 225140
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PORTION OF
SE 1/4; SW 1/4;
SE 1/4; SW 1/4
S5, T20S, R60E
APN: 138-05-801-026
50.0'
50.0'
PUBLIC ROAD PER
OR: 20030410: 02522
ALEXANDER ROAD
45.0'
S 1/4
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GCW
ENGINEERS \ SURVEYORS
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T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PAGE 1 OF 1

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
80

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TMP-75979 - TENTATIVE MAP RELATED TO GPA-75971, ZON-75976, VAR-75977 AND VAC-75978 - ALEXANDER JULIANO WEST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	10	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form from Clark County School District
4. Comments from City of Las Vegas Public Works Traffic Engineering Division
5. Submitted after Final Agenda - Protest/Support Postcards
6. Backup Submitted at the April 23, 2019 Planning Commission Meeting
7. Backup Submitted at the May 28, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-05-801-025

Name of Property Owner: Johnson Trust; David T. Johnson & Lori J. Johnson

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc./Brandi Reid Project Coordinator

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: _____

Subscribed and sworn before me

This 16 day of August, 2018

_____
Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

Revised 03/28/16

PRJ-75903
03/05/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Locatior _____

Project Name Alexander Juliano West **Proposed Use** S.F. Residential

Assessor's Parcel #(s) 138-05-801-025 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JohnsonTrust **Contact** Lori Johnson

Address 7478 Oasis Island St. **Phone:** 702-281-0043 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address l.johnson2465@gmail.com

APPLICANT D.R. Horton, Inc. **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive #141 **Phone:** (702) 636-3600 **Fax:** (682) 703-3338

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. **Contact** Brandi Reid

Address 1555 S. Rainbow Boulevard **Phone:** 702-804-2109 **Fax:** 702-804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address breid@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16 day of August, 20 18.

_____

Notary Public in and for said County and State

BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75903
03/05/19

Revised 03/28/16

99916

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [x] 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [x] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [x] 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- [x] 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-75903
03/05/19 Updated 7/26/2012

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☑ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 2/27/19

PRJ-75903
03/05/19 Updated 7/26/2012

DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME :** Alexander Juliano ~~East~~ West
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Erik Peters at (702)- 501 - 9345. Thank you.

Sincerely,

(Signature)

Erik Peters
(Print)

Subscribed and sworn before me

This 28th day of February, 20 19.

Notary Public in and for said County and State

PATRICK CUDDY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-1166-1
My Appt. Expires October 4, 2021

PRJ-75903
03/05/19

TENTATIVE MAP
FOR
ALEXANDER JULIANO WEST
APN # 138-05-801-025

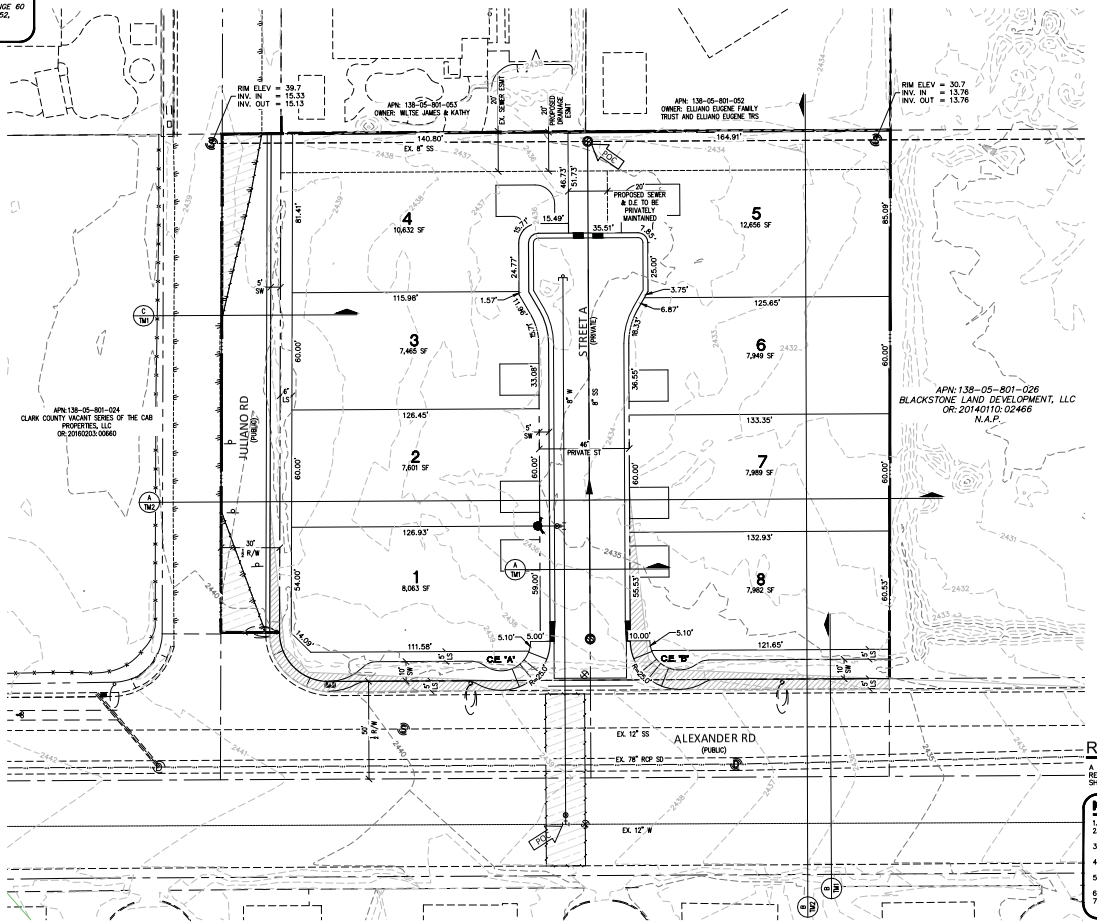
LEGAL DESCRIPTION

PARCEL 025:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.,

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 10, 2003 IN BOOK 20030410 AS INSTRUMENT NO. 02522 OF OFFICIAL RECORDS.

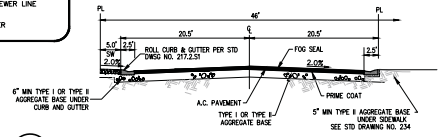
BASIS OF BEARING

NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

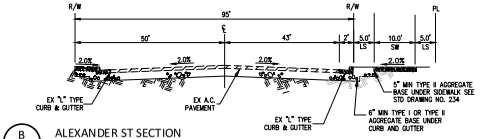


LEGEND

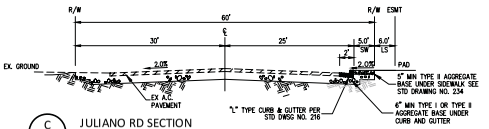
- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 — EXISTING CONTOUR
- X" W — PROPOSED WATER LINE
- X" S — PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W — EXISTING WATER LINE
- EX X" S — EXISTING SEWER LINE
- 25 — LOT NUMBER



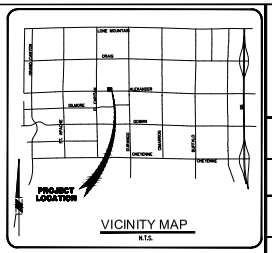
A — STREET A SECTION
SCALE: N.T.S.



B — ALEXANDER ST SECTION
SCALE: N.T.S.



C — JULIANO RD SECTION
SCALE: N.T.S.



VICINITY MAP
N.T.S.

NORTH

SCALE: 30 0 30 60 FEET

RESTRICTIVE COVENANT NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL BE ESTABLISHED AT A LATER DATE.

NOTES

1. ALL COMMON ELEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
2. THE NEAREST WATER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
3. THE NEAREST SEWER IS LOCATED ON ALEXANDER RD, SOUTH OF THE PROPOSED SITE.
4. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
5. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
6. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
7. THIS PARCEL IS NOT IN A 100-YR FLOOD ZONE OR IS AFFECTED BY A LOMR.

SETBACK REQUIREMENTS

FRONT YARD:	20'
SIDE YARD:	5'
SIDE YARD (CORNER):	10'
REAR YARD:	20'

SITE DATA

ZONING
EXISTING ZONING: RURAL ESTATES DISTRICT (R-E)
PROPOSED ZONING: RESIDENTIAL SUBURBAN (RD)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DISTRICT

LOTTING
NO. OF RESIDENTIAL LOTS = 8
NO. OF COMMON LOTS = 2
(COMMON+RESIDENTIAL) = 10

DENSITY
NO. OF LOTS = 8
NET ACREAGE = 2.00 AC
NET DENSITY = 4.00 LOTS/AC

LOT SIZE
TYPICAL LOT SIZE = 60X130
MAXIMUM LOT SIZE SF = 12,650 SF
MINIMUM LOT SIZE SF = 7,465 SF
AVERAGE LOT SIZE = 8,792 SF

OWNER

JOHNSON TRUST AND JOHNSON DAVID T & LORI J TRS
7478 OASIS ISLAND STREET
LAS VEGAS, NV 89131
(702) 281-0063

DEVELOPER

D.R. HORTON
1091 WHITNEY RANCH DR
HENDERSON, NV 89014
(702) 635-3600

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

PR-75903
10/05/19

PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 10-04-19
PLOT TIME: 08:33:09

D.R. HORTON
ALEXANDER JULIANO WEST
TENTATIVE MAP I

DRAWING
TM1
1 OF 2 SHTS

% COMPLETE

% COMPLETE

DATE:	CGW APP	DATE	AGEN APP	DATE	DESCRIPTION	DATE	REV

PROJECT NO. 767-636
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-04-19
PLOT TIME: 09:33:11

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

E:\PROJECTS\700\787-636\DWG\TENTMAP\WEST\636-TM WEST.DWG
FRANCIS MORELLI

D.R. HORTON

ALEXANDER JULIANO WEST

TENTATIVE MAP II

DRAWING TM2 2 OF 2 SHTS

PRJ-75903
03/05/19

SITE SECTION A
SCALE: N.T.S.

SITE SECTION B
SCALE: N.T.S.

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 03/19/2019 **Application Number** TMP-75979 **Entity** LV

Company Name DR Horton

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Alexander Juliano West

Project Description 8 single family residential lots

APN's 138-05-801-025

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	8	x 0.196 = 2	x 0.101 = 1	x 0.137 = 1
Multi-Family Units (2)		x 0.140 = 0	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)				
Total		2	1	1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Tarr ES	9400 Gilmore Ave	K	703	728	03/01/19
Garehime ES	3850 Campbell Rd	1-5	495	780	03/01/19
Leavitt MS	4701 Quadrel St	6-8	1614	1632	03/01/19
Centennial HS	10200 Centennial Pkwy	9-12	2559	2959	03/01/19

*** CCSD Comments** Tarr ES, Garehime ES, Leavitt MS and Centennial HS were over capacity for the 2018-19 school year. Tarr ES was at 103.56%, Garehime ES was at 157.58 %, Leavitt MS was at 101.18 %, and Centennial HS was at 115.63% Enrollment Plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved ☐ Disapproved

TMP 75979
DR Horton

NEC Alexander Road & Juliano Road

Proposed 8 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	8	9.44	**76**
AM Peak Hour			0.74	**6**
PM Peak Hour			0.99	**8**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Alexander Road

Average Daily Traffic (ADT)	8,237
PM Peak Hour	659

(heaviest 60 minutes)

Durango Drive

Average Daily Traffic (ADT)	21,726
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Alexander Road	35,490
Durango Drive	35,490

This project will add approximately 76 trips per day on Alexander Rd., Juliano Rd. and Durango Dr. Currently, Alexander is at about 23 percent of capacity and Durango is at about 61 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Juliano, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

05/25/2019 05:01 7022950625 PAGE 01/01

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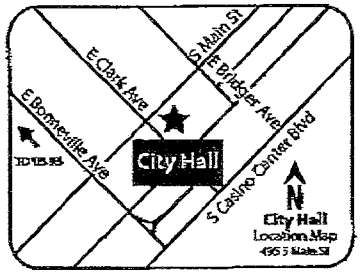

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13808513036
MELLOR BARRY L & D M FAM LIV TR
MELLOR BARRY L & DEBORAH M TRS
8717 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 ORDGNP1

Submitted after final agenda

Item 80

City of Las Vegas
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Las Vegas, Nevada 89101

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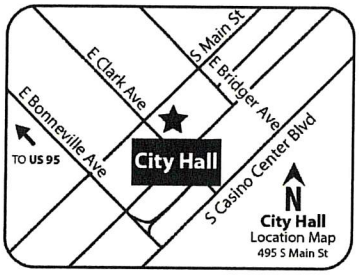

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810008
SPRENZ KEVIN A & MELISSA
8705 MONARCHY CT
LAS VEGAS NV 89129-0415

125 DRDGNP1

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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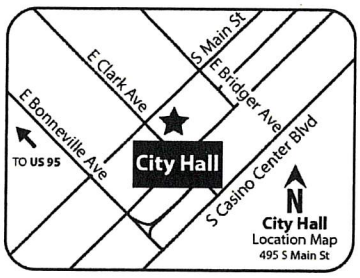

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805801057
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN CO-TRS
8704 MONARCHY CT
LAS VEGAS NV 89129

125 DRDGNP1

City of Las Vegas
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Las Vegas, Nevada 89101

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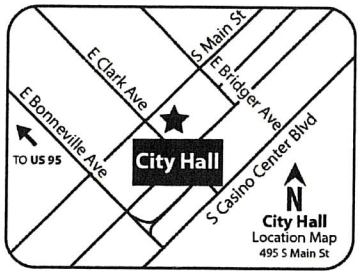

PRJ-75903
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

125 DRDGNP1

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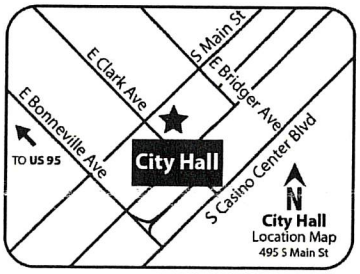

PRJ-75903
13805801056
CROISET JEREMY L
4131 N JULIANO RD
LAS VEGAS NV 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

125 DRDGNP1

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LAS VEGAS
NV 890
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PM 5 L

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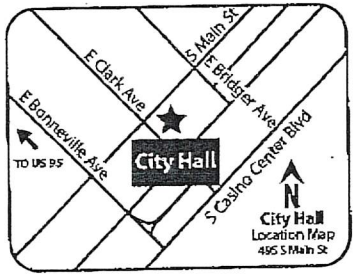

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]

City Council Meeting of **07/03/19**

PRJ-75903
13805811003
BEECHER STEPHEN S TRUST
BEECHER STEPHEN S TRS
8708 KINSHIP CT
LAS VEGAS NV 89129

125 DRDGNP1

Submitted after final agenda

Item 80

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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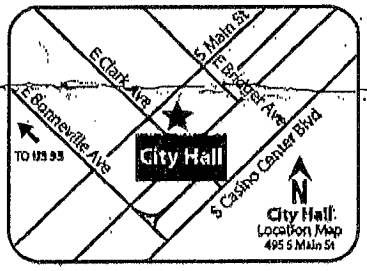

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810005
CUELLAR FIDEL & MARISOL
8716 MONARCHY CT
LAS VEGAS NV 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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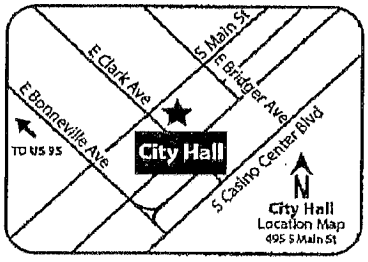

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805810009
CARUSO JEAN M
8701 MONARCHY CT
LAS VEGAS NV 89129-0415

MAINTAIN & APPRECIATE
RURAL NEIGHBORHOODS!
I AM OPPOSED

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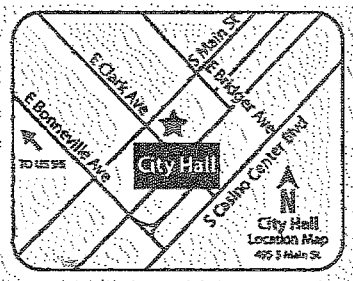
Official Notice of Public Hearing



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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

TMP-75979 [PRJ-75903]

City Council Meeting of **07/03/19**

125 DRDCNP1

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Permit No. 1630

PRJ-75903
13805801069
O'BRIEN SHAWN M
O'BRIEN DOROTHY J
8621 HICKMAN AVE
LAS VEGAS NV 89129

2019/07/01 13:47:52 2 /7
City Council - Page 1501

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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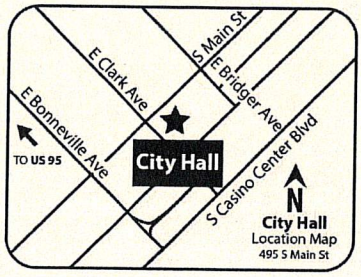

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13805814003
PERRY MICHAEL & JENNIFER TRUST
PERRY MICHAEL J & JENNIFER G TRS
4030 EVENING CALM CT
LAS VEGAS NV 89129

125 DRDSNP1

Submitted after final agenda

Item 90

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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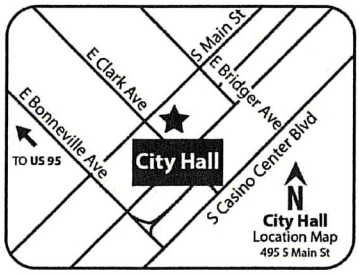

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TMP-75979 [PRJ-75903]
City Council Meeting of **07/03/19**

PRJ-75903
13808518003
RADKE J & A TRUST
RADKE JACE B & ALLISON S TRS
3959 SILVER SABER CT
LAS VEGAS NV 89129-8341

125 DRDGNP1

Submitted after final agenda
Item 80

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Submitted after final agenda

44P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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Las Vegas, NV
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APR 23 2019

City of Las Vegas
Department of Planning

PRJ-75903
13805801044
B & B REVOCABLE TRUST
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134

131 BRDFNP1 89134

448

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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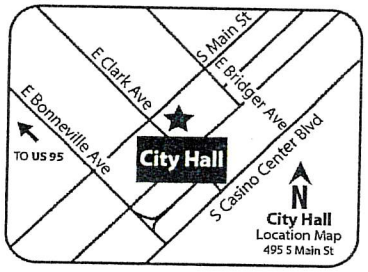
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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Las Vegas, NV
Permit No. 1630

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APR 23 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801045
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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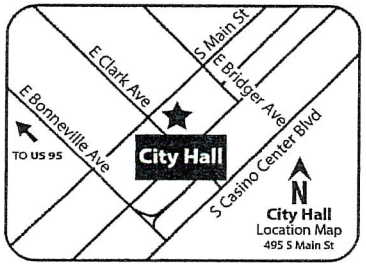
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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City of Las Vegas
Department of Planning

PRJ-75903
13805801046
A K B L L C
2125 FOUNTAIN VIEW DR
LAS VEGAS NV 89134-0318

131 BRDFNP1 89134

44P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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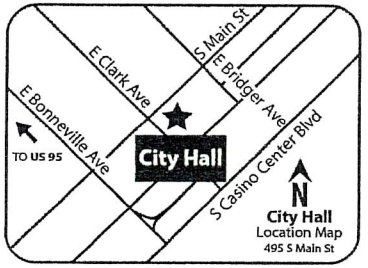

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

44

125 BRDFNP1 89129

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Las Vegas, NV
Permit No. 1630

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APR 2 2 2019

City of Las Vegas
Department of Planning

PRJ-75903
13805801050
GRAF ARMIN LEOPOLD
4090 N JULIANO RD
LAS VEGAS NV 89129

at: 22-APR-2019 17:48 Doc: 504 Page: 004/004
Fax: UBS
To: CityofLasVegas From: UBS

4yP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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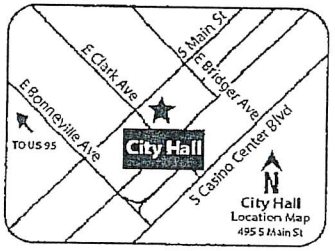

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805811006
J A S QUALIFIED PERSOANAL RES TR
6955 N DURANGO DR #1115-245
LAS VEGAS NV 89149-4411

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APR 23 2019
City of Las Vegas
Department of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

Return Service Requested
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This is (or was) zoned Rural Estates & there are many houses on half acres out here



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

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APR 22 2019
City of Las Vegas
Department of Planning

PRJ-75903
13805801002
STUART FAMILY TRUST
8755 HICKAM AVE
LAS VEGAS NV 89129-0408

44P

125 BRDFNP1 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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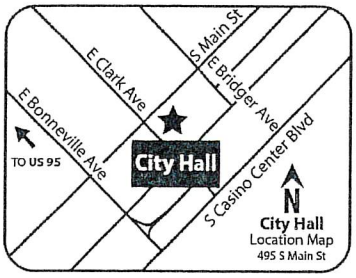

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75979 [PRJ-75903]

Planning Commission Meeting of **04/23/2019**

PRJ-75903
13805814002
VELDMAN HENRY A & LINDA A
4020 EVENING CALM CT
LAS VEGAS NV 89129

125 BRDFNP1 89129

44P

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Nora Lares

From: noreply@formstack.com
Sent: Monday, April 22, 2019 2:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/22/19 2:19 PM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	TMP-75979
Position:	I OPPOSE the project and all related applications.
Name:	James Small
Residential or Business Address:	8713 Kingship ct Las Vegas, NV 89129
Phone:	(702) 561-9095
Email:	jimking2@cox.net
Comments:	This project is in extremely close proximity to my home (1 block) where DR Horton is attempting to amend the NW General Plan from Rural Density Residential to Low Density Residential. I am 100% against and opposed to this change. I have owned my home since it was built in July of 2000. Which is almost 20 years.One of the reason I bought in this area was because it was inside the NW Preservation District. Which means there is a minimum lot size of 1/2 acre.

Submitted after final agenda
36P
Ps 1 of 2

If you let them do this and approve their request it will set a precendent for others and then soon everyone will be allowed to change the zoning.
Thank you for your consideration

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

36
Pg 2 of 2

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
81

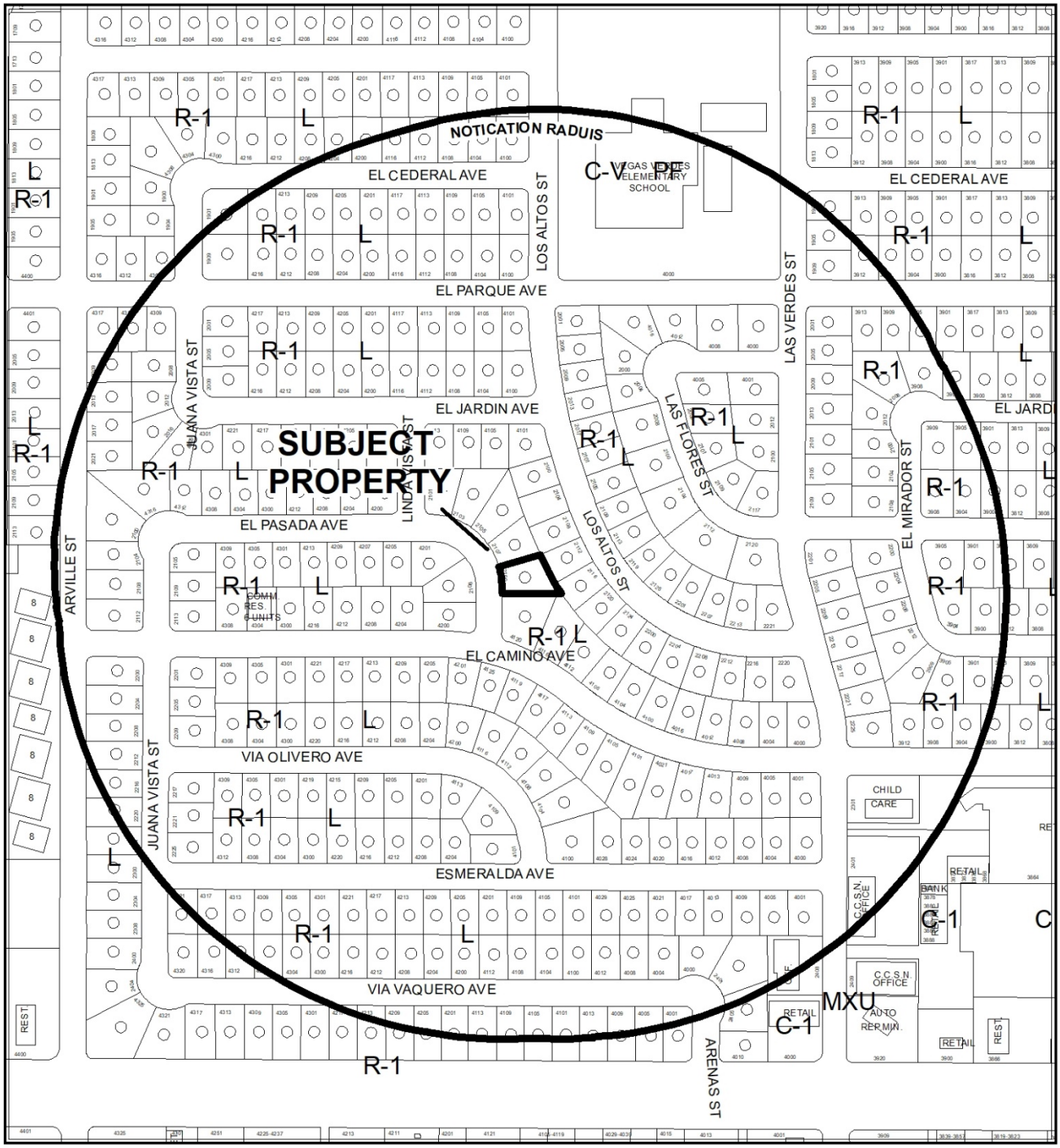
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76198 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE PANG - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.19 acres at 2109 Linda Vista Street (APN 162-06-810-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76197]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Abeyance Request Letter Submitted by Stephanie Pang and Support Postcards
7. Submitted at Meeting - Protest Postcard
8. Backup Submitted at the May 28, 2019 Planning Commission Meeting

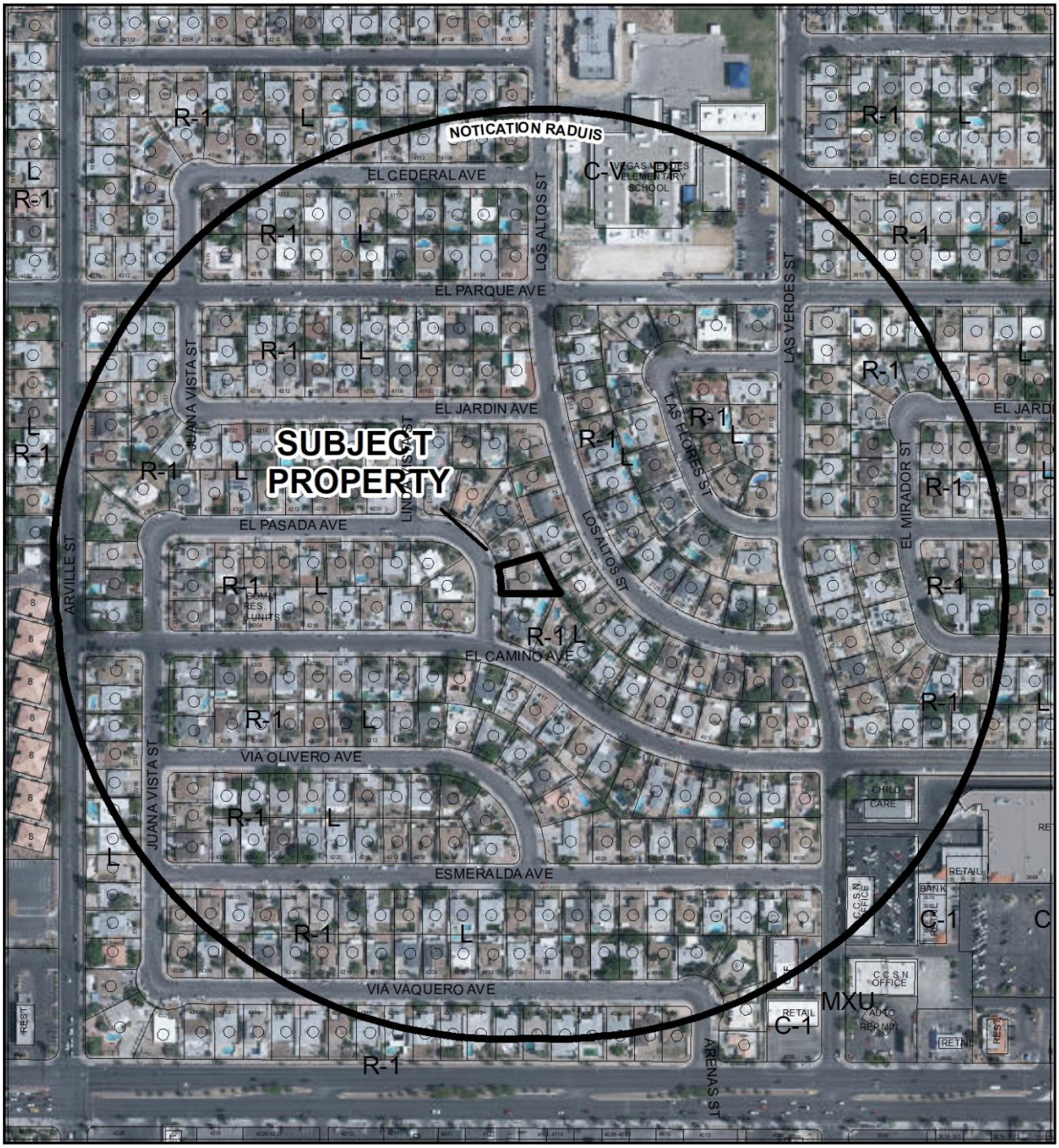


0 255 510 Feet

CASE: **VAR-76198 (PRJ-76197)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) ZONE



0 255 510 Feet

CASE: **VAR-76198 (PRJ-76197)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) ZONE

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: STEPHANIE PANG

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-76198	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 370 (By City Clerk)

PROTESTS 0

APPROVALS 2

JAB

**** CONDITIONS ****

VAR-76198 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections (including electrical) shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow an accessory structure to have a four-foot distance separation from the main building at 2109 Linda Vista Street.

ISSUES

- A Variance is requested to allow an existing Accessory Structure (Class II) [shed] to have a four-foot separation from the main building where six feet is the minimum allowed. Staff does not support this request.

ANALYSIS

The subject site is an existing single-family residence on a midblock lot in the R-1 (Single Family Residential) zoning district. Per Title 19.06.070, accessory structures in the R-1 zoning district are required to have a minimum separation from the main building of six feet. The existing accessory structure to the north is four feet from the main building, is 195 square feet, and was not issued a building permit. While the structure today would not need a permit from Building and Safety based on square-footage, the shed is too close to the main building and requires a Variance. Per justification letter stamped 04/04/19, the applicant says the shed was built in 1991. The applicant bought the property on 12/29/17 in order to use the shed for storage. The applicant did not check with the City for proper permitting of the shed prior to the purchase date. The shed has security lights under the eave and exposed wiring on the south side. Staff was unable to locate an electrical permit or record of inspection. There is a second 136 square-foot structure in the rear yard permitted on 06/18/74 for a cabana with pool equipment.

According to the site plan stamped 04/04/19, the existing accessory structure is 195 square feet with a peaked roof whose slope, ridgeline, and shingles match the main building. Code enforcement processed a case (#157679), in part, for the shed being too tall. However, it appears from photos that the shed is as tall as the southern part of the main building. The shed's siding is made of painted wood, and while it doesn't aesthetically match the home, it does match the painted wooden fence in the front yard. The shed has a set of double doors and is one large storage room on the inside. The rear, exterior walls of the shed are exposed plywood, and are either unfinished or under repair. The applicant submitted photos, and the interior and exterior spaces on all four sides of the shed are currently being used for storage.

During the Pre-Application meeting, the applicant stated that she owned the adjacent home at 2107 Linda Vista. The Clark County Assessor confirms that she owned the home since 12/14/09. It's incumbent on homebuyers to perform due diligence before purchasing property to ensure that correct building permits and inspections have been recorded for the property. The subject site has multiple permits and inspections prior to the 1990s, but none since then. At the time of purchase in 2017, the City could have confirmed whether or not the subject accessory structure had proper building permits. Consequently, staff does not support the Variance request, as the four foot distance separation is a self-imposed hardship.

FINDINGS (VAR-76198)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by purchasing a home without due diligence to determine if the property met city code and that proper permits were issued for all structures. In the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. Staff recommends denial of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/13/15	Code Enforcement processed a case (#157679) for trailers on front yard, three vehicles with flat tires, storage and refuse in yard, broken windows on house at 2109 Linda Vista Street. The case was resolved on 10/18/19.
01/29/19	Code Enforcement processed a case (#196156) for a side yard shed that is too tall and doesn't meet setbacks, vehicles in yard, weeds, box truck on front yard, and trash cans in front at 2109 Linda Vista Street. The case is unresolved as of 04/30/19.
05/28/19	The Planning Commission voted (5-0) to recommend DENIAL of a request for a Variance TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.19 acres at 2109 Linda Vista Street (APN 162-06-810-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76197].

Most Recent Change of Ownership	
12/29/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/13/69	A building permit (#46319) was issued for an enclosed carport at 2109 Linda Vista Street.
07/31/73	A building permit (#12389) was issued for a swimming pool at 2109 Linda Vista Street.
06/18/74	A building permit (#17408) was issued for a 136 square-foot cabana and pool equipment at 2109 Linda Vista Street.
02/20/81	A building permit (#6542) was issued for a final building inspection for fire repair at 2109 Linda Vista Street.

Pre-Application Meeting	
04/04/19	Staff conducted a pre-application meeting with the applicant where submittal requirements and deadlines for a Variance were reviewed for an Accessory Structure.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
04/15/19	During a routine field check, staff observed a well-maintained single family dwelling. No sign of trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	20 Feet	52 Feet	Y
• Side (north)	3 Feet	4 Feet	Y
• Rear	15 Feet	20 Feet	Y
Min. Distance Between Buildings	6 Feet	4 Feet	N*

**Applicant is requesting a Variance (VAR-76198).*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Linda Vista	Local Street	Title 13	50	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 2109 Linda Vista ST. Las Vegas NV 89102

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Stephanie York MEE PANG Contact Stephanie Pang 310-993-0508

Address 2109 Linda Vista ST. City Las Vegas State NV Zip 89102

E-mail YMP2828@gmail.com Phone 318-993-0508

Applicant Same Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative _____ Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name York Mee Stephanie Pang

Subscribed and sworn before me

This 4th day of April, 20 19

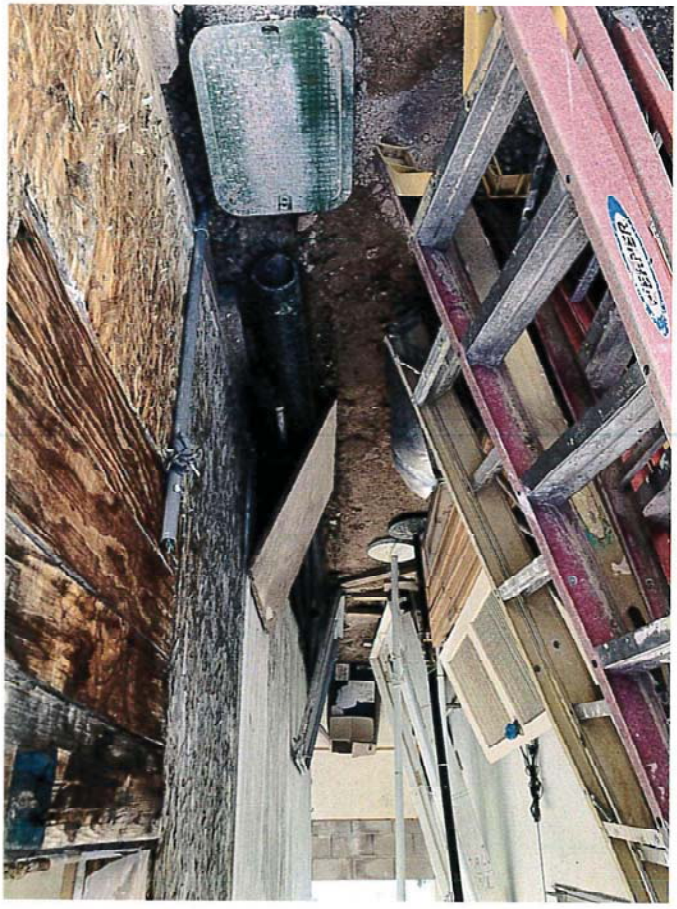
_____, Clark County, Nevada

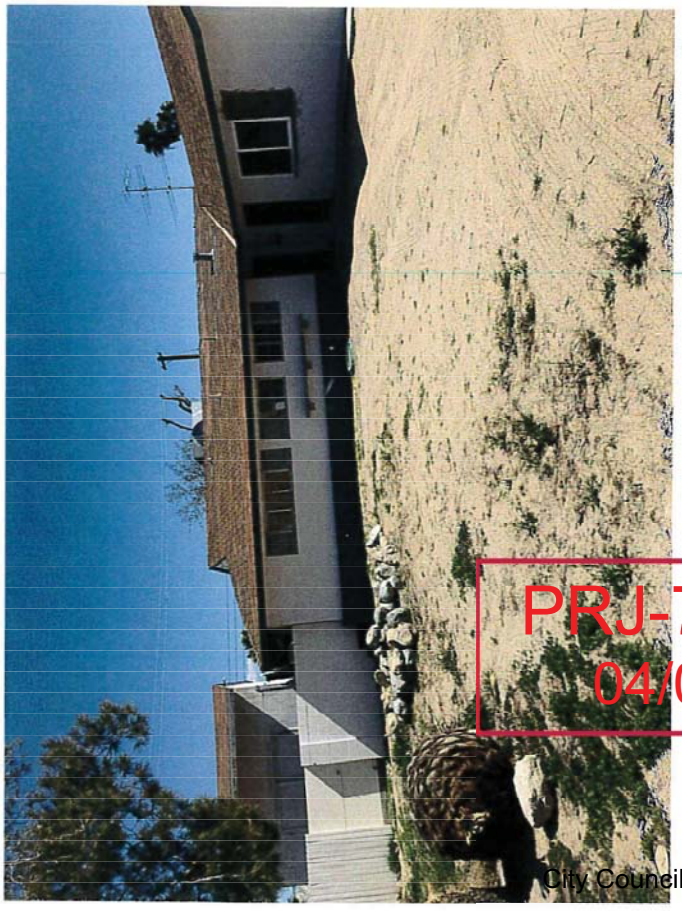
Notary Public in and for said County and State

MARIA CORTEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-10-2021
Certificate No: 04-92673-1

PRJ-70197
04/04/19

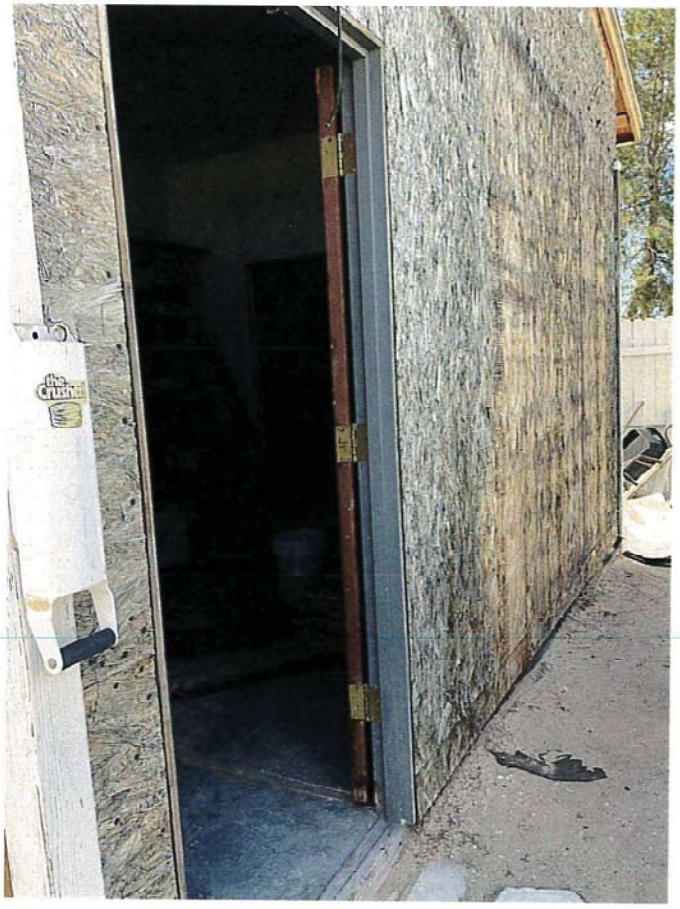


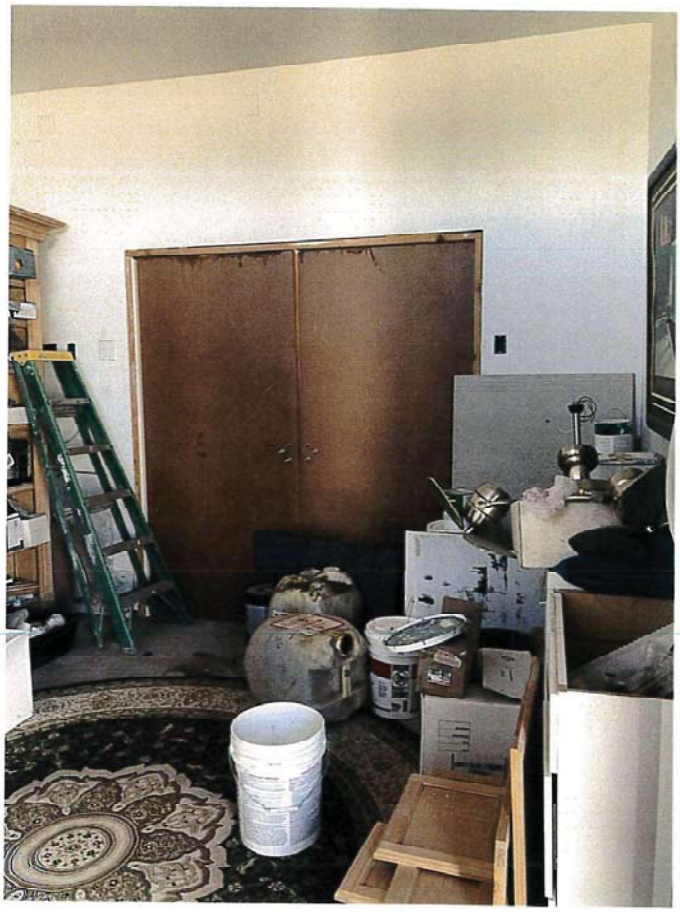


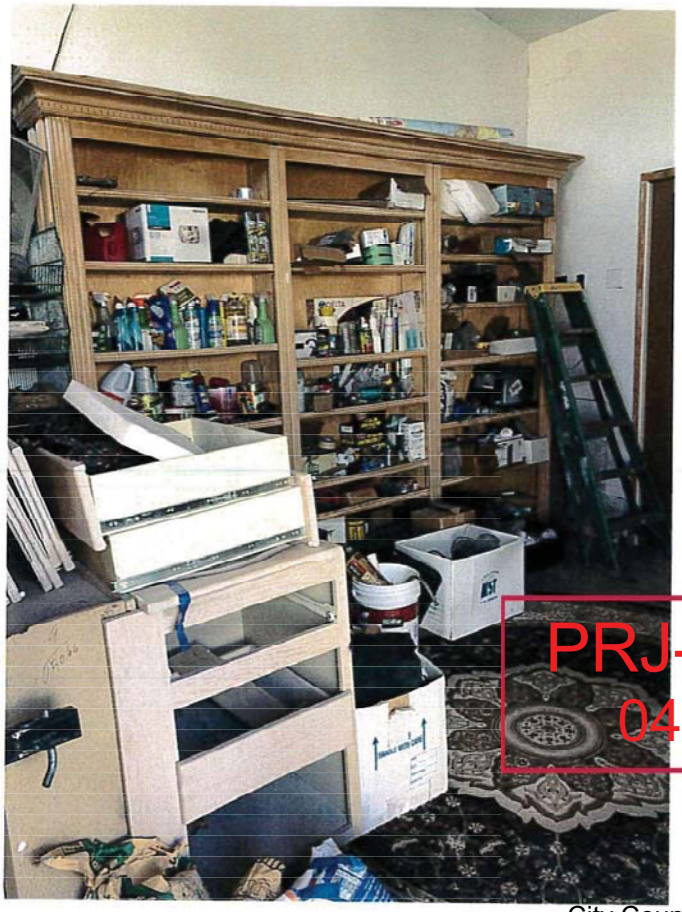




PRJ-76197
04/04/19





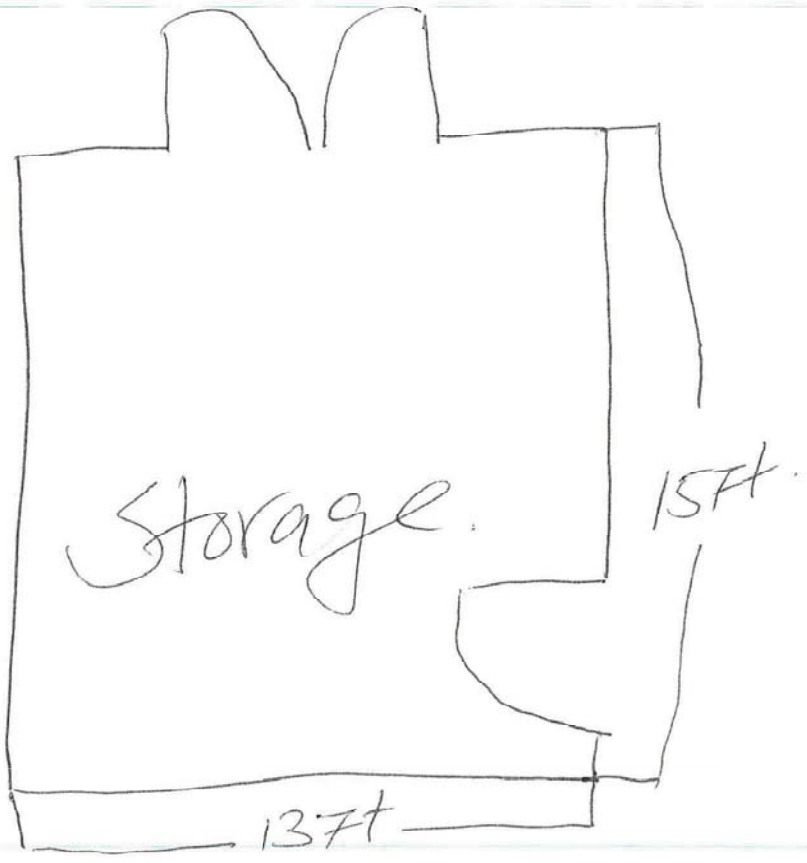


PRJ-76197
04/04/19

Building Elevations

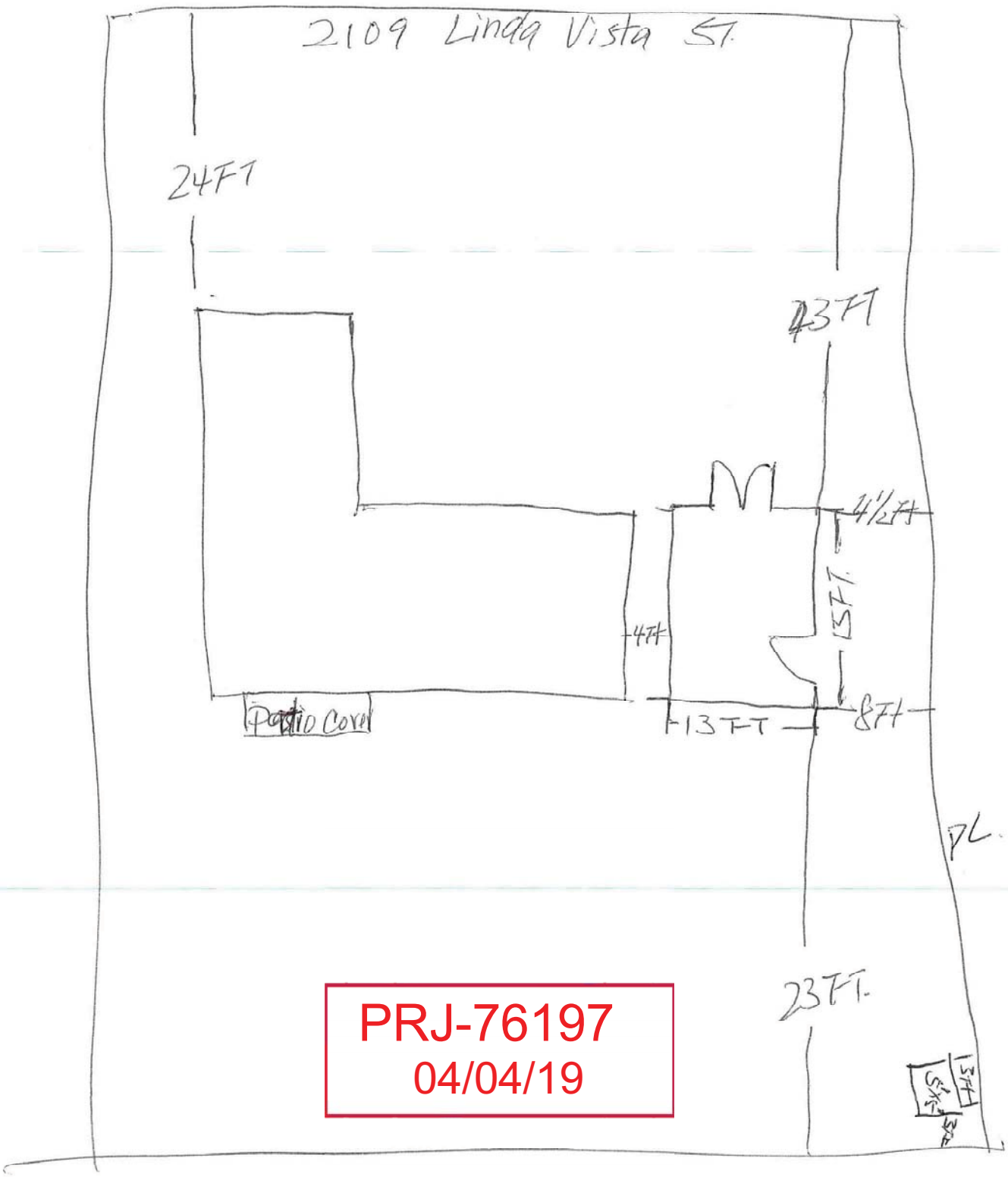
PRJ-76197
04/04/19

Floor Plan



PRJ-76197
04/04/19

Site Plan



PRJ-76197
04/04/19



VAR-76198 [PRJ-76197] - VARIANCE - APPLICANT/OWNER: STEPHANIE PANG
2109 LINDA VISTA STREET

04/15/19

Cit



VAR-76198 [PRJ-76197] - VARIANCE - APPLICANT/OWNER: STEPHANIE PANG
2109 LINDA VISTA STREET

04/15/19

Cit

To whom it may Concern

Justification Letter

Request to justify presence of shed on property. I recently purchased the property Located at 2109 Linda Vista St. Las Vegas NV 89102 with the shed. It was Build back in 1991. Shed had been and will continue to be used for storage only. I'm requesting a Variance 4 Ft distance separation from home where 6 feets is required. I'm hoping that it will be able to stay.

Thank You.

Stephanie Pang

PRJ-76197
04/04/19

RECEIVED
CITY CLERK

2019 JUN -6 A 11:43

Council Chambers of City Hall
495 South Main Street
Las Vegas, NV 89101

RE: VAR-76198 [PRJ-76197] – variance

Dear Las Vegas City Council:

My request for a variance to allow a four foot separation from the main building at 2109 Linda Vista Street, Las Vegas NV 89102 was to be considered by the City Council on July 3, 2019. I would like to request an extension for the consideration of my request. I will out of town on July 3, 2019, and will not be able to attend. I respectfully request that the City Council consider the matter at its regular meetings either on August 7 or August 21, 2019.

310-993-0502

Sincerely,

Stephanie Pang

Stephanie Pang

Submitted after final agenda

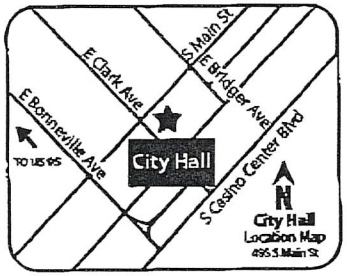
Item 81

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK
2019 JUN 25 A 9:06



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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

VAR-76198 [PRJ-76197]
City Council Meeting of **07/03/19**

PRJ-76197
16206810094
D V L L C
5865 COBBLER DR
ANCHORAGE AK 99502-1896

ORDCNP1

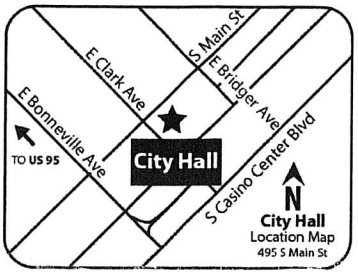
06/25/2019 TUE 7:05 FAX 9072575155 LTIA ANC Fax 001/001

Submitted after final agenda

Item 81

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
CITY CLERK
2019 JUL -1 P 12:15

PRESORTED
FIRST CLASS

U.S. POSTAGE » PITNEY BOWES
ZIP 89120 $ 000.45⁹
02 4W
0000362048 JUN 21 2019

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

PRJ-76197
16206810070
BROWN DAVID M
1382 LOOP
LOS ALAMOS NM 87544

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76198 [PRJ-76197]
City Council Meeting of **07/03/19**

8754432900 C002

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
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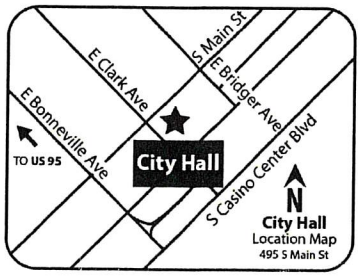
PAID
Las Vegas, NV
Permit No. 1630



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PRJ-76197
16206713002
MORALES EDUARDO
GUZMAN-MORALES IRIS N
4312 EL PASADA AVE
LAS VEGAS NV 89102-3784

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76198 [PRJ-76197]
City Council Meeting of **07/03/19**

Do not close

Submitted after final agenda
Item 81

89 DRDGNP1

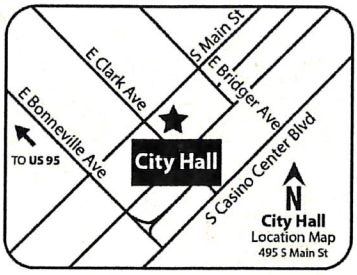
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

LAS VEGAS
NV 890
27 JUN '19
PM 3:1

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

#81

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.

VAR-76198 [PRJ-76197]
City Council Meeting of **07/03/19**

PRJ-76197
16206712032
SHEM TOV MORDECHAI MOTI & YAAQOV
2008 LAS FLORES ST
LAS VEGAS NV 89102

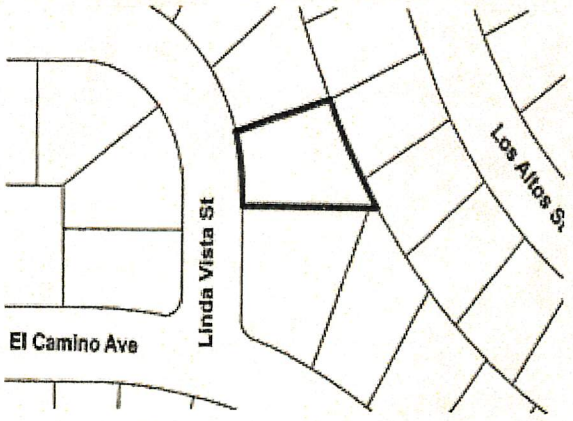
89 DRDGNP1

Application Information

VAR-76198 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE PANG - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.19 acres at 2109 Linda Vista Street (APN 162-06-810-031), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76197]. The Planning Commission (5-0 vote) and Staff recommend DENIAL.

The owner, Stephanie pang, build a kaseeta very close to my wall less than 4 feet and then Extended it about two years ago and ~~build~~ opend a window viewing my pool I asked him to take it out so he closed the window. but it still looks very ugly and few months, he build one more room and I asked him to take it down, if not I will go to the city, so he did and now he wants to build again!!!. it is very ugly and very close to my property!

Application Location



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

Public Hearing Information

Meeting: CITY COUNCIL
Date: 07/03/19
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Not to be before:

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections th City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov **and comments received after an agenda posts will not be reflected online until after the meeting; however, the cc governing body for their consideration prior to the meeting.**

Submitted at City Council
Mordechai Shem Tov
Date Item
7/3/2019 81

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
82

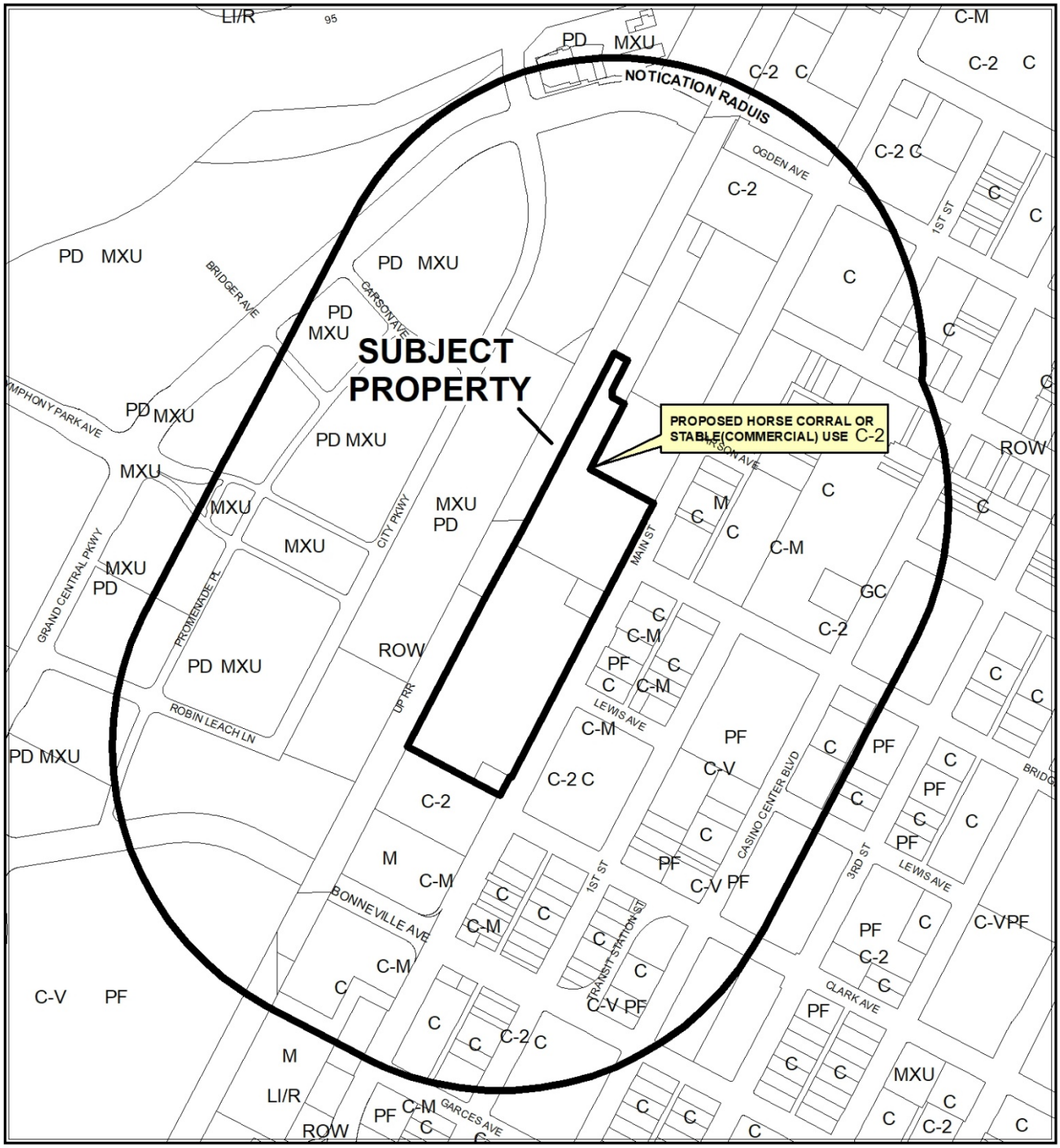
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

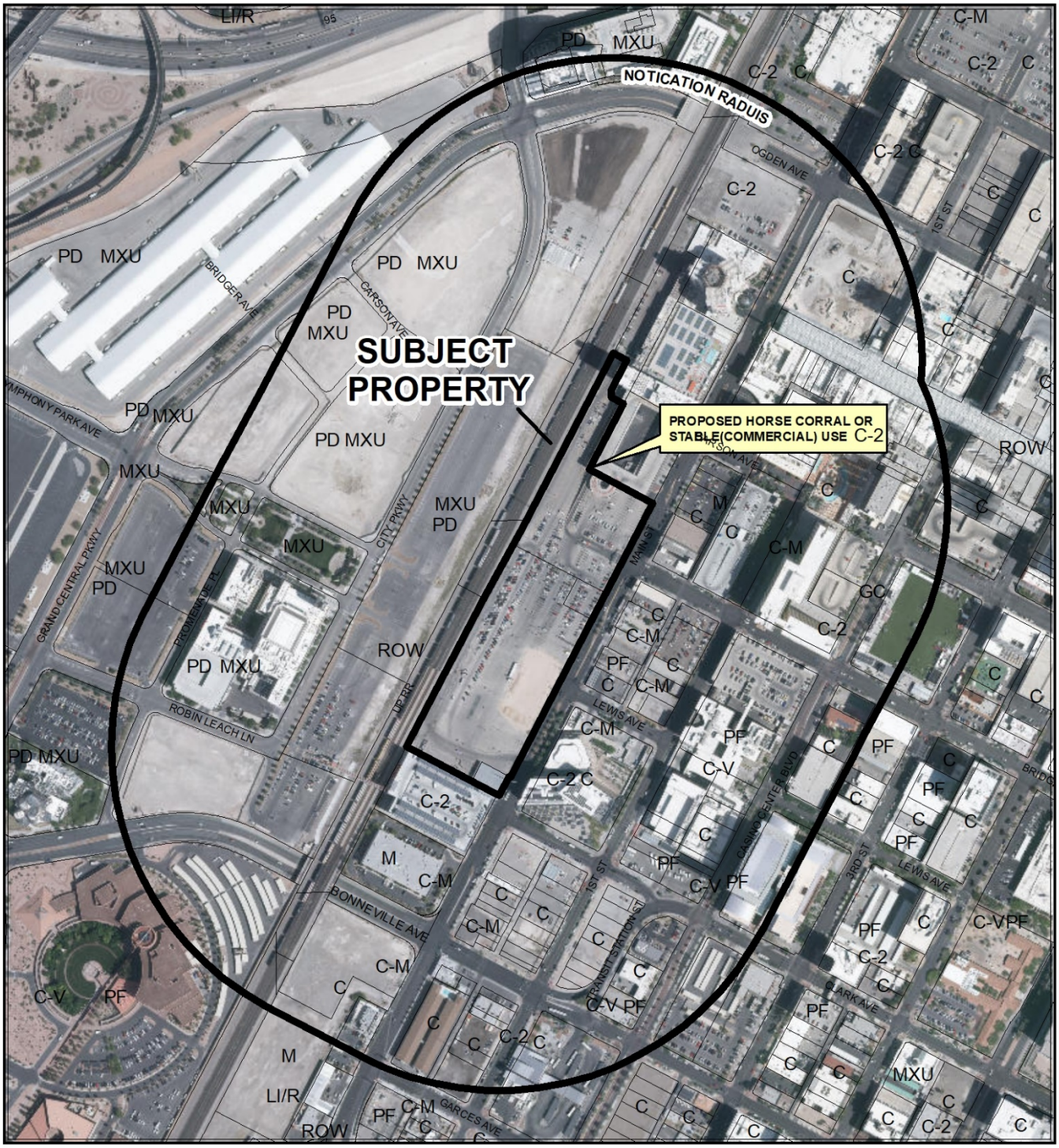
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-76219 and SDR-76220 [PRJ-76138]
2. Conditions and Staff Report - SUP-76219 and SDR-76220 [PRJ-76138]
3. Supporting Documentation - SUP-76219 and SDR-76220 [PRJ-76138]
4. Photo(s) - SUP-76219 and SDR-76220 [PRJ-76138]
5. Justification Letter - SUP-76219 and SDR-76220 [PRJ-76138]
6. Backup Submitted at the May 28, 2019 Planning Commission Meeting



CASE: **SUP-76219, SDR-76220 (PRJ-76138)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-76219, SDR-76220 (PRJ-76138)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: T-UPR II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76219	Staff recommends APPROVAL, subject to conditions:	
SDR-76220	Staff recommends APPROVAL, subject to conditions:	SUP-76219

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 157 - SUP-76219 and SDR-76220

PROTESTS 0 - SUP-76219 and SDR-76220

APPROVALS 0 - SUP-76219 and SDR-76220

NE

**** CONDITIONS ****

SUP-76219 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Horse Corral or Stable (Commercial) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76220) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76220 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76219) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/08/19, except as amended by conditions herein.

4. All waste and debris resulting from events shall be removed on a daily basis.

5. Unpaved parking lots shall be subject to applicable requirements of the Clark County Department of Air Quality or its successor.

6. A Waiver from Title 19, Appendix F is hereby approved, to allow a chain link fence with no landscaping where an ornamental screen fence and landscaping shall be incorporated for a parking lot that faces a public street.

7. A Waiver from Title 19, Appendix F is hereby approved, to allow an unpaved parking lot where off-street parking lots shall be paved.

8. A Waiver from Title 19, Appendix F is hereby approved, to allow no bumpers or tire stops where such are required for parking stalls heading into a sidewalk, landscaped area, street, or alley.

9. A Waiver from Title 19, Appendix F is hereby approved, to allow no interior or perimeter landscaping where surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot; a minimum of ten square feet of landscaped surface area must be provided for each parking space in addition to interior and perimeter landscaping as required by staff for an event center.

10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety for each event.

11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

12. Approval from the City of Las Vegas Fire Department Special Event Staff shall be required prior to each event.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing an outdoor event center on ten acres adjacent to the south end of The Plaza Hotel and Casino at 222, 310, 324 and 432 South Main Street.

ISSUES

- ***Correction: the overall site encompasses 10.03 acres.***
- A Special Use Permit for a Horse Corral or Stable (Commercial) is requested. Staff supports this request.
- A Waiver is requested to allow a chain link fence with no landscaping where an ornamental screen fence and landscaping shall be incorporated for a parking lot that faces a public street. Staff supports this request.
- A Waiver is requested to allow an unpaved parking lot where off-street parking shall be paved. Staff supports this request.
- A Waiver is requested to allow no bumpers or tire stops where required for parking stalls heading into a sidewalk, landscaped area, street or alley is required to provide bumpers or tire stops. Staff supports this request.
- A Waiver is requested to allow no interior or perimeter landscaping where surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot; a minimum of ten square feet of landscaped surface area must be provided for each parking space in addition to interior and perimeter landscaping as required by staff for an event center. Staff supports this request.

ANALYSIS

The ten acre undeveloped site to the south of The Plaza Hotel and Casino has been utilized over the past few years as overflow parking and an outdoor event center that has accommodated a variety of events including rodeos and demolition derbies. In order to expedite the set-up for future events, the applicant is requesting a Site Development Plan Review and Special Use Permit that will allow the applicant to coordinate and set-up events as needed with the City of Las Vegas Building & Safety Department and Fire Department and forego the Temporary Commercial Permit process with Planning for each event. If approved, this will allow the applicant to operate special events and obtain

building permits on an as needed basis for electrical components of these events, and to coordinate with the City of Las Vegas Fire Department Special Event Staff in order to customize a life safety plan for each event. Since Temporary Commercial Permits limit a site to six events per year, these applications, if approved, will allow The Plaza Hotel and Casino to conduct more than six events a year and add to the vitality and diversity of the Downtown area.

Site Development Plan Review

The subject site straddles two districts within Area 1 of the of the 2045 Downtown Master Plan Area, the Civic & Business District and the Resort and Casino District.

South of the intersection of Bridger Avenue and Main Street, the subject site is located on the periphery of the Civic and Business District. This district is one of the primary employment centers of the region. The courthouses, legal and other professional services that cluster in the core create a significant critical mass of daytime activities. One particular goal of the Civic and Business District is to transform vacant lots into space "that can be made more flexible and programmable as a community-gathering place." The approval of these applications achieve this goal and allow the currently vacant lot that is occasionally used for overflow parking to be converted into a vital gathering space that will host a variety of outdoor events.

Identified as the City's original gaming district and home to a number of classic Las Vegas hotel-casinos, the Resort and Casino District serves as the activity and entertainment anchor for downtown. Though this district acts as the most mature and intensely developed area, some new opportunities to reinforce the district's identity may be implemented, including the conversion of the subject site to a flexible event center able to accommodate a variety of outdoor events fulfilling the goal of "placemaking" specified by the Resort and Casino District.

The Downtown Las Vegas Overlay (DTLV-O) is composed of three (3) distinct areas. Each Area has a particular variety of land uses, density, and urban characteristics demonstrated by the existing building fabric it contains and the redevelopment opportunities it presents. The continuity of general design standards and streetscape design will weave the unique neighborhoods together into a continuous downtown urban experience. Goals have been identified for each district to reestablish Downtown Las Vegas with a balance of cultural, residential, office, civic, retail and light industrial areas, consistent with the Vision 2045 Downtown Las Vegas Masterplan.

The subject site is part of Area 1, which was previously established as part of Downtown Las Vegas by the previous document Downtown Centennial Plan and the DCP-O (Downtown Centennial Plan Overlay).

The proposed outdoor event center is categorized by Title 19.12 as a Commercial Recreation/Amusement (Outdoor) land use. Title 19.12 defines this land use as, "an outdoor facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusement parks, amphitheaters, and sports events." The applicant is proposing outdoor events such as rodeos and demolition derbies, which are sporting events.

As part of the proposed outdoor event center, event parking and overflow parking may occur on the subject site. Appendix F, Interim Downtown Development Standards requires parking lots that face a public street to provide an ornamental screen and landscaping. To allow for flexibility of the site, the applicant is requesting Waivers of the parking lot standards which include wheel stops, landscaping and an ornamental screen fence. The applicant is proposing to maintain the existing chain link fencing and provide no additional landscaping or wheel stops at this time. Staff supports this request as the variety of outdoor events require flexibility in the site in order to accommodate each event appropriately and is recommending approval of the Site Development Plan Review with conditions.

Special Use Permit

Several of the events held at the subject site include horses. In order to accommodate those uses and the livestock, the applicant is requesting a Special Use Permit for a Horse Corral or Stable (Commercial). Title 19.12 defines a Horse Corral or Stable (Commercial) as "a structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises." The use is a conditional use in the C-2 zoning district, with a single condition that states, "stables or corrals shall be placed more than 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line." Due to the flexible nature of each events site plan and design, staff recommended the Special Use Permit to allow corrals or stables to be closer than 100 feet from the front property line. Staff is recommending approval of the Special Use Permit to allow the arenas, staging areas, corrals and stables to be positioned as needed during each individual event that involves livestock.

FINDINGS (SUP-76219)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed outdoor event space can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and provide supportive event space such as stables and corrals for competitors in events such as National Finals Rodeo (NFR) and Las Vegas Days Rodeo.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is an undeveloped six acre site that is physically suited for the flexibility in design needed for a variety of uses and events proposed for the site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Main Street is a 90-foot wide Primary Arterial adequate in size to meet the requirements of a variety of events proposed for the subject site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Prior to each event, the applicant is required to obtain a building permit for any electrical components, and coordinate with the City of Las Vegas Fire Department Special Event Staff prior to each event to ensure the public health, safety and welfare are not compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum Special Use Permit requirements for the proposed use.

FINDINGS (SDR-76220)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent development in the area as it will provide a flexible outdoor space capable of hosting a variety of events that will add activity and vitality to the Downtown Master Plan Area.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

Due to the nature of the proposed event center, a certain level of flexibility is required with the outdoor space in order to accommodate a variety of land use such as rodeos and demolition derbies; therefore, the applicant is requesting Waivers of the Appendix F Interim Downtown Las Vegas Development Standards for permanent installations such as landscaping and wheel stops which staff supports.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The primary access for vehicular and pedestrian traffic is through The Plaza Hotel and Casino. On occasion, overflow vehicular traffic will be parked on the subject site which is accessed by Main Street, a 90-foot wide Primary Arterial that includes a 10-foot wide pedestrian pathway (sidewalk) to accommodate both vehicular and pedestrian traffic. Site access and circulation will be individualized for each event in order to prevent negative impacts to the adjacent roadways.

4. Building and landscape materials are appropriate for the area and for the City;

The applicant is not proposing a permanent structure, or the installation of landscape materials at this time.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Although the applicant is not proposing a building structure at this time, the utilization of a vacant lot for special events creates an orderly environment that brings activity and vitality to the area which is compatible with the Hotels, Casinos and the pedestrian mall (Fremont Street) located within the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Although the approval of these applications will allow the applicant to conduct more than six special events a year without review by the Planning Department, each event is still subject to review by the Building & Safety Department, and the Fire Department in order to ensure any electricity utilized during an event is installed in accordance with the building code for temporary power sources, and each event has a life safety plan designed to the satisfaction of the Fire Department. These measures secure and protect the public health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/28/17	The Department of Planning approved a request for a Special Event Permit (#345833) to provide horse stalls and corrals for hotel guest during the National Finals Rodeo at 324 South Main Street. The event concluded on 12/19/17.
10/16/18	The Department of Planning approved a request for a Special Event Permit (#348960) to provide horse stalls and corrals for hotel guest during the National Finals Rodeo at 324 South Main Street. The event concluded on 12/18/18.
05/28/19	The Planning Commission voted (1-0-1) to recommend APPROVAL of SUP-76219 and SDR-76220 [PRJ-76138].

Most Recent Change of Ownership	
02/13/15	A deed was recorded for a change in ownership for 139-34-201-003.
	A deed was recorded for a change in ownership for 139-34-201-007.
	A deed was recorded for a change in ownership for 139-34-201-016.
	A deed was recorded for a change in ownership for 139-34-101-009.

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
03/27/19	A pre-application meeting was held to discuss the licensing options for alcohol, and the submittal requirements for a Site development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	Staff performed a routine field check of the subject site. Staff observed the site being prepared for the next event and did not note anything of concern.

Details of Application Request	
Site Area	
Net Acres	10.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Lot	C (Commercial)	C-M (Commercial/Industrial)
			M (Industrial)
North	Parking Lot	C (Commercial)	C-M (Commercial/Industrial)
			M (Industrial)
South	Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Government Facility	C (Commercial)	C-2 (General Commercial)
	Convenience Store with Fuel Pumps		
	Hotel, Motel, or Hotel Suites		C-M (Commercial/Industrial)
	Utility Installation	PF (Public Facilities)	C-V (Civic)
West	Railroad	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan (Area 1)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F, Interim Downtown Las Vegas Development Standards – Civic & Business District	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	90	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Outdoor)	260,924 SF	1:200 Gross Floor Area	1,305				
Horse Corral or Stable (Commercial)		One space for each 5 horses that can be boarded at the maximum capacity on the property.					
TOTAL SPACES REQUIRED			1,305		608		Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
An ornamental screen fence and landscaping shall be incorporated for a parking lot that faces a public street.	To allow a chain link fence with no landscaping.	Approval
Off-street parking lots shall be paved.	To allow no pavement.	Approval
Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley.	To allow no bumpers or tire stops.	Approval

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
Surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.	To allow no landscaping.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ 76138 APN: 139-34-201-016

Name of Property Owner: T-UPR II LLC

Name of Applicant: Plaza Hotel and Casino

Name of Representative: Brown, Brown and Premsrirut

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: 139-34-201-016

Signature of Property Owner: _____

Print Name: Ivy Greenberg, CFO

Subscribed and sworn before me

This 4th day of April, 2019

Bronx, NY

Notary Public in and for said County and State

MAIRA E. LEON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6282792
Qualified In Bronx County
My Commission Expires 05-28-2021

Revised 03/28/16

PRJ-76138
04/08/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Design Review for Outdoor Events Center (Equestrian)

Project Address (Location) 324 Main Street

Project Name Plaza Hotel Core Arena **Proposed Use**

Assessor's Parcel #(s) 139-34-201-016 **Ward #** 5 - Crear

General Plan: existing proposed **Zoning:** existing M proposed M

Commercial Square Footage 31,250 SF corral + seating **Floor Area Ratio** n/a existing

Gross Acres 5.99 **Lots/Units** **Density**

Additional Information change classification from Temporary Event Center to Outdoor Event Center

PROPERTY OWNER T-UPR II LLC **Contact** Michael Pergolini

Address c/o Plaza Executive Offices, 1 Main Street **Phone:** (702) 386-2504 **Fax:** (702) 386-2552

City Las Vegas **State** NV **Zip** 89106

E-mail Address michael.pergolini@plazahotelcasino.com

APPLICANT Plaza Hotel and Casino **Contact** Linnea Mitchell

Address c/o Plaza Executive Offices, 1 Main Street **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address linnea.mitchell@plazahotelcasino.com

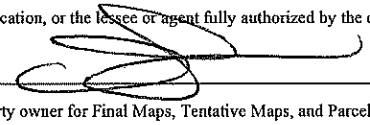
REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

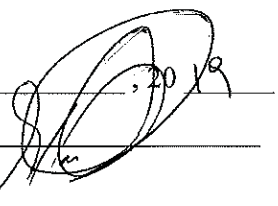
Property Owner Signature* 

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

Print Name Ivy Greenberg

Subscribed and sworn before me

This 4th day of April, 2019.



Bronx, NY

Notary Public in and for said County and State

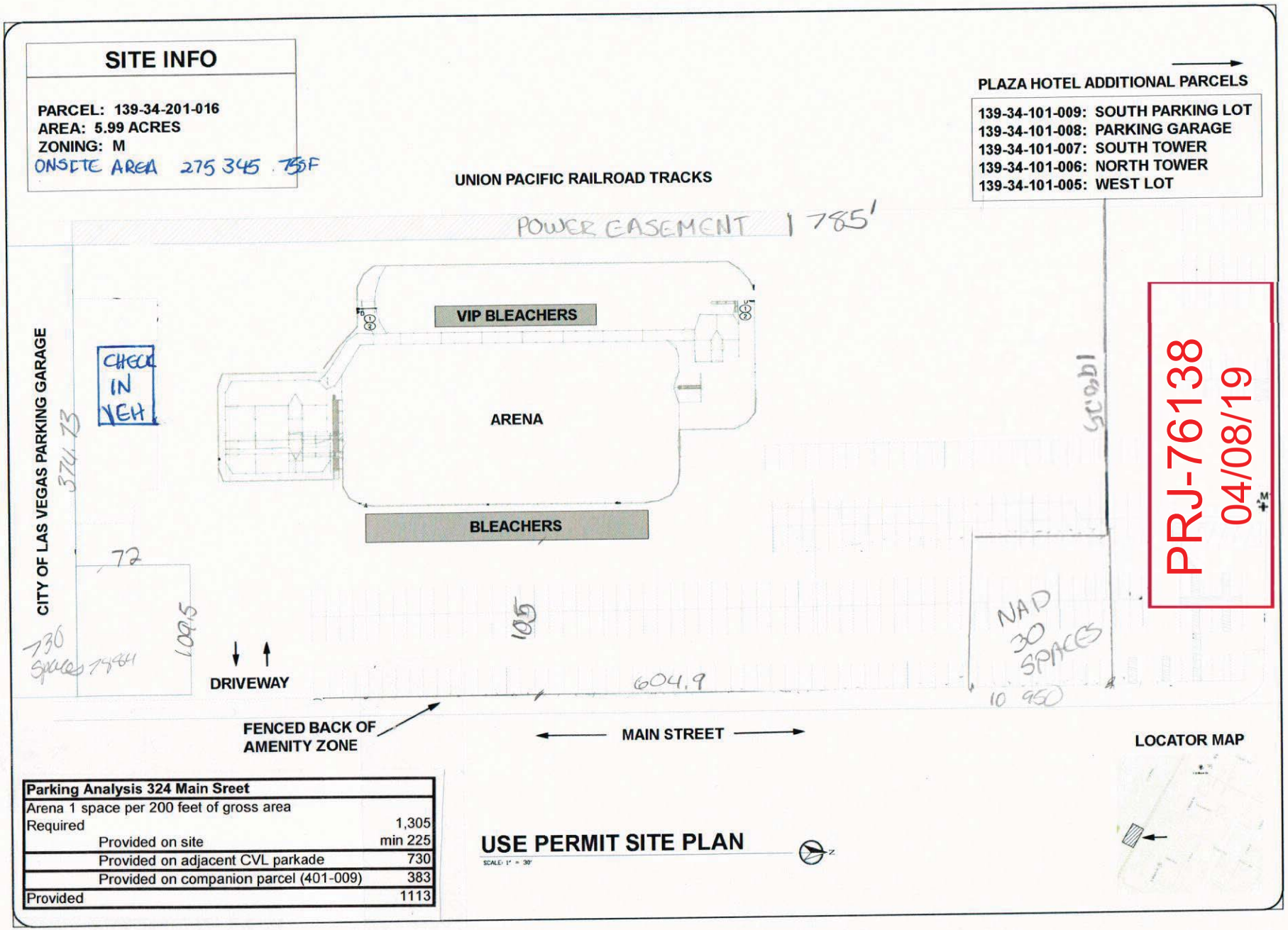
MAIRA E. LEON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6282792
Qualified In Bronx County
My Commission Expires 05-28-2021

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PR-176138
04/08/19



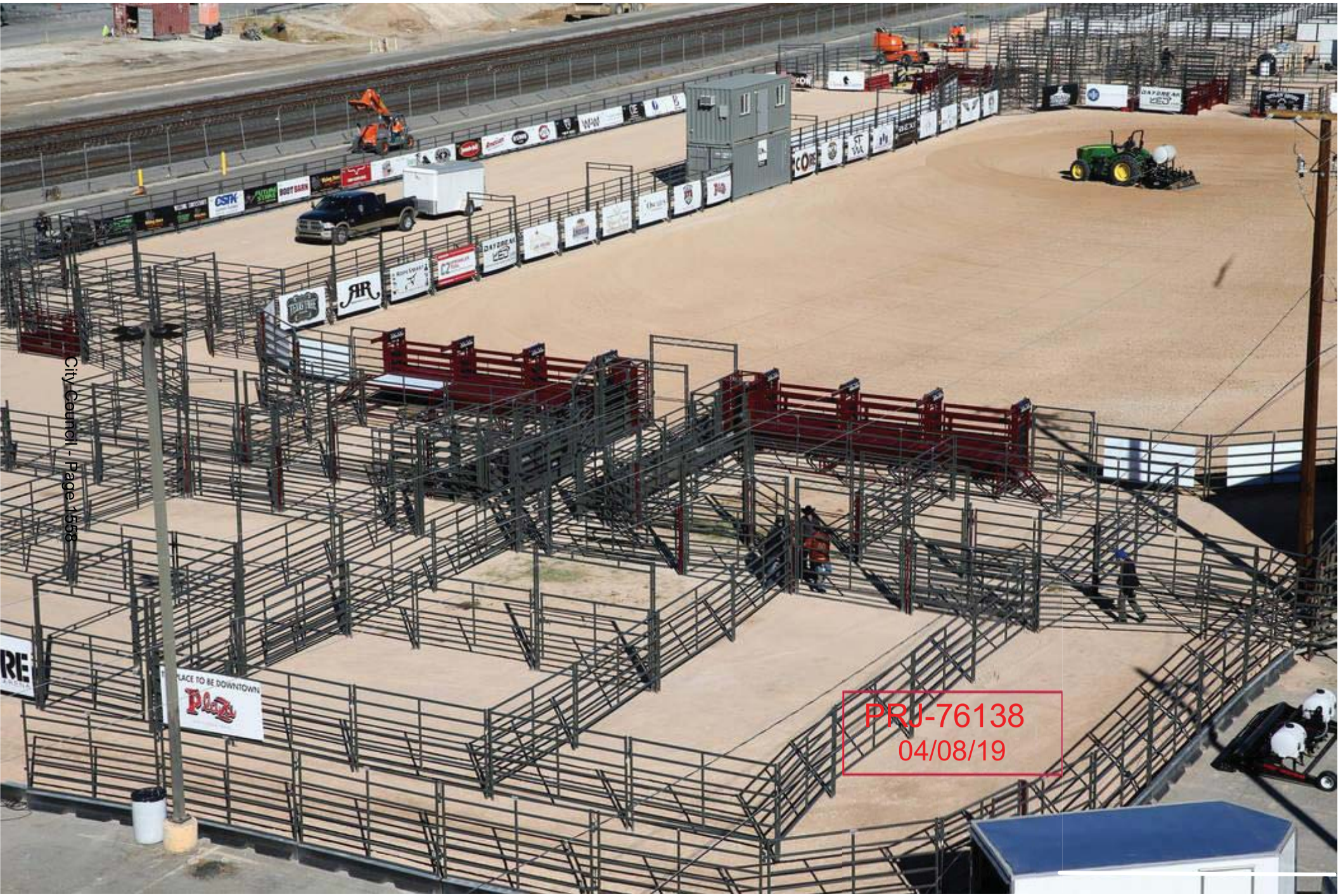
Parking Analysis 324 Main Sreet	
Arena 1 space per 200 feet of gross area	
Required	1,305
Provided on site	min 225
Provided on adjacent CVL parkade	730
Provided on companion parcel (401-009)	383
Provided	1113

PRJ-76138
04/08/19

PLAZA HOTEL & CASINO
EQUESTRIAN CENTER
1 S. MAIN STREET

REVISION NUMBER | DATE | DESCRIPTION

M1


PLACE TO BE DOWNTOWN
Plaza
PRJ-76138
04/08/19



PRJ-76138
04/08/19



City Council - Page 1566

PRJ-76138
04/08/19



SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220 - APPLICANT/OWNER: T-UPR II, LLC
222, 310, 324 AND 432 SOUTH MAIN STREET

04/15/19

City



SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220 - APPLICANT/OWNER: T-UPR II, LLC
222, 310, 324 AND 432 SOUTH MAIN STREET

04/15/19

Cit



SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220 - APPLICANT/OWNER: T-UPR II, LLC
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04/15/19

Cit



SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220 - APPLICANT/OWNER: T-UPR II, LLC
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04/15/19

Cit



SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220 - APPLICANT/OWNER: T-UPR II, LLC
222, 310, 324 AND 432 SOUTH MAIN STREET

04/15/19

City

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

April 1, 2019

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Pre-application conference request - Design Review for Outdoor Commercial Recreation 139-34-201-016 Equestrian Event Center

Dear Sir/Madam:

At the direction of the Planning Department, The Plaza Hotel requests the City of Las Vegas consider allowing an outdoor event center on the above mentioned property. 324 Main Street has functioned as an overflow parking lot for the Plaza Hotel for numerous decades. Within the last year, the property has been a site for approximately 12 temporary equestrian and outdoor events such as barrel racing, rodeos and a demolition derby.

Each of said events required a special event application. Because the Plaza Hotel and Casino anticipates hosting similar events within the next five years, a permanent land use designation has been requested for by the City.

The subject parcel has historically been underused for staff and overflow parking for the hotel/casino. Events seat anywhere from 50 to 2000 spectators. Currently the subject site has been sufficient to park patrons as well as reserve space for animal trailers and pens. Four rows of parking are situated between the Main Street Property line and the bleachers and 12, 500 SF arena. A front setback waiver is not required.

Larger events will last up to ten days. While there are 225 parking spaces on site, any overflow parking will be directed to the adjacent 730 space parking structure owned and operated by the City. This shared parking arrangement will function well as most events are evenings and long weekends whereas demand generated by City Hall uses the structure during work days. The hotel/casino itself is overparked. Patrons also have access to 383 common owned surface spaces on an abutting parcel to the north. (139-34-101-009).

The applicant wishes to sell beer and coolers on site, employees stationed at the base of each bleacher to ensure alcoholic beverages so not leave the arena.

I can be reached at (702) 598-1408 if you would like to discuss concerns beforehand.

With appreciation,

Lora Dreja

PRJ-76138
04/08/19

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: **SUP-76219 [PRJ-76138] - SPECIAL USE PERMIT RELATED TO SDR-76220**

SUBJECT: APPLICANT/OWNER: T-UPR II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Signature — 5-21-19 — Date

Michael Pergolini
Please Print Name

Plaza Hotel & Casino
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item #15

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
83

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76219 - PUBLIC HEARING - APPLICANT/OWNER: T-UPR II, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [EVENT CENTER] WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 5.99 acres at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Submitted at the May 28, 2019 Planning Commission Meeting

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ 76138 APN: 139-34-201-016

Name of Property Owner: T-UPR II LLC

Name of Applicant: Plaza Hotel and Casino

Name of Representative: Brown, Brown and Premsrirut

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: 139-34-201-016

Signature of Property Owner: _____

Print Name: Ivy Greenberg, CFO

Subscribed and sworn before me

This 4th day of April, 2019

Bronx, NY

Notary Public in and for said County and State

MAIRA E. LEON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6282792
Qualified In Bronx County
My Commission Expires 05-28-2021

Revised 03/28/16

PRJ-76138
04/08/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Design Review for Outdoor Events Center (Equestrian)

Project Address (Location) 324 Main Street

Project Name Plaza Hotel Core Arena **Proposed Use**

Assessor's Parcel #(s) 139-34-201-016 **Ward #** 5 - Crear

General Plan: existing proposed **Zoning:** existing M proposed M

Commercial Square Footage 31,250 SF corral + seati **Floor Area Ratio** n/a existing

Gross Acres 5.99 **Lots/Units** **Density**

Additional Information change classification from Temporary Event Center to Outdoor Event Center

PROPERTY OWNER T-UPR II LLC **Contact** Michael Pergolini

Address c/o Plaza Executive Offices, 1 Main Street **Phone:** (702) 386-2504 **Fax:** (702) 386-2552

City Las Vegas **State** NV **Zip** 89106

E-mail Address michael.pergolini@plazahotelcasino.com

APPLICANT Plaza Hotel and Casino **Contact** Linnea Mitchell

Address c/o Plaza Executive Offices, 1 Main Street **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address linnea.mitchell@plazahotelcasino.com

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Ivy Greenberg

Subscribed and sworn before me

This 4th day of April, 2019.

Bronx, NY

Notary Public in and for said County and State

MAIRA E. LEON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6282792
Qualified In Bronx County
My Commission Expires 05-28-2021

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PR-76138
04/08/19

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 2 2019
Dept of Planning
City of Las Vegas

CASE: **SDR-76220 [PRJ-76138] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76219**

SUBJECT: APPLICANT/OWNER: T-UPR II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Signature — 5-21-19 — Date

Michael Pergolini
Please Print Name

Plaza Hotel and Casino
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item #16

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
84

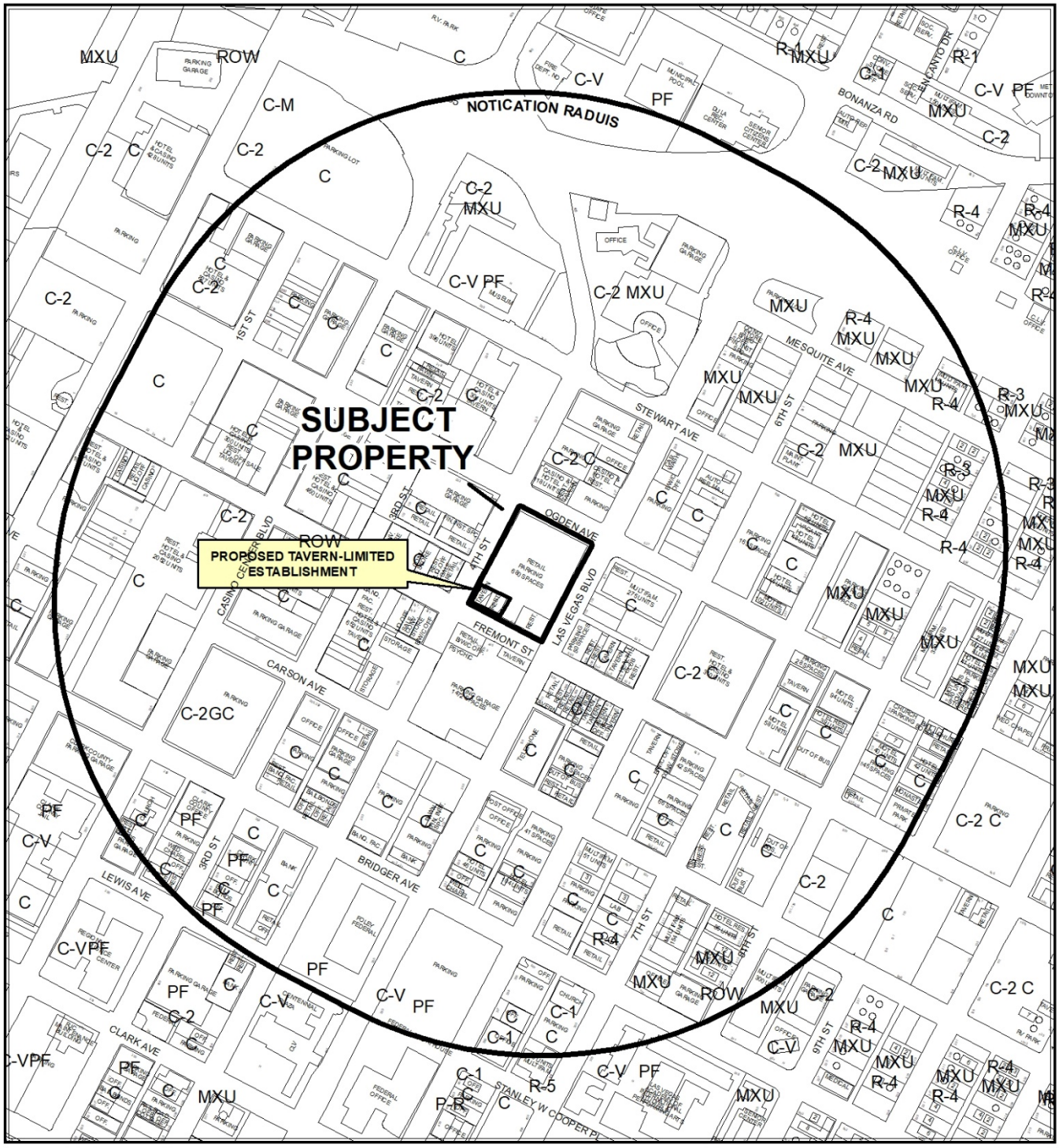
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76224 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,741 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,245 SQUARE-FOOT OUTDOOR PATIO at 450 Fremont Street, Suite #295 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75602]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	2

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions:

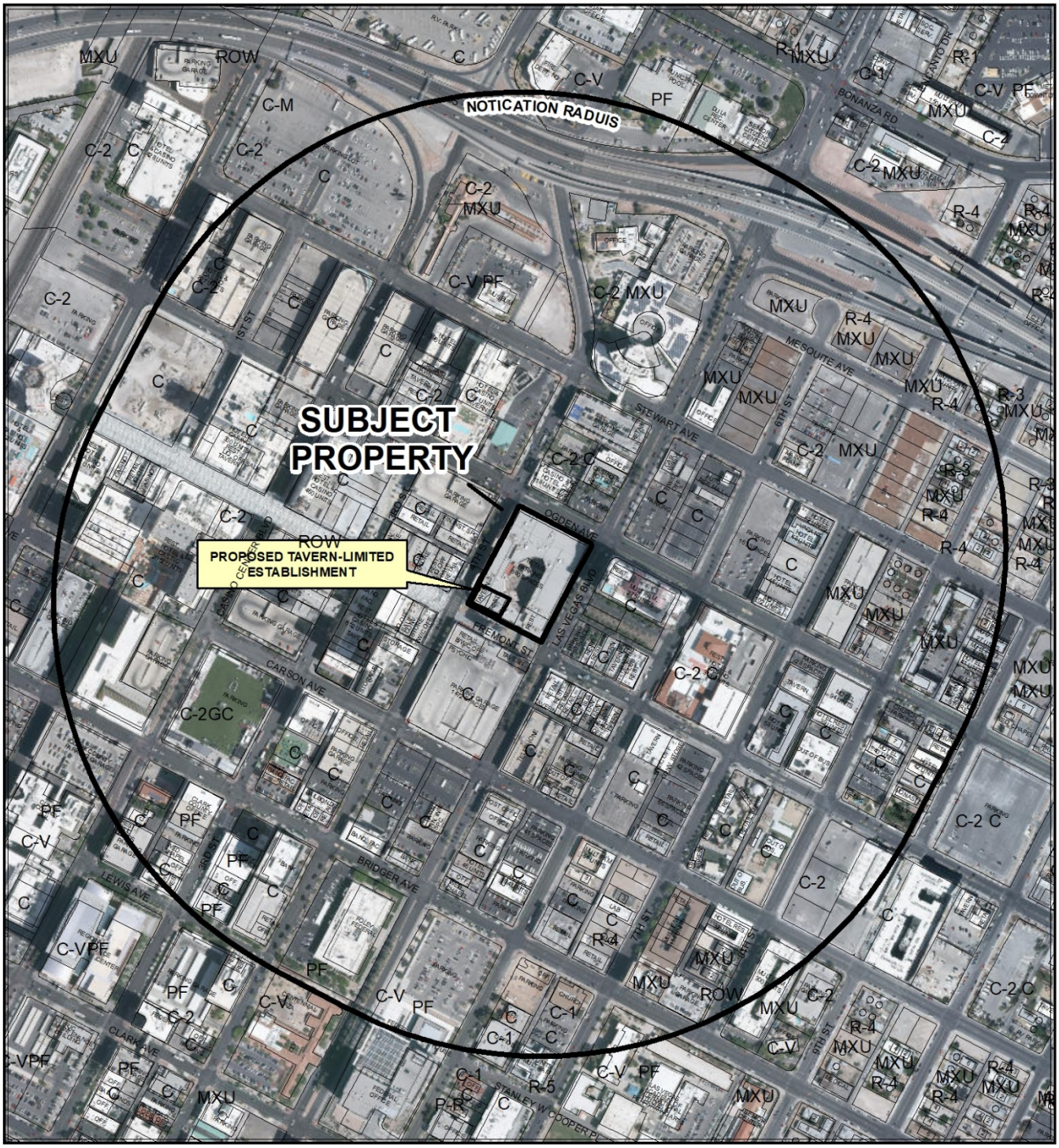
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest/Support Postcards
8. Backup Submitted at the May 28, 2019 Planning Commission Meeting



CASE: **SUP-76224 (PRJ-75602)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 412.5 825 Feet

CASE: **SUP-76224 (PRJ-75602)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N


Proposed
Tavern-Limited
Establishment
L16 L65-00086
L02 L66-00033
300 Stewart
L16 L16-00063
12 OGDEN
L16 L63-00024
1 Main
L16 L16-00079
L38 L62-00049
201 3rd
L16 L62-00124
206 3rd
L16 L16-00283
128 FREMONT
L16 L16-00017
1 Fremont
L16 L16-00078
200 FREMONT
L16 L16-00081
129 FREMONT
L16 L62-00084
217 LAS VEGAS
L02 L62-00114
L38 L66-00050
L38 P67-00027
L16 L16-00368
L16 L63-00054
450 Fremont
L38 L62-00079
113 4th
L16 L16-00075
L16 L16-00061
202 FREMONT
L38 L67-00014
322 Fremont
L38 L38-00017
L16 L16-00038
301 FREMONT
L38 L63-00101
L38 L66-00008
150 LAS VEGAS
L38 L65-00011
512 Fremont
L38 L62-00041
506 Fremont
L38 L64-00131
508 Fremont
L38 L38-00007
516 Fremont
L38 P66-00301
518 Fremont
L38 L66-00056
520 Fremont
L16 L16-00268
L16 L16-00269
425 Fremont
L38 L62-00159
115 7th
L38 P66-00292
129 6th
L38 L38-00011
111 Las Vegas
L38 L64-00040
107 Las Vegas
L38 L64-00140
700 Fremont
L38 L38-00015
100 6th
L38 L66-00096
509 Fremont
L38 L38-00004
511 Fremont
L38 L38-00012
523 Fremont
L38 L62-00040
525 Fremont
L38 P66-00193
517 Fremont
L38 L66-00093
505 Fremont
L38 L65-00088
515 Fremont
L38 L63-00032
L38 L63-00010
124 6th
L38 L66-00054
L38 L63-00053
616 Carson
L38 L62-00045
L38 L62-00021
601 Fremont
L38 L62-00160
L38 L62-00166
L38 L62-00113
L38 L62-00109
L38 L62-00161
L38 L62-00109
707 Fremont
L16 L16-00374
917 Fremont
L16 L64-00025
124 11th
SUP-76224
(PRJ-75602)
Proposed
Tavern-Limited
Establishment
Business Licenses
Tavern
Tavern-Limited
Urban Lounge
Ancillary Brew Pub
Protected Uses
RELIGIOUS
CITY PARKS
SCHOOLS
Child Care/
Children Facility
Private Schools
Entitlements EOT
TAVERNS
Entertainment District
Subject Property
N
GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Date: Monday, April 15, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76224	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 877 (By City Clerk)

PROTESTS 2

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-76224 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. Modifications to the exterior façade facing Freemont Street will require approval of the Fremont Street Experience Limited Liability Company, pursuant to Title 11.68.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Tavern-Limited Establishment in the Resort and Casino District of the Downtown Master Plan at 450 Fremont Street.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. The use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.

This project is in the Downtown Las Vegas Overlay—Resort and Casino District in an existing 12,741 square-foot tenant space with 1,254 of outdoor balcony seating. The second floor is a restaurant and bar; the third floor is a banquet and event space. Both have outdoor balcony seating. The intent of the Resort and Casino District is to serve as the activity and entertainment anchor for downtown. In a justification letter stamped 04/10/19, the applicant states that:

> *"The intended use of the Tenant/Suite is for a themed African Restaurant and Bar with an authentic feel for the culture, artifacts and food of Africa, there also will be an area for performers to play or sing. The upper level will be utilized for special events, such as receptions, banquets, corporate meetings/gatherings and the like."*

Additionally, Objective 1.3 and policy 1.3.2 of the Las Vegas Master Plan 2020 state that "development should be weighted towards restaurants, retail shops, and service businesses intended to serve local residents as well as the tourist market." The representative stated that there are no proposed changes to the exterior façade at this time. Any changes to the elevations along Fremont Street must be approved by the Fremont Street Experience. Staff has added conditions that address these issues.

JAB

The site is located along the Scenic Byway, which was designated in 2004 to protect and enhance the nighttime scenic qualities of Las Vegas Boulevard between Sahara Avenue and Washington Avenue. As a result, all proposed signage is required to comply with the Las Vegas Boulevard Scenic Byway Overlay District, Title 19.10.160, and be approved by the Downtown Design Review Committee (DDRC). The current proposal does not include signage.

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (SUP-76224)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay – Resort and Casino District. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The proposed Tavern-Limited Establishment use is located on Fremont Street, an 80-foot Collector, and Las Vegas Boulevard, an 80-foot Primary Arterial, and is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Tavern-Limited Establishment would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

There are no applicable conditions for a Tavern-Limited Establishment per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
03/23/98	The City Council approved a Site Development Plan Review (SDR-0003-98) for a proposed 264,210 square-foot Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Sign Plan (MSP-0014-01) for a Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.
10/17/12	The City Council approved a request for a Special Use Permit (SUP-46297) for a proposed Liquor Establishment (Tavern) and Night Club with Waivers to allow a zero-foot distance separation from a similar use, a 1,240-foot separation from a church and a 1,340-foot separation from a school where 1,500 feet is required. The Planning Commission and staff recommended approval. The approval expired 03/04/14.
10/10/17	The Planning Commission approved a Special Use Permit (SUP-71105) for a proposed 54,750 square-foot Night Club with Waivers to allow a 1,220-foot distance separation from a Church/House of Worship and a 1,340-foot distance separation from a School where 1,500 feet is required at 450 Fremont Street, Suite #370. Staff recommended approval.
09/11/18	The Planning Commission approved a Special Use Permit (SUP-74075) for a proposed 10,407 square-foot Tavern-Limited Establishment use at 450 Fremont Street, Suite #201. Staff recommended approval.
09/11/18	The Planning Commission approved a Special Use Permit (SUP-74078) for a proposed 6,463 square-foot Nightclub use with Waivers to allow a 1,220-foot distance separation from a Church/House of Worship and a 1,340-foot distance separation from a School where 1,500 feet is required at 450 Fremont Street, Suite #225. Staff recommended approval.
05/28/19	The Planning Commission voted (5-0) to recommend APPROVAL of a request for a Special Use Permit FOR A PROPOSED 12,741 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,245 SQUARE-FOOT OUTDOOR PATIO at 450 Fremont Street, Suite #295 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75602].

Most Recent Change of Ownership	
04/01/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/02/15	A building permit (G63-05878) was issued for commercial leasing and management at 450 Fremont, Suite 285. The license is active as of 04/12/19.
09/18/17	A building permit (C17-01476) was issued for electrical work at 450 Fremont Street, Suite 310. The permit was finalized on 12/05/17.
12/20/17	A business license (P65-00339) was issued for a wedding chapel at 450 Freemont Street. The permit is still active as of 04/12/19.
02/25/19	A building permit (C19-00119)) was issued for a tenant improvement at 450 Fremont Street, Suite 201. The permit is in the inspection phase as of 04/11/19.

Pre-Application Meeting	
01/14/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/15/19	The site is developed with a three-level shopping center. The area of the proposed use is located on the second floor in a suite that is currently vacant.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
South	Parking, Commercial	C (Commercial)	C-2 (General Commercial)
	Liquor Establishment (Tavern)		
	General Retail Store		
	Restaurant		
East	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
	Restaurant		
	Tavern-Limited Establishment		
West	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Pawn Shop		
	Parking, Commercial		

Master and Neighborhood Plan Areas	***Compliance***
Downtown Master Plan – Resort & Casino District	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y*
DTLV-O (Downtown Las Vegas Overlay) District – Resort & Casino District	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y*

JAB

Other Plans or Special Requirements	*Compliance*
Trails	Y
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**Future signage must comply with Title 19.10.100 and 19.10.160 sign standards and receive approval from Fremont Street Experience Board of Managers.*

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fremont Street	Collector	Planned Streets and Highways	80	Y
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways	80	Y
Ogden Avenue	Collector	Planned Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or # of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 sf	1 space per 250 SF GFA	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 450 Fremont St, Suites 295 & 390

Project Name Taste of Africa **Proposed Use** Restaurant & Tavern - Limited

Assessor's Parcel #(s) 139-34-513-002 **Ward #** 5

General Plan: Existing C Proposed _____ **Zoning:** Existing C-2 Proposed _____

Additional Information Part of the 2nd and 3rd Floors of the Neonopolis Commercial Center Downtown

Property Owner FAEC Holdings Wirrulla, LLC Contact Abhay Mahabal

Address 450 Fremont St, Ste 285 City Las Vegas State NV Zip 89101

E-mail abhay@wirrulla.com Phone 702-243-0654

Applicant DVAST, Inc. Contact Christopher

Address 7539 Belgian Lion St City Las Vegs State NV Zip 89139

E-mail dvastinc@yahoo.com Phone 702-497-6187

Representative LV Access LLC Contact Rikki Barlow

Address 3172 N. Rainbow Blvd, #202 City Las Vegas State NV Zip 89108

E-mail rickibarlow@lvaccess.com Phone 702-461-3121

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Amahabal

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

Print Name Abhay Mahabal

Subscribed and sworn before me Tory Harman

This 4th day of April, 20 19

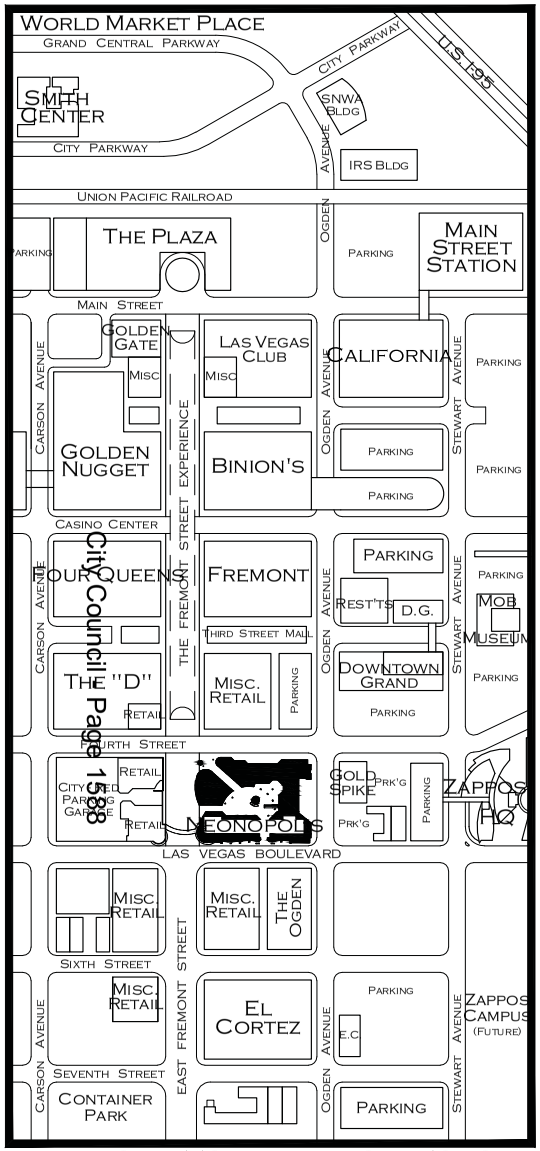
Tory Harman

Notary Public in and for said County and State of Nevada

Clark County

TORY HARMAN
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Expires: 04-11-2020
Certificate No: 03-86990-1

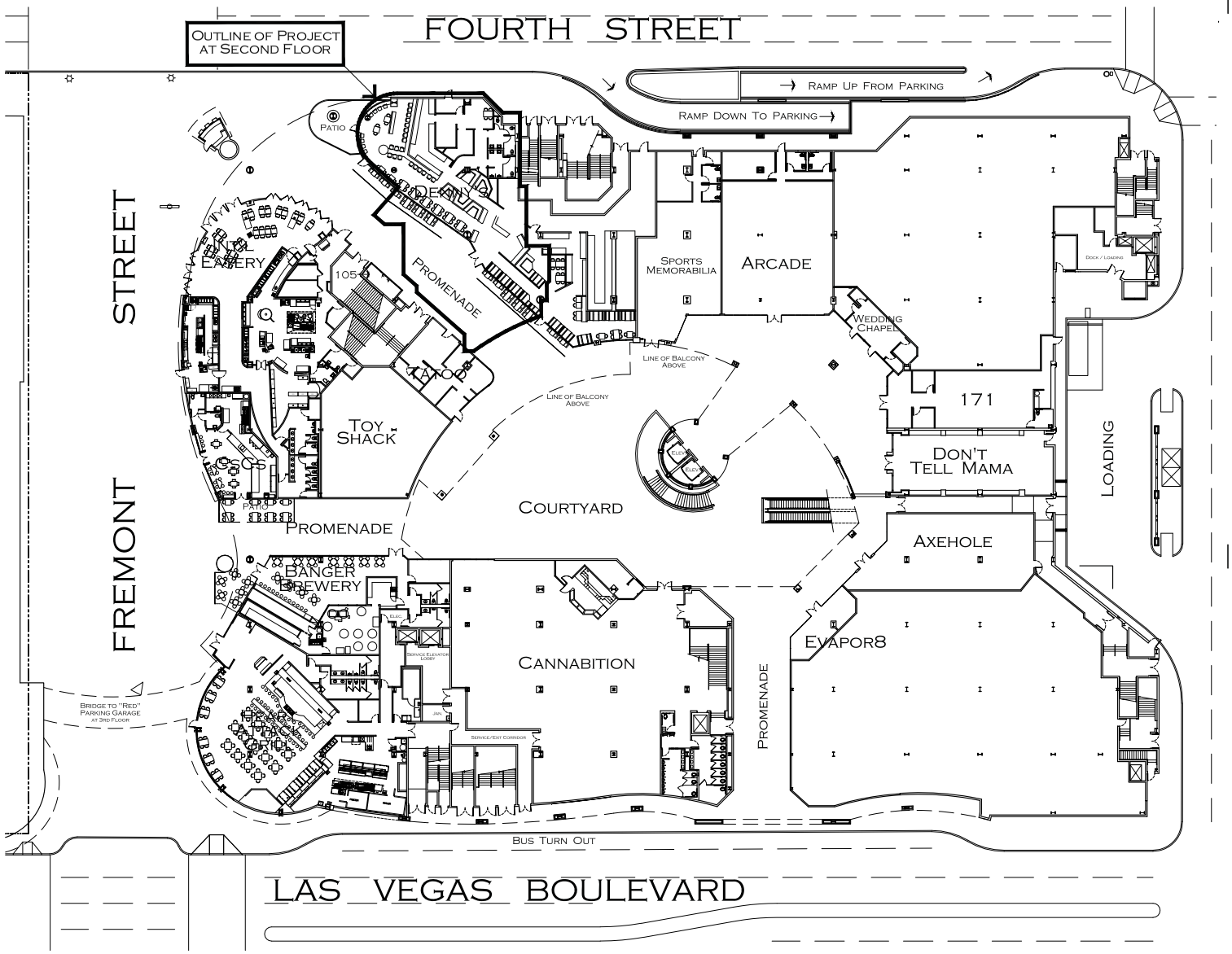
PRJ-75602
04/10/19



DOWNTOWN - LAS VEGAS

VICINITY MAP - NTS SCALE

City Council Page 1588



NEONOPOLIS

at Fremont Street Experience

SITE PLAN / LEVEL ONE

Perlman ARCHITECTS

0 10 20 40

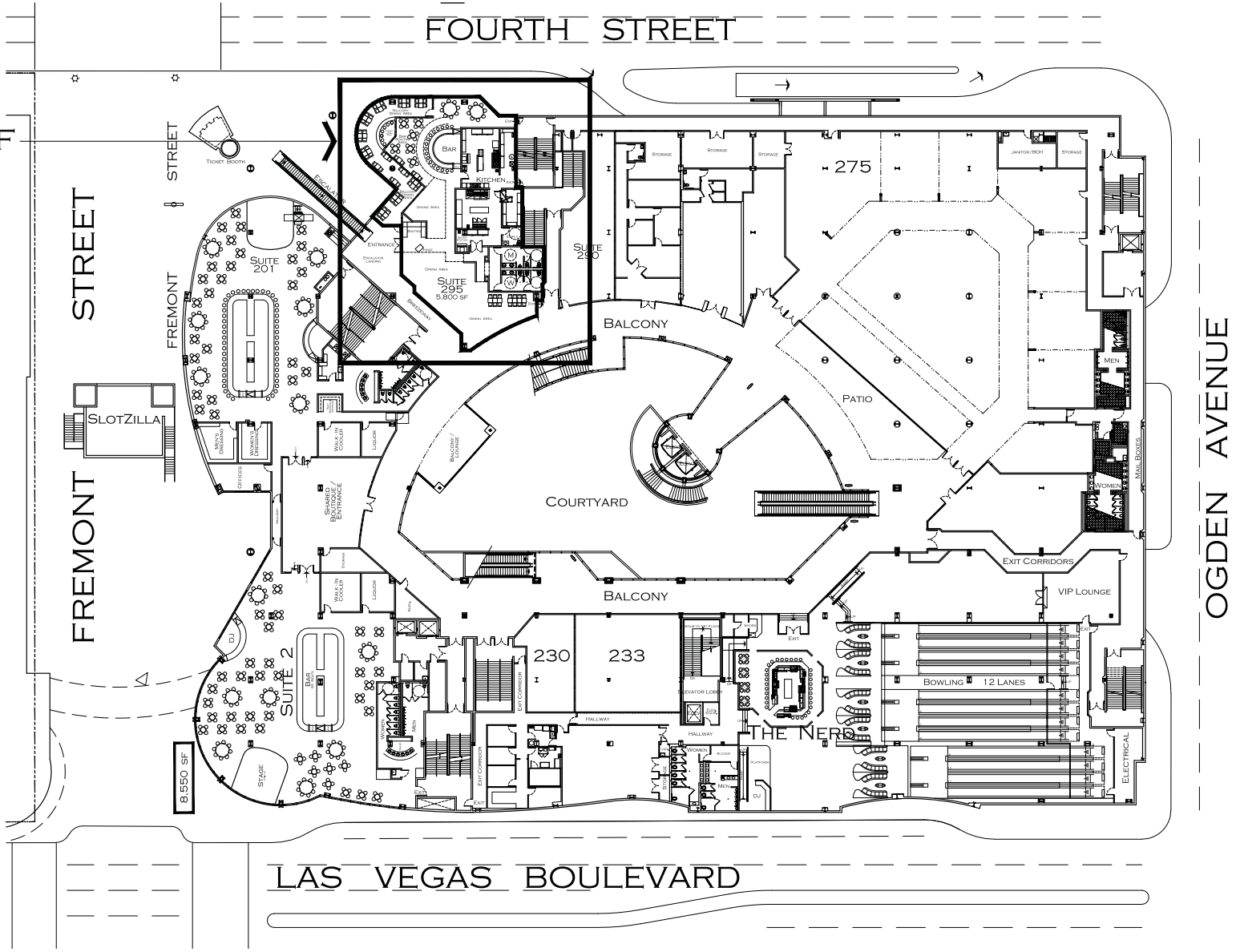
SCALE: 1" = 20'

DATE: NOV. 7, 2018

PRJ-75602
04/18/19

Joshi & Associates

BOX DENOTES THE SUITE/AREA ON THE 2ND FLOOR, OF THIS APPLICATION



NEONOPOLIS at Fremont Street Experience

SUITE 295 - LEVEL 2

Perlman ARCHITECTS

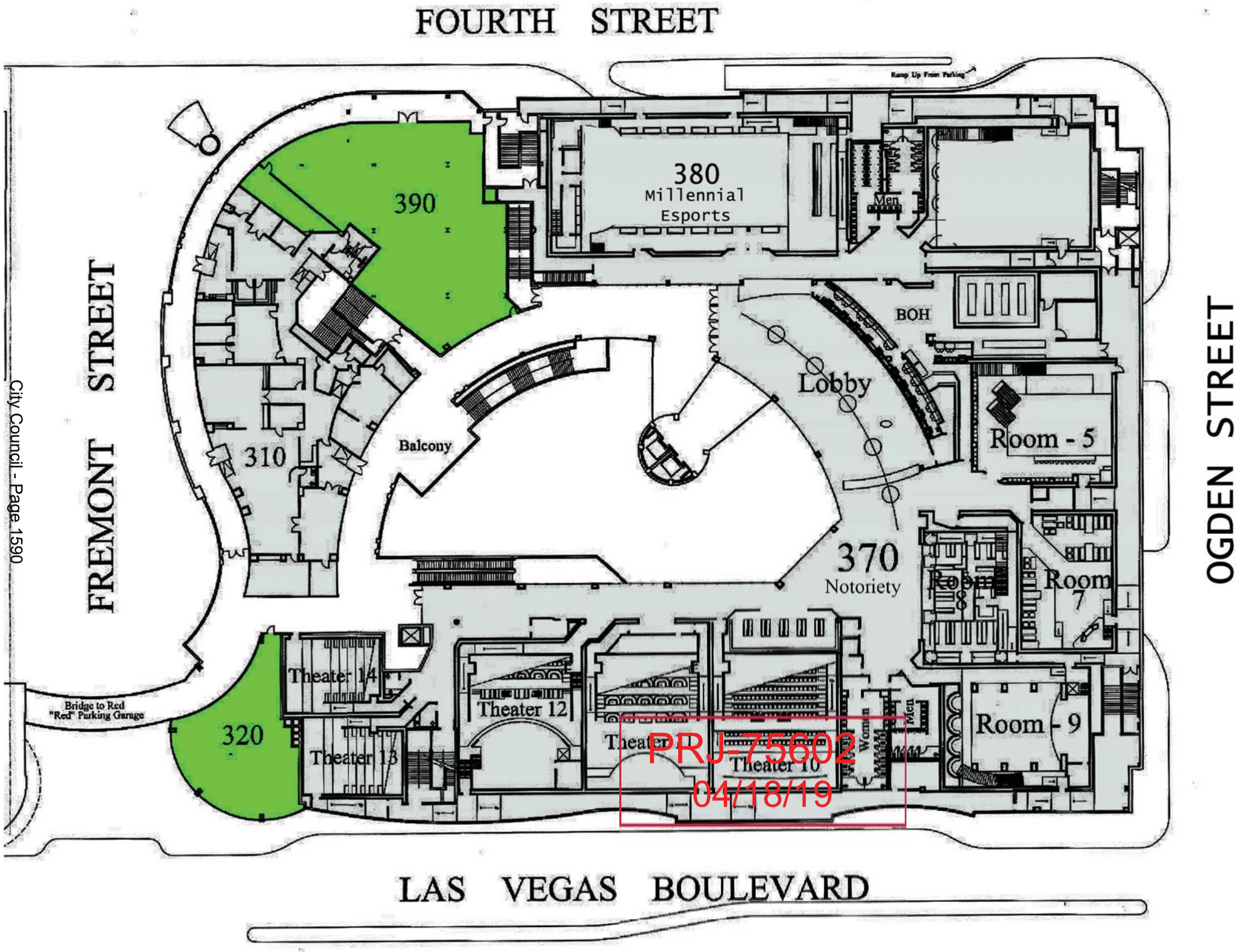
0 10 20 40

SCALE: 1" = 20'

DATE: NOV. 7, 2018

PRJ-73602
04/10/19

Joshi & Associates


FOURTH STREET
FREMONT STREET
OGDEN STREET
LAS VEGAS BOULEVARD
Ramp Up From Parking
390
380
Millennial
Esports
Men
BOH
Lobby
Room - 5
310
Balcony
370
Notoriety
Room
Room
7
Theater 14
Theater 12
Theater 13
Theater 11
Theater 10
Women
Men
Room - 9
Bridge to Red
"Red" Parking Garage
320
PRJ-75602
04/18/19



SUP-76224 [PRJ-75602] - SPECIAL USE PERMIT - APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #295

04/15/19

City



SUP-76224 [PRJ-75602] - SPECIAL USE PERMIT - APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #295

04/15/19

Cit

NEONOPOLIS
at Fremont Street Experience
450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

February 14, 2019

City of Las Vegas - Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Taste of Africa
1. SUP – Liquor Establishment – Tavern-Limited

To Whom It May Concern:

With respect to Neonopolis and its new tenant, Taste of Africa (Suite 295 & 390) 2nd & 3rd floors, please accept this Letter of Justification, for a Liquor Establishment - Tavern-Limited.

The Tenant proposes operating a Restaurant and Bar on the 2nd Floor (Suite 295) with a Banquet/Event space on the 3rd Floor (Suite 390). Taste of Africa will occupy approx. 12,741 sf of new TI space plus two outdoor balcony spaces of approx. 1,254 sf for a total of 13,995 sf. The suite has never been built-out since the building's original construction (2001). Thus, there are not any prior Project or Plan Check numbers to reference.

The intended use of the Tenant/Suite is for a themed African Restaurant and Bar with an authentic feel for the culture, artifacts and food of Africa, there also will be an area for performers to play or sing. The upper level will be utilized for special events, such as receptions, banquets, corporate meetings/gatherings and the like.

The proposed Use/Business are compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from these Uses/Businesses and the approval of the Special Use Permit will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

The Neonopolis, Taste of Africa and this Suite are also a part of the following overlays:
Downtown Las Vegas Overlay – Resort & Casino District, Downtown Casino Overlay, Downtown Design Review Committee Area, Downtown Redevelopment Area, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). This Use is in compliance with all the overlay's requirements.

The business is conducive to the City's policy of adding more entertainment venues on Fremont Street, it is also adjacent to the Fremont East Entertainment District, it will significantly increase the limited space Downtown for live entertainment and the ability to draw audiences from across the Las Vegas area.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration to approve these Special Use Permits necessary to occupy Suites 295 & 390.

Respectfully,

Loraine Kusuhara

Loraine Kusuhara
Neonopolis Management

PRJ-75602
04/10/19

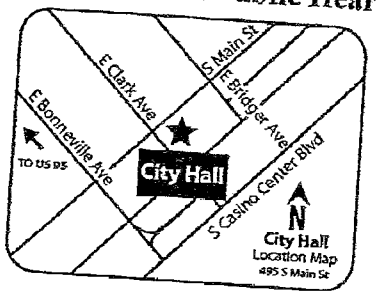
p.5
7029333451
Jun 26 19, 06:13p Vegas Weddings

RECEIVED
CITY CLERK

2019 JUN 27 A 7:02

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

SUP-76224 [PRJ-75602]

City Council Meeting of **07/03/19**

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Las Vegas, NV
Permit No. 1630

PRJ-75602
13934210060
LAS VEGAS WEDDING BUREAU L L C
555 S 3RD ST
LAS VEGAS NV 89101-6501

87 DRDCNP1

Submitted after final agenda
Item 84
City Council - Page 1594

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 27 P 3:15

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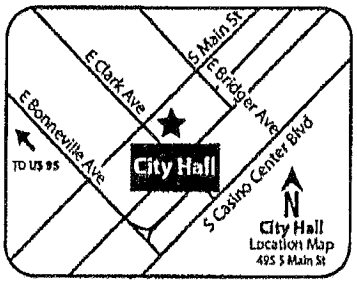

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76224 [PRJ-75602]
City Council Meeting of **07/03/19**

PRJ-75602
13934510026
THREE TWENTY TWO L L C
5151 PROCYON ST #108
LAS VEGAS NV 89118-1713

115 ORDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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2019 JUN 26 A 11:41

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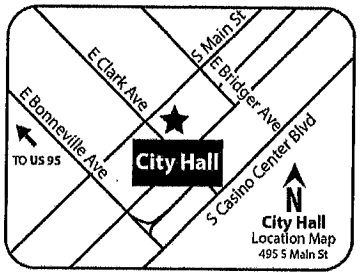

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76224 [PRJ-75602]
City Council Meeting of **07/03/19**

PRJ-75602
13934613114
JEALT- OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

1.13 DRDCMP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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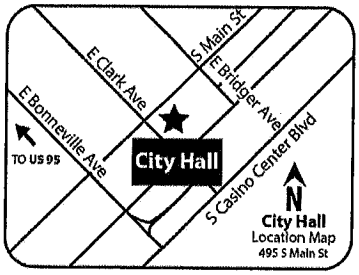
CITY CLERK

2019 JUN 26 A 11:41

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76224 [PRJ-75602]
City Council Meeting of **07/03/19**

PRJ-75602
13934613111
JEALT-OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

Submitted after final agenda
Item 94

1.13 DRDCMP1

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
MAY 2 1 2019
Dept of Planning
City of Las Vegas

CASE: **SUP-76224 [PRJ-75602] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT: TASTE OF AFRICA - OWNER: FAEC HOLDINGS WIRRULLA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 28, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, MAY 23, 2019.***

Signature

5|21|2019
Date

DHARMESH BHANABHAI
Please Print Name

FAEC HOLDINGS WIRRULLA, LLC
Company Name

Sincerely,

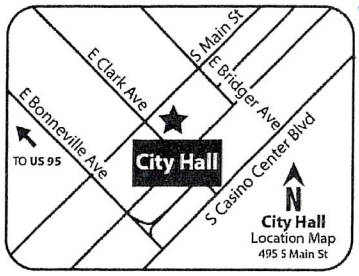
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item #19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 2 3
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SUP-76224 [PRJ-75602]

Planning Commission Meeting of **05/28/2019**

PRJ-75602
13934613114
JEALT- OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

19P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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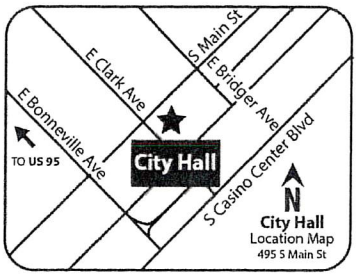
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 23
Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SUP-76224 [PRJ-75602]

Planning Commission Meeting of **05/28/2019**

PRJ-75602
13934613111
JEALT-OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 ORDFMP1 89139

19P

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
85

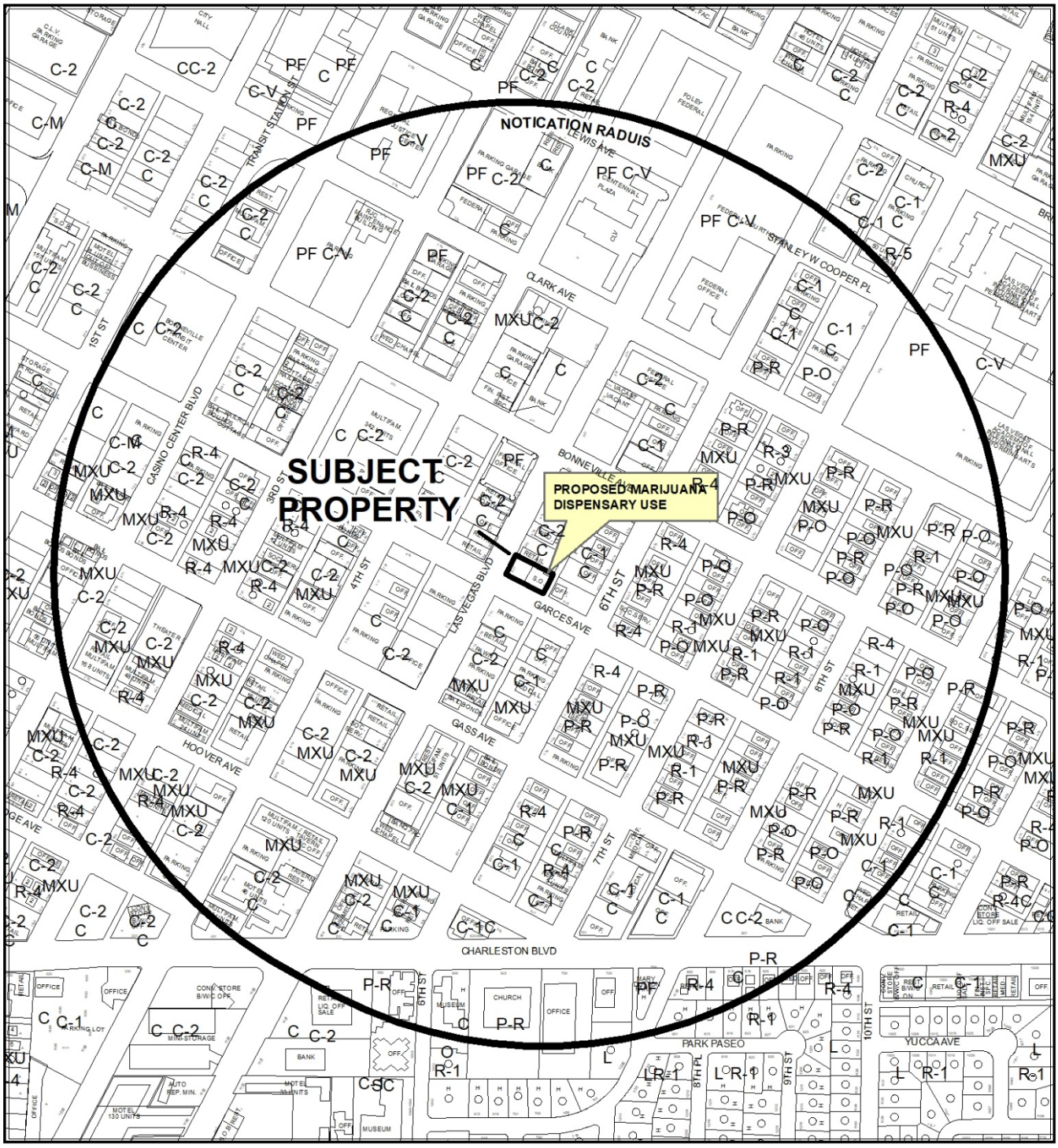
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76163 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT MARIJUANA DISPENSARY USE at 631 South Las Vegas Boulevard (APN 139-34-410-181), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76044]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	19	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Submitted after Final Agenda - Protest/Support Postcards
9. Backup Submitted at the May 28, 2019 Planning Commission Meeting



0 380 760

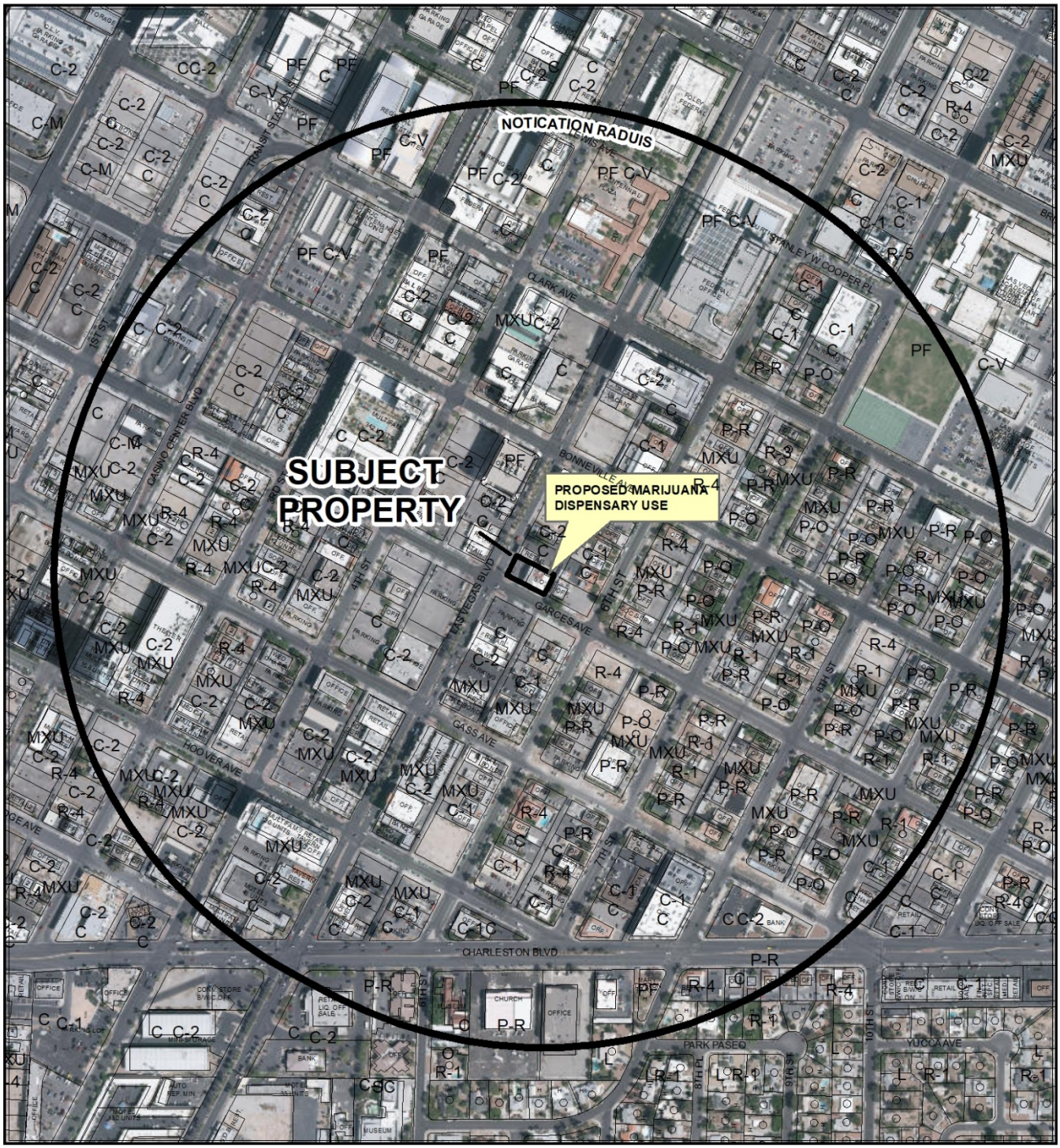
Feet

CASE: **SUP-76163 (PRJ-76044)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



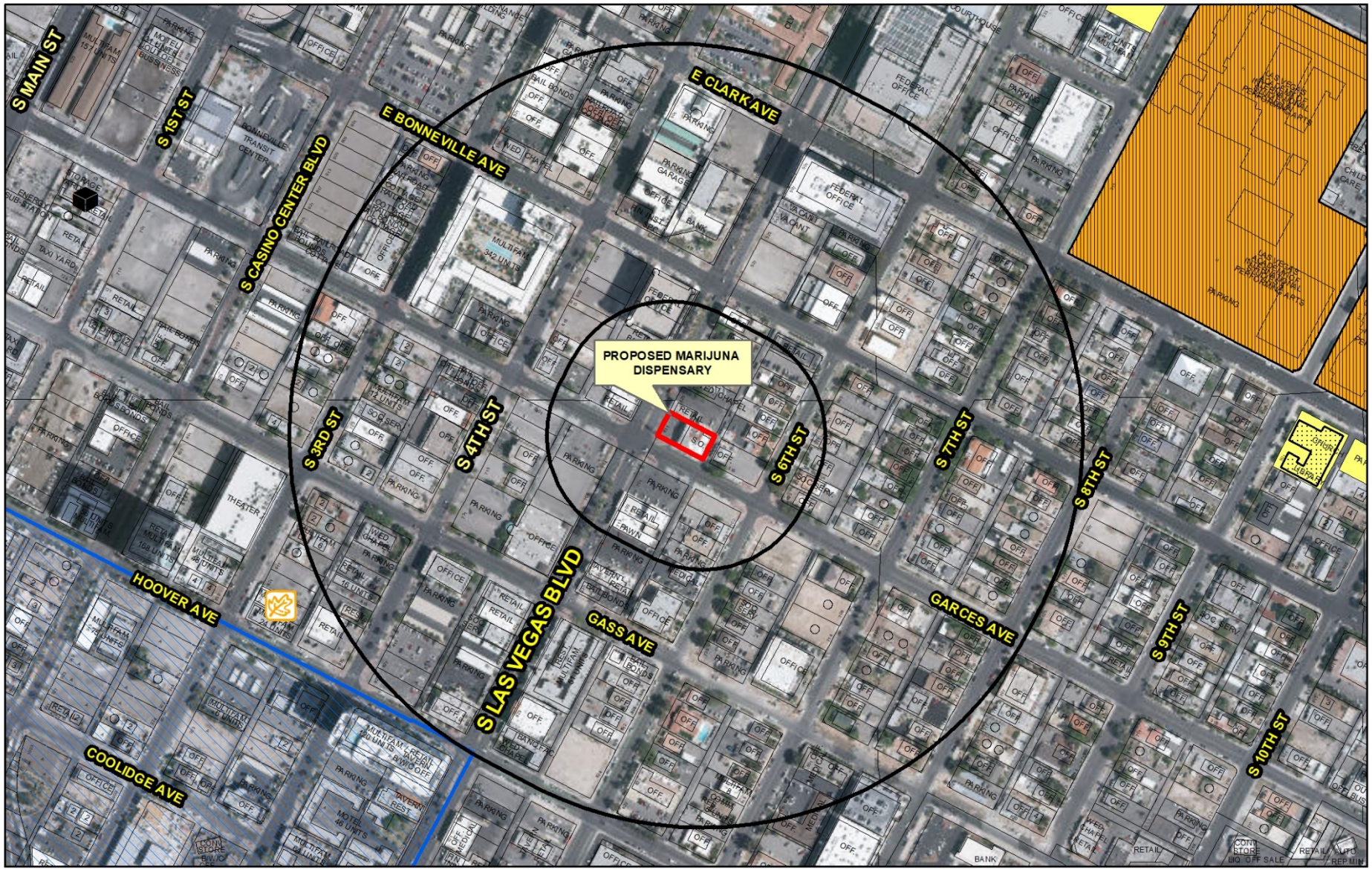
0 380 760 Feet

CASE: **SUP-76163 (PRJ-76044)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-76163
(PRJ-76044)

Marijuana Establishments

- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center

Prohibited Areas

- Art District
- Fremont

- City Limits
- Subject Property
- 300 &1000 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, April 15, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CIYT COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76163	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 575 (By City Clerk)

PROTESTS 0

APPROVALS 1

JAB

**** CONDITIONS ****

SUP-76163 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

3. Approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.

5. All development shall be in conformance with the site plan and floor plan date stamped 04/01/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

10. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

11. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

13. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

14. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Marijuana Dispensary to be located at 631 South Las Vegas Boulevard.

ISSUES

- The Marijuana Dispensary use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement since there are no protected uses located within these minimum separation distances.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
        D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement since this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

No outside storage is indicated on the submitted site plan. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The submitted floor plans show only one point of entry and exit for public access. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

No drive-through is indicated on the submitted site plan. The proposed use meets this requirement since this requirement will apply if approved.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement since the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant proposes no accessory uses at this site. The proposed use meets this requirement since this requirement will apply if approved.

The proposed Marijuana Dispensary will be located in an existing, single-story building on a corner lot adjacent to two street frontages and an alley. The building is currently vacant, and there are no active licenses for the subject site. The applicant proposes some tenant improvement in the interior and façade work on the exterior.

A distance separation survey from a surveyor licensed in Nevada shows that the subject site meets the minimum separation distance from protected uses in the area. Staff performed a windshield survey to confirm the survey map submitted by the applicant.

The subject site is located in Area 1 of the Downtown Las Vegas Overlay (Civic & Business District). The intent of Area 1 is to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. In addition, as outlined in Title 19, Appendix F, Table 11, there are no additional parking requirements for a change of land use in Area 1. The current parcel has 9 parking spaces with two ADA accessible spaces. There is available public parking south of the subject site.

The site is located along the Scenic Byway, which was designated in 2004 to protect and enhance the nighttime scenic qualities of Las Vegas Boulevard between Sahara Avenue and Washington Avenue. As a result, all proposed signage is required to comply with the Las Vegas Boulevard Scenic Byway Overlay District, Title 19.10.160, and be approved by the Downtown Design Review Committee (DDRC). The current proposal does not include signage.

This parcel is currently served by Las Vegas Valley Water District (LVVWD), but the service does not have backflow prevention required for the proposed use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit prior to permit issuance.

There are no protected uses within the required distance separations for the proposed Marijuana Dispensary. The use achieves the vision of the Civic & Business District that retail elements should include services that act as a magnet of activity for all of Downtown. Staff finds the proposed use to be compatible with the surrounding uses, and is recommending approval with conditions.

FINDINGS (SUP-76163)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a corner parcel located in Area 1 of the Downtown Las Vegas Overlay where new land uses are not subject to the automatic application of parking requirements. There is an alley to the east and large public parking lots within walking distance of the site. The subject site is adjacent to a Primary Arterial and a Collector street and is physically suited for the type and intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The proposed Marijuana Dispensary can be accessed from Las Vegas Boulevard, a Primary Arterial, and Garces Avenue, a Collector, as defined by the Master Plan of Streets and Highways, and are adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Marijuana Dispensary use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions of Title 19.12 for a Marijuana Dispensary. Conditions of approval will ensure continued conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/06/97	The Board of Zoning Adjustment denied (V-0038-97) request to allow an expansion of a non-conforming sexually oriented business (Showgirl Video) where such expansion is not allowed.
02/12/18	The Department of Planning issued a Conditional Use Verification (CUV-72669) for an open air vendor at 631 S Las Vegas Blvd.
05/28/19	The Planning Commission voted (4-0-1) to recommend APPROVAL of a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT MARIJUANA DISPENSARY USE at 631 South Las Vegas Boulevard (APN 139-34-410-181), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76044].

Most Recent Change of Ownership	
11/06/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/27/17	A Business License (G65-00448) was issued for an adult bookstore video viewing center at 631 S Las Vegas Blvd. The license expired on 04/01/19.
01/25/17	A Business License (G65-00659) was issued for a video center at 631 S Las Vegas Blvd. The license expired on 04/01/19.
	A Business License (G65-00660) was issued for coin operated machines at 631 S Las Vegas Blvd. The license expired on 04/01/19.

Pre-Application Meeting	
03/12/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Special Use Permit and the minimum requirements for a Marijuana Dispensary.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
04/15/19	Staff observed the subject site during a routine field check. The structure is currently vacant. No trash, debris or graffiti was observed.

Details of Application Request	
Site Area	
Net Acres	0.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
North	General Retail, other than listed	C (Commercial)	C-2 (General Commercial)
South	Parking	C (Commercial)	C-2 (General Commercial)
East	Office, other than listed	C (Commercial)	C-1 (Limited Commercial)
West	General Retail, other than listed	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Civic & Business District)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Blvd	Primary Arterial	Master Plan of Streets and Highways	80	Y
Garces Ave	Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	*Gross Floor Area or # of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	4,992 sf	1 per 175 sf	29				
TOTAL SPACES REQUIRED			29		9		Y*
Regular and Handicap Spaces Required			27	2	7	2	Y*
Loading Spaces	4,992 sf	1 per 10K sf	1		1		Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 631 S. Las Vegas Blvd

Project Name CannaStarz **Proposed Use** dispensary

Assessor's Parcel #(s) 139-34-410-181 **Ward #** 3

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information New recreational dispesnary

Property Owner Ave Inc. Contact

Address 100 N. Wood River Ave City Wood River State IL Zip 62095

E-mail Phone

Applicant CannaStarz Contact Alex Davis

Address 420 East Sahara City Las Vegas State NV Zip 89104

E-mail alex@420sahara.com Phone 704-578-8299

Representative LAS Consulting Contact Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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)**

Partner(s)

• I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name John H. Cir

Subscribed and sworn before me

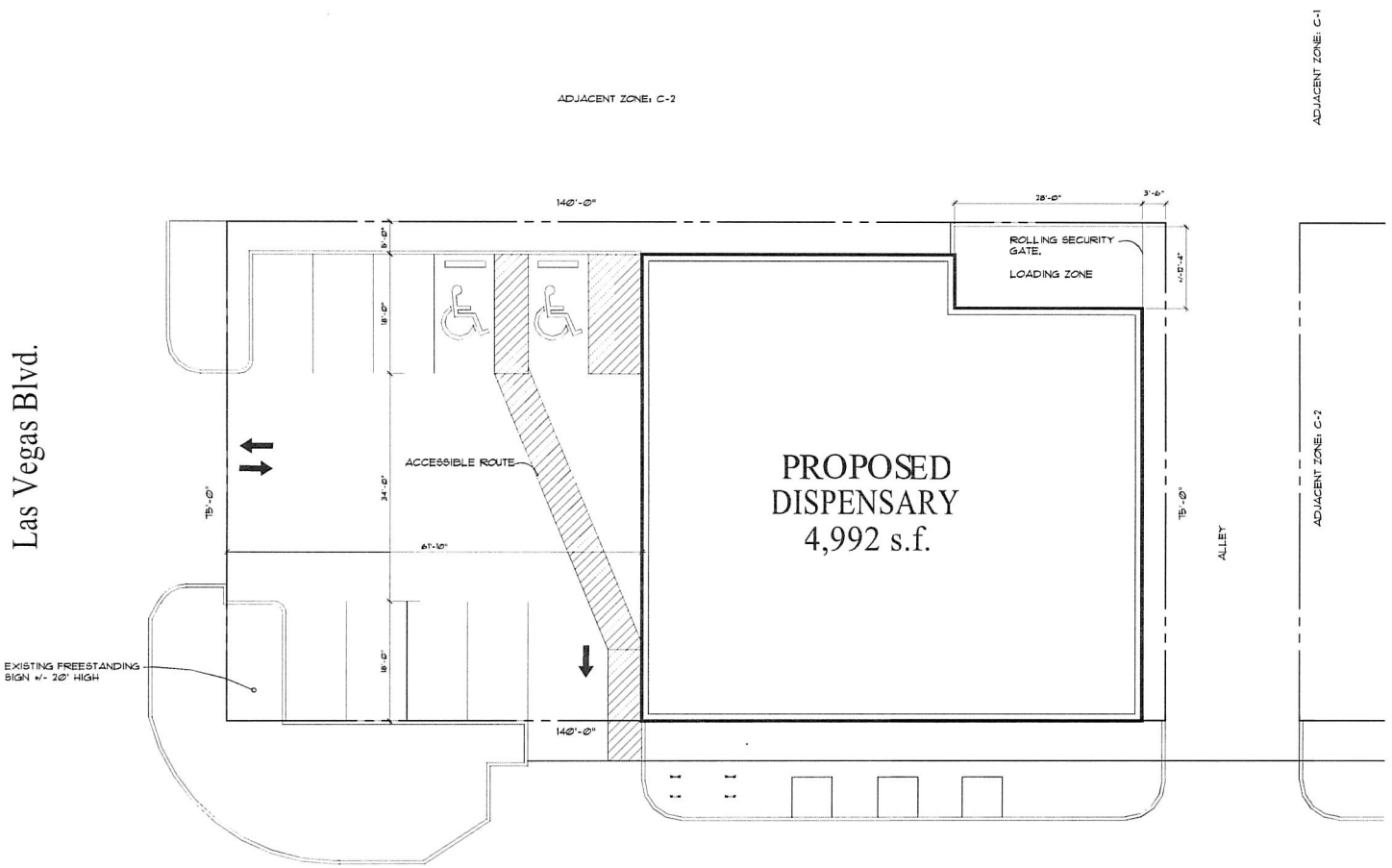
This 25th day of March, 2019

Patricia A Kimbro

Notary Public in and for said County and State

OFFICIAL SEAL
Patricia A Kimbro
Notary Public, State of Illinois
My Commission Expires June 16, 2021

PRJ-76044
04/01/19



Site Data:

ASSESSORS PARCEL NUMBERS (APN)	139-34-410-181
CURRENT ZONING	(C-2) GENERAL COMMERCIAL
PARCEL AREA SITE GROSS DISPENSARY	+/- .23 ACRES GROSS 10,018 S.F.
BUILDING AREA GROSS PROPOSED DISPENSARY	5,000 S.F.
BUILDING SITE COVERAGE DISPENSARY	49%
PARKING REQUIRED DISPENSARY	1 per Downtown Centennial Plan - 0 SPACES
TOTAL PARKING REQUIRED	0 SPACES
PROVIDED	9 SPACES
BICYCLE PARKING REQUIRED DISPENSARY	1/X,000 S.F. (4 MIN.)
TOTAL PARKING REQUIRED	X SPACES
PROVIDED	4 SPACES

Vicinity Map:



Site Plan

Scale: 1/8" = 1'-0"

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

PRJ-76044
04/01/19

Owner/Developer:

631 LVBLVD.LAS VEGAS, NEVADA
CONTACT: CURTIS HUFMAN
(XXX) XXXXXXX

Project No. MISC 2019

North

631 LVBS Dispensary

Las Vegas, Nevada

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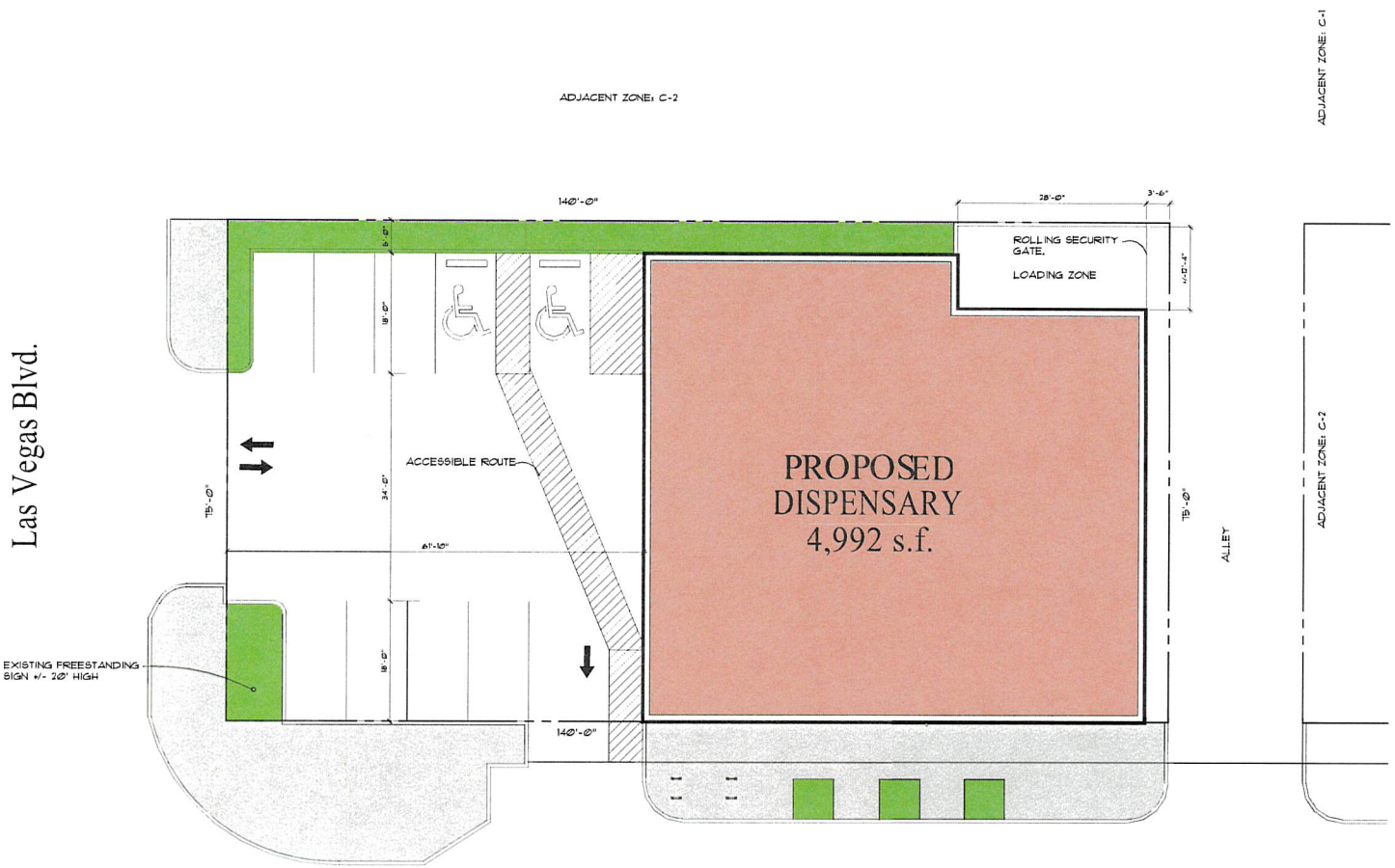
March 19, 2019

AVARUUS STUDIOS
(702) 776-7774



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PRJ-76044
04/01/19

Owner/Developer:

631 LVBLVD.LAS VEGAS, NEVADA
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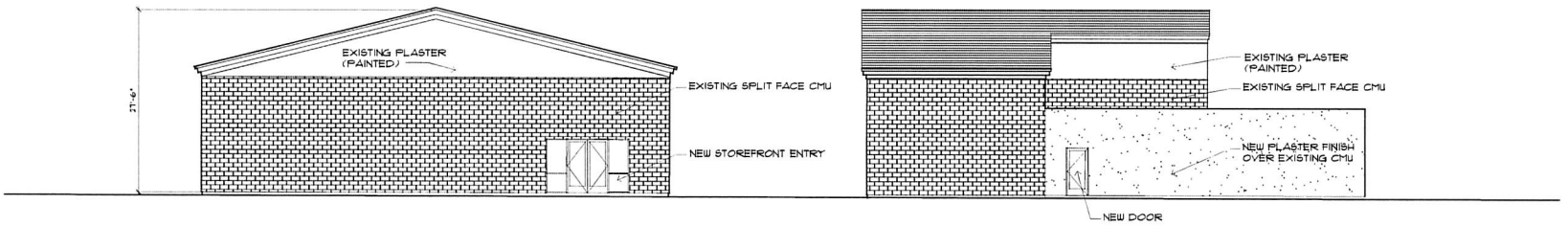

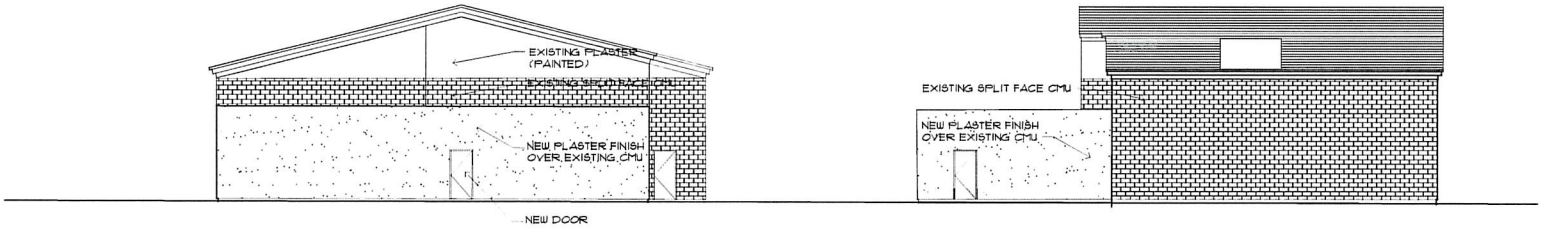

FUTURE SIGNAGE BY OTHERS TO COMPLY WITH SCENIC BYWAY REGULATIONS TYP.

Scale: 1/8" = 1'-0"

Exterior Elevations (Existing Bldg)

Scale: 1/8" = 1'-0"

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04/01/19

Project No. MISC 2019

631 LVBS
Dispensary
Las Vegas, Nevada

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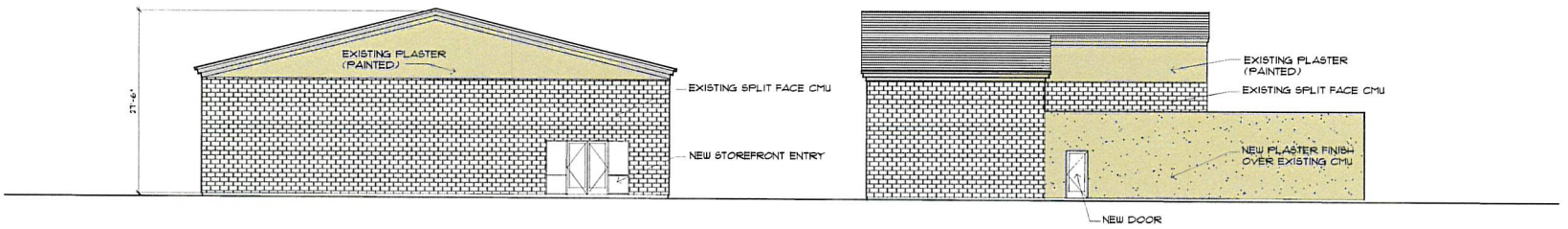

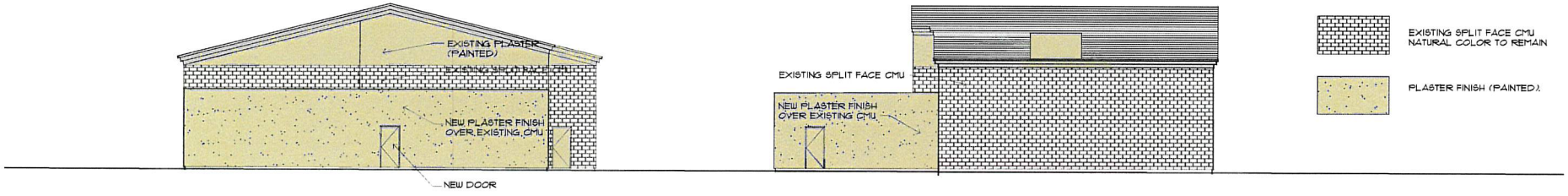

FUTURE SIGNAGE BY OTHERS TO COMPLY WITH SCENIC BYWAY REGULATIONS TYP.

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

Exterior Elevations (Existing Bldg)

Scale: 1/8" = 1'-0"

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Dispensary
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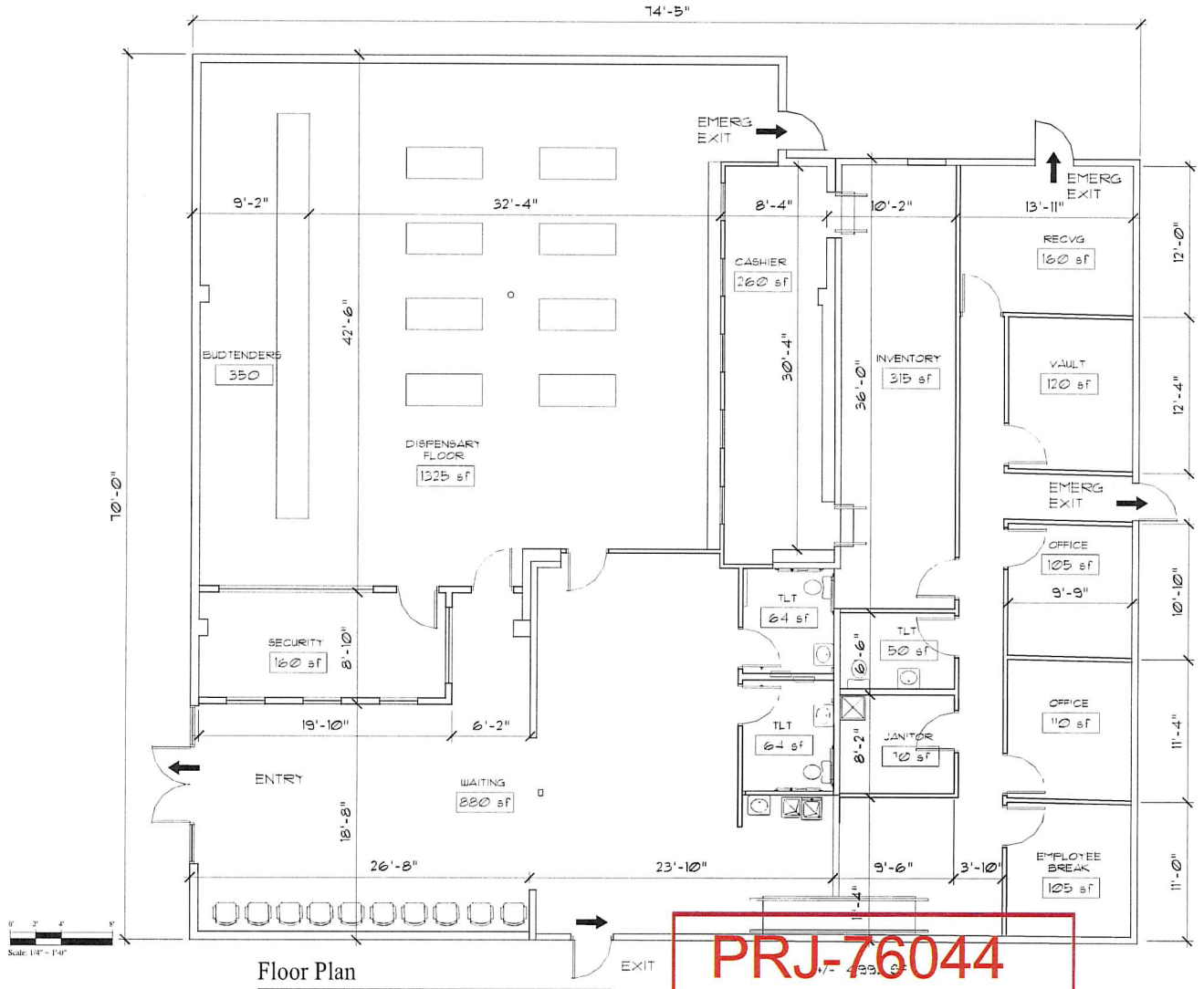

MAXIMUM OCCUPANT LOAD
98 PERSONS PER 2018 IBC

Floor Plan

Scale: 1/4" = 1'-0"

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SEPARATION DISTANCE SURVEY
MARIJUANA DISPENSARY 631 S. LAS VEGAS BOULEVARD

GRAPHIC SCALE

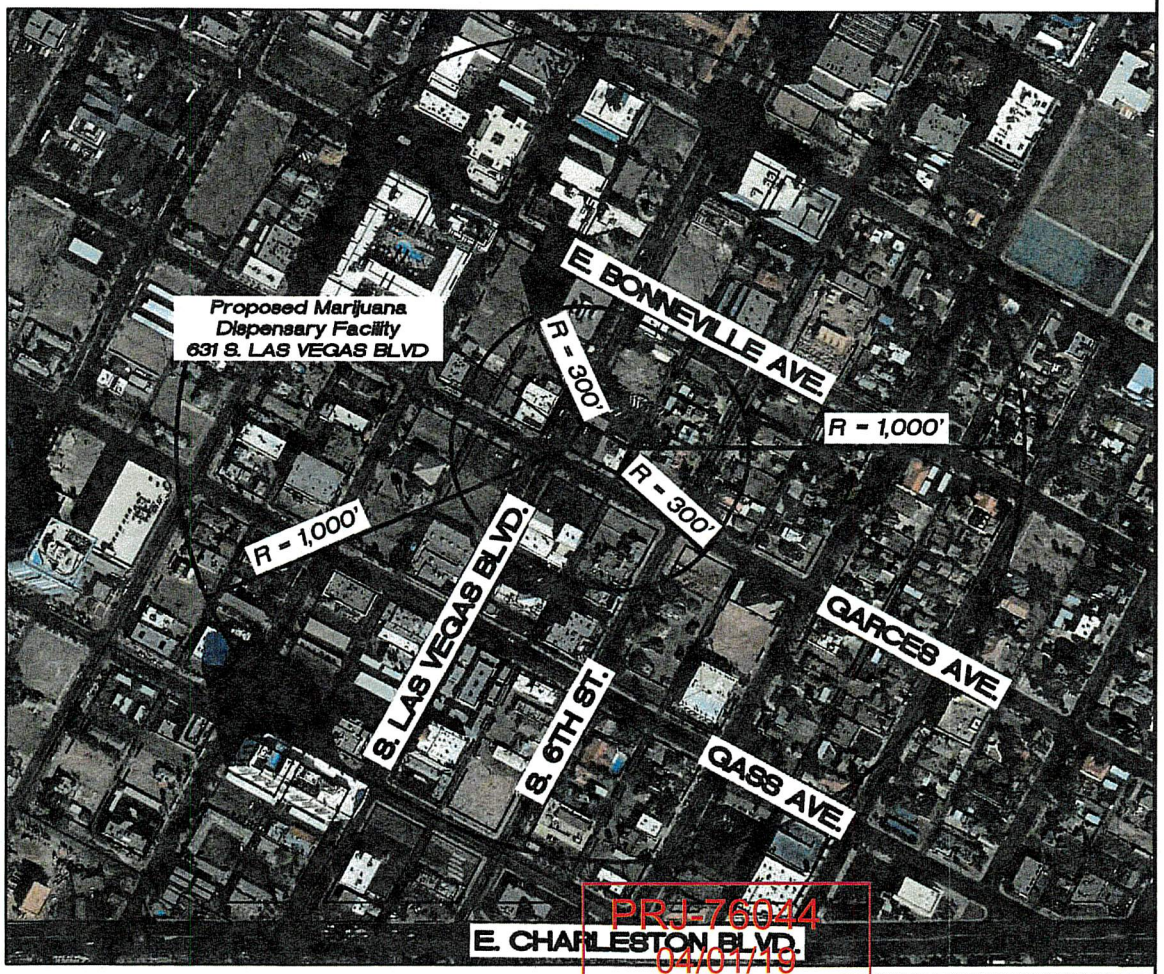
300 0 150 300

(IN FEET)
1 inch = 300 ft.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
MICHAEL L. HOLTON
Exp: 6/30/19
No. 13663

3/22/19

Michael L Holton
Professional Land Surveyor
Nevada Certificate No. 13663
Expires: 06/30/2019



Separation Distance Survey for a Marijuana Dispensary. 631 S. LAS VEGAS BOULEVARD

Scale: 1" = 300'

- Current zoning classification: C-2 (General Commercial)
- Radius of Circle Shown = 1,000, AND 300 FEET.
- Center of radii are exterior property corners of the Proposed Establishment.

Pursuant to City of Las Vegas development code title 19, chapter 12, section 070 and NRS 453A AND 453D.

THERE ARE NO SCHOOLS LOCATED WITHIN 1,000' OF THE PROPOSED FACILITY.

THERE ARE NO INDIVIDUAL CARE CENTERS LICENSED FOR MORE THAN 12 CHILDREN, COMMUNITY RECREATIONAL FACILITIES (PUBLIC), CITY PARKS, OR CHURCHES/HOUSES OF WORSHIP LOCATED WITHIN 300' OF THE PROPOSED FACILITY.

PRJ-76044
04/01/19

HLS SURVEYING
800 N. RAINBOW BLVD. #144
LAS VEGAS, NEVADA 89107
(702) 415-8337

DATE	03/22/19
DRAWN	MLH
SURVEYED	MLH
CHECKED	MLH

SHEET NO. 1/1



SUP-76163 [PRJ-76044] - SPECIAL USE PERMIT - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC
631 SOUTH LAS VEGAS BOULEVARD

04/15/19

City



SUP-76163 [PRJ-76044] - SPECIAL USE PERMIT - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC
631 SOUTH LAS VEGAS BOULEVARD

04/15/19

Cit



SUP-76163 [PRJ-76044] - SPECIAL USE PERMIT - APPLICANT: CANNASTARZ - OWNER: PINE MOUNTAIN HOLDINGS, LLC
631 SOUTH LAS VEGAS BOULEVARD

04/15/19

City

LAS Consulting
1930 Village Center Circle Bldg. 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

March 28, 2019

Courey Stewart
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Cannabis Dispensary-PRJ76044_JF001

Dear Mr. Stewart:

Please accept this letter as our request for a Special Use Permit for a new Marijuana dispensary located at the northwest corner of Las Vegas Blvd. and Garces. The state of Nevada recently granted a new license to several medical marijuana licensees. Circle S Farms was one in the City of Las Vegas. They are proposing to remodel the Showgirl Video building on Las Vegas Boulevard.

-There has been no significant change in the area which would make the proposed "Retail Marijuana Store" incompatible with its surroundings.

-The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D and Proposed Tile 19 ordinance. It is zoned and is more than 1,000 feet from the closest school. It is also more than 300 feet from any protected use as defined in NRS 453A and Las Vegas Proposed BILL NO. 2017-21.

-The proposed retail marijuana facility will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada. The proposed retail marijuana store will operate during authorized hours and does not have a drive through window.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health,

PRJ-76044
04/01/19

safety, and general welfare.

The principals of Circle S farm also own and operate Sahara Wellness, and medical/retail dispensary located at 420 East Sahara. The principals offer a proven and reliable platform that brings resources from within Nevada and throughout the United States to ensure best in class operations that focus on compliance and quality of care and will continue following best practices once approved for this new dispensary.

We believe that the following items are consistent with Planning Commission and/or City Council provisions:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. *A dispensary is compatible in this area.*
b. The subject site is physically suitable for the type and intensity of land use being proposed*; The site is a retail building. A dispensary is an appropriate use in a retail building.*

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *Las Vegas Boulevard is an appropriate size street, and*

d. Approval at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. *A marijuana dispensary supports the general plan and the public health and safety and welfare. It provides jobs to the community and increases security in the area through cameras and security guards, making not only the dispensary a safe place to be but also the surrounding businesses.*

We believe given our reputation for excellent service, exemplary operations, location and access to major streets and highways and convenient access to services in the area make this is an excellent location for retail sales. We respectfully request your approval to allow retail sales at this existing dispensary.

Yours truly,

Lucy Stewart

Lucy Stewart

PAGE 01/02
HENDERSON STEEL
06/24/2019 14:16 7025660957

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2019 JUN 24 P 2:21

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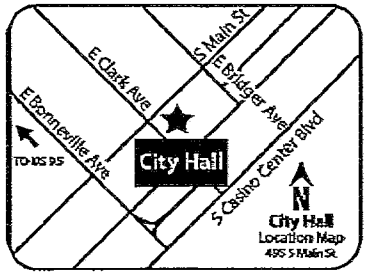

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934303002
L V LAND COMPANY L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

City Council - Page 102

PAGE 02/02
HENDERSON STEEL
City Council - Page 020
7025660957
06/24/2019 14:16

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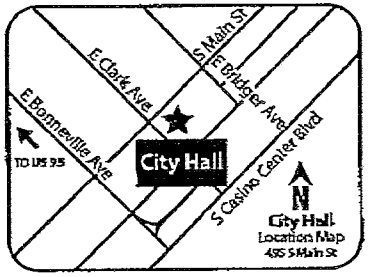

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934303004
L V LAND COMPANY II L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

111 DRDGNP1

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ffice of The City Clerk
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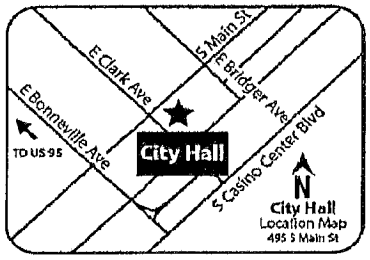

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UP-76163 [PRJ-76044]
ity Council Meeting of **07/03/19**

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2019 JUN 25 A 9:13

PRJ-76044
13934410110
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

133 ORDGNP1

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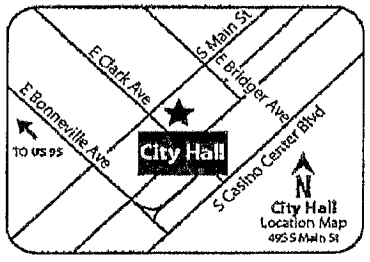

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PRJ-76044
13934410111
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

Submitted after final agenda

Item 85

133 ORDGNP1

Jun 25 19 07:41a 7022402511 p.1

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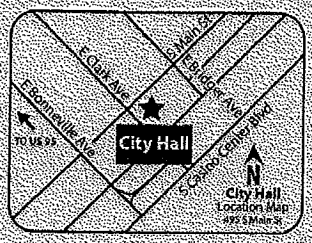

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934312098
ROBERTS DENNIS C REVOCABLE TRUST
ROBERTS DENNIS C TRS
353 E BONNEVILLE AVE #381
LAS VEGAS NV 89101

City of Las Vegas
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495 South Main Street, 2nd Floor
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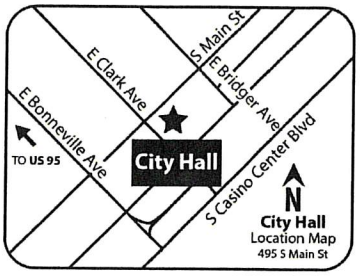

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934810044
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

98 DRDGNP1

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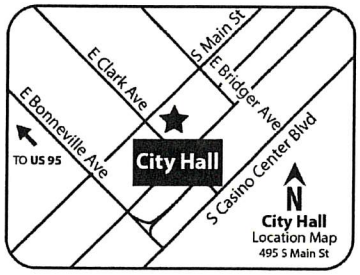

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934710046
SAKEN JOEL SANFORD TRUST
JOEL SAKEN
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

98 DRDGNP1

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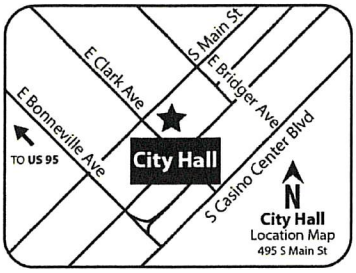

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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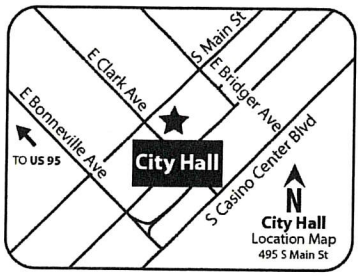

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City Council Meeting of **07/03/19**

PRJ-76044
13934710045
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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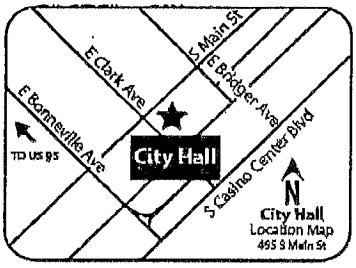

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934410149
LAS VEGAS BOULEVARD DEV L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

107 DRDCNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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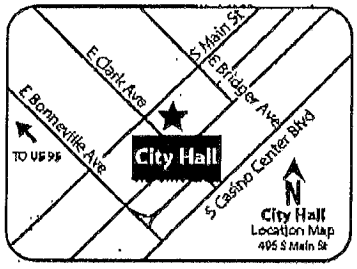
Official Notice of Public Hearing



2019 JUN 26 P 4:58
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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934410156
LAS VEGAS BOULEVARD DEV L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

107 DRDCNP1

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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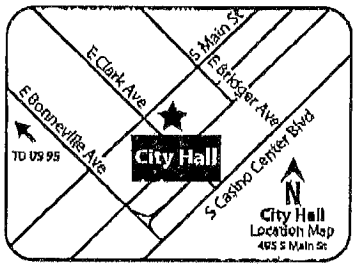

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2019 JUN 26 P 4:58

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Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934410155
PARCEL 155 L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

7029333451

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2019 JUN 27 A 7:02

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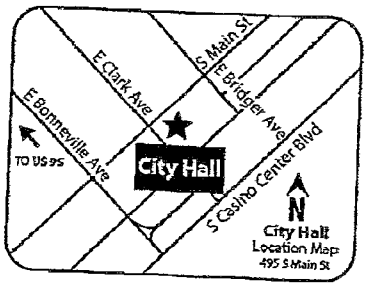

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☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]

City Council Meeting of **07/03/19**

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PRJ-76044
13934410150
777 SOUTH 4TH L L C
555 S 3RD ST
LAS VEGAS NV 89101

ST DRDGNP1

Jun 26 19, 06:12p Vegas Weddings

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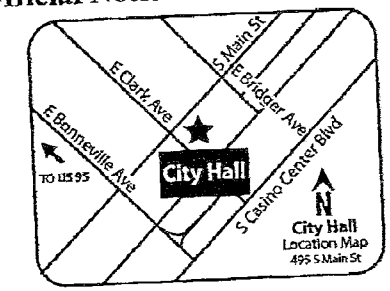

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]

City Council Meeting of **07/03/19**

PRJ-76044
13934311089
515 BUILDING L L C
LAS VEGAS WEDDING BUREAU LEASE
555 SOUTH 3RD ST
LAS VEGAS NV 89101

67 DRDGNP1

7029333451

Jun 26 19, 06:12p Vegas Weddings

7029333451

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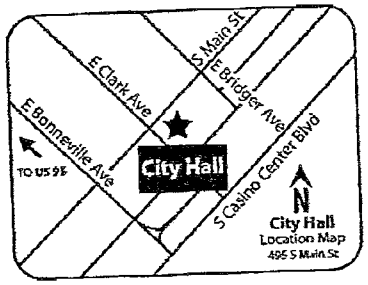

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☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]

City Council Meeting of **07/03/19**

PRJ-76044
13934311090
515 BUILDING L L C
LAS VEGAS WEDDING BUREAU LEASE
555 SOUTH 3RD ST
LAS VEGAS NV 89101

87 ORDCNP1

Jun 26 19, 06:12p Vegas Weddings

7029333451

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Las Vegas, Nevada 89101

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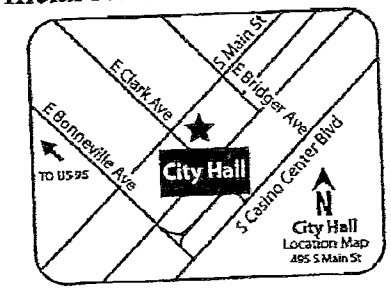

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934301007
BUYERS ONLY REAL EST AGENCY LLC
555 S 3RD ST
LAS VEGAS NV 89101-6501

87 ORDCNP1

Jun 26 19, 06:12p Vegas Weddings

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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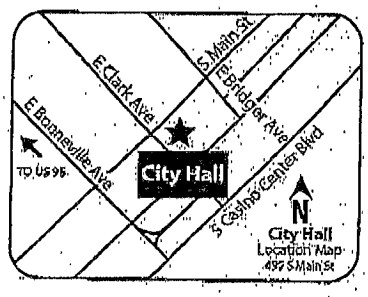

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CITY CLERK
2019 JUL -1 A 7:00

PRJ-76044
13934411059
WALLACE 2014 TRUST
WALLACE DAVID M & NADIA M TRS
1414 E LAKE MEAD BLVD #365130
NORTH LAS VEGAS NV 89036

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

UP-76163 [PRJ-76044]

City Council Meeting of 07/03/19

Submitted after final agenda
Item 95

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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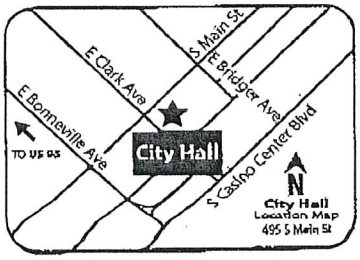

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CITY CLERK
2019 JUL -1 A 7:01

PRJ-76044
13934310026
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

BY DEPOSITED

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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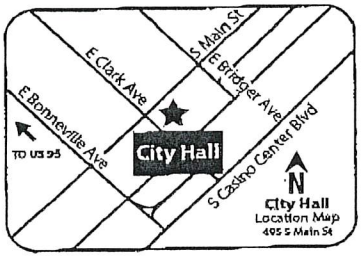

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2019 JUL -1 A 7:01

PRJ-76044
13934310023
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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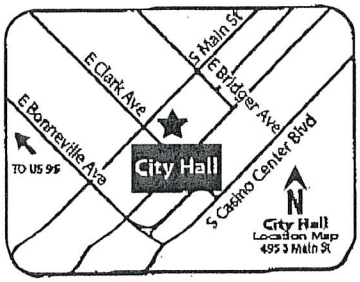

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934310027
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUL -1 P 12:15

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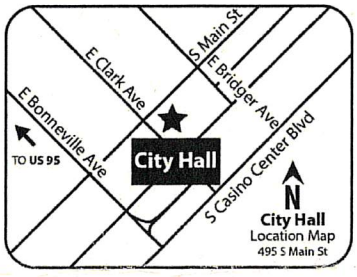

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934411059
WALLACE 2014 TRUST
WALLACE DAVID M & NADIA M TRS
1414 E LAKE MEAD BLVD #365130
NORTH LAS VEGAS NV 89036

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2019 JUN 27 P 12:12

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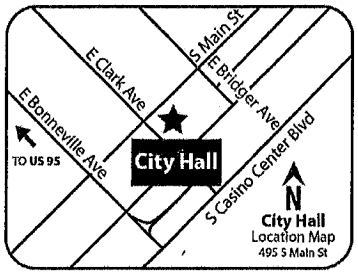

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
City Council Meeting of **07/03/19**

PRJ-76044
13934410070
TRINAYSTICH CATHERINE
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

95 ORIGINAL

Submitted after final agenda
Item 95

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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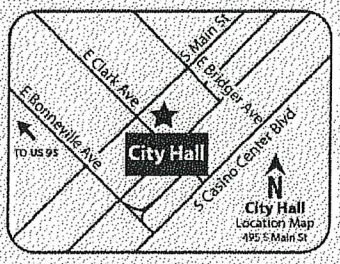

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MAY 22 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934312098
ROBERTS DENNIS C REVOCABLE TRUST
ROBERTS DENNIS C TRS
353 E BONNEVILLE AVE #381
LAS VEGAS NV 89101

Submitted after final agenda

45P

To: Planning Department Page 1 of 1
2019-05-22 21:35:16 (GMT)
17024421971 From: Dennis Roberts

p.3
7029333451

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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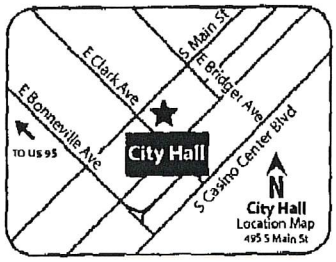

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934301007
BUYERS ONLY REAL EST AGENCY LLC
555 S 3RD ST
LAS VEGAS NV 89101-6501

Vegas Weddings
May 21 19, 12:23p

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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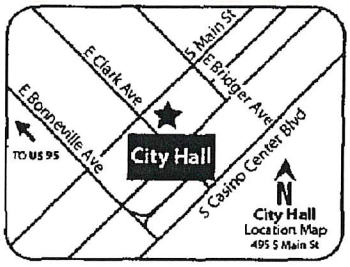

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☐ I SUPPORT ☒ I OPPOSE

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MAY 2 2 2019
Dept of Planning
City of Las Vegas

SUP-76163

PRJ-76044
13934301007
BUYERS ONLY REAL EST AGENCY LLC
555 S 3RD ST
LAS VEGAS NV 89101-6501

Duplicate - Not Counted

45P

p.1

7029333451

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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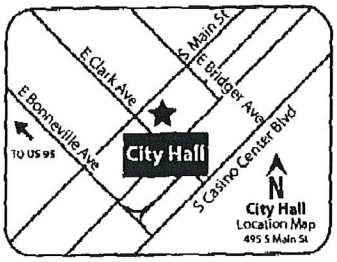

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SUP-76163 [PRJ-76044]
Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410150
777 SOUTH 4TH L L C
555 S 3RD ST
LAS VEGAS NV 89101

87 DRDFNP1 89101

Vegas Weddings

May 21 19, 12:23p

45P

p.2

7029333451

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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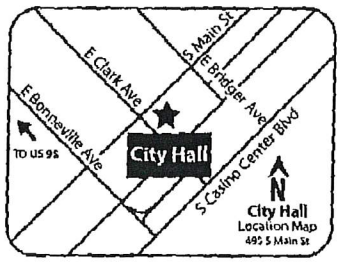

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934311089
515 BUILDING L L C
LAS VEGAS WEDDING BUREAU LEASE
555 SOUTH 3RD ST
LAS VEGAS NV 89101

97 DRDFNP1 89101

Las Vegas Weddings

45P

p.4

7029333451

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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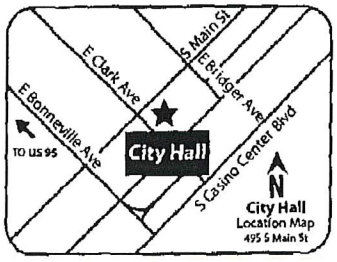

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MAY 2 2 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934311090
515 BUILDING L L C
LAS VEGAS WEDDING BUREAU LEASE
555 SOUTH 3RD ST
LAS VEGAS NV 89101

87 DRDFNP1 89101

May 21 19, 12:23p Vegas Weddings

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

May 21 19 11:55a

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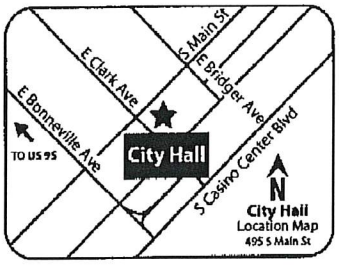

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SUP-76163 [PRJ-76044]
Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410110
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

7022402511

p.1

45P

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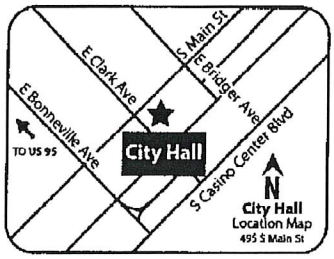

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SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410111
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

133 DRDFNP1 89138

May 21 19 11:57a

7022402511

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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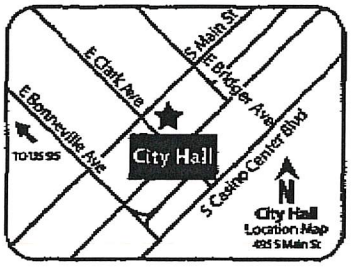

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City of Las Vegas

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SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

97 DRDFNP1 89101

45p

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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Permit No. 1630

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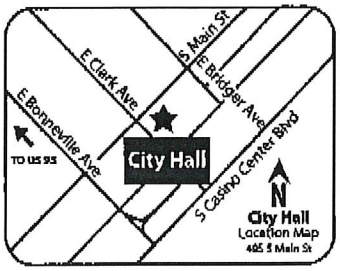

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City of Las Vegas

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SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410149
LAS VEGAS BOULEVARD DEV L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

107 DRDFNP1 89146

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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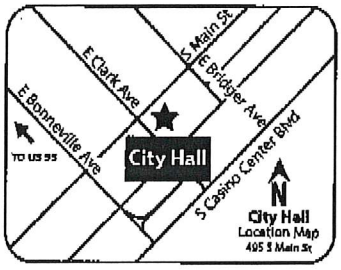

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MAY 28 2019
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410156
LAS VEGAS BOULEVARD DEV L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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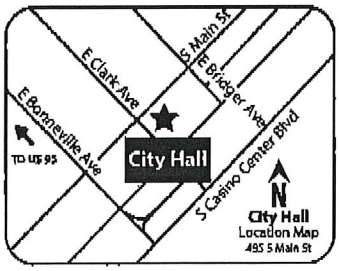

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Dept of Planning
City of Las Vegas

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☒ I OPPOSE this Request

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SUP-76163 [PRJ-76044]

Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934410155
PARCEL 155 L L C
6050 S FORT APACHE RD #200A
LAS VEGAS NV 89148

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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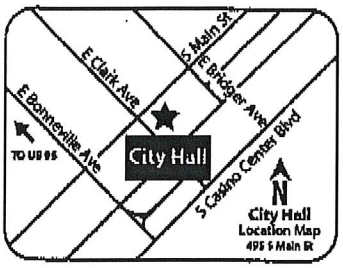

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76163 [PRJ-76044]
Planning Commission Meeting of **05/28/2019**

PRJ-76044
13934301010
FUMO OSVALDO E
601 LAS VEGAS BLVD
LAS VEGAS NV 89101

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MAY 28 2019
Dept of Planning
City of Las Vegas

Submitted after final agenda

45A

05/26/2019 15:12 osvaldo Fumo (FAX) P.001/001

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
86

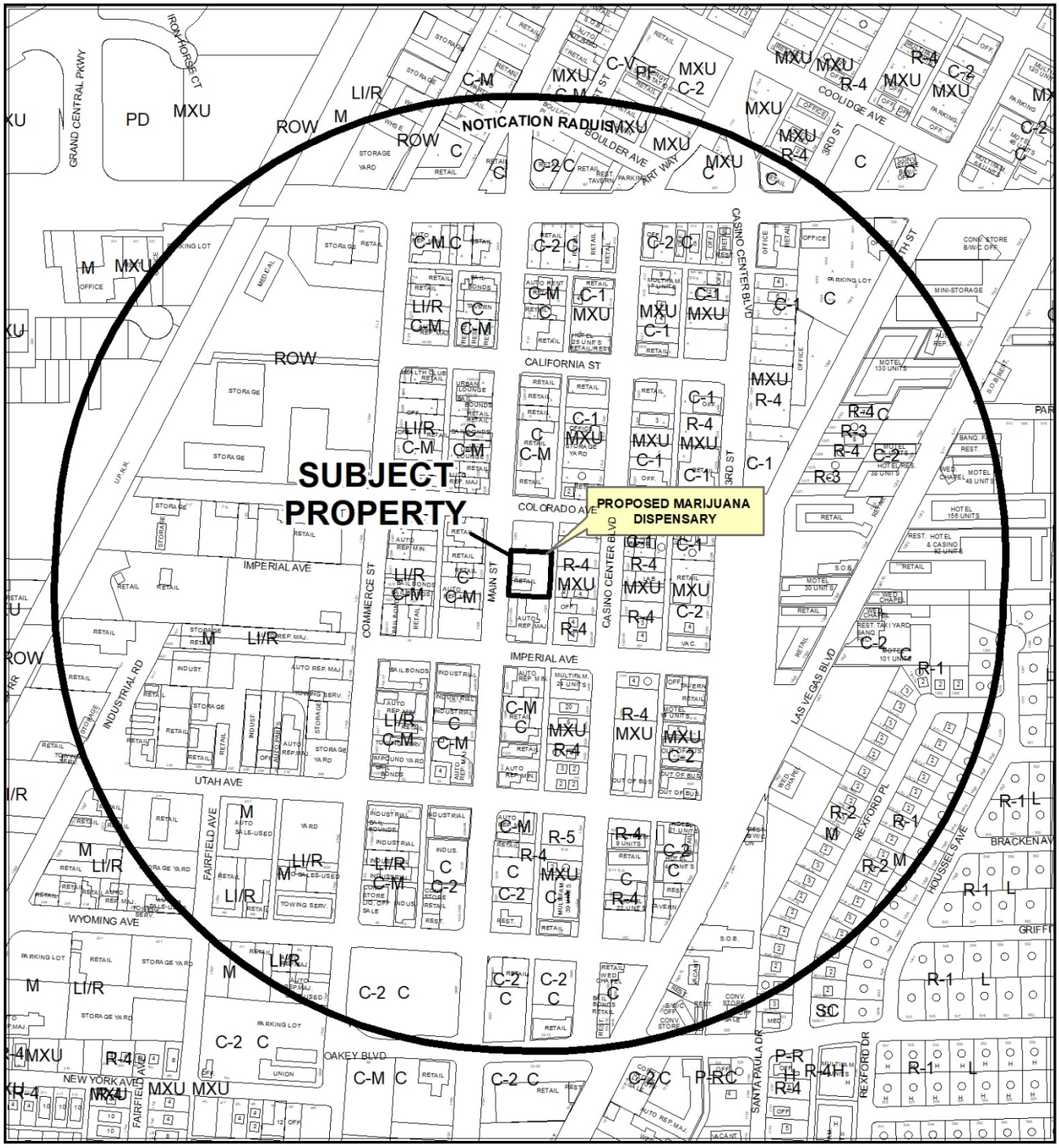
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,720 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-76081]. The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	6
City Council Meeting	0	City Council Meeting	6

RECOMMENDATION:
The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Submitted after Final Agenda - Abeyance Request Letter Submitted by Sarah Barton and Support Postcards
9. Backup Submitted at the May 28, 2019 Planning Commission Meeting



CASE: **SUP-76230 (PRJ-76081)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL) ZONE



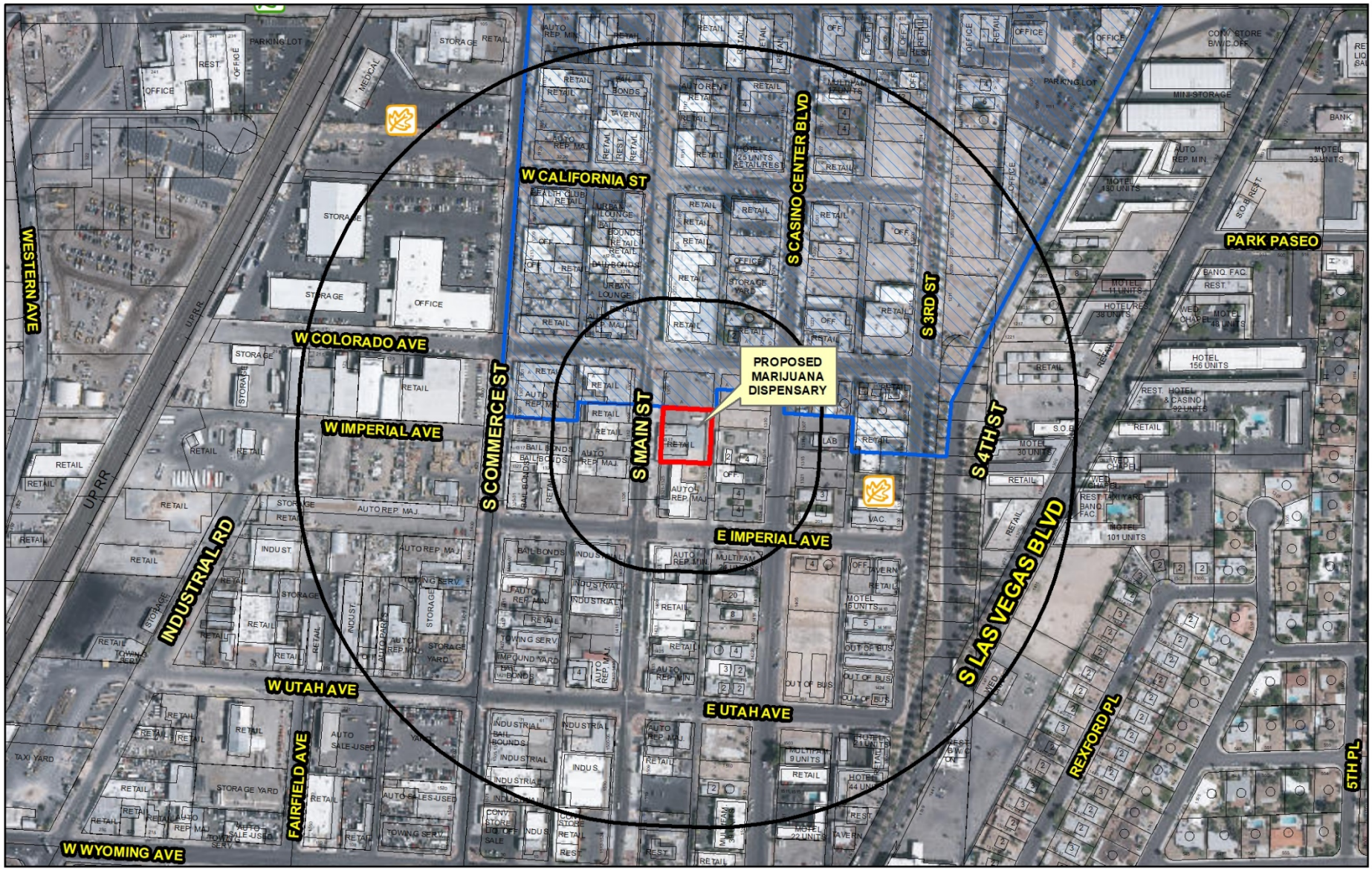
0 375 750 Feet

CASE: **SUP-76230 (PRJ-76081)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL) ZONE

N



SUP-76230
(PRJ-76081)

Marijuana Establishments

- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Teen Dance Center
- Child Care/ Children Facility
- Parks

Prohibited Areas

- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, April 15, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 3, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76230	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 348 (By City Clerk)

PROTESTS 0

APPROVALS 6

JAB

**** CONDITIONS ****

SUP-76230 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

3. Approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and floor plan date stamped 05/07/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

10. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

11. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

13. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Marijuana Dispensary to be located at 1319 Main Street.

ISSUES

- The Marijuana Dispensary use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.
- There are no protected uses within the required separation distance.

ANALYSIS

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement since there are no protected uses located within these minimum separation distances.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
        D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement since this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

No outside storage is indicated on the submitted site plan. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The submitted floor plans show only one point of entry and exit for public access. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

No drive-through is indicated on the submitted site plan. The proposed use meets this requirement since this requirement will apply if approved.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement since the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant proposes no accessory uses at this site. The proposed use meets this requirement since this requirement will apply if approved.

The proposed Marijuana Dispensary will be located in an existing, single-story building, midblock on Main Street with an alley in the rear. The building is currently vacant, and there are no active licenses at the subject site. According to the floor plans stamped 05/07/19, the proposed use will occupy 3,720 square feet by combining 1,840 square feet at 1317 South Main Street and 1,880 square feet at 1319 South Main Street. These two addresses are in the southern half of the existing structure. The applicant proposes some tenant improvement in the interior and façade work on the exterior.

A distance separation survey from a surveyor licensed in Nevada shows that the subject site meets the minimum separation distance from protected uses in the area. Staff performed a windshield survey to confirm the survey map submitted by the applicant.

The subject site is located in Area 1 of the Downtown Las Vegas Overlay (Gateway District) and is zoned C-M (Commercial/Industrial). There are no restrictions in the Gateway District or Title 19.12 for the Marijuana Dispensary use. The intent of Area 1 is to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. Consequently, as outlined in Title 19, Appendix F, Table 11, there are no additional parking requirements for a change of land use in Area 1. The surrounding area has ample on-street parking throughout the Gateway District.

This parcel is currently served by Las Vegas Valley Water District (LVVWD), but the service does not have backflow prevention required for the proposed use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit prior to permit issuance. It should be noted that the service for this parcel is located on Imperial, east of the alley. There are no water lines in Main Street or the alley itself.

There are no protected uses within the required distance separations for the proposed Marijuana Dispensary. The use achieves the vision of the Gateway District that ground floor and civic spaces attract more population to the area and stabilize the neighborhood. Staff finds the proposed use to be compatible with the surrounding uses and recommends approval with conditions.

FINDINGS (SUP-76230)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located in midblock on Main Street in Area 1 of the Downtown Las Vegas Overlay where new land uses are not subject to the automatic application of parking requirements. There is an alley to the east and ample places to park on the surrounding streets. The subject site is adjacent to a Primary Arterial and is physically suited for the type and intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The proposed Marijuana Dispensary can be accessed from Main Street, a Primary Arterial, as defined by the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Marijuana Dispensary use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety, and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/19/01	The City Council approved a Special Use Permit (U-0137-01) for a Secondhand Dealer of used restaurant equipment located at 1317 South Main Street. The Planning Commission recommended approval.
08/28/08	The Planning Department refunded a request for a Special Use Permit (SUP-28999) for a proposed Manufacturing, Heavy Facility at 1317 South Main Street.
05/28/19	The Planning Commission voted (4-0-1) to recommends APPROVAL of a request for a Special Use Permit FOR A PROPOSED 3,720 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-76081].

Most Recent Change of Ownership	
11/06/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1968	The commercial building was constructed.
06/01/95	A building permit (#95378386) was issued for a partial tear off and reroof at 1315 South Main Street.
01/16/97	A building permit (#97001193) was issued to pressure test gas lines at 1317 South Main Street.
06/19/03	A building permit (#3012759) was issued for an engineered steel shade structure and fittings at 1317 South Main Street.
11/13/06	A building permit (#6006859) was issued to demo an auto lift at 1317 South Main Street.

Pre-Application Meeting	
03/19/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Special Use Permit and the minimum requirements for a Marijuana Dispensary.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
04/15/19	Staff observed the subject site during a routine field check. The structure is currently vacant. No trash, debris or graffiti was observed.

Details of Application Request	
Site Area	
Net Acres	0.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
North	Undeveloped	C (Commercial)	C-M (Commercial/Industrial)
South	Undeveloped Auto Repair Garage, Major	C (Commercial)	C-M (Commercial/Industrial)
East	Undeveloped Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial R-4 (High Density Residential)
West	General Retail Store, Other Than Listed Auto Repair Garage, Major	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or # of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	3,720 SF	1 per 175 SF	22				
TOTAL SPACES REQUIRED			22		0		Y*
Regular and Handicap Spaces Required			1	1	0	0	Y*
Loading Spaces	3,720 SF	1 per 10K SF	1		0		Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 1317-1319 South Main Street

Project Name Main Street Dispensary **Proposed Use** marijuana dispensary

Assessor's Parcel #(s) 162-03-110-131 **Ward #** 3

General Plan: Existing General Retail Proposed Retail **Zoning:** Existing C-M Proposed C-M

Additional Information

Property Owner Main Street Investments III, LLC Contact

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone

Applicant Main Street Investments III, LLC Contact

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89193

E-mail MainStreetCRE@gmail.com Phone

Representative Metroplex Realty, LLC Contact Paul Murad

Address 930 S 3rd Street, Suite 400 City Las Vegas State NV Zip 89101

E-mail paul@metroplexgroup.com Phone

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)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name David G. Lebrand, Manager of PDG LLC

Subscribed and sworn before me

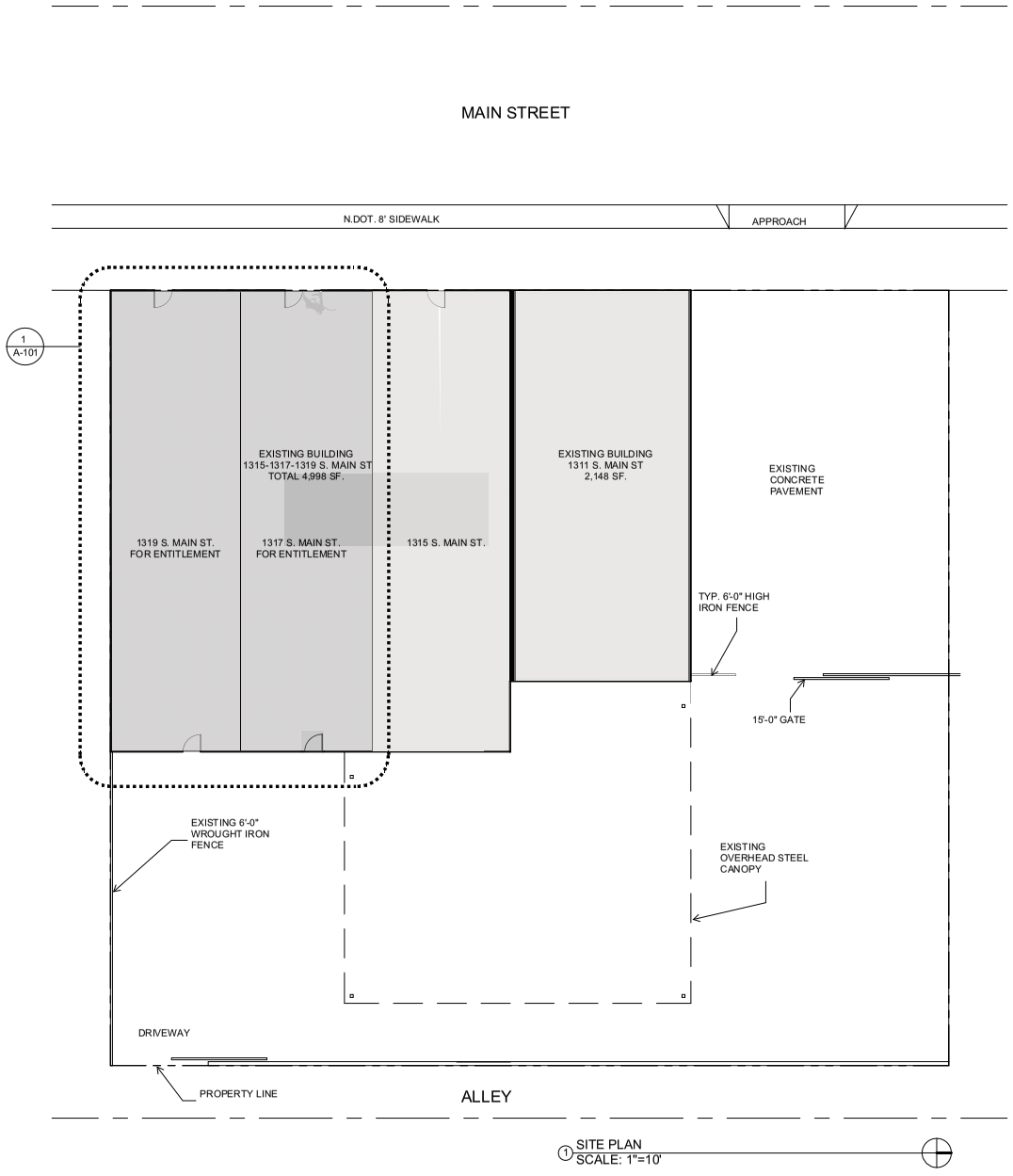
This 7th day of March, 20 19

NV. Clark

Notary Public in and for said County and State

K. DIFFENBAUGH
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-3905-1
My Appt. Expires August 14, 2022

PRJ-76081
04/08/19



1 SITE PLAN
SCALE: 1"=10'

SHEET GENERAL NOTES

1. SUITE 1317 AND 1319 TO BE ENTITLED FOR DISPENSARY.
2.
3.
4.

COROM DESIGN

COROM DESIGN
www.coromcreative.com

1317-19 S. Main Street
Las Vegas NV 89104

SUP Submittal

No.	Description	Date

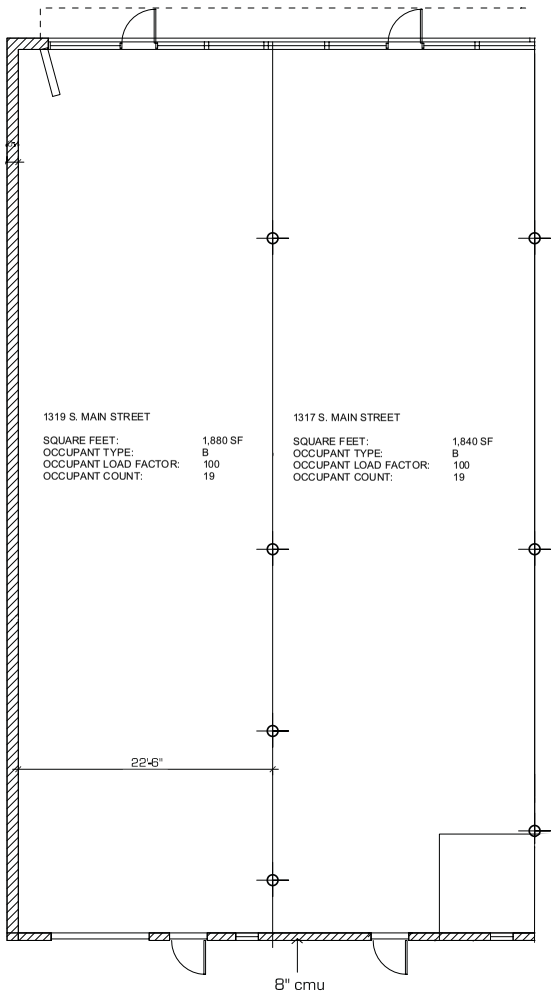
Site Plan

Project number	0824
Date	03-22-19
Checked by	DG
Scale	1" = 10'-0"

T-101

PRJ-76081
05/9/19

City Council - Page 1675



1 Level 1
3/16" = 1'-0"

SHEET GENERAL NOTES

1. SUITE 1317 AND 1319 TO BE ENTITLED FOR DISPENSARY.
2.
3.
4.

ENTRY

COROM DESIGN
COROM DESIGN
www.coromcreative.com

1317-19 S. Main Street
Las Vegas NV 89104

SUP Submittal

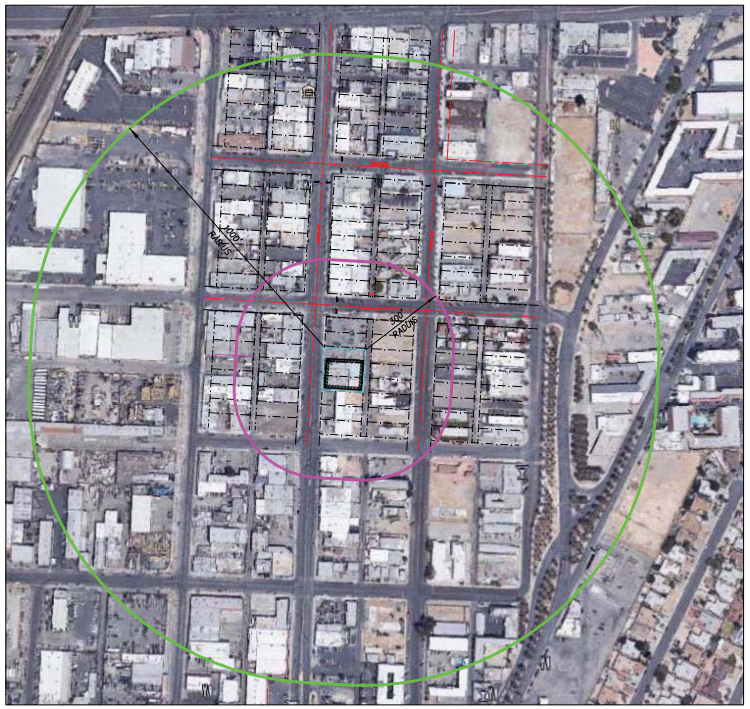
No.	Description	Date

Floor Plan

Project number	0824
Date	03-22-19
Checked by	DG
Scale	3/16" = 1'-0"

PRJ-75581
05/9/19

A-101



LEGEND

PROPERTY LINE

EXISTING BUILDING – PROPOSED DISPENSARY

ARC – 1000' RADIUS

ARC – 300' RADIUS

N
W E
S

GRAPHIC SCALE

0 20 10 20 40

(IN FEET)
1 INCH = 20 FEET

CERTIFICATION

TO THE CITY OF LAS VEGAS
THIS MAP IS TO CERTIFY THAT THE BELOW INFORMATION IS BASED ON THE RADII PROXIMITY REQUIREMENTS OUTLINED IN THE CITY OF LAS VEGAS TITLE 19 CODE.
FURTHERMORE, ALL RESEARCH WAS BASED ON ITEMS DEFINED IN CLARK COUNTY OPENWEB INFO MAPPER ONLINE, CLARK COUNTY BUSINESS LICENSE VERIFICATION SEARCHES AND VISUAL INSPECTIONS OF HE AREA WITH THE SPECIFIED RADII LIMITS.
THE FINDINGS ARE AS FOLLOWS:

SEPERATION FROM SCHOOLS
NONE LIE WITHIN THE 1000 FOOT RADIUS AREAS

SEPERATION FROM A CITY PARK
NONE LIE WITHIN THE 300 FT RADIUS AREAS

SEPERATION FROM A CHURCH / HOUSE OF WORSHIP
NONE LIE WITHIN THE 300 FT RADIUS AREAS

IINDIVIDUAL CARE–FAMILY HOME, INDIVIDUAL CARE–GROUP HOME, OR INDIVIDUAL CARE CENTER
NONE LIE WITHIN THE 300 FT RADIUS AREAS

COMMUNITY RECREATIONAL FACILITY (PUBLIC)
NONE LIE WITHIN THE 300 FT RADIUS AREAS

ANY USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS
NONE LIE WITHIN THE 300 FT RADIUS AREAS

ANY USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS, SUCH USE INCLUDE WITHOUT LIMITATION COMMERCIAL RECREATION/AMUSEMENT (INDOOR OF OUTDOOR); LIBRARY, ART GALLERY OR MUSEUM (PUBLIC); TEEN DANCE CENTER AND MARTIAL ARTS STUDIO THAT PROVIDES INSTRUCTIONS TO MINORS
NONE LIE WITHIN THE 300 FT RADIUS AREAS

REVISIONS

NO.	DATE	BY

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES T. STOVALL
EXPIRES 6-30-20
No. 9992
4-2-19

DRAWING FILE:	
DRAWN BY:	JTS
CHECKED BY:	JTS
JOB NO.:	019–024
SCALE:	1"=20'
DATE:	04/03/19

STOVALL SURVEYING LLC
James Todd Stovall PLS CFedS
5317 W. Craig Rd. ste. 120-346
Las Vegas, Nevada, 89130
(702)419-3432
stovallsurvey@gmail.com
License in Arizona, California, Nevada, Utah, Colorado and North Dakota

PROXIMITY MAP
MEDICAL AND RECREATIONAL MARIJUANA DISPENSARY

LOCATION: 1319 S MAIN STREET
APN: 162–03–110–131
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PRJ-76081
04/08/19

SHEET
1 OF 1



SUP-76230 [PRJ-76081] - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC
1319 SOUTH MAIN STREET

04/15/19

Cit



SUP-76230 [PRJ-76081] - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC
1319 SOUTH MAIN STREET

04/15/19

City



SUP-76230 [PRJ-76081] - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC
1319 SOUTH MAIN STREET

04/15/19

Cit

MAIN STREET INVESTMENTS
3773 Howard Hughes Parkway, 500S
Las Vegas, Nevada 89169
MainStreetCRE@gmail.com

JUSTIFICATION LETTER

Date: March 8th, 2019

To: Department of Planning

From: Main Street Investments III, LLC

Subject: **SUP – 1317-1319 South Main Street**

We are writing this letter as the property owners who would like to develop this building located on Main Street along the recently completed street improvement project. We are requesting an approval for a Special Use Permit for a Marijuana Dispensary Use within approximately 3,800 square feet of the building.

This use will bring the needed security to this particular building but also the entire block where vandalism and vagrant activity has been rampant for years. In fact, Metro police has been called on numerous occasions to the properties located on this block and this one in particular over the years since the last business closed on this block. Vagrants and trespassers have been arrested there frequently or escorted off the property. Dispensaries bring added security, significant investment into their space, and traffic of customers who can support neighboring small businesses in this building and others around it. Therefore, approval of this use will help improve this block of Downtown significantly.

This use will create significant new jobs at this location, which will drive demand for more housing that has been recently approved on South Casino Center Boulevard behind the property. The store will be open seven days a week with long hours which will bring customers from the Strip, Fremont tourist corridor, and local neighborhoods due to extensive advertising that this type of use generates. The space will have a great urban and industrial feel based on the discussions with prospective tenants that we have had. This will become a space that everyone will enjoy visiting and the growing Downtown community will embrace.

We will support our local artists by exhibiting their art in the space as well as special events for First Fridays and other Downtown events. We will aim to work with local Downtown based vendors and suppliers when possible. The building will be bike, electric scooter, and other mobility device friendly to encourage alternative transportation in Downtown. This building is located on the bike-sharing route and dedicated bike lanes. We plan to designate specific spaces for drop offs and pick ups by ride sharing companies to alleviate parking issues and DUI concerns by customers visiting the dispensary.

We appreciate your help and support of this redevelopment project in the heart of the Downtown Las Vegas,

Paul Murad, Property Manager for
Main Street Investments III, LLC

PRJ-76081
04/08/19

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2019 JUN 24 P 12:22

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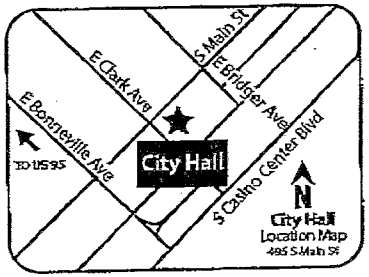
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



City Council - Page 166

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

SUP-76230 [PRJ-76081]
City Council Meeting of **07/03/19**

PRJ-76081
16203202005
ARISTOTLE HOLDING LIMITED PARTNE
9125 S BUFFALO DR
LAS VEGAS NV 89113

107 DRDGNP1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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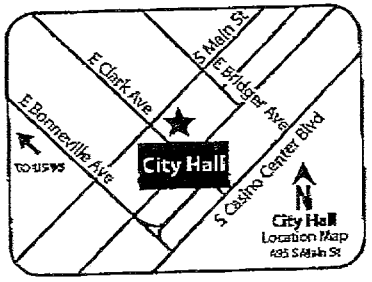

PRJ-76081
16203210090
ARISTOTLE HOLDING LIMITED PARTNE
9125 S BUFFALO DR
LAS VEGAS NV 89113

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76230 [PRJ-76081]

City Council Meeting of **07/03/19**

107 DRDGNP1

City Council - Page 1082

MAIN STREET INVESTMENTS
3773 Howard Hughes Parkway, 500S
Las Vegas, Nevada 89169
MainStreetCRE@gmail.com

RECEIVED
CITY CLERK
2019 JUL -3 A 7:23

Date: July 2, 2019

To: Department of Planning

From: Main Street Investments III, LLC

Subject: **SUP – 1317-1319 South Main Street**

We are requesting abeyance of this item from July 3rd City Council agenda to August 21st agenda. Due to the fact that there are 3 new City Council members and a number of other council members were traveling prior to this meeting, we have not been able to meet and talk with all of the City Council members about this item prior to the meeting. We need additional time and respectfully ask to abbey this item.

We appreciate your help on this matter,

Sarah Barton

Sarah Barton
Manager

Submitted after final agenda

Item 86

From ring-u.com virtual fax Tue 02 Jul 2019 06:49:29 PM UTC Page 2 of 3

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2019 JUL -2 P 12:15

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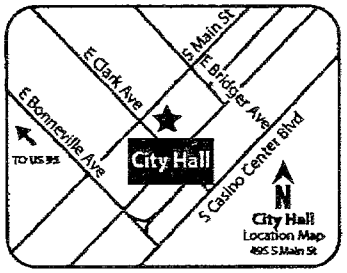

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76230 [PRJ-76081]
City Council Meeting of **07/03/19**

PRJ-76081
16203105010
MAIN STREET INVESTMENTS II L L C
P O BOX 93033
LAS VEGAS NV 89193

137 DRDGNP1

Item 86
Submitted after final agenda

Page 1 of 3
Tue 02 Jul 2019 06:49:29 PM UTC
From ring-u.com virtual fax

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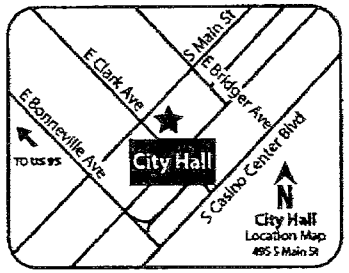

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76230 [PRJ-76081]
City Council Meeting of **07/03/19**

PRJ-76081
16203110067
MAIN STREET INVESTMENTS II L L C
P O BOX 93033
LAS VEGAS NV 89193-3033

137 DRDGNP1

Page 1 of 1
Tue 02 Jul 2019 06:52:15 PM UTC
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Las Vegas, Nevada 89101

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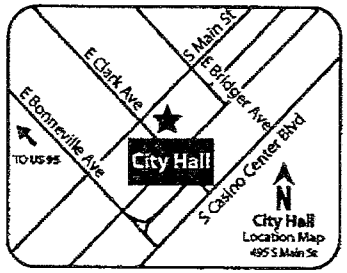

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76230 [PRJ-76081]
City Council Meeting of **07/03/19**

PRJ-76081
16203110131
MAIN STREET INVESTMENTS III L L
P O BOX 93033
LAS VEGAS NV 89193

137 DRDGNP1

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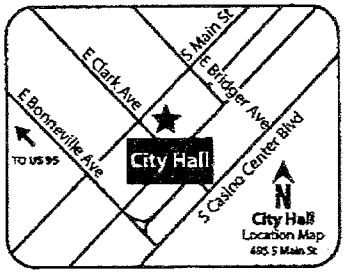

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76230 [PRJ-76081]
City Council Meeting of **07/03/19**

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PRJ-76081
16203105011
MAIN STREET INVESTMENTS II L L C
P O BOX 93033
LAS VEGAS NV 89193

137 DRDGNP1

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas. Nevada 89106

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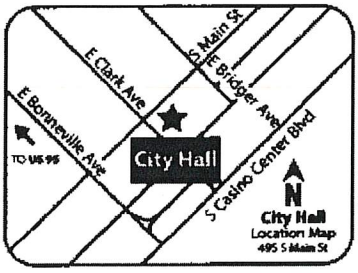

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Dept of Planning
City of Las Vegas

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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

PRJ-76081
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 DRDFNP1 89156

Submitted after final agenda

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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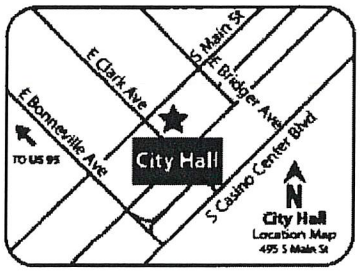

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

PRJ-76081
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 DRDFNP1 89158

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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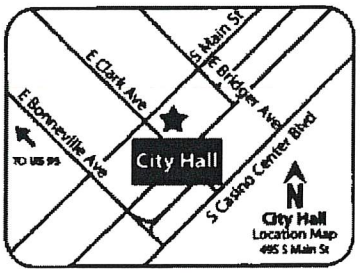

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

PRJ-76081
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 ORDFNP1 89156

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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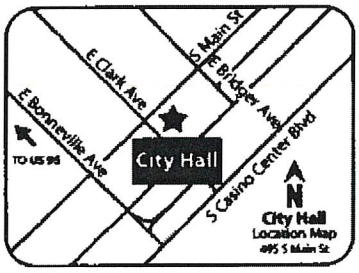
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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MAY 2 2 2019
Dept of Planning
City of Las Vegas

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SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

PRJ-76081
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 DRDFNP1 89158

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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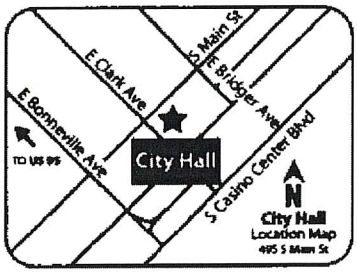

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SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

PRJ-76081
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S #1706
LAS VEGAS NV 89158-4364

101 DRDFNP1 89158

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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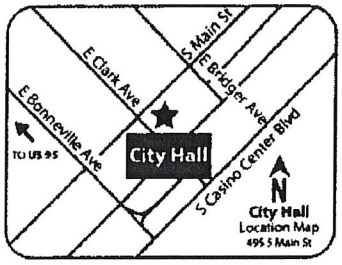

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SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

MAY 2 3 2019 RECEIVED
MAY 2 8 2019
Dept of Planning
City of Las Vegas

PRJ-76081
16203110082
MAIN STREET INVESTMENTS I L L C
P O BOX 40488
TUCSON AZ 85717

2 DRDFNP1 85717

Submitted after final agenda

46A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
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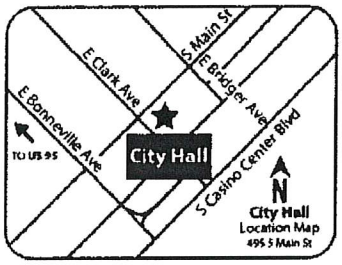

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76230 [PRJ-76081]
Planning Commission Meeting of **05/28/2019**

MAY 2 [illegible] 2019

RECEIVED
MAY 28 2019
Dept of Planning
City of Las Vegas

PRJ-76081
16203110082
MAIN STREET INVESTMENTS I L L C
P O BOX 40488
TUCSON AZ 85717

2 DRDFNP1 85717

Duplicate - Not Counted

46A

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
87

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
88

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

AGENDA SUMMARY PAGE

City Council
Meeting of: July 3, 2019

Agenda Item No.:
89

SUBJECT:
Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

BACKUP DOCUMENTATION:
Submitted at Meeting - Flyers for 4th of July Celebration and Nevada Child Seekers Missing Juvenile Bulletins by Councilwoman Fiore; Ward 5 Final Announcements, Traffic Signal Activation, Mother Hubbard's Cupboard, Alpha Phi Alpha Day, A.D. Guy Knowledge Center, Coffee with Councilman Crear and Stay Connected by Councilman Crear

Ward 6 - Updates/Events



4th of July Celebration

Thursday, July 4th
6:30 p.m.

Skye Canyon Park (10111 Skye Canyon Park Drive)

MISSING JUVENILE

Sent: 2019-06-21 @ 09:06 Case: 190300066789 Author: JH/NCS

NIC #	
Last Name	CAMBERO
First Name	ASHLEY
Nickname	
Alias	
Age	17
Gender	FEMALE
Height	5'5
Weight	120
Eyes	BROWN
Hair	BROWN
Complexion	
Race	HISPANIC
BirthDate	
Last Contact	03/14/2019
Marks	



ASHLEY WAS LAST SEEN IN THE AREA OF TORREY PINES DR & W WINDMILL LN (LAS VEGAS,NV)

CHILD WAS LAST SEEN WEARING BLACK PANTS WITH A WHITE GREY T-SHIRT AND A GREY

IF YOU HAVE ANY INFORMATION CONTACT THE NUMBERS LISTED BELOW

Las Vegas Metro Police (702) 828-3111
Nevada Child Seekers (702) 458-7009

MISSING JUVENILE

Sent: 2019-06-18 @ 13:50 Case: 190600080690 Author: JH/NCS

NIC #	
Last Name	BROUSSARD
First Name	ISAIAH
Nickname	
Alias	
Age	16
Gender	MALE
Height	5'8
Weight	113
Eyes	BROWN
Hair	BLACK
Complexion	
Race	AFRICAN AMERICAN
BirthDate	
Last Contact	11/12/2018
Marks	



CHILD WAS LAST SEEN IN THE AREA OF PECOS & BONANZA (LAS VEGAS,NV)

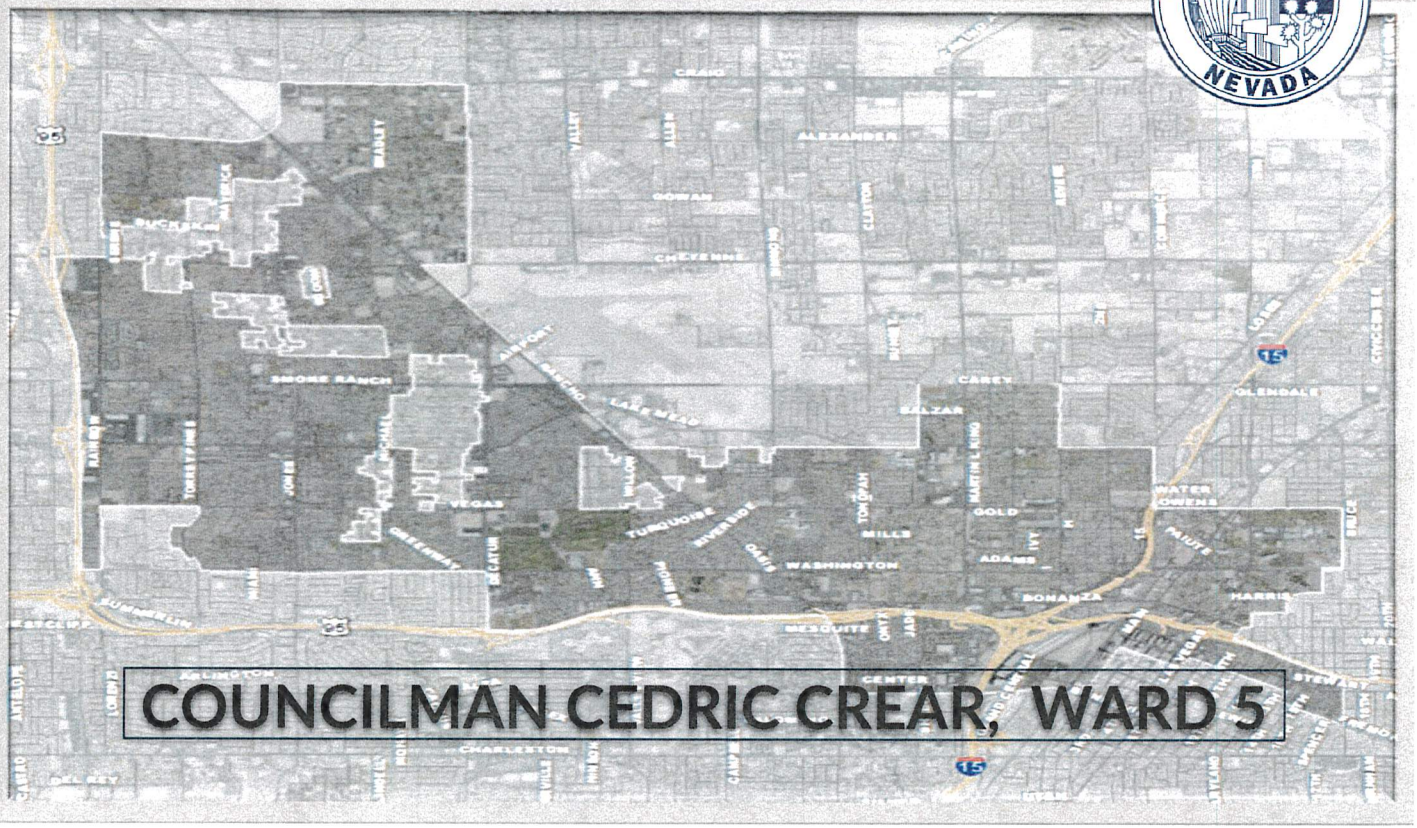
IT IS UNKNOWN WHAT THE CHILD WAS WEARING

IF YOU HAVE ANY INFORMATION PLEASE CONTACT THE PHONE NUMBERS LISTED BELOW

Las Vegas Metro Police (702) 828-3111
Nevada Child Seekers (702) 458-7009

Ward 5 Final Announcements



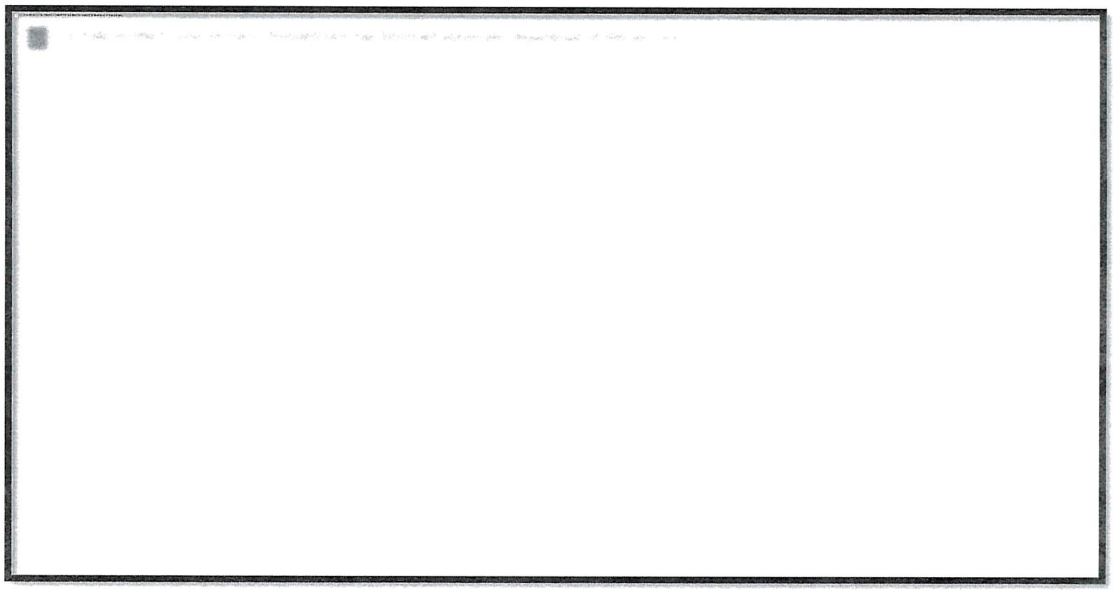


COUNCILMAN CEDRIC CREAR, WARD 5

Traffic Signal Activation

Tuesday, July 9
9:00 am

Lake Mead Blvd./Comstock Drive
Stella Lake



Ward 5: Announcements

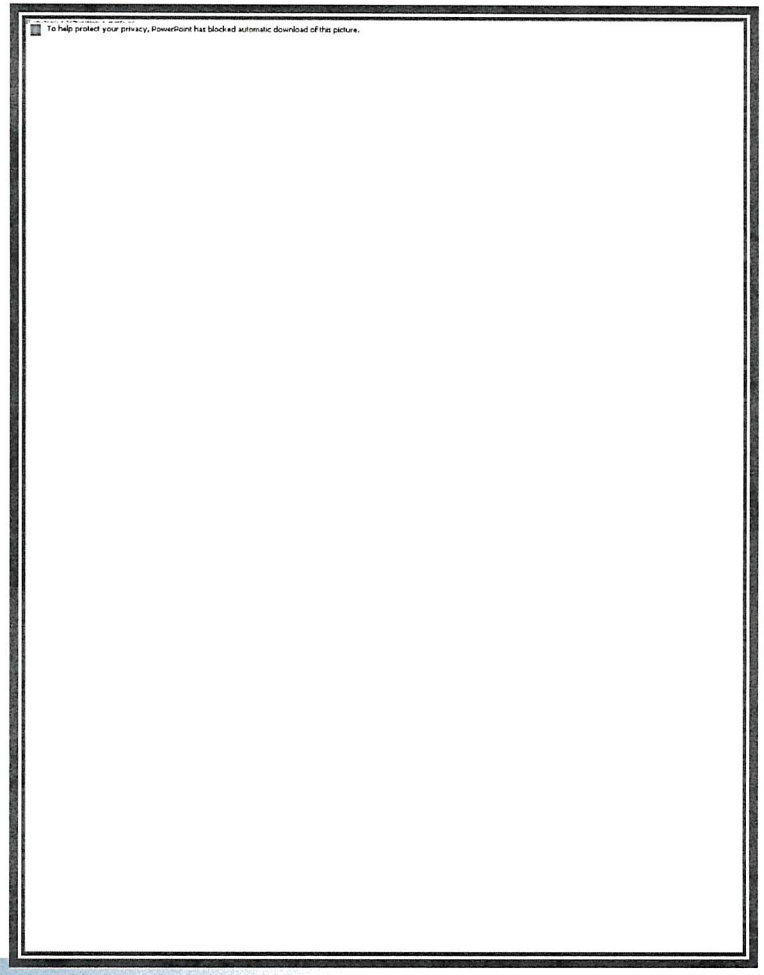
Mother Hubbard's Cupboard

Friday, July 12

9 am – 11 am

Derfelt Senior Center

3343 W. Washington Street

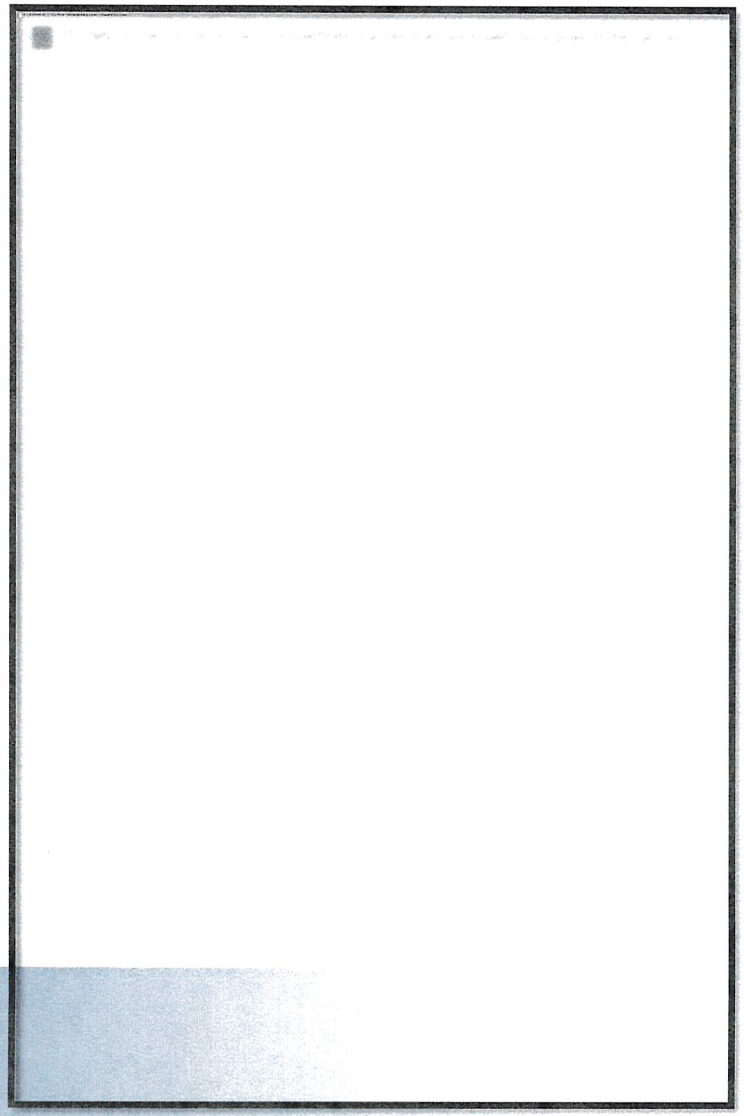


Ward 5: Announcements

Alpha Phi Alpha Day

In celebration of Alpha Phi Alpha Incorporated's 95th Conference
Saturday, July 20

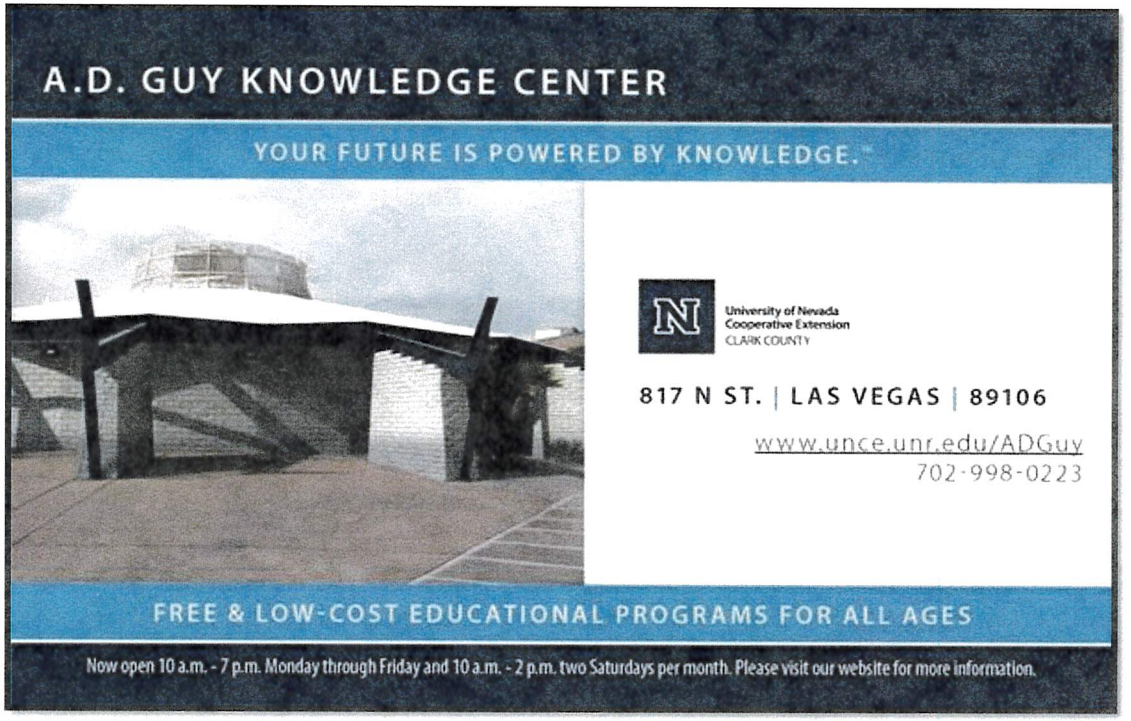
Doolittle Campus
All-Day event



Ward 5: Announcements

A. D. Guy
Knowledge Center

817 N Street



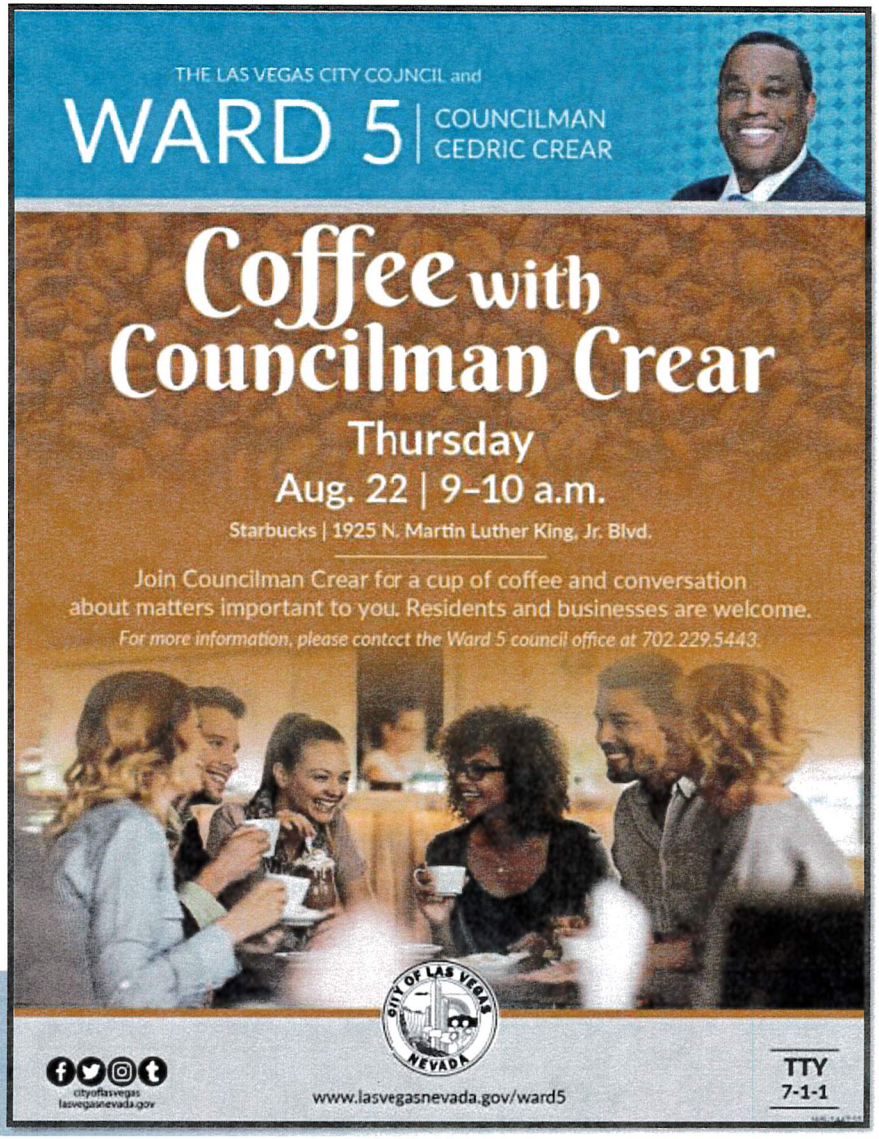
Ward 5: Announcements

Coffee With Councilman Crear

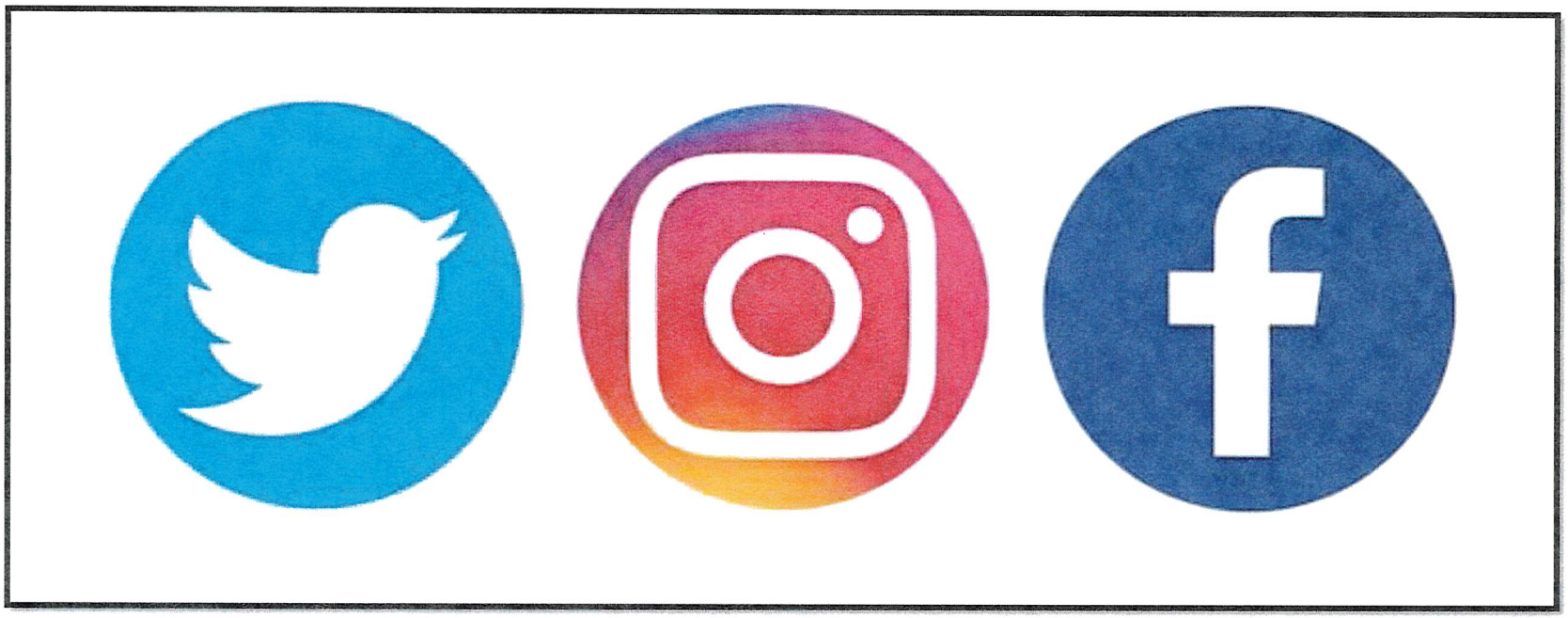
Thursday, August 22
9 am – 10 am

Starbucks
1925 Martin Luther King, Jr. Blvd

Ward 5: Announcements







Ward 5: Announcements