



HENDERSON CITY COUNCIL AGENDA ITEM

REGULAR MEETING DATE	June 21, 2010	ITEM NO. (City Clerk's Office Only)	PH-001
SUBJECT	A) CPA-09-520002 – Comprehensive Plan Amendment B) ZCA-10-660001 – Zone Change with Overlay C) CUP-10-540018 – Conditional Use Permit R Resort		
PETITIONER	Community Development and I M Wolf		
RECOMMENDATION	Approval		

FISCAL IMPACT:

No Impact Budgeted funds available Augmentation required

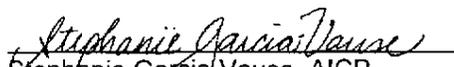
CMTS Number(s):

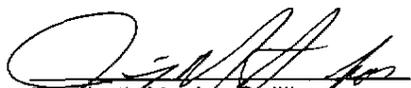
Funding Source, Amount, and Account Number(s) to be charged:

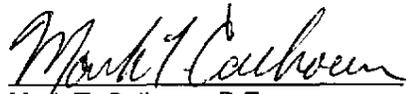
BACKGROUND / DISCUSSION:

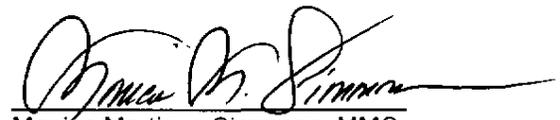
This item was heard at the June 10, 2010, Planning Commission Meeting. Planning Commissioners recommended approval with a vote of 7-0-0 for: A) Amend the Land Use Policy plan to apply TC (Tourist Commercial) land use on approximately 33 acres; B) Zone Change from H1 (County Designation Limited Resort and Apartment) to CT-G-MP (Tourist Commercial with Gaming and Master Plan Overlays) for a Resort Hotel; and C) Non-restricted gaming and allow a maximum building height of 550 feet; on approximately 23 acres, generally located at the northeast corner of St. Rose Parkway and Las Vegas Boulevard, in the West Henderson Area.

RECOMMENDED MOTION:	I move to approve CPA-09-520002, ZCA-10-660001, and CUP-10-540018 – R Resort.
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Stephanie Garcia-Vause, AICP
Director of Community Development


Elizabeth Macias Guillin
City Attorney


Mark T. Calhoun, P.E.
City Manager *ms*


Monica Martinez Simmons, MMC
City Clerk

**AGENDA ITEM
INCLUDE WITH EACH AGENDA ITEM**

SUBJECT	A) CPA-09-520002 – Comprehensive Plan Amendment B) ZCA-10-660001 – Zone Change with Overlay C) CUP-10-540018 – Conditional Use Permit R Resort
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Continued Background/Discussion:

Supporting Documentation: List all materials attached as backup with this agenda item (e.g., contracts, correspondence, exhibits, applications, etc.). All backup material must be submitted with agenda item in accordance with the deadline schedule.

Staff Report and exhibits.

Staff Contact Name and Number Regarding this Item: Jason Rogers, 267-1529

Agenda/Action Letter Recipients: Identify the name(s) and address(es) of the petitioner, applicant, and other parties that an agenda or action letter will be sent to:

Name	Address

Document Signatures. Indicate who will be responsible for routing the documents for signature after Council approval:

Department Contact Name/Number:
(Please list the name and number of the staff member responsible)

City Clerk
(The original document(s) requiring signature, plus one copy, must be submitted with the agenda item in accordance with the deadline schedule)

Presentations. Staff presentation items, including scripts, must be submitted with the agenda items in accordance with the deadline schedule.

Indicate resources required at Council Meeting:

VCR/DVD Software Presentation Other:

Note: It is recommended that presentation resources be tested prior to the Council Meeting by the presenter. Contact the City Clerk's Office at 267-1400 for assistance with the audiovisual equipment.

Suggested Keywords for Document Searches

**CITY OF HENDERSON
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION DATE: June 10, 2010
AGENDA ITEM NUMBER: 15
APPLICATION NUMBERS: A) CPA-09-520002
B) ZCA-10-660001
C) CUP-10-540018

PROJECT APPLICANT: I M Wolf
PROJECT DESCRIPTION: R Resort

- A) Amend the Land Use Policy plan to apply TC (Tourist Commercial) land use on approximately 33 acres;
- B) Zone Change from H1 (County Designation Limited Resort and Apartment) to CT-G-MP (Tourist Commercial with Gaming and Master Plan Overlays) for a Resort Hotel; and
- C) Non-restricted gaming and allow a maximum building height of 550 feet; on approximately 23 acres, generally located at the northeast corner of St. Rose Parkway and Las Vegas Boulevard, in the West Henderson Area.



PLANNING COMMISSION DECISION:

- A) CPA-09-520002 RECOMMENDED APPROVAL, subject to a finding of fact.
- B) ZCA-10-660001 RECOMMENDED APPROVAL by resolution of ordinance, subject to findings of fact, conditions, and a waiver.
- C) CUP-10-540018 RECOMMENDED APPROVAL, subject to findings of fact and conditions.

VOTE: 7-0-0-0

PROJECT INFORMATION

PROJECT NUMBERS

- A) CPA-09-520002
- B) ZCA-10-660001
- C) CUP-10-540018

PUBLIC HEARING NOTIFICATION

Notice Published	May 31, 2010
Notice Mailed	May 27, 2010
Notices Sent	1,033
Notice Radius	2,525 Feet
Sign Posted	May 31, 2010
Neighborhood meeting	July 22, 2009

EXISTING ZONING

Clark County H-1 (Limited Resort and Apartments)

EXISTING LAND USE

Clark County Commercial Tourist

NEIGHBORHOOD CHARACTERISTICS

	Zoning	Land Use	Existing Use
North	R-3 (Clark County)	Commercial Tourist, Medium-Residential, High-Residential (Clark County)	Multifamily residences
South	CT-G-PUD	TC	M Resort
East	H-1 (Clark County)	Commercial Tourist (Clark County)	Undeveloped
West	H-1 (Clark County)	Commercial Tourist (Clark County)	Undeveloped

BACKGROUND AND PRIOR ACTIONS

Date	Action
9/28/06	County Commissioners approved zone change (ZC-0236-06) to permit H-1 (Limited Resort and Apartments) zoning to permit a resort hotel/casino facility.
11/17/06	County Commissioners approved use permit UC-0571-06 for the enlargement/expansion of the Gaming Enterprise District (GED), a resort hotel/casino, and increased building heights.
11/14/08	County Commissioners approved an extension of time for the use permit UC-0571-06 (ET-0247-08) until November 8, 2012.

7/22/09	Neighborhood meeting for CPA-09-520002 held; no residents or members of the public attended.
4/20/10	Applicant begins annexation process; completion and recordation to include within City limits anticipated by August 3, 2010.

CPA-09-520002

ANALYSIS

The applicant requests approval to amend the land use designation from Clark County Commercial Tourist to CT (Tourist Commercial) for the future development of a resort/casino facility. The land use designation change is on approximately 33 acres. The approximate 8.95 acres owned by the Bureau of Land Management (BLM) is not subject to the development of a resort/casino facility at this time. In the anticipation of future development to compliment the R Resort, the land use designation is being extended on the property to facilitate such a development. The 33 acres are currently going through the City's annexation process.

Comprehensive Plan Analysis:

Theme 1 – Balanced Land Uses

Tourist Commercial land use is compatible to the existing Clark County land use designation. The proposal is consistent with the tourist commercial land use for the M Resort and other properties to the west in the County and south in the City. Staff finds the amendment will provide a balanced land use as it promotes employment opportunities to attract residents. Further, once the R Resort is built, the site will help maintain economic stability, diversify local economy, and spur future commercial development in the surrounding area.

Theme 2 – Quality Developments

The R Resort meets the purpose of this theme as it encourages a development that offers a variety of business, leisure, and entertainment components to create a quality development. The site plan displays hotel accommodations, restaurants, entertainment lounges, meeting space, convention areas, and a casino. The City has in place design standards that guide and promote quality design to foster creative architecture and an aesthetically-pleasing project. Final design guidelines to capture the applicant's vision of a strip-style resort hotel/casino and the goals of this theme will be submitted with a future design review.

Theme 3 – Integrated Desert Environments

The property has frontage along St. Rose Parkway, which requires developments to integrate a desert environment within its landscape buffers. The Development Code calls for environmentally sensitive and energy efficient designs for future development. It is anticipated the final design guidelines will outline specific

techniques to ensure these components are met, which will also address the goals and purpose of this theme.

Theme 4 – Connected Places

The site will be accessible from Las Vegas Boulevard and St. Rose Parkway, major arterials that can accommodate high levels of traffic and future modes of alternative transportation. A pedestrian realm is planned along the property's St. Rose Parkway, Las Vegas Boulevard, and Bruner Avenue frontage to foster pedestrian activity. A condition has been included that also states the applicant will work with other property owners at the Las Vegas Boulevard and St. Rose Parkway intersection to develop a pedestrian bridge to help promote safe pedestrian movement. Further, various appropriate road improvements and facilities are proposed to improve vehicular circulation along the Las Vegas Boulevard and St. Rose Parkway corridors.

Theme 5 – Arts and Culture

The site plan depicts venues such as meeting rooms, showrooms, and convention areas for hosting cultural events or displaying public art to create an appealing environment. Future design reviews and the final design guidelines will ensure the components of this theme are integrally-designed with the project.

Based upon meeting these Comprehensive Plan themes and recognizing that events, trends or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, staff recommends approval of this amendment.

ZCA-10-660001

Zoning/Background/Development Program

TC (Tourist Commercial) zoning with Master Plan (MP) and Gaming (G) overlay is requested on 23 acres to accommodate a resort hotel/casino. Only 16 acres subject to the rezoning are developable as the remainder of land is within the right-of-way. Clark County approved the R Resort entitlement applications in 2006. Approvals were for a resort hotel, casino, restaurants (with bars), showrooms, convention facilities, theaters, live entertainment (lounges), and other complementary uses. Various waivers (i.e. setback-to-building height ratio, parking counts, and airspace encroachment) to accommodate the resort hotel/casino were also approved by the County. The development program approved by the County is included below:

Clark County Approved Conceptual Site Plan (5-5-06)		
Uses	Rooms	Approx Square Feet
Resort Hotel	2,220	
Restaurants		48,160
Bar		9,400
Lounge		8,980
Retail		2,600
Casino		76,950
Ballroom		20,160
Meeting Rooms		22,875
Showroom		23,500
Pool		115,000
Parking Garages		77,550

In detail, the site plan approved by the County depicts the approximate 200,000 square feet of uses within a low-rise building centralized within the property. Conceptual floor plans show the casino surrounded by various commercial/entertainment uses within the low-rise building. Two high-rise towers to house the 2,220 rooms for hotel guests flank the east and west side of the low-rise building. The two towers shown on the conceptual site plan are 470 feet and 550 feet in height.

A 2.5-acre sized pool fronting St. Rose Parkway and a one acre roof-top garden on the low-rise building are provided to meet leisure needs of guests. A seven-level parking garage is located to the rear along Bruner Avenue to provide ample parking for guests. Further, pedestrian realms along road frontages and public areas throughout are provided to foster a safe and aesthetically pleasing experience.

No development has occurred on the site since the County approved the project. The R Resort property is currently going through the City's annexation process. This zone change is to establish like-zoning, the mix of uses, the site plan, and an orderly planning process similar to the existing County approval.

R Resort Uses

The Master Plan Overlay allows for the modification of regulations, standards, and other requirements outlined within the Development Code. In this case, the overlay affords the ability to request uses that are typically allowed conditionally or not permitted within the proposed zoning district. The proposed R Resort Master Plan includes conditional uses or uses permitted by specific standards under the Code to be allowed by-right. The requests for the variation of uses for the R Resort Master Plan are as follows:

Use	Code	Proposed MP
Resort Hotel	C	P
Time-Share Project	C	P
Tavern	C	P
Wine Lounge	C	P
Restaurant with bars	S	P
Outdoor Live Entertainment Uses	C	P
Commercial Recreation and Entertainment Uses	C	P
Hookah Lounge	C	P
Pharmacy	C	P
Ongoing outdoor temporary events	T	P

The abovementioned uses are only allowed by-right when integrally-designed with the resort hotel/casino development. A use not requested with the master plan or developed as a freestanding use shall comply with the requirements of the Title 19. A condition has been included to meet this intent.

Additionally, some of the uses listed above may have separation or vehicle travel distance requirements due to liquor sales. A vehicle travel distance study was conducted and no protected uses would be impacted by the proposed liquor uses. The nearest protected use is 2,299 feet north of the R Resort site within Clark County (see map in back-up materials). Therefore, when these uses are integrally-designed within the R Resort, they shall not be subject to those requirements.

Future Design Reviews

The R Resort is the applicant's vision of a strip-style resort hotel/casino that offers a variety of business, leisure, and entertainment needs to create a quality development. Site plans and elevations show building square footages, generic materials, building heights, and building layouts to capture the applicant's vision. However, final building and site design has not been determined as the exhibits are conceptual. Architecture, design elements, landscaping, color, materials, phasing plan, and other elements will be evaluated through the design review process when the applicant is ready to move forward with the project.

Staff will ensure during future design review applications the following specific purposes of the Master Plan Overlay are maintained.

1. Ensure orderly planning for the development of large, unsubdivided parcels of the city within limited service areas, and in other developing areas, consistent with the Comprehensive Plan

2. Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns, and protect sensitive natural resources;
3. Avoid premature or inappropriate development that would result in compatible uses or create public service demands or traffic exceeding the capacity of existing or planned facilities;
4. Encourage innovative and sensitive site planning and design with high levels of landscaping and other site amenities
5. Ensure adequate provision of open space, recreational facilities, and other community amenities;
6. Encourage high-quality structures in terms of design, materials, and layout;
7. Ensure the transportation links are maintained and enhanced with adjacent developments and other areas in the city; and
8. Accommodate neo-traditional (Traditional Neighborhood Development) designs.

Gaming Overlay

Part of the zone change request is to establish a Gaming Enterprise (G) Overlay on the site to allow a non-restricted gaming component. The overlay would allow a non-restricted gaming facility with the approval of a conditional use permit. A concurrent conditional use permit has been requested for an 80,000-square-foot casino. To establish a gaming overlay, a proposed district must meet requirements on a state and local level.

On the state level, Nevada Revised Statutes (NRS), a proposed overlay may be acceptable if the site is within 1,500 feet of the Las Vegas Boulevard centerline. The R Resort is within 1,500 feet of the Las Vegas Boulevard centerline, at the northeast corner of Las Vegas Boulevard and St. Rose Parkway.

The Development Code states a request may be appropriate if it is expanding an overlay in existence as of September 18, 2007. The M Resort's gaming overlay currently extends to the centerline of St. Rose Parkway, approximately 110 feet from the site. The applicant's request is an expansion of this overlay district north to encompass the site. The M Resort gaming overlay was established on November 15, 2005.

Further, the request can be inferred as a continuance of a legally established gaming enterprise district while the site was in the County. The site is currently identified on the Clark County Gaming Enterprise District overlay for the Las Vegas Boulevard corridor (see map in back-up materials). In 2006, Clark County granted conditional use permit approval for the expansion and enlargement of its Gaming Enterprise District.

The nearest existing residential home is approximately 356 feet north of the site. To have established the district under Clark County governance, the applicant noticed and conducted the appropriate public hearing in accordance with NRS.

Conditions on the R Resort

The City has applied various conditions similar to those approved in the County to facilitate the development of the applicant's project, and the dedication of infrastructure, plans, or other studies necessary to mitigate impacts. The proposed language deviates from the County's conditions; however, the intent has been retained to ensure consistency with the approved project. The conditions include triggers or mechanisms that require fulfillment at the appropriate time of final planning and/or construction.

Code Waiver

■ **WAIVER**

- | | | |
|----|-----------------|--|
| a. | Code: | Section 19.4.4.B.1 – requires a Master Plan Overlay area at least 50 acres in size, unless otherwise approved by City Council |
| | Request: | Reduce the minimum 50 acres required for the MP overlay to 23 acres. |
| | Justification: | The R Resort was granted approval by Clark County in 2006. The master plan overlay is the mechanism to achieving County approvals under the City's requirements and standards. The overlay allows for the flexibility to accommodate the mix of uses, the conceptual site and building design, and the facilitation of an orderly planning and development process for a project of this scale and magnitude |
| | Recommendation: | Approval. The site was previously approved by Clark County for a resort hotel/casino. The MP overlay provides the flexibility to facilitate the orderly planning/development and a consistent design/site concept to those approved in the County. |

Conclusion

Staff finds the proposal for a resort hotel/casino meets the proposed zoning designation and compliments the land uses within the surrounding area. The Las Vegas Boulevard and St. Rose Parkway intersection is anticipated to accommodate

four resort hotel/casinos; three corners of the intersection have been approved for such a use. The request for gaming overlay is a continuance of a legally established district. The master plan overlay facilitates a consistent design/site concept and planning process to that approved in the County. Further, the proposal will not pose an adverse impact to public safety, traffic, utilities, public facilities, or the natural environment. Therefore, staff recommends approval of the request.

CUP-10-540018

The request contains two-parts for the 16 developable acres under the gaming (G) overlay. Part one is to allow non-restricted gaming, an 80,000-square-foot casino, on the site. Code states non-restricted gaming may only be allowed in conjunction with a resort hotel. For a building to be considered as a resort hotel, the following amenities are required:

1. A minimum of 200 rooms used for sleeping accommodations;
2. One main bar with more than 30 permanent seats wherein alcoholic liquors are dispensed by the drink to customers at such bar;
3. One service bar wherein alcoholic liquors are prepared for service only at tables;
4. A facility for entertainment that includes one of the following:
 - a. A facility with a minimum 25 seats and one entertainer on a regularly scheduled basis; or
 - b. A facility with a minimum 300 seats and one entertainer on a semi-regularly scheduled basis;
5. Restaurant with a minimum of 60 seats and open 24-hours per day, seven days a week;
6. Room Service to all rooms including, without limitation, service of meals;
7. A recreational facility of one of the following types:
 - a. Four regulation tennis courts with locker rooms and attendant facilities;
 - b. A swimming pool that is swimmable and adequate in relationship to the size of the resort hotel;
 - c. A minimum nine-hole golf course a minimum of 50 acres; or
 - d. A gymnasium of at least 40 feet in width, 60 feet in length, and 20 feet in height and equipped with exercise equipment.

Code states when determining whether a particular project complies with the requirements, the City can consider:

1. The physical layout of buildings and facilities;
2. The unity of title and ownership of the buildings or group of buildings;

3. The operation and management relationship of gaming to hotel administration; and
4. The proximity of the proposed resort hotel to residential development.

Although conceptual, the County approvals for the proposed R Resort meet the minimum requirements to allow non-restricted gaming. Staff notes future design reviews will ensure the minimum amenities and setbacks are provided for the resort hotel complex. Therefore, staff finds the proposed resort hotel complies with Code and supports the non-restricted gaming component.

The second part of the request is to allow building heights over 100 feet. The CT zone district allows buildings to exceed 100 feet with a conditional use permit. The applicant is requesting a maximum building height of 550 feet. Per current plans, the request only applies to the high-rise towers. The intent is to match the building heights approved by the County for the towers. Projects of this magnitude typically include hotel towers that exceed 100 feet. The taller towers are to accommodate the number of rooms for hotel guests. A condition has been added that requires the applicant to include architectural treatments for all buildings.

The applicant is also requesting a twenty-year time limit approval for the conditional use permit. Construction activity is not anticipated to begin for approximately 10 to 15 years. The applicant states given the economic downturn, the requested time limit will allow the flexibility to respond to market and development trends. Further, given the scale of the project and complexity of developing resort hotel/casinos, the twenty-year limit will allow sufficient time to develop an appropriate construction schedule. Staff supports approval for a twenty-year time limit.

The request complies with Development Code criteria to allow non-restricted gaming. The conceptual site design and layout mitigates visual impacts of the high-rise towers on the surrounding areas. The request poses no adverse impact to public safety, traffic, utilities, public facilities, or the natural environment. Staff recommends approval of the requests.

RECOMMENDATION

CPA-09-520002

RECOMMENDED APPROVAL, subject to a finding of fact.

FINDINGS OF FACT

- D. Events, trends or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary.

RECOMMENDATION

ZCA-10-660001

RECOMMENDED APPROVAL by resolution of ordinance, subject to findings of fact, conditions, and a waiver.

FINDINGS OF FACT

- A. The proposal is consistent with the Comprehensive Plan.
- B. The planned development is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of otherwise applicable zoning district standards, based upon the purposes set out in Section 19.6.4.D.
- C. The planned development complies with standards of Section 19.4.4.
- D. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- E. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- F. The same development could not be accomplished through the use of other techniques, such as re-zonings, variances or administrative adjustments.
- G. The proposed establishment will be located in an area planned or zoned for the purpose pursuant to NRS 278.010 to 278.630, inclusive.
- H. The proposed establishment will not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by residents of the surrounding neighborhoods.
- I. The roads, water, sanitation, utilities, and related services to the location are adequate.
- J. The proposed establishment will enhance, expand, and stabilize employment and the local economy.
- K. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.
- L. An expansion of an existing G overlay in existence as of September 18, 2007.

PUBLIC WORKS DEPARTMENT CONDITIONS

- 1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits.
- 2. Applicant shall submit a drainage study for Public Works' approval.
- 3. Driveways shall be constructed per Clark County Area Standard Drawing Nos. 226.1 and 226.2 and dedicate any necessary right-of-way.

4. Applicant shall obtain all necessary NDOT/Clark County approvals. Developer is reminded that St Rose Parkway is owned and maintained by NDOT and the westerly side of Las Vegas Boulevard north of St. Rose Parkway is owned and maintained by Clark County.
5. Applicant shall construct full offsites per Public Works' requirements. Applicant shall dedicate any necessary right-of-way within 90 days of receipt of written request from the City, which may occur at anytime following approval of this application. Offsites and right-of-way for Las Vegas Boulevard shall accommodate planned transit lanes currently under design by the Regional Transportation Commission.
6. Applicant shall submit an updated traffic analysis prior to submittal of civil improvement plans to address traffic concerns, roadway improvements, proposed project access locations and circulation, transit stops and shelters, pedestrian access (including grade separations as addressed below) and to determine the proportionate share of the Project's participation (whole or in part) in the cost or construction of these improvements and dedicate any necessary right-of-way.
7. Applicant shall revert and/or merge acreage of existing parcels per Public Works' approval and provide proof of completed mapping prior to issuance of a certificate of occupancy.
8. Applicant shall prepare and submit a geometric design exhibit showing the proposed Bowes/Bruner alignment between Las Vegas Boulevard and St. Rose Parkway. The exhibit shall show the ultimate geometry as well as geometry for an interim offsite roadway necessary to provide access to the project. The specific geometrics (i.e. number of lanes, turn lanes, pedestrian accommodations) and phasing of construction of the interim offsite roadway shall be determined in the updated traffic study. The exhibit shall be based on the Master Streets and Highway Plan and show all parcels and owners affected by the proposed alignment. The applicant shall dedicate necessary right-of-way adjacent to the project for the ultimate roadway within timeframes prescribed herein for right-of-way dedication and must make every effort to acquire any other private property rights for the City, at reasonable market rates, at no cost to the city, for the interim offsite roadway.
9. ~~The Developer will be required to participate in the construction of the pedestrian bridges over Las Vegas Boulevard, north of St. Rose Boulevard and across St. Rose Parkway, east of Las Vegas Boulevard. Coordination with M Resort will be required.~~ shall contribute no more than 25 percent of the construction cost towards the construction of the four pedestrian bridges at the intersection of St. Rose Parkway and Las Vegas Boulevards.

DEPARTMENT OF UTILITY SERVICES CONDITIONS

10. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.

11. Applicant shall comply with the requirements of the master utility plan established for the project area.
12. Applicant shall participate in the Anthem Agreement (or future water refunding agreement) and the St. Rose Sewer Refunding Agreement.
13. *Applicant shall contribute its proportionate share towards the Anthem Agreement (of future water refunding agreement).*
14. *Applicant shall contribute its proportionate share towards the St. Rose Sewer Refunding Agreement.*
- ~~13-15.~~ Applicant shall resolve all mapping concerns per the Department of Utility Services' requirements.
- ~~14-16.~~ Applicant shall establish separate water and sewer service for each use classification in accordance with the Department of Utility Services' requirements.
- ~~15-17.~~ All onsite utilities shall remain privately owned and maintained.
- ~~16-18.~~ All water and sewer services shall comply with HMC Title 14 regarding public-public or private-private service requirements.
- ~~17-19.~~ Applicant shall construct a 16-inch public water main in Las Vegas Boulevard from the existing 24-inch public water main at Volunteer Avenue and Las Vegas Boulevard to the proposed site. In addition, applicant shall remove approximately 100 feet of 8-inch public water main in Bowes Avenue and install a 16-inch public water main from the existing 16-inch public water main to the proposed site.
- ~~18-20.~~ Applicant shall construct a 10-inch public sewer main along the Bruner Avenue alignment and connect to the public sewer interceptor in St. Rose Parkway.

FIRE DEPARTMENT CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Numbers 2649 and 2738 as adopted by the City of Henderson. Fire Department approval is based upon review of the civil improvement or building drawings, not planning documents.

- ~~19-21.~~ Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
- ~~20-22.~~ Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
- ~~21-23.~~ Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational prior to starting construction or moving combustibles on site.
- ~~22-24.~~ Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.

- ~~23-25.~~ Applicant shall provide secondary access as approved by Public Works and the Fire Department.
- ~~24-26.~~ Applicant shall provide approved primary and secondary roads from the proposed project to existing paved roadways.
- ~~25-27.~~ Applicant shall provide a dual water source as approved by Public Works and the Fire Department.
- ~~26-28.~~ Applicant shall provide a minimum turning radius of 45 feet outside and 21 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.
- ~~27-29.~~ A Fire & Life Safety Report prepared by a qualified fire safety design professional (FPE) shall be submitted and approved by the Building & Fire Safety Department prior to submitting for any building permits. Code deficiencies shall be identified in the Fire & Life Safety Report and the **applicant shall provide additional and/or enhanced fire protection systems as mitigation(s).**
- ~~28-30.~~ A Fire Station with apparatus and equipment is to be built as part of the development agreement with the M Resort. Applicant's share shall be based on a proportionate share of fire service demands based upon the square footage of this facility versus other participating projects. Applicant shall share in the cost of said Fire Station with apparatus and equipment. The City and the applicant shall enter into a Refund Agreement by which the cost and expense for the Fire Station and its apparatus and equipment can be shared with future development that receives mutual benefit from said Fire Station.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS

- ~~29-31.~~ Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by Title 19 of the Henderson Municipal Code, compliance with all plans and exhibits presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval.
- ~~30-32.~~ Architecture, design elements, landscaping, color, materials, phasing plan, and other building and site elements shall be reviewed through the Design Review process.
- ~~31-33.~~ A 2,220-room resort hotel including condominiums shall be permitted with this master plan overlay. The following uses are considered accessory and permitted, when integrally designed with the resort hotel: restaurant with bars, taverns, ongoing outdoor temporary events, live entertainment uses, conventions, wine lounges, hookah lounges, commercial recreation and entertainment uses, bowling alleys, ~~and theaters,~~ time-share project, and pharmacy.

PARKS AND RECREATION DEPARTMENT CONDITION

~~32-34.~~ Applicant shall apply the St. Rose Parkway Design Guidelines to the proposed pedestrian realm, as shown on the site plan.

~~33-35.~~ ~~At such time residential (short term or full-time occupancy) is anticipated for the project, applicant shall work with the Parks and Recreation Department to develop useable open space with park elements for residents that is in compliance with Development Code standards. The applicant shall outline the agreed upon open space for residents within the final design guidelines.~~ *In the event permanent, full-time occupancy residential is anticipated for the project, the applicant shall pay to the City the Residential Construction Tax in accordance with the Nevada Revised Statutes and Title 19 of the Code.*

WAIVER

- a. Reduce the minimum 50 acres for the master plan overlay to 23 acres.

RECOMMENDATION

CUP-10-540018

RECOMMENDED APPROVAL, subject to findings of fact and conditions.

FINDINGS OF FACT

- A. The proposed use complies with all applicable provisions of the Development Code.
- B. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- C. Any significant adverse impacts resulting from this use will be mitigated or offset to the maximum practical extent.
- D. The proposed use will not cause substantial diminution on the value of other property in the neighborhood in which it is located.
- E. Public safety, transportation, and utility facilities and services will be available to serve the subject property, while maintaining sufficient levels of service to existing development.
- F. Adequate assurances of continuing maintenance have been provided.
- G. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent.

PUBLIC WORKS DEPARTMENT CONDITION

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS

2. Applicant shall comply with all conditions of approval for ZCA-10-660001.
3. This conditional use permit for building height up to 550 feet and non-restricted gaming shall lapse twenty years from the effective date of approval unless the use is established, commenced or extended in accordance with Section 19.6.6.A.12.

JRR/dap/CW2



Comprehensive Plan Amendment

Project Name

R-Resort

Application Form

Project Location

Northeast corner of St. Rose Pkwy and Las Vegas Boulevard

Assessor's Parcel Number(s)

191-09-101-001, 002, 004, 005, 007, & 018

SAM #

406

CPR Number

Planning Area

West Henderson

A concept plan review (CPR) is required before this application may be submitted.

When the proposed Comprehensive Plan Amendment affects more than one parcel and land use designation, provide acreage land use information for each parcel. (Attach additional sheets if necessary.)

Gross Acres

24.73

Existing Land Use

CT (Commercial Tourist) [county designation]

Proposed Land Use

TC (Tourist Commercial)

Gross Acres

Existing Land Use

Proposed Land Use

Gross Acres

Existing Land Use

Proposed Land Use

Intent of this Request

Incorporate recently annexed land into the Comprehensive Plan and assign the appropriate land use designations.

Related Applications

N/A

Owner	Name	<u>I M Wolf</u>		
	Address	<u>2460 Professional Ct. #120</u>	City	<u>Las Vegas</u>
	State	<u>NV</u>	Zip Code	Phone () Fax ()
Applicant	Name	<u>Stephanie Garcia-Vause</u>		
	Address	<u>240 Water St.</u>	City	<u>Henderson</u>
	State	<u>NV</u>	Zip Code	Phone (702) <u>267-1500</u> Fax (702) <u>267-1501</u>
Contact Person	Name	<u>Sean Robertson</u>		
	Address	<u>240 Water St.</u>	City	<u>Henderson</u>
	State	<u>NV</u>	Zip Code	Phone (702) <u>267-1537</u> E-Mail <u>sean.robertson@cityofhenderson.com</u>
	Fax (702) <u>267-1501</u>	Alternate Phone (702) <u>267-1500</u>		
Ownership Disclosure	The person listed as contact will be contacted to attend staff review, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.			
	Please list all individuals and entities with an ownership interest in the Applicant and the Owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and the Owner.			
	Name	Relationship/Position	% of Ownership	
	<u>G M Kim LLC</u>			
	<u>Rhythm and Blues LLC</u>			
<u>USA</u>				

By signing this document I acknowledge that to the best of my knowledge, the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in the applicant and the owner. Only original notary accepted.

Owner Signature

[Handwritten Signature]

Print Name

Stephanie Garcia-Vause

NOTARY

This instrument was acknowledged to before me

on March 26, 2009

Signature

[Handwritten Signature]



County of Clark

For Office Use Only			
CCPA#	<u>2009520002</u>		
Accepted by#	<u>LRG</u>		
Date	<u>3/21/09</u>		



The City of Henderson
Zone Change
 Application Form

Project Name R Resort

Project Location Northeast corner of St. Rose Parkway and Las Vegas Boulevard

Assessor's Parcel Number(s) 191-09-101-001, 002, 004, 005, 007 and 018

SAM # 406

Existing Zoning CT

Comprehensive Plan Land Use _____

Gross Acres 24.73

Sixteenth Section _____ of the _____ of Section _____ Township _____ S Range _____ E

Gross Acres <u>24.73</u>	Current Zone <u>CT</u>	Proposed Zone <u>TC</u>	Proposed Overlay if requested Proposed Overlay if requested Proposed Overlay if requested
Gross Acres _____	Current Zone _____	Proposed Zone _____	
Gross Acres _____	Current Zone _____	Proposed Zone _____	

Concept Plan Review Application Number CPA-09-520002

Intent of this Request To construct a hotel/casino.

Related Applications

Name	<u>I M Wolf</u>		
Address	<u>2460 Professional Court, Suite 120</u>		
City	<u>Las Vegas</u>		
State	<u>Nevada</u>	Zip Code <u>89128</u>	Phone <u>(702) 839-0050</u> Fax <u>(702) 839-0060</u>
Name	<u>Raymond Shapiro</u>		
Address	<u>2460 Professional Court, Suite 120</u>		
City	<u>Las Vegas</u>		
State	<u>Nevada</u>	Zip Code <u>89128</u>	Phone <u>(702) 839-0050</u> Fax <u>(702) 839-0060</u>
Name	<u>John Marchiano</u>		
Address	<u>218 Lead Street</u>		
City	<u>Henderson</u>		
State	<u>Nevada</u>	Zip Code <u>89015</u>	Phone <u>(702) 565-0473</u> E-Mail <u>john@marchianolawcorp.com</u>
Fax	<u>(702) 565-7121</u>	Alternate Phone	()

The person listed as contact will be contacted to attend staff review, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.

Please list all individuals and entities with an ownership interest in the Applicant and the Owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and the Owner.

Name	Relationship/Position	% of Ownership

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original ink/ink accepted.

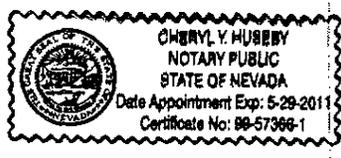
[Signature]

Raymond J. Shapiro

Owner Signature

Print Name

This instrument was acknowledged before me on February 25, 2010
[Signature]
 Signature



For Office Use Only	
CZCA#	<u>2010660001</u>
Accepted by#	<u>MB</u>
Date	<u>3-11-10</u>



OWNERSHIP DISCLOSURE

Please list all individuals and entities with an ownership interest in the Applicant and the Owners as shown on the project application. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and Owner.

NAME	RELATIONSHIP	PERCENTAGE OF OWNERSHIP INTEREST
AAM III Enterprises, LLC	Member-G.M. Kim LLC	16%
Dr. Richard Levy/Jean Levy Insurance Trust #2	Member-G.M. Kim LLC	14%
Edward Ginsberg	Member-G.M. Kim LLC	10%
Lloyd Ginsberg	Member-G.M. Kim LLC	3.2%
Raymond J. and Barbara J. Shapiro, Husband and Wife, as Community Property	Members-Rhythm & Blues LLC	100%

BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:

TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.



 APPLICANT/OWNER/REPRESENTATIVE SIGNATURE

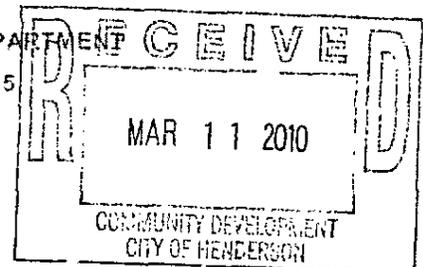
February 24, 2010

 DATE

Raymond J. Shapiro

 PRINTED NAME

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
 240 WATER STREET HENDERSON, NV 89015
 702-267-1500





The City of Henderson Conditional Use Permit

Application Form

Project Name R Resort

Project Location Northeast corner of St. Rose Parkway and Las Vegas Boulevard

Assessor's Parcel Number(s) 191-09-101-001, 002, 004, 005, 007 and 018 SAV # 406

Existing Zoning CT Comprehensive Plan Land Use _____ Gross Acres 24.73

Intent of this Request To construct a hotel/casino.

Related Applications CPA-09-520002

Contact Person	Name <u>I M Wolf</u>	City <u>Las Vegas</u>
	Address <u>2460 Professional Court, #120</u>	
	State <u>Nevada</u> Zip Code _____ Phone () _____ Fax () _____	
Contact Person	Name <u>Raymond Shapiro</u>	Company <u>IM Wolf</u>
	Address <u>2460 Professional Court, #120</u>	City <u>Las Vegas</u>
	State <u>Nevada</u> Zip Code <u>89128</u> Phone (702) <u>839-0050</u> Fax (702) <u>839-0060</u>	
Contact Person	Name <u>John Marchiano</u>	Company <u>Law Offices of John Marchiano</u>
	Address <u>218 Lead Street</u>	City <u>Henderson</u>
	State <u>Nevada</u> Zip Code <u>89015</u> Phone (702) <u>565-0473</u> E-Mail <u>john@marchianolawcorp.com</u> Fax (702) <u>565-7121</u> Alternate Phone () _____	
The person listed in contact will be contacted to attend staff review, answer questions related to this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.		
Please list all individuals and entities with an ownership interest in the Applicant and the Owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and the Owner.		
	Name	Relationship/Position % of Ownership
	<u>G M Kim LLC</u>	
	<u>Rhythm and Blues LLC</u>	
	<u>USA</u>	

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

Raymond J. Shapiro
Print Name

Owner Signature

This instrument was acknowledged before me on February 25, 2010

Cheryl Y. Huseby
Signature

For Office Use Only

CCUP# 2010540018

Accepted by# MB

Date 3-11-10



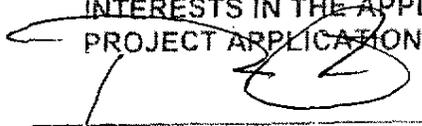
OWNERSHIP DISCLOSURE

Please list all individuals and entities with an ownership interest in the Applicant and the Owners as shown on the project application. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and Owner.

NAME	RELATIONSHIP	PERCENTAGE OF OWNERSHIP INTEREST
Bayside Derivatives, LP	Member-I.M. Wolf LLC	100%
Oswald Gutsche	President, Treasurer-Alexander Dawson, Inc.	
Joseph Borini	Secretary-Alexander Dawson, Inc.	
Shapiro Family Trust	Member-Frekapel II LLC	99%
James C. Hodge	Member-Frekapel II LLC	1%
Bayside Derivatives, LP	Member-G.M. Kim LLC	37.6%
William E. Scotten	Member-G.M. Kim LLC	7.04%
William E. Scotten Profit Sharing Plan	Member-G.M. Kim LLC	7.2%
Trust Co. of America fbo W.E. Scotten	Member-G.M. Kim LLC	4.96%

BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:

TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.



 APPLICANT/OWNER/REPRESENTATIVE SIGNATURE

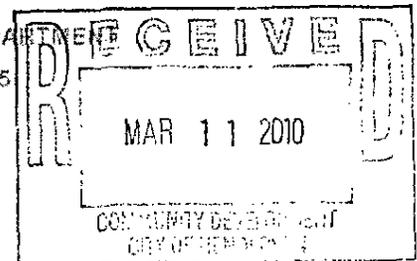
February 24, 2010

DATE

Raymond J. Shapiro

 PRINTED NAME

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
 240 WATER STREET HENDERSON, NV 89015
 702-267-1500





CITY OF HENDERSON
240 Water Street
P. O. Box 95050
Henderson, NV 89009

March 26, 2009

City of Henderson
Community Development Department
240 Water Street
Henderson, NV 89009-5050

Subject: Comprehensive Plan Amendment at St. Rose Pkwy. and Las Vegas Blvd.

To Whom It May Concern:

The City of Henderson has annexed property comprising approximately 24.73 acres of land located on the northeast corner of St. Rose Parkway and Las Vegas Boulevard. Accordingly, the Comprehensive Plan is being amended to include that land.

The parcels were designated as CT (Commercial Tourist) in the Clark County Comprehensive Plan. That designation is intended "for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks..."

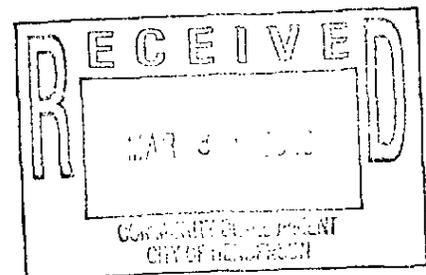
This application proposes to designate the parcels TC (Tourist Commercial) which is essentially the City of Henderson's equivalent land use category. This is the appropriate designation for the Las Vegas Boulevard corridor and no unanticipated uses would be introduced into the area.

An exhibit depicting the area and land use designations is attached.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Robertson".

Sean Robertson, AICP
Principal Planner



JOHN F. MARCHIANO

A PROFESSIONAL LAW CORPORATION
E-mail: jmarchiano@marchianolawcorp.com

218 LEAD STREET
HENDERSON, NEVADA 89015

TELEPHONE
(702) 565-0473

FAX
(702) 565-7121

March 10, 2010

City of Henderson
240 Water Street
Henderson, NV 89015
Attn: Michael Tassi, Current Planning Manager

RE: *R Resort*
Justification Letter for ZCA/CUP Applications

Dear Michael:

Enclosed please find copies of the Zone Change and CUP applications to accompany the City initiated CPA on the above referenced project. Our client is proposing to annex into the City of Henderson the project known as the R Resort. The project is located along Las Vegas Boulevard, the most famous gaming arterial in the world. Directly to the south is the M Resort and the project is buffered from adjacent properties by significant design and open space criteria.

The density and intensity of the uses are compatible with that of the existing area. The casino has no adverse effects on the existing or proposed public facilities. Our client has every intention to work closely with all of the City departments to ensure that access; facilities and services are improved by the planned use.

The site plan, in our opinion, complies with all of the adopted plans, goals and policies of the subject zoning district. This 24-hour use will hopefully, when it is constructed, compliment the M Resort, create numerous employment opportunities and generate significant tax revenue for the City of Henderson.

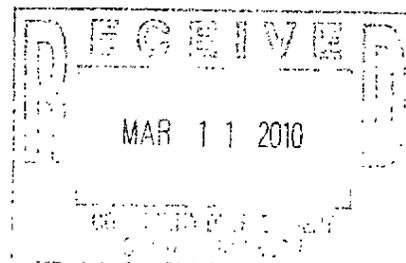
Should you require further information please do not hesitate to contact this office.

Sincerely,

John F. Marchiano
Attorney at Law

JFM/tp

encl.



Jason Rogers

From: Sean Robertson
Sent: Thursday, July 23, 2009 10:13 AM
To: COH Meeting Notification
Cc: Jason Rogers; Edward Dichter
Subject: RE: Meeting Alert -

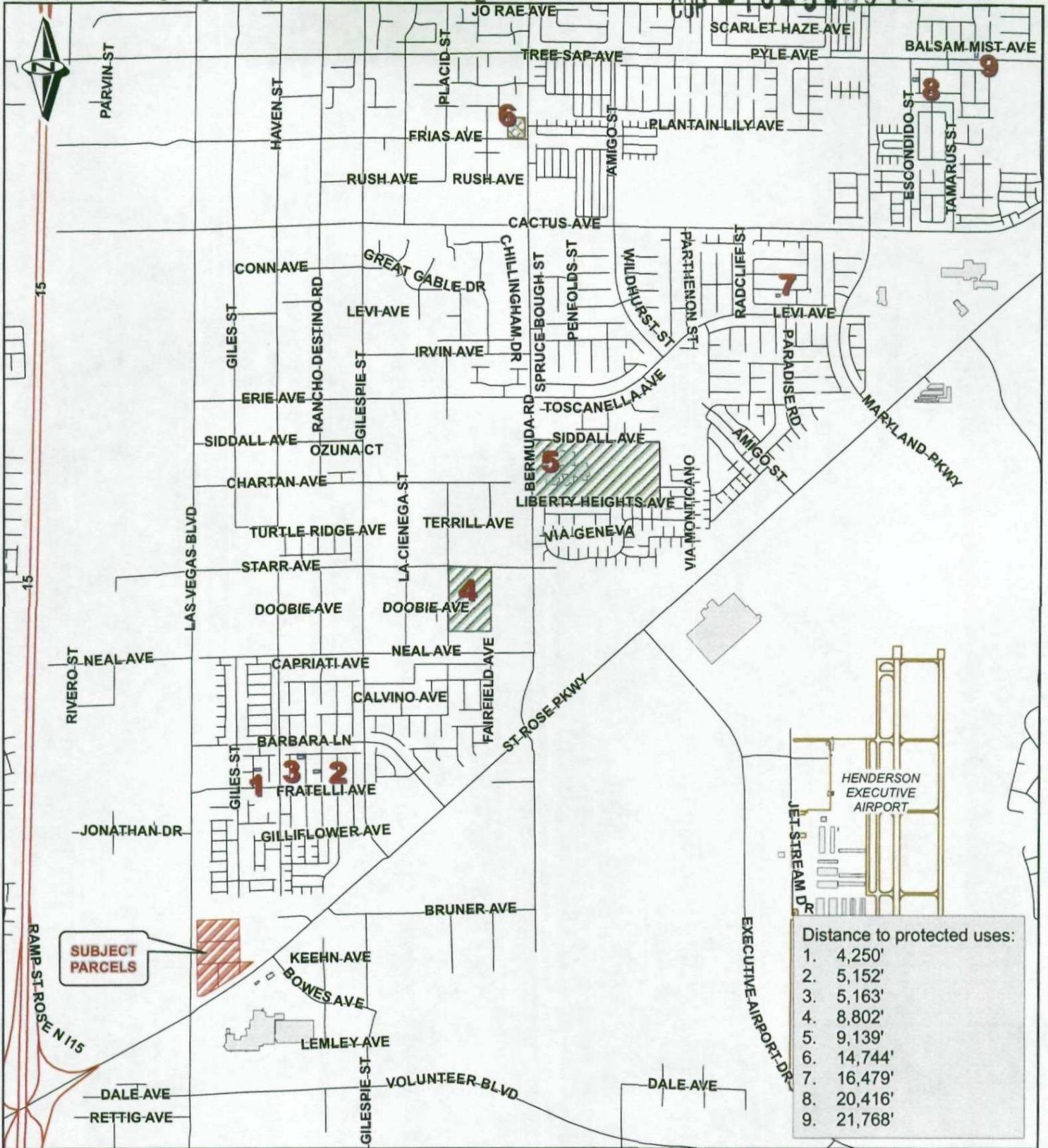
PLEASE NOTE: This Meeting Notification will be sent to all elected officials, executive management, executive secretarial staff, and City of Henderson Planning Commissioners.

Summary	<p>The neighborhood meeting for the Comprehensive Plan Amendment designating property on the northeast corner of St. Rose Pkwy. and Las Vegas Blvd. as CT (Tourist Commercial) was held on July 22, 2009. No one from the community showed up. I did receive three phone calls about the project, nobody expressed any concerns.</p> <p>The annexation of this property is scheduled to be effective on October 3, 2009. The CPA will be heard by Planning Commission on August 13 and then held to the October 6 City Council Meeting to allow the annexation process to be completed.</p>
---------	---

Purpose	Neighborhood meeting for City initiated Comprehensive Plan Amendment
Time	5:00 pm to 7:00 pm
Day	Wednesday
Date	July 22, 2009
Location	Levi Strauss Building 501 Sky Harbor Boulevard
Development or Project Location	Northeast corner of St. Rose Pkwy and Las Vegas Blvd.
Department Hosting:	Community Development
Author	Sean Robertson
Contact Person	Sean Robertson
Contact Person's Phone Number	267-1537

Sean Robertson, AICP

Principal Planner



R RESORT Analysis

Revised: May 26, 2010

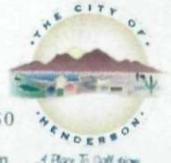
1 inch = 2,000 feet

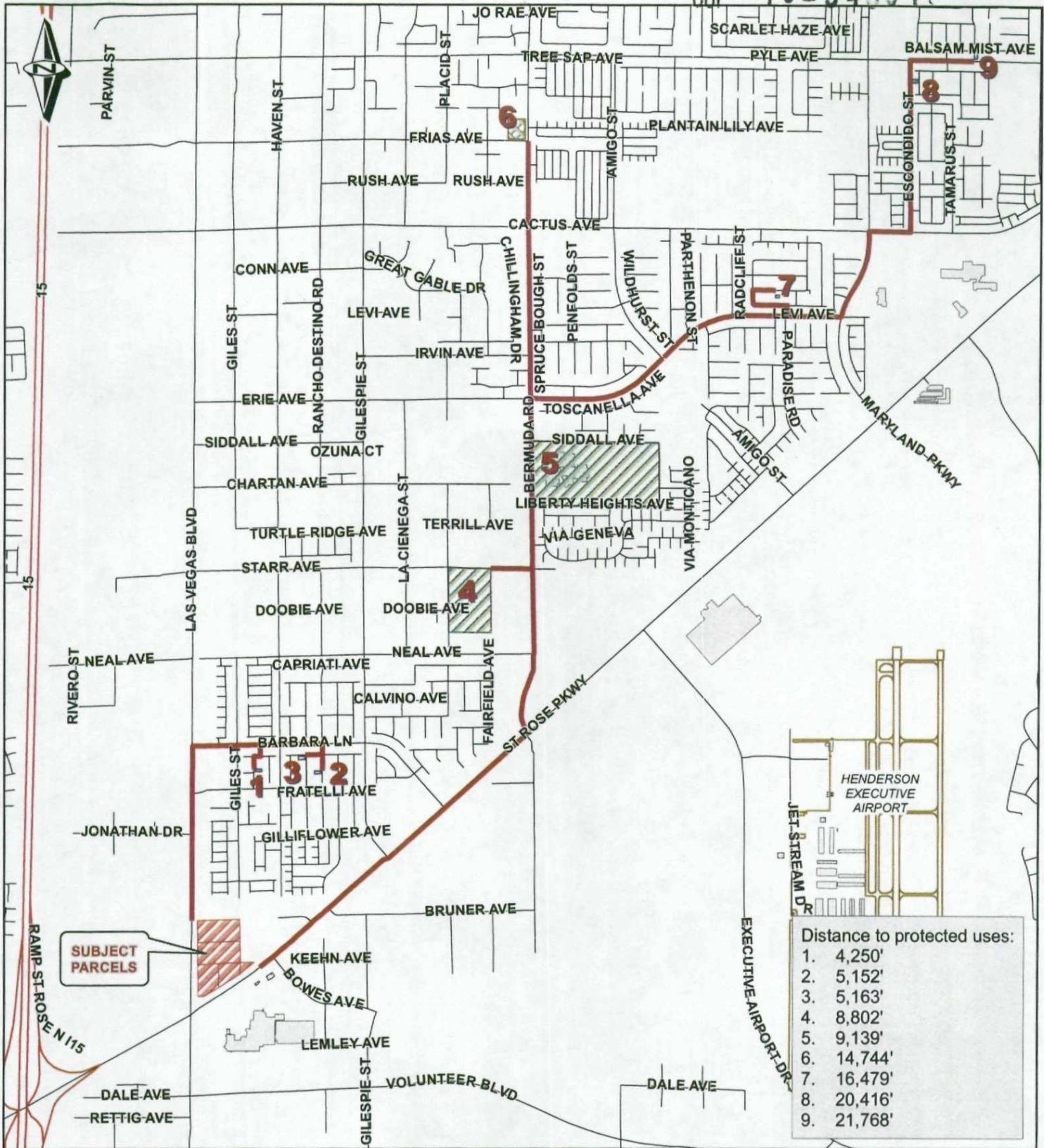
- Subject Parcels
- Protected Use (Religious Facility)
- Protected Use (Day Care)
- Protected Use (Schools - Existing & Proposed)

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

City of Henderson
 Community Development
 City Hall
 240 Water Street
 P.O. Box 95050
 Henderson, NV 89009-5050
 Tel. (702) 267-1500
www.cityofhenderson.com





R RESORT Analysis

Revised: May 26, 2010

1 inch = 2,000 feet

- Subject Parcels
- Protected Use (Religious Facility)
- Protected Use (Day Care)
- Protected Use (Schools - Existing & Proposed)
- Vehicle Travel Route

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

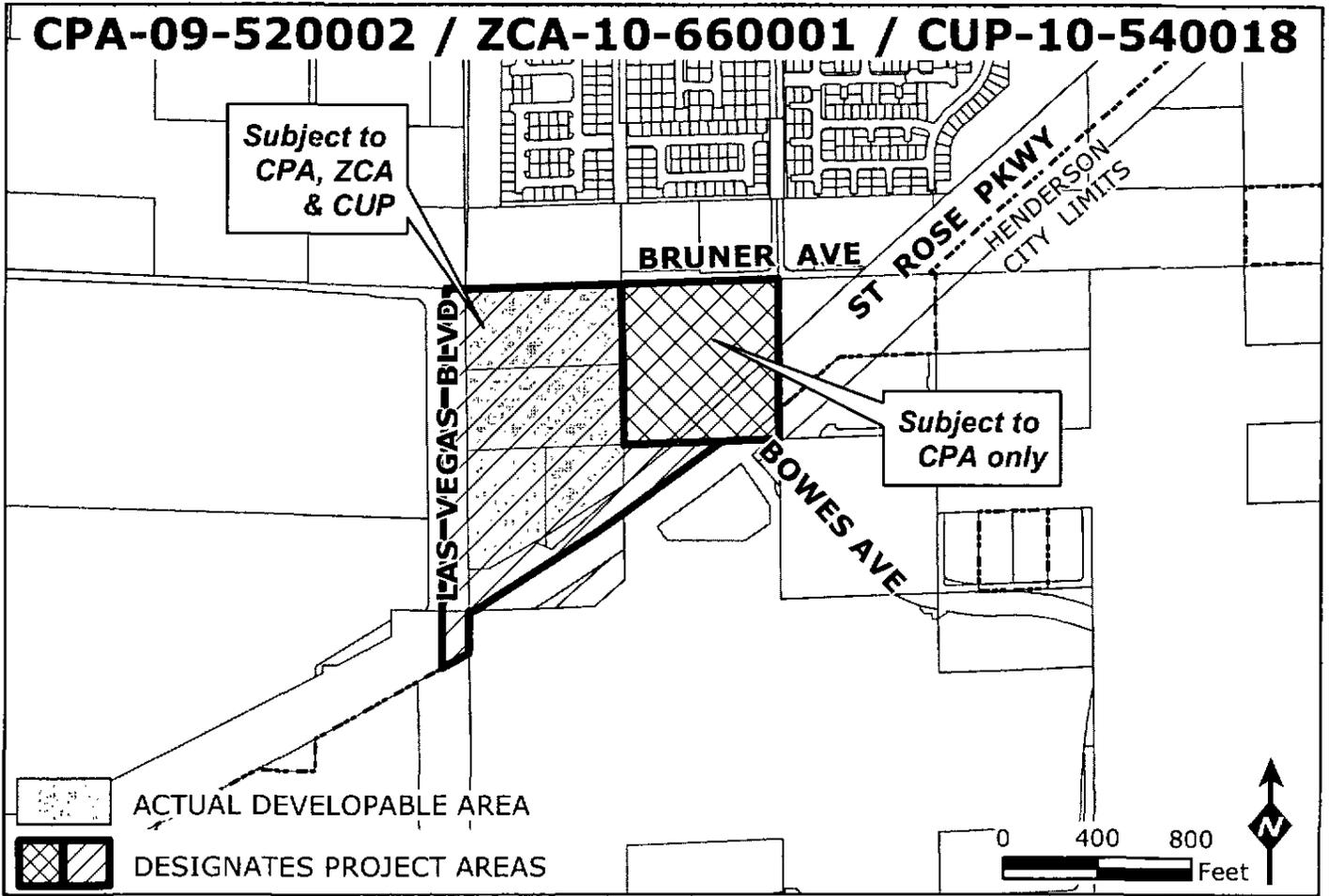
City of Henderson
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 City Hall
 240 Water Street
 P.O. Box 95050
 Henderson, NV 89009-5050
 Tel. (702) 267-1500
www.cityofhenderson.com



CPA -09-520002

ZCA -10-660001

CUP -10-540018



Search

09/21/06 PC AGENDA SHEET

UPDATE

EXPANSION OF GAMING OVERLAY LAS VEGAS BLVD S/ST ROSE PKWY

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0571-06 I.M WOLF LLC, ET AL:

HOLDOVER USE PERMITS for the following: 1) expansion/enlargement of the Gaming Enterprise District (GED); 2) a 1,500 room resort hotel; 3) resort condominium units; 4) public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; 5) increase building heights 6) all associated back-of-house areas, incidental and accessory buildings, and uses; and 7) deviations to development standards.

DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratio adjacent to a street frontage; 3) permit encroachment into airspace; and 4) permit all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel with one, 470 foot high-rise tower; 2) resort condominium tower with 720 units; and 3) low and mid-rise buildings and all other associated and incidental buildings on 23.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise. BW/lo/mh

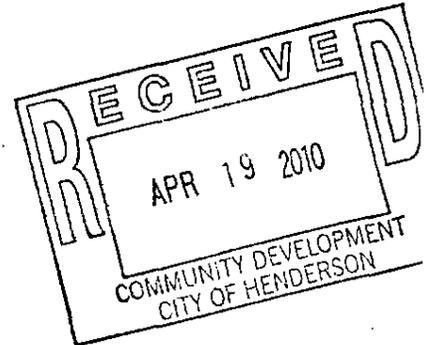
RELATED INFORMATION:**APN:**

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit an expansion/enlargement of the Gaming Enterprise District (GED).

Permit a 1,500 room resort hotel.



3. Permit 720 resort condominium units.
4. Permit public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment.
5. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.
6. Permit all other accessory and incidental buildings uses, structures and back-of-house areas.
7. Permit deviations to development standards.

DEVIATIONS:

1. Reduce on-site parking to 2,287 parking spaces where 2,426 parking spaces are required (a 5.7% reduction).
2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium tower to 122 feet where 181 feet is required (a 32.6% reduction).
3. Permit encroachment into airspace.
4. Permit all other deviations as depicted per plans on file.

MASTER PLAN/LAND USE GUIDE:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:**Project Description**

The plans depict a proposed resort hotel consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. Public areas include a total of 179,445 square feet consisting of a 76,950 square foot casino. The remaining square footage is depicted as shopping areas, restaurants, showrooms, convention/meeting facilities, entertainment areas, and back-of-house areas. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown as part of the pedestrian realm along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 2,287 parking spaces where 2,426 parking spaces are required, a 5.7% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the expired City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February 2006. ZC-0346-06 was approved at the May 16, 2006 Planning Commission meeting to reclassify the entire site to H-1 zoning, and is scheduled for the September 20, 2006 Board of County Commissioners (BCC) agenda.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is an approved resort/hotel zoned

H-1, also west and northwest is undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This project is compatible to the approved resort hotel to the west that was approved earlier this year, and is appropriate with other approved developments in this area. However, staff is concerned with development issues that accompany this project since a number of similar and other projects are either approved and/or proposed in the immediate area. This site will be extremely visible from St. Rose Parkway and Las Vegas Boulevard South as visitors and locals enter the Las Vegas Valley from the south. In fact, this is the second major resort hotel project within Clark County's jurisdiction in this area. The project is located within the gateway to urban Clark County, and therefore, it is imperative that the design of the project enhance the area and the Enterprise Gateway corridor. These enhancements can be achieved with the theme and design landscaping of the project. Pedestrian realms and landscaping must exceed code standards in terms of the quantity and quality of plantings throughout the complex, but particularly to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Special considerations should be given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all three street frontages. The pedestrian usability of these ancillary uses is of paramount concern, and staff needs more details to identify the connectivity of the entire complex.

Considerations should be given to developing a mix of uses within the whole development site with emphasis on compatible building scale and architecture, pedestrian and vehicular circulation throughout the site, ingress/egress from adjacent rights-of-way, connections to mass transit systems, visual continuity, and to encourage innovative project design. Additionally, the applicant shall review and incorporate comments from the Regional Transportation Commission (RTC) in the final design of the project. All of these concerns and issues can be addressed in the design reviews on final plans of the project.

Department of Aviation

Due to the height of the proposed building, the development will penetrate the 100:1 notification airspace surface and or the Part 77 airspace surface. Therefore, the Board of County Commissioners may delay action on this land-use application until a valid FAA airspace determination has been received and the Department of Aviation has had an opportunity to review the determination.

Staff Recommendation

Approval. This is a project of regional significance and will be forwarded to the Board of County Commissioners meeting on **October 18, 2006** for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

Design review as a public hearing to address more detailed architecture for the low, mid, and high-rise buildings and parking structure;

sign review to also address landscaping details;

Architectural details shall be added to the parking structure to enhance and match the details of all adjacent buildings and structures;

Pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen any large parking areas adjacent to Las Vegas Boulevard South and St. Rose Parkway;

Compliance with the Mixed-Use Circulation and Transportation Study;

All applicable standard conditions for this application type.

Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; all water features shall comply with Title 30.64.060 any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

Compliance with ZC-0346-06.

Department of Aviation

building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;

Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.

Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: June 6, 2006 HELD To 06/22/06 for the related zone change to be heard by the Board of County Commissioners.

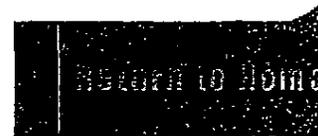
PLANNING COMMISSION ACTION: June 22, 2006 HELD To 07/20/06 per the applicant.

PLANNING COMMISSION ACTION: July 20, 2006 HELD To 08/03/06 per the applicant.

PLANNING COMMISSION ACTION: August 3, 2006 HELD To 09/21/06 per the applicant in order to await Board of County Commissioners action on a related item.

APPLICANT: Anthony Marnell III/Raymond Shapiro

CONTACT: Greg Borgel, 300 South Fourth Street, Suite 1500, Las Vegas, NV 89101



UC-0571-06 I.M WOLF LLC, ET AL:

HOLDOVER USE PERMITS for the following: 1) expansion/enlargement of the Gaming Enterprise District (GED); 2) a 1,500 room resort hotel; 3) resort condominium units; 4) public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; 5) increase building heights 6) all associated back-of-house areas, incidental and accessory buildings, and uses; and 7) deviations to development standards.

DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratio adjacent to a street frontage; 3) permit encroachment into airspace; and 4) permit all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel with one, 470 foot high-rise tower; 2) resort condominium tower with 720 units; and 3) low and mid-rise buildings and all other associated and incidental buildings on 23.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise. 6-0 (K.T. Absent)

APPROVED - BCC 10/18/06

Current Planning

Design review as a public hearing to address more detailed architecture for the low, mid, and high-rise buildings and parking structure;

Design review to also address landscaping details;

Architectural details shall be added to the parking structure to enhance and match the details of all adjacent buildings and structures;

Pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen any large parking areas adjacent to Las Vegas Boulevard South and St. Rose Parkway;

Compliance with the Mixed-Use Circulation and Transportation Study;

All applicable standard conditions for this application type.

Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30, provided such relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; all water features shall comply with Title 30.64.060; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

Compliance with ZC-0346-06.

Department of Aviation

No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

ROUTINE ACTION ITEMS (3 - 36) The following items may be considered in one hearing and in one

motion. Any person representing an application who does not agree with the conditions recommended by staff and all applicable standard conditions for the application type, should request that the item be removed from this portion of the agenda and be heard separately when directed by the Planning Commission. All remaining items are subject to the conditions listed on each agenda item and all applicable standard conditions for the application type. Item 3 will be forwarded to the Board of County Commissioners meeting for final action, unless otherwise announced. Item 15 will be forwarded to the Board of County Commissioners meeting for final action on 10/18/06, unless otherwise announced.



11/08/06 BCC AGENDA SHEET

UPDATE

EXPANSION OF GAMING OVERLAY LAS VEGAS BLVD S/ST ROSE PKWY

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0571-06 I.M WOLF LLC, ET AL:

USE PERMITS for the following: 1) expansion/enlargement of the Gaming Enterprise District (GED); 2) a 1,500 room resort hotel; 3) resort condominium units; 4) public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; 5) increase building heights 6) all associated back-of-house areas, incidental and accessory buildings, and uses; and 7) deviations to development standards.

DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratio adjacent to a street frontage; 3) permit encroachment into airspace; and 4) permit all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel with one, 470 foot high-rise tower; 2) resort condominium tower with 720 units; and 3) low and mid-rise buildings and all other associated and incidental buildings on 23.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise. BW/lo/mh

RELATED INFORMATION:

APN:

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit an expansion/enlargement of the Gaming Enterprise District (GED).

2. Permit a 1,500 room resort hotel.

3. Permit 720 resort condominium units.
4. Permit public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment.
5. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.
6. Permit all other accessory and incidental buildings uses, structures and back-of-house areas.
7. Permit deviations to development standards.

DEVIATIONS:

1. Reduce on-site parking to 2,287 parking spaces where 2,426 parking spaces are required (a 5.7% reduction).
2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium tower to 122 feet where 181 feet is required (a 32.6% reduction).
3. Permit encroachment into airspace.
4. Permit all other deviations as depicted per plans on file.

MASTER PLAN/LAND USE GUIDE:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans depict a proposed resort hotel consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. Public areas include a total of 179,445 square feet consisting of a 76,950 square foot casino. The remaining square footage is depicted as shopping areas, restaurants, showrooms, convention/meeting facilities, entertainment areas, and back-of-house areas. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown as part of the pedestrian realm along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 2,287 parking spaces where 2,426 parking spaces are required, a 5.7% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the expired City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February 2006. ZC-0346-06 was approved at the May 16, 2006 Planning Commission meeting to reclassify the entire site to H-1 zoning, and is scheduled on the September 20, 2006 Board of County Commissioners (BCC) agenda.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is an approved resort/hotel zoned

H-1, also west and northwest is undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This project is compatible to the approved resort hotel to the west that was approved earlier this year, and is appropriate with other approved developments in this area. However, staff is concerned with development issues that accompany this project since a number of similar and other projects are either approved and/or proposed in the immediate area. This site will be extremely visible from St. Rose Parkway and Las Vegas Boulevard South as visitors and locals enter the Las Vegas Valley from the south. In fact, this is the second major resort hotel project within Clark County's jurisdiction in this area. The project is located within the gateway to urban Clark County, and therefore, it is imperative that the design of the project enhance the area and the Enterprise Gateway corridor. These enhancements can be achieved with the theme and design landscaping of the project. Pedestrian realms and landscaping must exceed code standards in terms of the quantity and quality of plantings throughout the complex, but particularly to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Special considerations should be given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all three street frontages. The pedestrian usability of these ancillary uses is of paramount concern, and staff needs more details to identify the connectivity of the entire complex.

Considerations should be given to developing a mix of uses within the whole development site with emphasis on compatible building scale and architecture, pedestrian and vehicular circulation throughout the site, ingress/egress from adjacent rights-of-way, connections to mass transit systems, visual continuity, and to encourage innovative project design. Additionally, the applicant shall review and incorporate comments from the Regional Transportation Commission (RTC) in the final design of the project. All of these concerns and issues can be addressed in the design reviews on final plans of the project.

Department of Aviation

Due to the height of the proposed building, the development will penetrate the 100:1 notification airspace surface and or the Part 77 airspace surface. Therefore, the Board of County Commissioners may delay action on this land-use application until a valid FAA airspace determination has been received and the Department of Aviation has had an opportunity to review the determination.

Staff Recommendation

Approval. This is a project of regional significance and has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

TAB/CAC: Enterprise Town Board approval.

APPROVALS: 14 cards

PROTESTS: 14 cards

PLANNING COMMISSION ACTION: June 6, 2006 HELD To 06/22/06 for the related zone change to be heard by the Board of County Commissioners.

PLANNING COMMISSION ACTION: June 22, 2006 HELD To 07/20/06 per the applicant.

PLANNING COMMISSION ACTION: July 20, 2006 HELD To 08/03/06 per the applicant.

PLANNING COMMISSION ACTION: August 3, 2006 HELD To 09/21/06 per the applicant in order to await Board of County Commissioners action on a related item.

PLANNING COMMISSION ACTION: September 21, 2006 APPROVED. Vote: Unanimous
Absent: Trumbo

Current Planning

Design review as a public hearing to address more detailed architecture for the low, mid, and high-rise buildings and parking structure;

Design review to also address landscaping details;

Architectural details shall be added to the parking structure to enhance and match the details of all adjacent buildings and structures;

Pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen any large parking areas adjacent to Las Vegas Boulevard South and St. Rose Parkway;

Compliance with the Mixed-Use Circulation and Transportation Study;

All applicable standard conditions for this application type.

Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30, provided such relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; all water features shall comply with Title 30.64.060; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

Compliance with ZC-0346-06.

Department of Aviation

No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;

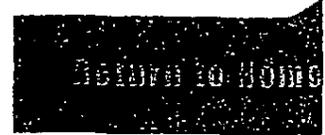
Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.

Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

APPLICANT: Anthony Marnell III/Raymond Shapiro

CONTACT: Greg Borgel, 300 South Fourth Street, Suite 1500, Las Vegas, NV 89101





05/16/06 PC AGENDA SHEET

HOTEL/RESORT CONDOMINIUMS LAS VEGAS BLVD S/ST ROSE PKWY

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0346-06 I.M. WOLF, LLC, ET AL:

ZONE CHANGE to reclassify 23.4 acres from H-1 (Limited Resort and Apartment District) Zone, H-2 (General Highway Frontage District) Zone, and R-E (Rural Estates Residential District) Zone to H-1 (Limited Resort and Apartment District) Zone for a proposed project consisting of hotel rooms, resort condominiums, and shopping areas.

USE PERMITS for the following: 1) resort condominiums; 2) shopping center with restaurants and showrooms; 3) convention center; 4) increase building heights; and 5) all accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking; and 2) reduce height setback ratio adjacent to the street frontage.

DESIGN REVIEWS for the following: 1) a 470 foot high hotel tower; 2) a 550 foot high resort condominium tower; and 3) low and mid-rise buildings for a shopping center, convention facility and all other associated and incidental buildings in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise (description on file). BW/lo/mh

RELATED INFORMATION:

APN:

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit 720 resort condominium units.
2. Permit a shopping center with restaurants and showrooms.
3. Permit a convention center.

4. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.

Permit all other accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. Reduce the required number of on-site parking spaces to 1,977 parking spaces where 2,064 parking spaces are required (a 4.2% reduction).
- 2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium towers to 122 feet where 181 feet is required (a 32.6% reduction).

MASTER PLAN/LAND USE GUIDE:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans depict a project consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. The project also includes shopping areas with restaurants, showrooms, and a convention facility. The shopping areas, restaurants, convention center, and showroom areas are a total of 200,000 square feet. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. One of the parcels included in the application is currently zoned H-1, the other parcels are zoned H-2 and R-E. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 1,977 parking spaces where 2,064 parking spaces are required, a 4.2% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February, 2006. The pre-application for the project indicated that the project was originally planned as a resort hotel; however, the applicant is only seeking approval for zone change for a non-gaming hotel and resort condominium project because the traffic study that is required to be submitted 30 days prior to the land use application was not submitted in a timely manner. A subsequent application UC-0571-06 is currently in process to expand/enlarge the gaming enterprise district on the parcels and approve the resort hotel and scheduled for the Planning Commission hearing meeting of June 6, 2006.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is a recently approved resort/hotel zoned H-1, also west and northwest are undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request conforms to the Enterprise Land Use Plan. However, staff is concerned with development issues that accompany this project since a number of similar and other projects are either approved and/or proposed in the immediate area. This site will be extremely visible from Interstate 15 as drivers enter the Las Vegas Valley from the south. In fact, this will be the second major hotel project within Clark County's jurisdiction in this area. The project is located within the gateway to urban Clark County, and therefore, it is imperative that the design of the project enhance the area and the gateway corridor. These enhancements can be achieved with the theme and design of the project. Pedestrian realms and landscaping must exceed code standards in terms of the quantity and quality of plantings throughout the complex, but particularly to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Special considerations should be given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all three street frontages. The pedestrian usability of these ancillary uses is of paramount concern, and staff needs more details to identify the connectivity of the entire complex. Considerations should be given to developing a mix of uses within the whole development site with emphasis on compatible building scale and architecture, pedestrian and vehicular circulation throughout the site, ingress/egress from adjacent rights-of-way, connections to mass transit systems, visual continuity, and to encourage innovative project design. Additionally, the applicant shall review and incorporate comments from the Regional Transportation Commission (RTC) in the final design of the project.

Department of Aviation

Due to the height of the proposed building, the development will penetrate the 100:1 notification airspace surface and or the Part 77 airspace surface. Therefore, the Board of County Commissioners may delay action on this land-use application until a valid FAA airspace determination has been received and the Department of Aviation has had an opportunity to review the determination.

Staff Recommendation

Approval. This is a project of regional significance and will be forwarded to the Board of County Commissioners on June 21, 2006 for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

Resolution of intent and staff preparing an ordinance to adopt the zoning;

Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

Design review as a public hearing to the Board of County Commissioners on final plans to address the design and architecture of the project and pedestrian connectivity;

Compliance with the Mixed-Use Circulation and Transportation Study;

Water features must comply with Title 30.64.060 for the uses requested;

All applicable standard conditions for this application type.

Applicant is advised that signage is not a part of this request; there is no request to include these parcels in the Gaming Enterprise Overlay District at this time, and approval of H-1 zoning on these parcels does not imply approval of gaming entitlements; review and incorporate RTC comments in the final design of the project; and that Bruner Avenue may be upgraded to an arterial street in the near future, which may require a redesign of high-rise buildings adjacent to the streets.

Civil Engineering

Right-of-way dedication to include a minimum of 110 feet of right-of-way to back of curb plus sidewalk width as determined by Nevada Department of Transportation along the projects Las Vegas Boulevard Southfrontage, 45 to 50 feet for East Brunner Avenue (Volunteer Boulevard) with necessary transitions to Las Vegas Boulevard South and associated spandrels, if the sidewalk is detached, dedication to back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way, traffic;

Drainage study and compliance;

Traffic study and compliance, traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, address determination of lane configuration at proposed access points necessary to accommodate projected traffic volumes, dedicating rights-of-way and granting easements and/or construct improvements as required by accepted traffic study, address driveway widths and locations, address a turnover analysis during the peak hour of the porte-cocheres operation and traffic study to address the ultimate build-out of Brunner Avenue (Volunteer Boulevard) with adjacent parcels and the resort at Southern Highlands to the west;

Full off-sites on Bruner Avenue (Volunteer Boulevard);

Full off-sites on Las Vegas Boulevard South per Nevada Department of Transportation;

Nevada Department of Transportation (NDOT) approval is required;

Submit drainage and traffic studies to the City of Henderson for concurrence;

Eliminate any unnecessary rights-of-way and/or easements including the RS-2477: Old L.A. Highway/Paradise Road alignment;

Any vacations to be recordable prior to building permit issuance or applicable map submittal.

Fire Department

No comment.

Department of Aviation

No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;

Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.

Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Anthony Marnell III, Et Al

CONTACT: Greg Borgel, 300 South 4th Street, Suite 1500, Las Vegas, NV 89101

Return to Home

ZC-0346-06 I.M. WOLF, LLC, ET AL:

ZONE CHANGE to reclassify 23.4 acres from H-1 (Limited Resort and Apartment District) Zone, H-2 (General Highway Frontage District) Zone, and R-E (Rural Estates Residential District) Zone to H-1 (Limited Resort and Apartment District) Zone for a proposed project consisting of hotel rooms, resort condominiums, and shopping areas.

USE PERMITS for the following: 1) resort condominiums; 2) shopping center with restaurants and showrooms; 3) convention center; 4) increase building heights; and 5) all accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking; and 2) reduce height setback ratio adjacent to the street frontage.

DESIGN REVIEWS for the following: 1) a 470 foot high hotel tower; 2) a 550 foot high resort condominium tower; and 3) low and mid-rise buildings for a shopping center, convention facility and all other associated and incidental buildings in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise (description on file). 6-0 (W.W. Absent)

APPROVED BCC 06/21/06 -

Current Planning

No resolution of intent and staff preparing an ordinance to adopt the zoning;

Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

Design review as a public hearing to the Board of County Commissioners on final plans to address the design and architecture of the project and pedestrian connectivity;

Compliance with the Mixed-Use Circulation and Transportation Study;

Water features must comply with Title 30.64.060 for the uses requested;

All applicable standard conditions for this application type.

Applicant is advised that signage is not a part of this request; there is no request to include these parcels in the Gaming Enterprise Overlay District at this time, and approval of H-1 zoning on these parcels does not imply approval of gaming entitlements; review and incorporate RTC comments in the final design of the project; and that Bruner Avenue may be upgraded to an arterial street in the near future, which may require a redesign of high-rise buildings adjacent to the streets.

Civil Engineering

Right-of-way dedication to include a minimum of 110 feet of right-of-way to back of curb plus sidewalk width as determined by Nevada Department of Transportation along the projects Las Vegas Boulevard South frontage, 45 to 50 feet for East Bruner Avenue (Volunteer Boulevard) with necessary transitions to Las Vegas Boulevard South and associated spandrels, if the sidewalk is detached, dedication to

NON-ROUTINE ACTION ITEMS (36 - 50) The following items will be considered separately. Any person representing an application should approach the podium as your item is announced. Anyone wishing to speak for or against an item should move to the first couple of rows and be prepared to speak when directed by the

CPA - 09 - 520002

ZCA - 10 - 660001

CUP - 10 - 540018

05/16/06 Notices of Final Action

Page 2 of 2

Planning Commission. The following Items 38, 39, 46, 48, & 49 will be forwarded to the Board of County Commissioners meeting for final action. The following Item 47 will be forwarded to the Board of County Commissioners meeting for final action.

ZC-0346-06 I.M. WOLF, LLC, ET AL (CONTINUED):

back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way, traffic;

Drainage study and compliance;

Traffic study and compliance, traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, dedicating rights-of-way and granting easements and/or construct improvements as required by accepted traffic study, address a turnover analysis during the peak hour of the porte-cocheres operation;

Full off-sites on Bruner Avenue (Volunteer Boulevard);

Full off-sites on Las Vegas Boulevard South per Nevada Department of Transportation;

Nevada Department of Transportation (NDOT) approval is required;

Submit drainage and traffic studies to the City of Henderson for concurrence;

Vacate any unnecessary rights-of-way and/or easements including the RS-2477: Old L.A. Highway/Paradise Road alignment;

Any vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;

Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.

Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

NON-ROUTINE ACTION ITEMS (36 - 50) The following items will be considered separately. Any person representing an application should approach the podium as your item is announced. Anyone wishing to speak for or against an item should move to the first couple of rows and be prepared to speak when directed by the Planning Commission. The following **Items 38, 39, 46, 48, & 49** will be forwarded to the **Board of County Commissioners meeting** for final action. The following **Item 47** will be forwarded to the **Board of County Commissioners meeting** for final action.

Search

09/20/06 BCC AGENDA SHEET

UPDATE

HOTEL/RESORT CONDOMINIUMS LAS VEGAS BLVD S/ST ROSE PKWY

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0346-06 I.M. WOLF, LLC, ET AL:

HOLDOVER ZONE CHANGE to reclassify 23.4 acres from H-1 (Limited Resort and Apartment) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone for a proposed project consisting of hotel rooms, resort condominiums, and shopping areas.

USE PERMITS for the following: 1) resort condominiums; 2) shopping center with restaurants and showrooms; 3) convention center; 4) increase building heights; and 5) all accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking; and 2) reduce height setback ratio adjacent to the street frontage.

DESIGN REVIEWS for the following: 1) a 470 foot high hotel tower; 2) a 550 foot high resort condominium tower; and 3) low and mid-rise buildings for a shopping center, convention facility and all other associated and incidental buildings in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise (description on file). BW/lo/mh

RELATED INFORMATION:**APN:**

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit 720 resort condominium units.

Permit a shopping center with restaurants and showrooms.

3. Permit a convention center.
4. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.
5. Permit all other accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required number of on-site parking spaces to 1,977 parking spaces where 2,064 parking spaces are required (a 4.2% reduction).
2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium towers to 122 feet where 181 feet is required (a 32.6% reduction).

MASTER PLAN/LAND USE GUIDE:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans depict a project consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. The project also includes shopping areas with restaurants, showrooms, and a convention facility. The shopping areas, restaurants, convention center, and showroom areas are a total of 200,000 square feet. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. One of the parcels included in the application is currently zoned H-1, the other parcels are zoned H-2 and R-E. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 1,977 parking spaces where 2,064 parking spaces are required, a 4.2% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February, 2006. The pre-application for the project indicated that the project was originally planned as a resort hotel; however, the applicant is only seeking approval for zone change for a non-gaming hotel and resort condominium project because the traffic study that is required to be submitted 30 days prior to the land use application was not submitted in a timely manner. A subsequent application UC-0571-06 is currently in process to expand/enlarge the gaming enterprise district on the parcels and approve the resort hotel and scheduled for the Planning Commission hearing meeting of June 6, 2006.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is a recently approved resort/hotel zoned H-1, also west and northwest are undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

TAB/CAC: Enterprise - approved

APPROVALS: 4 cards

PROTESTS: 4 cards

PLANNING COMMISSION ACTION: May 16, 2006 - APPROVED Vote: Unanimous Absent:
Watson

Current Planning

No resolution of intent and staff preparing an ordinance to adopt the zoning;

Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

Design review as a public hearing to the Board of County Commissioners on final plans to address the design and architecture of the project and pedestrian connectivity;

Compliance with the Mixed-Use Circulation and Transportation Study;

Water features must comply with Title 30.64.060 for the uses requested;

All applicable standard conditions for this application type.

Applicant is advised that signage is not a part of this request; there is no request to include these parcels in the Gaming Enterprise Overlay District at this time, and approval of H-1 zoning on these parcels does not imply approval of gaming entitlements; review and incorporate RTC comments in the final design of the project; and that Bruner Avenue may be upgraded to an arterial street in the near future, which may require a redesign of high-rise buildings adjacent to the streets.

Civil Engineering

Right-of-way dedication to include a minimum of 110 feet of right-of-way to back of curb plus sidewalk width as determined by Nevada Department of Transportation along the projects Las Vegas Boulevard South frontage, 45 to 50 feet for East Bruner Avenue (Volunteer Boulevard) with necessary transitions to Las Vegas Boulevard South and associated spandrels, if the sidewalk is detached, dedication to back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way, traffic;

Drainage study and compliance;

Traffic study and compliance, traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, dedicating rights-of-way and granting easements and/or construct improvements as required by accepted traffic study, address a turnover analysis during the peak hour of the porte-cocheres operation;

Full off-sites on Bruner Avenue (Volunteer Boulevard);

Full off-sites on Las Vegas Boulevard South per Nevada Department of Transportation;

Nevada Department of Transportation (NDOT) approval is required;

Submit drainage and traffic studies to the City of Henderson for concurrence;

Vacate any unnecessary rights-of-way and/or easements including the RS-2477: Old L.A. Highway/Paradise Road alignment;

Any vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;

Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.

Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

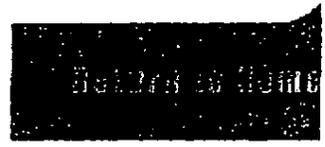
COUNTY COMMISSION ACTION: June 21, 2006 HELD To 07/19/06 per McCarran.

COUNTY COMMISSION ACTION: July 19, 2006 HELD To 08/02/06 per staff for FAA determination.

COUNTY COMMISSION ACTION: August 2, 2006 HELD To 09/20/06 per the applicant.

APPLICANT: Anthony Marnell III, Et Al

CONTACT: Greg Borgel, 300 South 4th Street, Suite 1500, Las Vegas, NV 89101



ZC-0346-06 I.M. WOLF, LLC, ET AL:

ZONE CHANGE to reclassify 23.4 acres from H-1 (Limited Resort and Apartment) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone for a proposed project consisting of hotel rooms, resort condominiums, and shopping areas.

USE PERMITS for the following: 1) resort condominiums; 2) shopping center with restaurants and showrooms; 3) convention center; 4) increase building heights; and 5) all accessory and incidental buildings uses and structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking; and 2) reduce height setback ratio adjacent to the street frontage.

DESIGN REVIEWS for the following: 1) a 470 foot high hotel tower; 2) a 550 foot high resort condominium tower; and 3) low and mid-rise buildings for a shopping center, convention facility and all other associated and incidental buildings in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise (description on file).

HELD 07/19/06 per McCarran.

ROUTINE ACTION ITEMS (3 34) The following items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended by staff and all applicable standard conditions for the application type, should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners. All remaining items are subject to the conditions listed on each agenda item and all applicable standard conditions for the application type.

09/20/06 BCC AGENDA SHEET

CPA - 09 - 520000

ZBA - 10 - 660001

CUP - 10 - 540010

HOTEL/RESORT CONDOMINIUMS
(TITLE 30)UPDATE
LAS VEGAS BLVD S/ST ROSE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0346-06 - I.M. WOLF, LLC, ET AL:

HOLDOVER ZONE CHANGE to reclassify 23.4 acres from H-1 (Limited Resort and Apartment) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone for a proposed project consisting of hotel rooms, resort condominiums, and shopping areas.

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Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise (description on file). BW/lo/mh

RELATED INFORMATION:
APN:

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit 720 resort condominium units.
2. Permit a shopping center with restaurants and showrooms.
3. Permit a convention center.
4. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.
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1. Reduce the required number of on-site parking spaces to 1,977 parking spaces where 2,064 parking spaces are required (a 4.2% reduction).
2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium towers to 122 feet where 181 feet is required (a 32.6% reduction).

**MASTER PLAN/LAND USE GUIDE:
ENTERPRISE - COMMERCIAL TOURIST**

GPA - 09 - 520002

ZOA - 10 - 660007

CUP - 10 - 540018

BACKGROUND:**Project Description**

The plans depict a project consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. The project also includes shopping areas with restaurants, showrooms, and a convention facility. The shopping areas, restaurants, convention center, and showroom areas are a total of 200,000 square feet. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. One of the parcels included in the application is currently zoned H-1, the other parcels are zoned H-2 and R-E. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 1,977 parking spaces where 2,064 parking spaces are required, a 4.2% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February, 2006. The pre-application for the project indicated that the project was originally planned as a resort hotel; however, the applicant is only seeking approval for zone change for a non-gaming hotel and resort condominium project because the traffic study that is required to be submitted 30 days prior to the land use application was not submitted in a timely manner. A subsequent application UC-0571-06 is currently in process to expand/enlarge the gaming enterprise district on the parcels and approve the resort hotel and scheduled for the Planning Commission hearing meeting of June 6, 2006.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is a recently approved resort/hotel zoned H-1, also west and northwest are undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

CPA - 09 - 520002

ZCA - 10 - 660001

CUP - 10 - 540018

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request conforms to the Enterprise Land Use Plan. However, staff is concerned with development issues that accompany this project since a number of similar and other projects are either approved and/or proposed in the immediate area. This site will be extremely visible from Interstate 15 as drivers enter the Las Vegas Valley from the south. In fact, this will be the second major hotel project within Clark County's jurisdiction in this area. The project is located within the gateway to urban Clark County, and therefore, it is imperative that the design of the project enhance the area and the gateway corridor. These enhancements can be achieved with the theme and design of the project. Pedestrian realms and landscaping must exceed code standards in terms of the quantity and quality of plantings throughout the complex, but particularly to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Special considerations should be given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all three street frontages. The pedestrian usability of these ancillary uses is of paramount concern, and staff needs more details to identify the connectivity of the entire complex. Considerations should be given to developing a mix of uses within the whole development site with emphasis on compatible building scale and architecture, pedestrian and vehicular circulation throughout the site, ingress/egress from adjacent rights-of-way, connections to mass transit systems, visual continuity, and to encourage innovative project design. Additionally, the applicant shall review and incorporate comments from the Regional Transportation Commission (RTC) in the final design of the project.

Department of Aviation

Due to the height of the proposed building, the development will penetrate the 100:1 notification airspace surface and or the Part 77 airspace surface. Therefore, the Board of County Commissioners may delay action on this land-use application until a valid FAA airspace determination has been received and the Department of Aviation has had an opportunity to review the determination.

Staff Recommendation

Approval. This is a project of regional significance and has been forwarded to the Board of County Commissioners' for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF CONDITIONS:**Civil Engineering**

- Address determination of lane configuration at proposed access points necessary to accommodate projected traffic volumes;
- Address driveway widths and locations;

30b

GPA - 09 - 520002

ZCA - 10 - 660001
CUP - 10 - 540078

- Traffic study to address the ultimate build-out of Brunner Avenue (Volunteer Boulevard) with adjacent parcels and the resort at Southern Highlands to the west.

TAB/CAC: Enterprise - approved

APPROVALS: 4 cards

PROTESTS: 4 cards

PLANNING COMMISSION ACTION: May 16, 2006 - APPROVED - Vote: Unanimous

Absent: Watson

Current Planning

- No resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing to the Board of County Commissioners on final plans to address the design and architecture of the project and pedestrian connectivity;
- Compliance with the Mixed-Use Circulation and Transportation Study;
- Water features must comply with Title 30.64.060 for the uses requested;
- All applicable standard conditions for this application type.
- Applicant is advised that signage is not a part of this request; there is no request to include these parcels in the Gaming Enterprise Overlay District at this time, and approval of H-1 zoning on these parcels does not imply approval of gaming entitlements; review and incorporate RTC comments in the final design of the project; and that Bruner Avenue may be upgraded to an arterial street in the near future, which may require a redesign of high-rise buildings adjacent to the streets.

Civil Engineering

- Right-of-way dedication to include a minimum of 110 feet of right-of-way to back of curb plus sidewalk width as determined by Nevada Department of Transportation along the project's Las Vegas Boulevard South frontage, 45 to 50 feet for East Brunner Avenue (Volunteer Boulevard) with necessary transitions to Las Vegas Boulevard South and associated spandrels, if the sidewalk is detached, dedication to back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way, traffic;
- Drainage study and compliance;
- Traffic study and compliance, traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, dedicating rights-of-way and granting easements and/or construct improvements as required by accepted traffic study, address a turnover analysis during the peak hour of the porte-cochere's operation;
- Full off-sites on Bruner Avenue (Volunteer Boulevard);
- Full off-sites on Las Vegas Boulevard South per Nevada Department of Transportation;
- Nevada Department of Transportation (NDOT) approval is required;
- Submit drainage and traffic studies to the City of Henderson for concurrence;
- Vacate any unnecessary rights-of-way and/or easements including the RS-2477: "Old L.A. Highway/Paradise Road alignment;

CPA - 09 - 520002
ZCA - 10 - 660007
CUP - 10 - 540078

- Any vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

COUNTY COMMISSION ACTION: June 21, 2006 - HELD - To 07/19/06 - per McCarran.

COUNTY COMMISSION ACTION: July 19, 2006 - HELD - To 08/02/06 - per staff for FAA determination.

COUNTY COMMISSION ACTION: August 2, 2006 - HELD - To 09/20/06 - per the applicant.

APPLICANT: Anthony Marnell III, Et Al

CONTACT: Greg Borgel, 300 South 4th Street, Suite 1500, Las Vegas, NV 89101

CPA - 09 - 520002 ZCA - 10 - 660003 CUP - 10 - 540010



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginouliiss, Director

NOTICE OF FINAL ACTION

September 28, 2006

GREG BORGEL
300 S 4TH STREET #1500
LAS VEGAS, NV 89101

REFERENCE: ZC-0346-06

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of September 20, 2006 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- No resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing to the Board of County Commissioners on final plans to address the design and architecture of the project and pedestrian connectivity;
- Compliance with the Mixed-Use Circulation and Transportation Study;
- Water features must comply with Title 30.64.060 for the uses requested;
- All applicable standard conditions for this application type.
- Applicant is advised that signage is not a part of this request; there is no request to include these parcels in the Gaming Enterprise Overlay District at this time, and approval of H-1 zoning on these parcels does not imply approval of gaming entitlements; review and incorporate RTC comments in the final design of the project; and that Bruner Avenue may be upgraded to an arterial street in the near future, which may require a redesign of high-rise buildings adjacent to the streets.

Civil Engineering

- Right-of-way dedication to include a minimum of 110 feet of right-of-way to back of curb plus sidewalk width as determined by Nevada Department of Transportation

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOOGS McDONALD • BRUCE L. WOODBURY
TOM REILLY, County Manager

CPA - 09-520002

ZCA - 10-660003

CUP - 10-540018



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoullas, Director

along the project's Las Vegas Boulevard South frontage, 45 to 50 feet for East Brunner Avenue (Volunteer Boulevard) with necessary transitions to Las Vegas Boulevard South and associated spandrels, if the sidewalk is detached, dedication to back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way, traffic;

- Drainage study and compliance;
- Traffic study and compliance, traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, dedicating rights-of-way and granting easements and/or construct improvements as required by accepted traffic study, address a turnover analysis during the peak hour of the porte-cochere's operation;
- Full off-sites on Bruner Avenue (Volunteer Boulevard);
- Full off-sites on Las Vegas Boulevard South per Nevada Department of Transportation;
- Nevada Department of Transportation (NDOT) approval is required;
- Submit drainage and traffic studies to the City of Henderson for concurrence;
- Vacate any unnecessary rights-of-way and/or easements including the RS-2477: "Old L.A. Highway/Paradise Road alignment;
- Any vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

BOARD OF COUNTY COMMISSIONERS

RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

GPA - 09 - 520002

ZCA - 10 - 660001

CUP - 10 - 540078

Moreno

AND ASSOCIATES, INC.

GREGORY E. BÖRGEL
Vice President
Planning and Development Services

March 13, 2006

Clark Co. Comprehensive Planning
Hand delivered

Dear Ladies/Gentlemen:

ZC 346-06
JL

wavier for parking

Please accept this as the required justification letter for a zone change, special use permit, and design review for a hotel, shopping center, convention facility, and resort condominium on APNs 191-09-101-001 and 004 thru 007 as described in the attached project description.

1. As to the requested H-1 zoning, the request is consistent with the Enterprise master plan category of C-T, and similar to zoning previously granted throughout the C-T corridor, including immediately to the west.

2. As the special use permit: (a) the requested uses are typical of the LVBS corridor and have been approved at numerous locations similarly situated; (b) the requested height is consistent with prior approvals granted throughout the LVBS corridor, including somewhat to the north of the subject site on the same side of LVBS. No homes are immediately adjacent to the site, so no residential adjacency standard is violated.

3. As to the design review, the proposed project has a modern design entirely compatible with similar facilities already approved to the south and west of the subject parcels.


Greg Borgel

4. The parking waiver of approx 4.2% is well within normal standards.

**PLANNER
COPY**

GPA - 09 - 52000
 ZCA - 10 - 66000
 CUP - 10 - 540018

11/08/06 BCC AGENDA SHEET

UPDATE

LAS VEGAS BLVD S/ST ROSE PKWY

AB
 EXPANSION OF GAMING OVERLAY
 (TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0571-06 - I.M WOLF LLC, ET AL:

USE PERMITS for the following: 1) expansion/enlargement of the Gaming Enterprise District (GED); 2) a 1,500 room resort hotel; 3) resort condominium units; 4) public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; 5) increase building heights 6) all associated back-of-house areas, incidental and accessory buildings, and uses; and 7) deviations to development standards.

DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratio adjacent to a street frontage; 3) permit encroachment into airspace; and 4) permit all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel with one, 470 foot high-rise tower; 2) resort condominium tower with 720 units; and 3) low and mid-rise buildings and all other associated and incidental buildings on 23.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of St. Rose Parkway within Enterprise. BW/lo/mh

RELATED INFORMATION:

APN:

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit an expansion/enlargement of the Gaming Enterprise District (GED).
2. Permit a 1,500 room resort hotel.
3. Permit 720 resort condominium units.
4. Permit public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment.
5. Increase the height of two high-rise towers up to 470 and 550 feet where 100 feet is the standard height.
6. Permit all other accessory and incidental buildings uses, structures and back-of-house areas.
7. Permit deviations to development standards.

CPA - 09 - 520002

ZCA - 10 - 660007

CUP - 10 - 540073

DEVIATIONS:

1. Reduce on-site parking to 2,287 parking spaces where 2,426 parking spaces are required (a 5.7% reduction).
2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium tower to 122 feet where 181 feet is required (a 32.6% reduction).
3. Permit encroachment into airspace.
4. Permit all other deviations as depicted per plans on file.

**MASTER PLAN/LAND USE GUIDE:
ENTERPRISE - COMMERCIAL TOURIST**

BACKGROUND:**Project Description**

The plans depict a proposed resort hotel consisting of a 470 foot high hotel tower consisting of 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. Public areas include a total of 179,445 square feet consisting of a 76,950 square foot casino. The remaining square footage is depicted as shopping areas, restaurants, showrooms, convention/meeting facilities, entertainment areas, and back-of-house areas. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. Twenty to 30 feet of pedestrian realm is shown along the street frontages. A pool area of approximately 2.5 acres is proposed on the south side of the site.

Elevation plans depict the hotel towers will be constructed with concrete and steel panels and non-reflective glass curtain wall systems with portions of the towers covered with beige stucco cladding. The low-rise buildings will be painted to match and compliment the colors of the high-rise towers. Landscaping is shown as part of the pedestrian realm along the street frontages and throughout the proposed development. A 7 level parking structure is proposed on the north side of the site adjacent to Bruner Avenue with a total of 2,287 parking spaces where 2,426 parking spaces are required, a 5.7% reduction. The plans show a proposed road network, which will traverse the site and tie into Bruner Avenue along the north boundary. The applicant states that this project is consistent and compatible with approvals for other properties within the southern resort corridor. This project is located within the Enterprise Gateway, the Public Facilities Needs Assessment (PFNA) areas, and the expired City of Henderson Interlocal Agreement area. The applicant was advised that signage is not a part of this request.

Prior Land Use Requests

The pre-submittal conference for this application (PRS-0018-06) was conducted in February 2006. ZC-0346-06 was approved at the May 16, 2006 Planning Commission meeting to reclassify the entire site to H-1 zoning, and is scheduled on the September 20, 2006 Board of County Commissioners (BCC) agenda.

Surrounding Zoning and Land Use

To the east and southeast across St. Rose Parkway are developed and undeveloped parcels located within the City of Henderson, and developed and undeveloped R-E zoned parcels within Clark County. To the immediate west across Las Vegas Boulevard South is an approved

GPA - 09 - 526002

ZGA - 10 - 660003

CUP - 10 - 540018

resort/hotel zoned H-1, also west and northwest is undeveloped H-1 zoned parcels. To the north are undeveloped H-1, R-E, and C-2 zoned parcels.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This project is compatible to the approved resort hotel to the west that was approved earlier this year, and is appropriate with other approved developments in this area. However, staff is concerned with development issues that accompany this project since a number of similar and other projects are either approved and/or proposed in the immediate area. This site will be extremely visible from St. Rose Parkway and Las Vegas Boulevard South as visitors and locals enter the Las Vegas Valley from the south. In fact, this is the second major resort hotel project within Clark County's jurisdiction in this area. The project is located within the gateway to urban Clark County, and therefore, it is imperative that the design of the project enhance the area and the Enterprise Gateway corridor. These enhancements can be achieved with the theme and design landscaping of the project. Pedestrian realms and landscaping must exceed code standards in terms of the quantity and quality of plantings throughout the complex, but particularly to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Special considerations should be given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all three street frontages. The pedestrian usability of these ancillary uses is of paramount concern, and staff needs more details to identify the connectivity of the entire complex.

Considerations should be given to developing a mix of uses within the whole development site with emphasis on compatible building scale and architecture, pedestrian and vehicular circulation throughout the site, ingress/egress from adjacent rights-of-way, connections to mass transit systems, visual continuity, and to encourage innovative project design. Additionally, the applicant shall review and incorporate comments from the Regional Transportation Commission (RTC) in the final design of the project. All of these concerns and issues can be addressed in the design reviews on final plans of the project.

Department of Aviation

Due to the height of the proposed building, the development will penetrate the 100:1 notification airspace surface and or the Part 77 airspace surface. Therefore, the Board of County Commissioners may delay action on this land-use application until a valid FAA airspace determination has been received and the Department of Aviation has had an opportunity to review the determination.

Staff Recommendation

Approval. This is a project of regional significance and has been forwarded to the Board of County Commissioners for final action.

71b

CPA - 09 - 520002

ZOA - 10 - 660007

CUP - 10 - 540078

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

TAB/CAC: Enterprise Town Board - approval.

APPROVALS: 14 cards

PROTESTS: 14 cards

PLANNING COMMISSION ACTION: June 6, 2006 - HELD - To 06/22/06 - for the related zone change to be heard by the Board of County Commissioners.

PLANNING COMMISSION ACTION: June 22, 2006 - HELD - To 07/20/06 - per the applicant.

PLANNING COMMISSION ACTION: July 20, 2006 - HELD - To 08/03/06 - per the applicant.

PLANNING COMMISSION ACTION: August 3, 2006 - HELD - To 09/21/06 - per the applicant in order to await Board of County Commissioners' action on a related item.

PLANNING COMMISSION ACTION: September 21, 2006 - APPROVED - Vote: Unanimous Absent: Trumbo

Current Planning

- Design review as a public hearing to address more detailed architecture for the low, mid, and high-rise buildings and parking structure;
- Design review to also address landscaping details;
- Architectural details shall be added to the parking structure to enhance and match the details of all adjacent buildings and structures;
- Pedestrian realm per Title 30.48 (Part J) with additional landscaping; to screen any large parking areas adjacent to Las Vegas Boulevard South and St. Rose Parkway;
- Compliance with the Mixed-Use Circulation and Transportation Study;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30, provided such relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; all water features shall comply with Title 30.64.060; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with ZC-0346-06.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;

71c

CPA = 09-020002

ZCA = 10-660007

CUP = 10-540078

- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

APPLICANT: Anthony Marnell III/Raymond Shapiro

CONTACT: Greg Borgel, 300 South Fourth Street, Suite 1500, Las Vegas, NV 89101

71d

GPA - 09 - 520002

ZCA - 10 - 660000

CUP - 10 - 540010



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271
Barbara Ginoulias, Director

NOTICE OF FINAL ACTION

November 17, 2006

GREG BORDEL
300 SOUTH FOURTH STREET #1500
LAS VEGAS, NV 89101

REFERENCE: UC-0571-06

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 8, 2006 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate and address issues identified by the Technical Reports and Studies;
- Design review as a public hearing to address more detailed architecture for the low, mid, and high-rise buildings and parking structure;
- Design review to also address landscaping details;
- Architectural details shall be added to the parking structure to enhance and match the details of all adjacent buildings and structures;
- Pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen any large parking areas adjacent to Las Vegas Boulevard South and St. Rose Parkway;
- Compliance with the Mixed-Use Circulation and Transportation Study;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30, provided such relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; all water features shall comply with Title 30.64.060; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
VIRGINIA VALENTINE, P.E., County Manager

CPA - 09-520002

ZCA - 10-660007

CUP - 10-540073



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744

(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director

Compliance with ZC-0346-06.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

BOARD OF COUNTY COMMISSIONERS

RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair

TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
VIRGINIA VALENTINE, P.E., County Manager

CPA - 09 - 528002

ZCA - 10 - 660000

CUP - 10 - 540070

*Moreno***AND ASSOCIATES, INC.**GREGORY E. BORGEL
Vice President

Planning and Development Services


 UC-571-06

April 26, 2006

Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for the proposed resort hotel to be constructed on APNs 191-09-101-001 and 004 thru 007, as detailed in the attached "Project Description":

1. The properties are master-planned C-T, which allows H-1 zoning and the gaming use.
2. The properties are within the gaming corridor identified by state law as appropriate for resort hotels.
3. The properties are in MUD-1, which contemplates intense high-rise development similar to the proposed project.
4. Resort hotels have already been approved to the south (across St. Rose Parkway in Henderson) and to the west (across Las Vegas Boulevard in Clark County).
5. The size and design of the project is comparable to the existing approvals to the south and west, and compatible with other approvals on both sides of Las Vegas Blvd.


 Greg Borgel

Apr-27-06 10:10am From-MARNELL CORRAO ASSOCIATES

7027392025

T-328 P.02/02 F-648



MARNELL ARCHITECTURE
ARCHITECTURE • PLANNING • INTERIOR DESIGN

PAGE 09-526002
ZCA - 10-666001
CUP - 10-540078

20 April 2006

Clark County Comprehensive Planning
600 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

Reference: Project 'R' Description

Project Description

The following is a brief description of Project R, a resort casino, to be constructed on the northeast corner of Las Vegas Blvd. and St. Rose Parkway, consisting of the parcel numbers:
181-09-101-001, 004, 005, 006,007.

Project 'R' is located on the northeast corner of Las Vegas Boulevard and St. Rose Parkway. The center line of St. Rose Parkway demarcates the border between Clark County, City of Las Vegas and the City of Henderson. The project is within the Clark county gaming corridor and is designated as an MUD-1.

The project consists of two separate towers with a two story lowrise. 1,500 hotel units will be provided, with an additional 720 rooms of resort condominium units. The casino will be 76,950sf, and will have the following amenities: 50,000sf of restaurants and bars, 12,000sf of retail, 60,000sf of convention space, and a 24,000sf showroom. 2287 parking space will be provided. A pool area and garden of 110,000sf will be located at the southwest corner of the site.

The resort condominium tower has a typical (1 Bedroom) room of 24 Ft x 34 Ft = 815 Sq Ft with a separate kitchen area. This tower will be 549 Ft tall and sits at the southeast corner of the site. Units will have views facing the world famous Las Vegas. The hotel tower is 465 Ft in height, oriented north and south and will run parallel to Las Vegas Boulevard. Both towers will be built of concrete and clad with non-reflective glazing.

MARNELL ARCHITECTURE

052012_2006_04-20 Project 'R' Description_Casino



MARNELL CORRAO ASSOCIATES



MARNELL CONSULTING



MARNELL PROPERTIES

222 Via Marnell Way, Las Vegas, Nevada 89119 . 702-739-2001 . Fax: 702-739-2045 . www.marnellcorrao.com

CPA - 09 - 520002

ZCA - 10 - 660001

CUP - 10 - 540010

11/05/08 BCC AGENDA SHEET

RESORT HOTEL
(TITLE 30)

LAS VEGAS BLVD S/ST ROSE PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0571-06 (ET-0247-08) - I.M. WOLF LLC, ET AL:

USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) expansion/enlargement of the Gaming Enterprise District (GED); 2) a 1,500 room resort hotel; 3) resort condominium units; 4) public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; 5) increase building heights; 6) all associated back-of-house areas, incidental and accessory buildings, and uses; and 7) deviations to development standards.

DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratio adjacent to a street frontage; 3) permit encroachment into airspace; and 4) permit all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel with one, 470 foot high-rise tower; 2) resort condominium tower with 720 units; and 3) low and mid-rise buildings and all other associated and incidental buildings on 23.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and St. Rose Parkway within Enterprise. BW/cm/dr

RELATED INFORMATION:
APN:

191-09-101-001, 004, 005, 007, & 018

USE PERMITS:

1. Permit an expansion/enlargement of the Gaming Enterprise District (GED).
2. Permit a 1,500 room resort hotel.
3. Permit 720 resort condominium units.
4. Permit public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment.
5. Increase the height of 2 high-rise towers up to 470 and 550 feet where 100 feet is the standard.
6. Permit all other accessory and incidental buildings uses, structures, and back-of-house areas.
7. Permit deviations to development standards.

DEVIATIONS:

1. Reduce on-site parking to 2,287 spaces where 2,426 spaces are required (a 5.7% reduction).

CPA - 09 - 520001

ZCA - 10 - 660001

CUP - 10 - 540013

2. Reduce the 1:3 height setback ratio adjacent to St. Rose Parkway for the resort condominium tower to 122 feet where 181 feet is required (a 32.6% reduction).
3. Permit encroachment into airspace.
4. Permit all other deviations as depicted per plans on file.

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST**

BACKGROUND:

Project Description

The original plans depict a resort hotel consisting of a 470 foot high hotel tower with 1,500 rooms, and a 550 foot high resort condominium tower consisting of 720 units. Public areas include a total of 179,445 square feet consisting of a 76,950 square foot casino. The remaining square footage is depicted as shopping areas, restaurants, showrooms, convention/meeting facilities, entertainment areas, and back-of-house areas. Access to the site is from Las Vegas Boulevard South on the west property line, Bruner Avenue from the north property line, and St. Rose Parkway on the south property line. Twenty to 30 foot wide pedestrian realms are shown along the street frontages. A 7 level parking structure is shown on the north side of the site adjacent to Bruner Avenue with a total of 2,287 parking spaces where 2,426 spaces are required, for a 5.7% reduction. The applicant states that additional time is needed to commence construction and requests a 3 year extension of time.

Prior Land Use Requests

ZC-0346-06 was approved in September 2006 to reclassify the entire site to H-1 zoning. The original application, UC-0571-06, was approved by the Board of County Commissioners in November 2006.

Surrounding Zoning and Land Use

To the north is an undeveloped parcel zoned H-1. Adjacent to the east is an undeveloped R-E zoned parcel. East and southeast across St. Rose Parkway is the site of a resort hotel currently under construction within the City of Henderson. To the west across Las Vegas Boulevard South is an undeveloped H-1 zoned property approved for a resort hotel.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The project is located within the gateway to urban Clark County, and therefore, imperative that the design of the project enhance the area and the Enterprise Gateway corridor. There were design concerns with the original plans because special considerations were not given to the architectural quality/theme and locations of all buildings, particularly the parking structures and low and mid-rise buildings along all 3 street frontages. Additionally, pedestrian realms and landscaping were not designed to enhance the Las Vegas Boulevard South and St. Rose Parkway frontages. Therefore, staff finds that the original conditions requiring design review on final plans continue to be appropriate.

CPA - 09 - 528000

ZCA - 10 - 660000

CUP - 10 - 540000

Overall, staff finds that the project is appropriate for this area, as the uses included are compatible with other projects approved in this portion of Las Vegas Boulevard South. Staff can support an extension of time for 3 additional years to commence.

Civil Engineering

UC-0571-06 is conditioned to be in compliance with ZC-0346-06. The addition of conditions is necessary to reflect the change of jurisdiction of Las Vegas Boulevard South which was relinquished by the Nevada Department of Transportation to Clark County. The Clark County Transportation Element was amended to include Las Vegas Boulevard South which reflects the expanded width. Nevada Department of Transportation approval is no longer needed for Las Vegas Boulevard South.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until November 8, 2011 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that this application is subject to a Development Agreement; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions;
- Applicant shall perform a record of survey to determine the underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard, a transportation study shall identify the necessary improvements in relation to the determination of necessary right-of-way;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 100 foot half street;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** I.M. Wolf LLC, Et Al**CONTACT:** Greg Borgel, 300 South Fourth Street #1500, Las Vegas, NV 89101

CPA - 09-52000

ZCA - 10-66000

CUP - 10-540078



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director • Rod Allison, Assistant Director

NOTICE OF FINAL ACTION

November 14, 2008

GREG BORGEL
300 S. 4TH STREET #1700
LAS VEGAS, NV 89101

REFERENCE: UC-0571-06 (ET-0247-08)

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 5, 2008 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- Until November 8, 2012 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that this application is subject to a Development Agreement; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions;
- Applicant shall perform a record of survey to determine the underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard, a transportation study shall identify the necessary improvements in relation to the determination of necessary right-of-way;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 100 foot half street;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • CHIP MAXFIELD, Vice-Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • LAWRENCE WEEKLY • BRUCE L. WOODBURY
VIRGINIA VALENTINE, P.E., County Manager

**CPA-09-520002, ZCA-10-540018, CUP-10-540018 - R RESORT
1,033 Public Hearing Notices Mailed Within 2,525 Feet of Subject Parcel**

PARCEL	OWNER	ADDRESS	
19104414057	28 MANOR HILL AVE TRUST	5836 S PECOS RD	LAS VEGAS NV 89120
19104316011	ABEJUELA MYLA	11765 GILES ST	LAS VEGAS NV 89183
19104413061	ABURAMEN BLANE S & SHANE E	495 KIPUNI	HILO HI 96720
19104412018	ACIO NUNILA L	163 CATALINA AVE	PACIFICA CA 94044
19108610002	ADAMOUR GREG FAMILY TRUST	830 PETTIGDALE WY	HENDERSON NV 89044
19104312059	ADDLEMAN BRIAN S & HOLLY R	11772 BELLA LUNA ST	LAS VEGAS NV 89183
19104411057	ADDY GRACE L	143 TRUMPHEP LILLY AVE	LAS VEGAS NV 89183
19104310056	AGATEP REYNALDO	11891 GALVANI ST	LAS VEGAS NV 89183
19104312057	AGGABAO MARGARITA B	11763 BELLA LUNA ST	LAS VEGAS NV 89183
19104411020	AGUILA BEN HUR	12038 WILD CHAMOMILE ST	LAS VEGAS NV 89183
19104411048	AGUILA JANICE C & ERIC B	12020 WILD CHAMOMILE ST	LAS VEGAS NV 89183
19104413109	AGUILAR ALEJANDRIA S & LEOPOLDO	11852 DARBY AVE	NORTHRIDGE CA 91326
19104312007	AGUILLO VAN A	P O BOX 11648	LAS VEGAS NV 89111
19104316032	ALBA ERNIDA D & FRANCISCO G JR	17991 E SUNRISE DR	ROWLAND HEIGHTS CA 91748
19104312021	ALBANEZ DONNA C	11738 ELIANTO ST	LAS VEGAS NV 89183
19104311051	ALBERT CAROLINA	11838 PARTENIO CT	LAS VEGAS NV 89183
19104414031	ALBRECHT CHRISTOPHER J	32 DANDY VIEW AVE	LAS VEGAS NV 89183
19104412027	ALEMU BEIDE K	137 WILD CANDLENUT CT	LAS VEGAS NV 89183
19104415022	ALEXANDER ROY R JR	83 LOCKHEED AVE	LAS VEGAS NV 89183
19104311081	ALEXANDER STACEY L	11840 PRINCIPI CT	LAS VEGAS NV 89183
19104413058	ALFARO MARTIN A RODRIGUEZ	15 MORENO ST	GREENFIELD CA 93927
19104316037	AMANTE HEATHER	45 DESERT PALM DR	LAS VEGAS NV 89183
19104314025	AMERMOUCH YOUNES	11883 GILES ST	LAS VEGAS NV 89183
19104413044	AMEZQUITA MIGUEL & INGRID	11999 FAIRFAX RIDGE ST	LAS VEGAS NV 89183
19104311074	AMICO GREGORY & SILVIA	230 MEADOWS CT	FREMONT CA 94539
19104313034	AMPARO FRANCISCO M & ESTELA Q	5751 TRINETTE AVE	GARDEN GROVE CA 92845
19104413040	ANDREWS JAMES W P	2756 N GREEN VALLEY PKWY #370	HENDERSON NV 89014
19104413098	ANG JUSTIN	32632 THE OLD RD	CASTAIC CA 91384
19104412005	ANGELES EVANGELINE	182 GILLIFLOWER AVE	LAS VEGAS NV 89183
19104412054	ANIGMA L C SERIES 1	204 W SPEAR ST	CARSON CITY NV 89703
19104414022	APILADO NONNIE	P O BOX 1576	CHINO HILLS CA 91709
19104311043	APPLETON PROPERTIES L L C	P O BOX 400700	LAS VEGAS NV 89140
19104411081	ARAKAWA LESLIE H ETAL	149 THORNAPPLE AVE	LAS VEGAS NV 89183
19104415017	ARASH & ARMON L L C	%K & S LATIFI	1571 CORDERO BAY AVE LAS VEGAS NV 89123
19104314023	ARAUJO ALEXANDRA	P O BOX 26025	LAS VEGAS NV 89126

19104413077	ARBOLADO RENATO & NECIFORA	11982 GILES ST	LAS VEGAS NV	89183
19104411072	AREVALO ANGEL & LETICIA	111 THORNAPPLE AVE	LAS VEGAS NV	89183
19104311041	ASKELAND PAUL R REVOCABLE LIV TR	11896 PARTENIO CT	LAS VEGAS NV	89183
19104316051	ASOKAN ARUN	11 HARBOR PINES CT	LAS VEGAS NV	89183
19104311099	ASPELAND RANDY T & RANDI LYNN	11893 BELLA LUNA ST	LAS VEGAS NV	89183
19104413046	ASSET INVESTMENT L L C	1019 OCEAN SHELL ST	HENDERSON NV	89052
19104311022	AURORA LOAN SERVICES L L C	10350 PARK MEADOWS DR	LITTLETON CO	80124
19104412009	AURORA LOAN SERVICES L L C	2617 COLLEGE PARK DR	SCOTTSBUFF NE	69361
19104410052	AVELLO JOHN A & LINDA	8618 DOVE FOREST CT	HENDERSON NV	89074
19104310083	AYALA TEODORO A	11888 MAGLIANA ST	LAS VEGAS NV	89183
19104413064	B A C HOME LOANS SERVICING L P	7105 CORPORATE DR	MAIL STOP PTX-C-35	75024
19104316007	BACENA CHARISSA	12607 SPOLETO AVE	BAKERSFIELD CA	93312
19104410008	BAILEY JENNIFER M	112 GILLFLOWER AVE	LAS VEGAS NV	89183
19104414035	BAKER DOROTHY	37 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104413085	BALLESTEROS VERNA	11938 GILES ST	LAS VEGAS NV	89183
19104413001	BALTAZAR ARTEMIO & CHITA	1854 BISCAYNE WY	SAN JOSE CA	95122
19104711016	BANDBAZ MASSOUD	11799 VILLAGE ARBOR ST	LAS VEGAS NV	89183
19104314014	BANK NEW YORK MELLON TR CO TRS	701 CORPORATE CENTER DR	MAILCODE NC4743	27607
19104415004	BANK NEW YORK MELLON TRS	400 COUNTRYWIDE WY SV-35	SIMI VALLEY CA	93065
19104402001	BANK SUN WEST	5830 W FLAMINGO RD	LAS VEGAS NV	89103
19104316054	BANK U S NATIONAL ASSN TRS	400 COUNTRYWIDE WY SV-35	SIMI VALLEY CA	93065
19104411062	BANK U S NATIONAL ASSN TRS	3815 S W TEMPLE	SALT LAKE CITY UT	84115
19104412003	BANK U S NATIONAL ASSN TRS	7495 NEW HORIZON WY	MAIL STOP-NAC #X3902-01F	21703
19104314011	BANK WELLS FARGO N A	3476 STATEVIEW BLVD	MAC #X7801-013	29715
19104310034	BARATS MITCH	5836 SUNCREEK DR	LAKE OSWEGO OR	97035
19104316057	BARBER JENNA L	31 HARBOR PINES CT	LAS VEGAS NV	89183
19104414071	BARBOZA BRENDAN S	32 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104313039	BARNABI SIOSI	1489 W WARM SPRINGS RD #110	HENDERSON NV	89014
19104410002	BARRY CHARLES E	18 DECKER RD	HASKELL NJ	07420
19104413019	BASTIDAS MARIA CHRISTINA	11907 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104413042	BATAYOLA CATHERINE C	11991 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104415049	BAUM JARED K & CHARLENE M	12030 GILES ST	LAS VEGAS NV	89183
19104413057	BAUTISTA LOLITA R	4727 WHITETAIL LN	SAN JOSE CA	95138
19104313016	BAUTISTA SONNY T	11776 RED WATER CT	LAS VEGAS NV	89183
19104414092	BAXTER PATRICK & STACY	11911 WEDGEBROOK ST	LAS VEGAS NV	89183
19104413003	BEALS ERIC W & MILAGROS	11909 HAVEN ST	LAS VEGAS NV	89183
19104410019	BEAMAN MICHAEL J JR	103 MASSERTA CT	LAS VEGAS NV	89183
19104313040	BEASON DALE & STACEY	11774 PINE SHADOWS ST	LAS VEGAS NV	89183
19104314010	BECKER JENNIFER B	11887 WEDGEBROOK ST	LAS VEGAS NV	89183

19104413020	BECKER MEI LOH	11911 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104311044	BELHUMEUR FAMILY 2002 TRUST	8841 BAYWOOD DR	HUNTINGTON BEACH CA	92646
19104314012	BELLO TYLER R	1216 SANTA HELENA	HENDERSON NV	89002
19104316031	BELTRAN JULIE & ROSALINDA	5106 N BARTLETT AVE C	SAN GABRIEL CA	91776
19104414002	BENNETT JARED E	11921 GILES ST	LAS VEGAS NV	89183
19104313056	BERGENS KIMBERLY	53 FOXWORTH CT	LAS VEGAS NV	89183
19104412049	BERGER JACKI A	11937 JERSEY LILLY ST	LAS VEGAS NV	89183
19104312017	BERNAL NURIS	11768 ELIANTO ST	LAS VEGAS NV	89183
19104316050	BERNARDO AGAPITO S & LINDA Y	3601 N E 162ND AVE #75	PORTLAND OR	97230
19104414066	BERRETT ANGELA	35 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104414102	BHATNAGAR SHWETA	11932 SNOW BANK ST	LAS VEGAS NV	89183
19104310070	BIAGGI TRUST	%ALL WESTERN MTGE	5580 W FLAMINGO RD	89103
19104313061	BIANES VICENTE & BENIGNA	4207 COLLING RD W	BONITA CA	91902
19109301009	BICENTENNIAL FRONTAGE L L C	P O BOX 1945	LA JOLLA CA	92038
19104311031	BICKERTON RICHARD WILLIAM	11843 PARTENIO CT	LAS VEGAS NV	89183
19104311086	BICSANSZKY PETER	11819 BELLA LUNA ST	LAS VEGAS NV	89183
19104316010	BIDWELL JASON C	11759 GILES ST	LAS VEGAS NV	89183
19104312029	BIEN CICERO & NAOMI	91-812 LAUPAI PL	EWA BEACH HI	96706
19104402002	BIG NUNZIO L L C	P O BOX 778234	HENDERSON NV	89077
19104411029	BIGGS WAYNE D	13090 MONICA CT	FAIRFAX VA	22030
19104315044	BISCOCHO ELPIDIA B	18543 YORBA LINDA BLVD #116	YORBA LINDA CA	92886
19104316026	BISCOCHO MARIANNE B	4028 OLDENBURG LN	ANAHEIM CA	92886
19104413067	BLAIS JEAN-FRANCOIS	9370 ISLAND DAWN	LAS VEGAS NV	89123
19104310047	BLEVENS CHRIS L	11817 GALVANI ST	LAS VEGAS NV	89183
19104310041	BLEWETT 1992 LIVING TRUST AGMT	112 MESA VERDE WY	SAN CARLOS CA	94070
19104315009	BOATTINI CHRISTOPHER	11825 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104412047	BOBBETT EDWARD	11925 JERSEY LILLY ST	LAS VEGAS NV	89183
19104413103	BODOR SYLVIA LIVING TRUST 2007	5831 MADISON LN	FONTANA CA	92336
19104411056	BOHEN JASON J	139 TRUMPHEE LILY AVE	LAS VEGAS NV	89183
19104411093	BOLTON LAUREN N & CHAD H	11982 WHITE LILY ST	LAS VEGAS NV	89183
19104313032	BOLUSAN NORMAN & VIVIAN	11726 PINE SHADOWS ST	LAS VEGAS NV	89183
19104413059	BONNER NINA	11958 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104413038	BOODEL MICHAEL D	11969 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104312027	BORGE NESSY	605 S 210TH ST	DES MOINES WA	98198
19104313038	BORILLO CRESENCIA & PRUDENCIO	11762 PINE SHADOWS ST	LAS VEGAS NV	89183
19104311052	BOTT TODD & JUDITH	11108 PENTLAND DOWNS ST	LAS VEGAS NV	89141
19104412082	BOURQUE ANDREA	11910 WHITE LILLY ST	LAS VEGAS NV	89183
19104312056	BOWENKAMP JOHN E III & RACHEL A	11757 BELLA LUNA ST	LAS VEGAS NV	89183
19104316012	BOZZANO THOMAS & LYNN	11771 GILES ST	LAS VEGAS NV	89183

19104310028	BRADFORD LEONARD G & ALOHALINDA	11736 SAN ROSSORE CT	LAS VEGAS NV	89183
19104313031	BRIM AUBREY C	11720 PINE SHADOWS ST	LAS VEGAS NV	89183
19104311084	BROCK DELMAS	1814 LICKFORK RD	LONDON KY	40741
19104415050	BROUILLETTE DAWN	7075 REDWOOD BLVD #H	NOVATO CA	94945
19108710007	BROWN BARNETT & ELLEN R	620 HERMOSA AVE #4	HERMOSA BEACH CA	90254
19104311002	BUCZEK GREGORY & JOYCE	3884 E JACAMAR DR	FLAGSTAFF AZ	86004
19104413083	BUDIMAN DANNY N	7261 CIRRUSS WY	WESTHILLS CA	91307
19104313050	BUI HOA-TUYET TRUST	62 DESERT PALM ST	LAS VEGAS NV	89183
19104310069	BUNGAY KRISTIANE	271 CALVINO AVE	LAS VEGAS NV	89183
19108601010	BUREAU OF LAND MANAGEMENT	LAS VEGAS DISTRICT	4765 VEGAS DR	89108
19104412051	BURNS MICHAEL T	2587 BINARY STARS ST	HENDERSON NV	89044
19104412014	BURT ANTHONY	148 GILLFLOWER AVE	LAS VEGAS NV	89183
19104316018	BUSTAMANTE CECILIA P & ALVIN	40 DESERT PALM DR	LAS VEGAS NV	89183
19104414099	BUSTAMANTE TERESA	11914 SNOW BANK ST	LAS VEGAS NV	89183
19104410059	BUTCHER GARY J	2371 TORRANCE BLVD	TORRANCE CA	90501
19104414054	BYRNE BRENDAN & MARGARET	11997 SPICE TREE ST	LAS VEGAS NV	89183
19104316044	CABANA AMANTE JR & CHRISTY DULAY	9650 DRAYTON AVE	LAS VEGAS NV	89148
19104413082	CACHO JEANNIE A	11952 GILES ST	LAS VEGAS NV	89183
19104413016	CADELINA ESPERANZA A & ALFONSO C	2921 FAIRFAX AVE	SAN JOSE CA	95148
19104310020	CAETTA RAQUEL E	1862 N BEL AIRE DR	BURBANK CA	91504
19104411068	CALDERON MARISA L	120 TRUMPHEP LILLY AVE	LAS VEGAS NV	89183
19104311077	CALDWELL SCOTT & JENNA	11864 PRINCIPI CT	LAS VEGAS NV	89183
19104412028	CALIMLIM JOHNNY B JR	2617 CAMINO DEL SOL	FULLERTON CA	92833
19104313053	CALIMQUIM EUNICE & PRIMO	65 FOXWORTH CT	LAS VEGAS NV	89183
19104311088	CAMIA COSMO SR & DOLORES G	11831 BELLA LUNA ST	LAS VEGAS NV	89183
19104414056	CANADY FAWN E & UNDREA	24 MANOR HILL AVE	LAS VEGAS NV	89183
19104411015	CANAS ROSA C	102 WALL VIOLET CT	LAS VEGAS NV	89183
19104313014	CANTADA RODOLFO R & HELEN U	4009 MCLAUGHLIN AVE	SAN JOSE CA	95121
19104316046	CAPUZ VILMA	4121 HUNTLEY AVE	CULVER CITY CA	90230
19104311007	CARDENAS CARLOS & TOYA L	11775 BELLA LUNA ST	LAS VEGAS NV	89183
19104410006	CAREW RICHARD	118 GILLFLOWER AVE	LAS VEGAS NV	89183
19104412044	CAREY FAITH L	11907 JERSEY LILLY ST	LAS VEGAS NV	89183
19104315004	CARLOS LUISA ETAL	27650 SYCAMORE CREEK DR	VALENCIA CA	91354
19104411039	CARLUTO NICOLE R	142 SOLIDAGO AVE	LAS VEGAS NV	89183
19105701011	CARR JOHN	%BETTER BUSINESS SERV INC	P O BOX 780637	78278
19104313008	CARRERA MILBERT	31361 SANTA CRUZ WY	UNION CITY CA	94587
19104415018	CARRICK PHILLIP	12038 MYSTIC ARBOR ST	LAS VEGAS NV	89183
19104411083	CASTELLANOS-ORTIZ CLAUDIA	12032 WHITE LILLY ST	LAS VEGAS NV	89183
19104412056	CASTILLO ANGELO	11956 JERSEY LILLY ST	LAS VEGAS NV	89183

19104310049	CASTRO RODOLFO J	11829 GALVANI ST	LAS VEGAS NV	89183
19104313023	CERENO JUAN V JR & GILDA U	1547 WILLIAMSPORT DR	SAN JOSE CA	95131
19104412002	CHAMBERS JACKSON K	192 GILLFLOWER AVE	LAS VEGAS NV	89183
19104310057	CHAN CAROLINE LO TRUST	11899 GALVANI ST	LAS VEGAS NV	89183
19104314021	CHAN CHOI KUEN	42 BELDEN AVE	LAS VEGAS NV	89183
19104414100	CHAN DICKSON W	625 GREEN RIVER RD	WALNUT CA	91789
19104415031	CHAN MARCELA	4817 LEXINGTON AVE #5	LOS ANGELES CA	90029
19104412015	CHAVEZ NICHOLAS & SUSANA	146 GILLFLOWER AVE	LAS VEGAS NV	89183
19104316047	CHAVIS ANTHONY	22 HARBOR PINES CT	LAS VEGAS NV	89183
19104415021	CHEN CHRISTINA	13205 CALF ROPING TRL	AUSTIN TX	78727
19104414051	CHEN FANG CHANG	417 PICCADILLY PL #12	SAN BRUNO CA	94066
19104414011	CHEN PEI-JU	4176 FARRELL WY	SANTA CLARA CA	95054
19104414055	CHEN ZHIXI	20 MANOR HILL AVE	LAS VEGAS NV	89183
19104413049	CHEUNG PATRICK	11998 CAMDEN BROOK ST	LAS VEGAS NV	89183
19105801008	CHOHANIN BETTE BELLE LIVING TR	11925 LAS VEGAS BLVD S	LAS VEGAS NV	89183
19104311015	CHOYCE BRITTANY C	174 FRATELLI AVE	LAS VEGAS NV	89183
19104311076	CHRISTENSON ALFRED	340 GORDON LN	SALT LAKE CITY UT	84107
19104313026	CHUA SAMNUEL CHOA	P O BOX 9238	ALTA LOMA CA	91701
19104414005	CHUNG DANIEL & SHARON	11939 GILES ST	LAS VEGAS NV	89183
19109101016	CHURCH ARTHUR D III	8414 W FARM RD #180-352	LAS VEGAS NV	89131
19104316024	CHURCHWELL MIKE DANIEL & TAMMY S	22 DESERT PALM DR	LAS VEGAS NV	89183
19104313055	CLARK KIRSTEN	57 FOXWORTH CT	LAS VEGAS NV	89183
19104312012	COE TERENCE M & ADA	11785 ELIANTO ST	LAS VEGAS NV	89183
19104414029	COFFEY FAMILY TRUST	1092 BRADCLIFF DR	SANTA ANA CA	92705
19109101008	COHEN 2006 TRUST	%GAMETT & KING	2600 PASEO VERDE PKWY #250	89074
19104411095	COLINA EVA GRACE	11974 WHITE LILLY ST	LAS VEGAS NV	89183
19104315029	COLLINS CLARITA C	97 GLEN PARK AVE	LAS VEGAS NV	89183
19105801016	COMANCHE L L C	%HOLDEN DEV CO	P O BOX 371357	89137
19104311010	CONDE SHAUN	11793 BELLA LUNA ST	LAS VEGAS NV	89183
19104312034	CONSING CHERYL E & LETICIA E	11783 BERGAMO CT	LAS VEGAS NV	89183
19104312018	CONTRERAS DEVIN E & DIANA H	11760 ELIANTO ST	LAS VEGAS NV	89183
19104411011	COONEY JULIE A & KEVIN J	103 HEALTH ASTER CT	LAS VEGAS NV	89183
19104316062	CORDERO LUIS & BLANCA E	11720 GARLAND GROVE LN	LAS VEGAS NV	89183
19104414023	CORDERO NICASIO JR & JEANNE	12024 SNOW BANK ST	LAS VEGAS NV	89183
19104310025	COREANO L L C	%M/M BRYANT	1508 VIEW FIELD CT	89012
19104313010	CORONA NICHOLAS & RAQUEL	11740 RED WATER CT	LAS VEGAS NV	89183
19104413023	COSENTINO JOSEPH M & ANTHONY M	11905 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104313059	COUEVAS RYAN M	60 FOXWORTH CT	LAS VEGAS NV	89183
19104412022	COWLEY HEIDI J	8747 ROPING RODEO AVE #102	LAS VEGAS NV	89178

19104413054	CREIGHTON TAMESHA	11978 CAMDEN BROOKS ST	LAS VEGAS NV	89183
19104411084	CRISWELL CHARLES D & AMELITA Z	P O BOX 777432	HENDERSON NV	89077
19104316059	CRUZ CARMELO & MARIE	37 HARBOR PINES CT	LAS VEGAS NV	89183
19104310089	CRUZ JACINTA	11842 MAGLIANA ST	LAS VEGAS NV	89183
19104410040	CRUZADO ELBERT C & RAQUEL M	6720 DORIANA ST #72	SAN DIEGO CA	92139
19104313064	CSEGEDI TUNDE M	59 DARK CREEK AVE	LAS VEGAS NV	89183
19104412053	CUELLAR MERLE G	11961 JERSEY LILLY ST	LAS VEGAS NV	89183
19104410004	CUNNINGHAM ELIZABETH H	124 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104411012	CUNNINGHAM SHAWNA M	105 HEALTH ASTER CT	LAS VEGAS NV	89183
19104311072	CURTIS GINGER	11894 PRINCIPI CT	LAS VEGAS NV	89183
19104311032	CUSTER CHARLES L & PARMORN	2517 CHATEAU CLERMONT ST	HENDERSON NV	89044
19104413055	CUSTODIA SONIA & HERMAN RAY	24923 ALICANTE DR	CALABASAS CA	91302
19104311057	CUSTOM ESTATES L L C	5594 S FORT APACHE #100	LAS VEGAS NV	89148
19104311011	D N J FAMILY TRUST	3037 SABINE HILL AVE	HENDERSON NV	89052
19104413036	DAGER RAFAELO	2844 SOARING PEAK AVE	HENDERSON NV	89052
19108801002	DAISY MAE LAND HOLDINGS L L C	P O BOX 90192	HENDERSON NV	89009
19104310108	DARDASHTY SIAMAK & JANET TRUST	11727 SAN ROSSORE CT	LAS VEGAS NV	89183
19104412012	DARVISHPOUR HESSAM	156 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104411043	DAVID CHRISTINE L	126 SOLIDAGO AVE	LAS VEGAS NV	89183
19104414044	DAVIS BRYAN	10780 HAVEN ST	LAS VEGAS NV	89183
19104414014	DEAL ANGELA	11999 GILES ST	LAS VEGAS NV	89183
19104414038	DECASAS LUIS A & JOSE A	30 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104311065	DECOSTA CHAD H	11869 PRINCIPI CT	LAS VEGAS NV	89183
19104313065	DEEGAN MARK	55 DARK CREEK AVE	LAS VEGAS NV	89183
19104411086	DELCASTILLO AIDALIZA	12018 WHITE LILLY ST	LAS VEGAS NV	89183
19104413005	DELCASTILLO MACARIO & JOVELYN	10455 DEMPSEY AVE	GRANADA HILLS CA	91344
19104414012	DELMUNDO EFREN & JULIETA V	150 S HEARTWOOD WY	ANAHEIM CA	92801
19104410014	DELOSANTOS FAMILY TRUST	2151 PAGANINI AVE	HENDERSON NV	89052
19104410039	DELRIO ALBERTO C	121 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104412065	DELROSARIO SUSAN V	11909 WHITE LILLY ST	LAS VEGAS NV	89183
19104316016	DEMPSEY JANET C & WILLIAM L	46 DESERT PALM DR	LAS VEGAS NV	89183
19104313058	DENSTEDT ERIC	56 FOXWORTH CT	LAS VEGAS NV	89183
19104411074	DERKANOSOVA ALBINA	2725 BROOKSTONE CT	LAS VEGAS NV	89117
19104411002	DEROSA NIION DE VERE	7534 MULHOLLAND DR	LOS ANGELES CA	90046
19104415037	DESAMERO MELISSA V	81 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104410021	DESCHINCKEL STEVEN R	107 MASSERTA CT	LAS VEGAS NV	89183
19104412023	DEVRIES THOMAS & WALTER	9707 MEADOW VALLEY S E	CALEDONIA MI	49316
19104311078	DIAZ JOSE M & REGINA	2161 FLEETWOOD DR	SAN BRUNO CA	94066
19104310092	DIBELLO JOE E & NAO K	11826 MAGLIANA ST	LAS VEGAS NV	89183

19104312004	DICKENSON SHERRON Y	11725 ELIANTO ST	LAS VEGAS NV	89183
19104312032	DIETRICH DAMON & FAWNIA	11771 BERGAMO CT	LAS VEGAS NV	89183
19104413022	DIMAS ANTONIO JR	11901 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104410007	DOMINGO MARINA E	116 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104311113	DONOVAN CHERYL Y & RUSSELL D	11832 BELLA LUNA ST	LAS VEGAS NV	89183
19104413096	DONOVAN TRUST	5085 CHURCHWOOD DR	OAK PARK CA	91377
19104411005	DORIVAL BERNADETTE	105 TEMPLE BELLS CT	LAS VEGAS NV	89183
19104315010	DOSSANTOS CHRISTINA & REINILSON	11819 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104413086	DOTE NITA C	736 COTTON TAIL AVE	SAN JOSE CA	95116
19104410049	DOTY JARED S	120 THORNLESS ROSE CT	LAS VEGAS NV	89183
19104412036	DOWLING WALTER	6293 OLD ROSE DR	LAS VEGAS NV	89148
19104310032	DRAKE FAMILY TRUST	21462 COUNTRYSIDE DR	LAKE FOREST CA	92630
19104411088	DRESTILIARI EVANGELIA	3162 CARRUTH ST	LAS VEGAS NV	89121
19104316042	DREVER JUSTIN & KACIE	38 HARBOR PINES CT	LAS VEGAS NV	89183
19104410010	DUBEC HANS	6130 W FLAMINGO RD #303	LAS VEGAS NV	89103
19104411038	DUFFY BRIAN P & SUZANNE H	146 SOLIDAGO AVE	LAS VEGAS NV	89183
19104412016	DYKES DANIEL W	142 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104414032	ECHOLS TIFFANY & DONNA	36 DANDY VIEW AVE	LAS VEGAS NV	89183
19104410060	EDDIE JOYCE	11926 SPURGE LAUREL ST	LAS VEGAS NV	89183
19104311115	EDEJER SHIRLEY B DARLINO E	19722 GEORGINA CIR	CERRITOS CA	90703
19104412070	EDELMAN KRISTIE	11939 WHITE LILLY ST	LAS VEGAS NV	89183
19104410011	EDWARDS ANGELA R	104 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104310039	EDWARDS NANCY J	11787 MAGLIANA ST	LAS VEGAS NV	89183
19104414093	EISINGER MARK & CASSANDRA	9865 RAMHORN CANYON ST	LAS VEGAS NV	89183
19104311070	ELACIO AMOR & AILEEN B	P S C 473	BOX 11-230	96349
19104412062	ELASCHUK RODNEY C W & MARCIA	24 DEER RIDGE CT SE	CALGARY ALBERTA	00000
19104313052	ELLADO ESTELA	45660 TRAFALGAR DR	LANCASTAR CA	93534
19104410017	EMDE DAWN R	104 MASSERTA CT	LAS VEGAS NV	89183
19104311035	EMERY STEVEN	11867 PARTENIO CT	LAS VEGAS NV	89183
19104411035	ENCARNACION ALLAN D	12041 WHITE LILLY ST	LAS VEGAS NV	89183
19104411092	ERICKSEN LYNN B	11986 WHITE LILLY ST	LAS VEGAS NV	89183
19104316041	ESCALERA GUADELUPE	1104 W DOLORES ST	WILLMINGTON CA	90744
19104315005	ESCOBER JEFFREY B & ROSEMARIE B	11849 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104414109	ESPEJO ANGELITO B & OFELIA C	22824 S BAYWOOD DR	CARSON CA	90745
19104314026	ESPINOZA SWEET	11889 GILES ST	LAS VEGAS NV	89183
19104316061	ESTANISIAO MICHAEL & JENNIFER	43 HARBOR PINES CT	LAS VEGAS NV	89183
19104412013	ESTRELLER ROBERT	152 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104311053	ETHER CHONG S	11826 PARTENIO CT	LAS VEGAS NV	89183
19104413035	EVANS LALAINA A & MICHAEL A	1447 EDGEHILL DR	CHULA VISTA CA	91913

19104311008	F I M INVESTMENTS L L C	11781 BELLA LUNA ST	LAS VEGAS NV	89183
19104410003	F I M INVESTMENTS L L C	2419 FIRESTONE BLVD	SOUTH GATE CA	90280
19104310064	FALL BAMBA	11852 GALVANI ST	LAS VEGAS NV	89183
19104413099	FANOK JOHN WINSTON	11943 CAMDEN BROOK ST	LAS VEGAS NV	89183
19105801014	FECHSER TED J TRUST ETAL	9901 COVINGTON CROSS DR #190	LAS VEGAS NV	89144
19104315036	FEDERAL HOME LOAN MORTGAGE CORP	475 CROSSPOINT PKWY	P O BOX 9000	14068
19104414008	FEDERAL HOME LOAN MORTGAGE CORP	1100 VIRGINIA DR	FORT WASHINGTON PA	19034
19104415039	FEDERAL HOME LOAN MORTGAGE CORP	5000 PLANO PKWY	CARROLLTON TX	75010
19104310053	FEDERAL NATIONAL MORTGAGE ASSN	135 N LOS ROBLES AVE	PASADENA CA	91101
19104315024	FEDERAL NATIONAL MORTGAGE ASSN	%RECONTRUST CO	400 COUNTRYWIDE WY SV-35	93065
19104411034	FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35	SIMI VALLEY CA	93065
19104313025	FEEMSTER STACY LEE	11753 RED WATER CT	LAS VEGAS NV	89183
19104316052	FENG GRACE SHUNYING	2055 DEL MAR AVE	SAN MARINO CA	91108
19104413071	FERRER CATALINO JR & GUADELIA	1181 FALLEN LEAF DR	MILPITAS CA	95035
19104310015	FICKE MICHAEL	11751 SAN ROSSORE CT	LAS VEGAS NV	89183
19104314027	FIESTA LORENZO	1040 PUOLO DR	HONOLULU HI	96818
19104310038	FIGUEROA ZONIA H	11779 MAGLIANA ST	LAS VEGAS NV	89183
19104310099	FIRST RESIDENTIAL HOLDINGS L L C	%KELLER WILLIAMS	2230 CORPORATE CIR #250	89074
19104311056	FISCHMAN SCOTT	10748 SHASTA GLOW CT	HENDERSON NV	89052
19108701006	FLANGAS ALBERT	7385 LAREDO	LAS VEGAS NV	89117
19104312028	FLORES MANUEL G & MARIA L	11747 BERGAMO CT	LAS VEGAS NV	89183
19104410018	FLOTKOEETTER RICHARD & KIMBERLY	102 MASSERTA CT	LAS VEGAS NV	89183
19104414050	FOLLANSBEE C J	12021 SPICE TREE ST	LAS VEGAS NV	89183
19104410029	FORAN MICHAEL P	11964 WILD CHAMOMILE ST	LAS VEGAS NV	89183
19104415045	FORNEY JANET	12035 LEWISTON ST	LAS VEGAS NV	89183
19104412058	FORSBERG MICHAEL L & JILL L	11944 JERSEY LILLY ST	LAS VEGAS NV	89183
19108610012	FORT CHUCHILL CORPORATION	5560 S FORT APACHE RD #100	LAS VEGAS NV	89148
19104310109	FORUZANFAR DAVID OR TANNOZ	8960 LURLINE AVE	CHATSWORTH CA	91311
19104316027	FORUZANFAR FAMILY TRUST	8960 LURLINE AVE	CHATSWORTH CA	91311
19104411025	FOSBURGH TESS	12048 MIMOSA BLOOM	LAS VEGAS NV	89183
19104311021	FRADELIS JONATHAN	P O BOX 2734	DANVILLE CA	94526
19104413033	FRANCIA SEGUNDO A & CLARIBEL S	11945 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104414052	FRANCO CHRISTINA	12009 SPICE TREE ST	LAS VEGAS NV	89183
19104410026	FRANCO FRANCISCO M & LILIOSA L	100 HAWKESBURY WY	VALLEJO CA	94591
19104312058	FREESE MARK FRANCIS	11769 BELLA LUNA ST	LAS VEGAS NV	89183
19104412048	FRENCH DANIEL LEE	11931 JERSEY LILLY ST	LAS VEGAS NV	89183
19104413090	FRONDA ERNA & JUNELLE	775 PLANTAIN LILY AVE	LAS VEGAS NV	89183
19104412081	FUENTES INGRID	11916 WHITE LILLY ST	LAS VEGAS NV	89183
19104310106	FULGENCIO CAROLINE C	2346 FLINTRIDGE DR	GLENDALE CA	91206

19104316053	FULGENCIO FELIPE & REGINA	2346 FLINTRIDGE DR	GLENDALÉ CA	91206
19104311027	G I L A L L C	401 MARK LEANY DR	HENDERSON NV	89011
19109101001	G M KIM L L C	2460 PROFESSIONAL CT #120	LAS VEGAS NV	89128
19104415025	GALIGUIS-NEAL SHALINA-ANN	1002 CORONADO PEAK AVE	LAS VEGAS NV	89183
19104310030	GALLEGOS ADRIAN	11720 SAN ROSSORE CT	LAS VEGAS NV	89183
19104310051	GALLO LAWRENCE F	11843 GALVANI ST	LAS VEGAS NV	89183
19104316029	GAN KATHLEEN	856 KATHRYNE AVE	SAN MATEO CA	94401
19104316006	GAN QUIRINO P & LILING C	856 KATHRYNE AVE	SAN MATEO CA	94401
19104412031	GANGOZO BENJAMIN E JR & JOSEFINA	133 COSMOS CT	LAS VEGAS NV	89183
19104410062	GANIER BRIDGET D	16141 OSBORNE ST	WESTMINSTER CA	92683
19104412040	GARAY MARIA	11930 LEMON BALM ST	LAS VEGAS NV	89183
19104413002	GARCIA FERDINAND & BENJAMIN S	174 PARQUE DR	SAN FRANCISCO CA	94134
19104414067	GARCIA JENNIFER	31 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104312011	GARGANTOS JUAN & CAROLYN C	11777 ELIANTO ST	LAS VEGAS NV	89183
19108601013	GARRETT ALLISON	625 BALBOA ST	SEBASTIAN FL	32958
19104413073	GARVIDA ROQUE C JR & JOY L	24332 FOXGLOVE PL	VALENCIA CA	91354
19104413029	GATCHALIAN HONESTO T & NORA Y	5055 WEBBER CT	ANTIOCH CA	94531
19104414034	GATEWOOD DANIEL N & LISA H	41 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104411045	GATUS JOSE D & LOURDES D	118 SOLIDAGO AVE	LAS VEGAS NV	89183
19104313054	GAVINS TALMAGE & LUCILLE	61 FOXWORTH CT	LAS VEGAS NV	89183
19104415051	GELFER ALEXANDER & VICTORIA V	12018 GILES ST	LAS VEGAS NV	89183
19104311050	GEORGE MICHAEL L & RACHEL	11844 PARTENIO CT	LAS VEGAS NV	89183
19104315007	GERBINO ROBERT C	11837 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104412073	GIL RONY & CARMEN	11957 WHITE LILLY ST	LAS VEGAS NV	89183
19109301005	GILLESPIE B2 L L C	P O BOX 1945	LA JOLLA CA	92038
19104412059	GILLIS NICOLLE	11938 JERSEY LILLY ST	LAS VEGAS NV	89183
19104702001	GILMUD L L C	7155 S RAINBOW BLVD #200	LAS VEGAS NV	89118
19104413088	GINES BALTAZAR C & ENRILYN M	196 BEECHNUT DR	HERCULES CA	94547
19104414016	GINNOW MATTHEW C	12025 GILES ST	LAS VEGAS NV	89183
19104414084	GIORGIS YOSEPH	23 DOVE WOOD AVE	LAS VEGAS NV	89183
19104413006	GIRON GLADYS	295 PALA AVE	SAN JOSE CA	95127
19104414090	GIRON MARIA	11923 WEDGEBROOK ST	LAS VEGAS NV	89183
19104311012	GLORIOSO JOY & GILBERT	184 FRATELLI AVE	LAS VEGAS NV	89183
19104414105	GODWIN SEAN & KARLI	11950 SNOW BANK ST	LAS VEGAS NV	89183
19104413075	GOLONDRINA JOANN R	320 MONTE CARLO WY	UNION CITY CA	94587
19104301002	GOLSHAN JOSEPH	1960 CARLA RIDGE	BEVERLY HILLS CA	90210
19104415016	GOMES ANGELA M	12026 MYSTIC ARBOR ST	LAS VEGAS NV	89183
19104313060	GOMEZ CATHERINE	629 N CHIPPEWA AVE #292	ANAHEIM CA	92801
19104414111	GOMEZ CHRIS E	11992 SNOW BANK ST	LAS VEGAS NV	89183

19104413045	GONSALVES NEIL N	11985 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104414094	GONZALES LARRY A & YOLANDA L	11899 WEDGEBROOK ST	LAS VEGAS NV	89183
19104414010	GONZALES PETR & JENNIFER	11975 GILE ST	LAS VEGAS NV	89183
19104310063	GONZALEZ ISRAEL JR	11860 GALVANI ST	LAS VEGAS NV	89183
19104311026	GONZALEZ JOE R	11813 PARTENIO CT	LAS VEGAS NV	89183
19104414047	GONZALEZ PEDRO SR	12039 SPICE TREE ST	LAS VEGAS NV	89183
19104411027	GONZALEZ SANDRA DENNIS	12036 MIMOSA BLOOM CT	LAS VEGAS NV	89183
19104313043	GOOCH GERALD R	73 DESERT PALM DR	LAS VEGAS NV	89183
19104414079	GORMAN TRACEY	34 SUMMERWALK AVE	LAS VEGAS NV	89183
19104311090	GRADY JAMIS	8816 BRESCIA DR	LAS VEGAS NV	89117
19104411028	GRADY JEFFREY M & KAILA RENE	1140 ALDENWOOD AVE	LAS VEGAS NV	89123
19104411026	GREENWOOD ERIC G & JUDY	18869 CORDATA ST	FOUNTAIN VALLEY CA	92708
19104310081	GREGORY ROBERT O & RHODA L	11895 MAGLIANA ST	LAS VEGAS NV	89183
19104311019	GREPO PERCIVAL P & SHELLY D	162 FRATELLI AVE	LAS VEGAS NV	89183
19104315012	GRUBER CINDY L REVOCABLE LIV TR	11828 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104414070	GUDETA HELEN	28 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104412010	GUERRERO FABIANA	164 GILLFLOWER AVE	LAS VEGAS NV	89183
19104316015	GUERRERO LEONARD R & ZENADA P	4136 CHARLES AVE	CULVER CITY CA	90232
19104413028	GUEVARA THELMA E	2636 GOLDEN SANDS DR	LAS VEGAS NV	89128
19104415008	GUFFEY SHARON M	9349 WILD LARIAT AVE	LAS VEGAS NV	89178
19104411097	GURULE KELLIE L	11964 WHITE LILLY ST	LAS VEGAS NV	89183
19104314015	GUTIERREZ MICHELLE	24 BELDEN AVE	LAS VEGAS NV	89183
19104315041	GUYNN TODD & LISA	61 GLEN PARK AVE	LAS VEGAS NV	89183
19104311039	HAGGAR ELIAS LIVE WELL LIVING TR	32448 JOYCE WY	UNION CITY CA	94587
19104410027	HAGOS RAHEL	105 BASKETFLOWER CT	LAS VEGAS NV	89183
19104310079	HALL JAMES	11881 MAGLIANA ST	LAS VEGAS NV	89183
19104311101	HALLMARK JASON & MARGUERITE	11896 BELLA LUNA ST	LAS VEGAS NV	89183
19104316055	HALLOCK MICHAEL L	25 HARBOR PINES CT	LAS VEGAS NV	89183
19104313020	HAMEL RYAN S	11783 RED WATER CT	LAS VEGAS NV	89183
19104316022	HARCOURT ELDON & MARY	28 DESERT PALM DR	LAS VEGAS NV	89183
19104312060	HARDIN AMY C	11766 BELLA LUNA ST	LAS VEGAS NV	89183
19104315033	HARDIN MAURICE & GINA	89 GLEN PARK AVE	LAS VEGAS NV	89183
19104414096	HART MICHAEL	11907 GILES ST	LAS VEGAS NV	89183
19104413069	HARVEY MELANIE L	11981 HAVEN ST	LAS VEGAS NV	89183
19104311112	HASKIN JULIE A & BOBBY E JR	11838 BELLA LUNA ST	LAS VEGAS NV	89183
19104412043	HAYDOCY DONNA J	11912 LEMON BALM ST	LAS VEGAS NV	89183
19104311060	HAYES FAMILY TRUST	2348 PICNIC CT	CHULA VISTA CA	91915
19104311083	HE RUOYING	11828 PRINCIPI CT	LAS VEGAS NV	89183
19105701006	HEADING OUR WAY L L C	7155 S RAINBOW BLVD #200	LAS VEGAS NV	89118

19104413018	HECKENLAIBLE FAMILY TRUST	11903 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104310087	HEDRICK JAMES M	11856 MAGLIANA ST	LAS VEGAS NV	89183
19104411031	HENNING FAMILY TRUST	4440 VICOBELLO AVE	LAS VEGAS NV	89141
19104411014	HERBST LEO	%SKY BANK	P O BOX 1510	43537
			MAUMEE OH	
19104312022	HERMOGENO ALBERT & M LIV TR	3180 KIRKHAM DR	GLENDALE CA	91206
19104316017	HERNANDEZ ROMEO & EUFRONIA	121 LOCUST CT	HERCULES CA	94547
19104414017	HERNANDEZ-BRAVO ARMANDO	6508 RITA AVE #411	HUNTINGTON PARK CA	90255
19104316013	HERPIN COREY & PRINCESS KRISTINE	11777 GILES ST	LAS VEGAS NV	89183
19104413060	HERRICK CARL A & C M REV TR 1999	132 BAHAMA REEF	NOVATO CA	94949
19104411063	HESS SHERI A	140 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104412007	HIRSCHSELD DAVID	174 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104314018	HO WAI M	36 BELDEN AVE	LAS VEGAS NV	89183
19104414043	HO WILLIAM	P O BOX 1281	CHINO HILLS CA	91709
19104411061	HODGES TOREY D	144 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104311024	HOECKENDORF KIMBERLY	146 FRATELLI AVE	LAS VEGAS NV	89183
19104412011	HOFFMAN JODY	160 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104412057	HOLLINS NATHAN C	11950 JERSEY LILLY ST	LAS VEGAS NV	89183
19104411080	HOLUB DANETTE J	145 THORNAPPLE AVE	LAS VEGAS NV	89183
19104314005	HOMME CASSANDRA	37 BELDEN AVE	LAS VEGAS NV	89183
19104310062	HONDA KERRY TATSUO & CINDY	P O BOX 630055	LANAI CITY HI	96763
19104414076	HONEYCUTT CYMBERLY D	25 SUMMER WALK AVE	LAS VEGAS NV	89183
19104313021	HONG WAN PYO	1640 KIMBLE DR	CARROLLTON TX	75010
19104411007	HOPFER CHERYL	29500 HEATHERCLIFF RD #59	MALIBU CA	90265
19104411040	HORCASITAS NICOLAS	138 SOLIDAGO AVE	LAS VEGAS NV	89183
19104413010	HORVITZ ROSS A	11928 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104411017	HOUGE ETHEL M	105 WAL VIOLET CT	LAS VEGAS NV	89183
19104414020	HUANG TINA	12042 SNOW BANK ST	LAS VEGAS NV	89183
19104413053	HUANG XIAOSHENG	11982 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104316043	HUANG ZAI M	34 HARBOR PINES CT	LAS VEGAS NV	89183
19104411053	HUDGINS MATTHEW T & VICTORIA A	129 TRUMPHET LILY AVE	LAS VEGAS NV	89183
19104411030	HUDSON KELLY & JOSH	12045 YARROW RIDGE CT	LAS VEGAS NV	89183
19104415038	HUNG CINDY	4176 FARRELL WY	SANTA CLARA CA	95054
19104414009	HUNG YU-JU	11967 GILES RD	LAS VEGAS NV	89183
19104412074	HUSBANDS ROBERT	11958 WHITE LILLY ST	LAS VEGAS NV	89183
19104312044	HUTCHINGS DOUGLAS B & ELIZABETH	11752 BERGAMO CT	LAS VEGAS NV	89183
19104411032	I A G ENTERPRISES LTD	9710 W TROPICANA AVE #110	LAS VEGAS NV	89147
19104313049	IAELA RONALD H & OKSUN	58 DESERT PALM DR	LAS VEGAS NV	89183
19104312019	IBARRA JOSE & NORMA J	36233 BIRKSHIRE PL	NEWARK CA	94560
19104412066	ICBAN NELSON & LOLITA	31397 CAPE VIEW DR	UNION CITY CA	94587

19104411089	IIJIMA MIKIO & MOTOMI	12000 WHITE LILLY ST	LAS VEGAS NV	89183
19104414033	ILAGAN SHERRI NOR P & NOEL A	40 DANDY VIEW AVE	LAS VEGAS NV	89183
19104413093	INAWAT ROGER O & CRISTINA F	1335 N NIAGARA ST	BURBANK CA	91505
19104410058	INGRAM JUSTIN	11938 SPURGE LAUREL ST	LAS VEGAS NV	89183
19104412079	INMAN JARED A	11928 WHITE LILLY ST	LAS VEGAS NV	89183
19104311016	IRBY BRENDA L	170 FRATELLI AVE	LAS VEGAS NV	89183
19104411049	ISAAC LIMORE	12014 WILD CHAMOMILE ST	LAS VEGAS NV	89183
19104414018	ISOM KATHERINE R	12037 GILES ST	LAS VEGAS NV	89183
19104313022	IWAKAWA TONY K	11771 RED WATER CT	LAS VEGAS NV	89183
19104311108	IWATA AARON H	11862 BELLA LUNA ST	LAS VEGAS NV	89183
19109213004	J & V SIMON L L C	%E SIMON	940 CLIFF DR	92651
19104316008	J M & C B L L C	%BACENA J & C	12607 SPOLETO AVE	93312
19104310097	J Z S K L L C	%J ZALOPANY	452 E SILVERADO RANCH BLVD #105	89183
19104413074	JACKSON HEIDI	11998 GILES ST	LAS VEGAS NV	89183
19104310104	JAKUS RICHARD & MELANIE	2 S 504 DANBURY DR	GLEN ELLYN IL	60137
19104412069	JAMAI MOUNIA	2342 BAYLESS WY	SACRAMENTO CA	95835
19104311092	JAMES DUNCAN A	11855 BELLA LUNA ST	LAS VEGAS NV	89183
19104415048	JAMES JENNIFER L	12036 GILES ST	LAS VEGAS NV	89183
19104411069	JAMES WAYNE B & IVY	9975-178 AVE	EDMONTON AB	00000
19104413039	JAVID SHAHIN & JASMINE	3844 BOBSTONE DR	SHERMAN OAKS CA	91423
19104310010	JAYASEELAPANDIAN RAJINIKANTH	102 BELLA MILANO AVE	LAS VEGAS NV	89183
19104414046	JAYME MAXIECHITA S	2764 N GREEN VALLEY PKWY #243	HENDERSON NV	89014
19104412008	JERMAIN KRITSANEE	172 GILLFLOWER AVE	LAS VEGAS NV	89183
19104312005	JEROME CHARLES	11733 ELIANTO ST	LAS VEGAS NV	89183
19104414006	JESNESS CHRISTOPHER G	11945 GILES ST	LAS VEGAS NV	89183
19104414003	JIMENEZ JOSE & CELILIA	11927 GILES ST	LAS VEGAS NV	89183
19104310016	JIMENEZ JULIO A	11759 SAN ROSSORE CT	LAS VEGAS NV	89183
19104312042	JOHNSON ELIZABETH V	11764 BERGAMO CT	LAS VEGAS NV	89183
19105701003	JOHNSON INVESTMENT L L C	3 AVENIDA FIORI	HENDERSON NV	89011
19104311069	JOHNSON MICHAEL S	1314 N STATE ST	BELLINGHAM WA	98225
19104411090	JOHNSON TIMOTHY A	11994 WHITE LILLY ST	LAS VEGAS NV	89183
19105801002	JONATHAN GROUP L L C	888 S FIGUEROA ST #1900	LOS ANGELES CA	90017
19105701013	JONATHAN-K G L L C ETAL	2283 STRATFORD CIR	LOS ANGELES CA	90077
19104415013	JONES SUSAN K	94 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104311103	JONES WILLIAM F III & JACLYN A	11888 BELLA LUNA ST	LAS VEGAS NV	89183
19104411037	JORGENSON MICHAEL	150 SOLIDAGO AVE	LAS VEGAS NV	89183
19104411042	K G B PROPERTIES L L C	8559 BENIDORM AVE	LAS VEGAS NV	89178
19109101015	K T A P L L C	P O BOX 232184	LAS VEGAS NV	89105
19104311055	KALLMAN TRUST	6509 O'BANNON DR	LAS VEGAS NV	89146
			LAGUNA BEACH CA	
			BAKERSFIELD CA	
			LAS VEGAS NV	
			CANADA T5X5X2	

19104413078	KAMAKAHI GAIL & GEORGE	P O BOX 231269	LAS VEGAS NV	89105
19105701007	KAMER GREGORY J TRS	3000 LOMA VISTA	LAS VEGAS NV	89120
19104415024	KARAM BACHIR & JEAN	75 LOCKHEED AVE	LAS VEGAS NV	89183
19104411065	KARELOV PETRE S	1176 TUMBLING RIVER AVE	HENDERSON NV	89052
19104413102	KAREN KENNETH & CLAIRE JOYCE	11955 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104310011	KASHANI ATA M & SIMA	18355 SHERMAN WY	RESEDA CA	91335
19108601012	KATZ MARK A & DAVID A	625 BALBOA ST	SEBASTIAN FL	32958
19104410013	KELEPECZ FRANCES J & DOLLY A	1916 W OAKY BLVD	LAS VEGAS NV	89102
19104412034	KELLEY DEVON J	11966 LEMON BALM ST	LAS VEGAS NV	89183
19104314020	KELLEY KENDRA & WENDELL T	40 BELDEN AVE	LAS VEGAS NV	89183
19104313041	KELLY PAUL JR	11780 PINE SHADOWS ST	LAS VEGAS NV	89183
19105701014	KENEHAN JOHN & DENEICE	8361 JEEVES CIR	LAS VEGAS NV	89149
19104311066	KHORSANDI SASHA	390 S SEPULVEDA BLVD #304	LOS ANGELES CA	90049
19104410056	KHOURY GHASSAN	2086 MEADOW RIDGE DR	ELKO NV	89801
19109301003	KIM CHAE & CINDY J S	6145 ELENOR ST	RIVERSIDE CA	92506
19104415006	KIM NAM GUI & CHRISTIE	70 PEACHTREE HILL ST	LAS VEGAS NV	89183
19104316060	KIM YOONJUNG & YOUNG SUB	5880 BOULDER FALLS #1012	HENDERSON NV	89011
19104310037	KING FUTT'S P F M L L C	3496 PUEBLO WY	LAS VEGAS NV	89169
19104313028	KNEZEVIC BRANKO & ANDJELKA	11735 RED WATER CT	LAS VEGAS NV	89183
19104311036	KNIGHT SCOTT & MITZI S	11873 PARTENIO CT	LAS VEGAS NV	89183
19104411022	KOEHLMOOS STACEY	12037 MIMOSA BLOOM CT	LAS VEGAS NV	89183
19104411052	KONCZOS KEVIN	125 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104415036	KOOS SZABOLCS V	85 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104415040	KRANZ RICHARD C	P M B 7024	777 E QUARTZ AVE	89019
19104414097	KUAANA ALLAN H & MAY M	11900 SNOW BANK ST	LAS VEGAS NV	89183
19104310036	KUNZE PETER INGO & KELLY MARIE	11763 MAGLIANA ST	LAS VEGAS NV	89183
19104414075	KUSHI JUSTIN S & KATRINA	P O BOX 777614	HENDERSON NV	89077
19104314016	KWOK CHEUK YEE & SUK CHING	28 BELDEN AVE	LAS VEGAS NV	89183
19104315039	L C H VEGAS L L C	425 N FEDERAL HWY	HALLANDALE FL	33009
19108701003	L V B L M I L L C	7385 LAREDO ST	LAS VEGAS NV	89117
19104414078	LABRANCHE LADREA S	30 SUMMER WALK AVE	LAS VEGAS NV	89183
19104411016	LAGANCE RUBY	103 WALL VIOLET CT	LAS VEGAS NV	89183
19104313009	LAGANCE RUBY D & ANDREW P	11734 RED WATER CT	HENDERSON NV	89123
19104311071	LAGASCA ULYSSES A & ERLINDA F	11898 PRINCIPI CT	LAS VEGAS NV	89183
19104414101	LAINHART DANIEL & BREIGHAN	11926 SNOW BANK ST	LAS VEGAS NV	89183
19104311094	LAM LILLIE W	11867 BELLA LUNA ST	LAS VEGAS NV	89183
19104413089	LAMETA FILTOGA	11922 GILES ST	LAS VEGAS NV	89183
19104311104	LANGE WINNIFRED MARIE TRUST 2004	11884 BELLA LUNA ST	LAS VEGAS NV	89183
19104411077	LANKFORD NICOLE R	135 THORNAPPLE AVE	LAS VEGAS NV	89183

19104315006	LANSANGAN PIO C & SUSANNA D	411 S SPARKS ST	BURBANK CA	91506
19104310085	LAPIANA FAMILY TRUST	9623 BEL SOLE CT	LAS VEGAS NV	89178
19104311091	LAPID BELEN	11849 BELLA LUNA ST	LAS VEGAS NV	89183
19104410055	LAQUA MICHAEL T & RAYE LYNN	P O BOX 232024	LAS VEGAS NV	89105
19104415015	LARA ALEJANDRO M	12020 MYSTIC ARBOR ST	LAS VEGAS NV	89183
19104413080	LARA JAMES & LIZA 2009 REV TR	1059 STRAWBERRY CREEK ST	CHULA VISTA CA	91913
19104412061	LARSON PAUL	12010 IREDELL ST	STUDIO CITY CA	91604
19104410035	LASKY PETER ERWIN	4481 VICO BELLO AVE	LAS VEGAS NV	89141
19104413072	LATHAUER MERECE & LANECE	11993 HAVEN ST	LAS VEGAS NV	89183
19104310027	LAU TSE YAN	5870 W HARMON AVE #228	LAS VEGAS NV	89103
19104313027	LAYYOUS MUYA M	163 CALLE DE LOS NINOS	RANCHO SANTA MARGARITA CA	92688
19104411004	LAZARO MELISSA A	103 TEMPLE BELLS CT	LAS VEGAS NV	89183
19104310026	LEAVITT JASON RAY & MICHELLE	11752 SAN ROSSORE CT	LAS VEGAS NV	89183
19104316028	LEBOUTEILLER FRANCK	17 DESERT PALM DR	LAS VEGAS NV	89183
19104310023	LEDEIT RICHARD E & SHIRLEY M	3254 DIAZ DR	SAN JOSE CA	95148
19104310043	LEE & KUO FAMILY LIVING TRUST	337 SPRY AVE	LAS VEGAS NV	89183
19104314003	LEE ALLEN L	9891 CANYON HILLS AVE	LAS VEGAS NV	89148
19104415020	LEE CAROLINE	P O BOX 530156	HENDERSON NV	89053
19104410028	LEE CHAN Y	11970 WILD CHAMOMILE ST	LAS VEGAS NV	89183
19104411054	LEE HANNAH	133 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104314004	LEE TENNY	34 DOVE WOOD AVE	LAS VEGAS NV	89183
19104311079	LEONARD PRATAP	26072 RAVENNA RD	MISSION VIEJO CA	92692
19104315013	LEONG GORDON	2859 CANYON RD	BURLINGAME CA	94010
19104411033	LENER SUSAN A	12034 YARROW RIDGE CT	LAS VEGAS NV	89183
19104312031	LEWIS MARK C	11765 BERGAMO CT	LAS VEGAS NV	89183
19104413092	LI ANTHONY & NANCY	17563 ORLON DR	ROWLAND HEIGHTS CA	91748
19104414064	LI YAN	%M SHI	40 FUNDY AVE	89183
19104411098	LIBERTY AT TIERRA LINDA H O A	%NICKLEN PPTY MGT	375 N STEPHANIE #9111-A	89014
19104412083	LIBERTY TIERRA LINDA COMM ASSOC	%NICKLEN PPTY MGT	375 N STEPHANIE #9111-A	89014
19104311102	LINDSELL LOGAN M	9850 S MARYLAND PKWY	LAS VEGAS NV	89183
19104311062	LINEBERRY SUSAN	2047 SQUIRE WY	LODI CA	95240
19104413066	LINSANGAN FRANCES M	11963 HAVEN ST	LAS VEGAS NV	89183
19104414108	LISAC KASSIA ROSE	11974 SNOW BANK ST	LAS VEGAS NV	89183
19104311096	LISING ALVIN M & NORA N	1666 BUTANO DR	MILPITAS CA	95035
19104413011	LITTLE JONATHAN GUY	7171 N 9TH AVE #C-10	PENSACOLA FL	32504
19104415044	LIU BOFANG	12029 LEWISTON ST	LAS VEGAS NV	89183
19104410016	LIVINGSTON ANTHONY	106 MASSERTA CT	LAS VEGAS NV	89183
19104311058	LOPEZ LUIS	11827 PRINCIPI CT	LAS VEGAS NV	89183
19104412075	LOPEZ MARTHA P	11952 WHITE LILLY ST	LAS VEGAS NV	89183

19104311067	LOPRESTI THOMAS L	11881 PRINCIPI CT	LAS VEGAS NV	89183
19104310046	LORENZI CHRISTOPHER A & DELIA M	11811 GALVANI ST	LAS VEGAS NV	89183
19104315040	LORENZO REYNALDO & WILHELMINA S	65 GLEN PARK AVE	LAS VEGAS NV	89183
19104413030	LOVULLO MICHAEL & GLORIA	2450 MILLCROFT DR	HENDERSON NV	89074
19104413106	LOZADA JAMES & ANNA	27936 ALTA VISTA AVE	VALENCIA CA	91355
19104413094	LU WEICHENG	11902 GILES ST	LAS VEGAS NV	89183
19104311014	LUNA AMELIE A & CESAR A JR	178 FRATELLI AVE	LAS VEGAS NV	89183
19109112001	M CONVENIENCE L L C	12300 LAS VEGAS BLVD S	HENDERSON NV	89044
19108610013	M HOLDINGS L L C	%J BARRETT JR	222 VIA MARNELL WY	89119
19108710030	M HOLDINGS L L C	222 VIA MARNELL WY	LAS VEGAS NV	89119
19104801004	M K M ROSE VEGAS L L C	%M ZARABI	20120 PLUMBER ST	91311
19109213001	M RESORT L L C	12300 LAS VEGAS BLVD S	HENDERSON NV	89044
19109301011	MA FAMILY TRUST	3249 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
19104413027	MADAMBA SHELWYN B & BEATRIZ M	1868 CANVAS EDGE DR	HENDERSON NV	89044
19104316005	MAGALONG MARY GRACE B	11729 GILES ST	LAS VEGAS NV	89183
19104315018	MAGBUAL SHIRLEY R	70 GLEN PARK AVE	LAS VEGAS NV	89183
19104310021	MAGDALENO ARTURO & ZULMA L	10535 WESTERN AVE #B	DOWNEY CA	90241
19104412032	MAGDANGAL CORAZON D	632 S CAJON AVE	W COVINA CA	91791
19105701002	MAGIC MAN L L C	7155 S RAINBOW BLVD #200	LAS VEGAS NV	89118
19104413091	MAGNO MARIA	9866 LANZAROTE CT	LAS VEGAS NV	89178
19104311111	MAHEU FAMILY TRUST	2140 VISTA FAMOSA CT	LAS VEGAS NV	89123
19104410045	MAINZ RACHEL L	119 TANSY CT	LAS VEGAS NV	89183
19104314001	MAK JOE K	8856 PACIFIC BAY LN	LAS VEGAS NV	89117
19104314019	MAK REBECCA NGAN	38 BELDEN AVE	LAS VEGAS NV	89183
19104313024	MALONEY ANDREA	11759 RED WATER CT	LAS VEGAS NV	89183
19104311109	MALUJA ALOFALETAUIA A JR & V	11856 BELLA LUNA ST	LAS VEGAS NV	89183
19104412035	MANANDHAR AZUMA	11960 LEMON BALM ST	LAS VEGAS NV	89183
19104414098	MANCHANDA PANKAJ	11906 SNOW BANK ST	LAS VEGAS NV	89183
19104415003	MANNEH MITRI FARAH & LINDA MARIE	17351 VILLAGE DR	TUSTIN CA	92780
19104415002	MANSFIELD LAWRENCE A	11684 FIORELLO CT	LAS VEGAS NV	89183
19104310094	MANUEL FLORENDO P & EMILY G	138 FRATELLI AVE	LAS VEGAS NV	89183
19104410001	MAO XING R	P O BOX 73012	LAS VEGAS NV	89170
19109213003	MARNELL PROPERTIES II L L C	222 VIA MARNELL WY	LAS VEGAS NV	89119
19109701001	MARNELL PROPERTIES II L L C	66 VIA AUSTI PKWY #150	LAS VEGAS NV	89119
19104412060	MARONES RAFAEL & MICHELLE	183 DEER PARK DR	ALTO NM	88312
19104311110	MARSHEL CHRIS R & LISA N	11850 BELLA LUNA ST	LAS VEGAS NV	89183
19104411047	MARTIN ALLAN & KATHERINE	BOX 1392	PORT MCNEILL BC VON2RO	00000
19104311100	MARTIN LANI E	P O BOX 1383	SPRING VALLEY CA	91979
19104410031	MARTINEZ AMBER R	11952 WILD CHAMOMILE ST	LAS VEGAS NV	89183

19104412026	MARTINEZ FELICISIMO D	135 WILD CANDLENUT CT	LAS VEGAS NV	89183
19104411019	MARTINEZ RODOLFO G & ROSA	3065 CORI ROSSO LN	LAS VEGAS NV	89141
19104313047	MARTINEZ VICTOR R	59 DESERT PALM DR	LAS VEGAS NV	89183
19104411085	MARULLO CARLINA M	12024 WHITE LILLY ST	LAS VEGAS NV	89183
19104413031	MARZ & GRIFFETH INVESTMENT L L C	2430 GREENS AVE	HENDERSON NV	89014
19104312014	MASDEN SAMUEL A & LEAH M	11790 ELIANTO ST	LAS VEGAS NV	89183
19104311105	MASEK TIMOTHY L	11880 BELLA LUNA ST	LAS VEGAS NV	89183
19104310088	MASHACK CHRISTIAN L & KRISTA A	11848 MAGLIANA ST	LAS VEGAS NV	89183
19104411070	MASSA FAWZI & LENDA	8333 BARNSELY AVE	LOS ANGELES CA	90045
19104312030	MASSE ALEXIS	9909 PRINCESS COURT LN	LAS VEGAS NV	89183
19104413101	MATEO ROLANDO B & ESTRELLA P	23345 VIA BURRIANA	MISSION VIEJO CA	92691
19104410054	MATTESON SARA F	11962 SPURGE LAUEL ST	LAS VEGAS NV	89183
19104315038	MAURICIO PERRY & PERLITA	2894 RACINE ST	SIMI VALLEY CA	93065
19104410025	MAY SIMEONA C	101 BASKETFLOWER CT	LAS VEGAS NV	89183
19104413014	MCALPIN ANGELA R	11912 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104315032	MCCLELLAN BENJAMIN JR & BARBARA	91 GLEN PARK AVE	LAS VEGAS NV	89183
19104311001	MCCLELLAN THOMAS A & TAMI R	11808 BELLA LUNA ST	LAS VEGAS NV	89183
19104311068	MCCOOLE DONALD	11887 PRINCIPI CT	LAS VEGAS NV	89183
19109301008	MCCUBBIN FAMILY TRUST	1892 HILLSBORO DR	HENDERSON NV	89074
19104414041	MCDANIELS DAMON K	42 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104411006	MCDOWELL KULIA L	107 TEMPLE BELLS CT	LAS VEGAS NV	89183
19104316048	MCGARRY LOAN T TRUST	4703 W 165TH ST	LAWNDALE CA	90260
19104311009	MCKELLAR SUSAN ANN	11787 BELLA LUNA ST	LAS VEGAS NV	89183
19104310035	MCKENZIE ERIK	11755 MAGLIANA ST	LAS VEGAS NV	89183
19104312035	MCKIERNAN AHNA	11789 BERGAMO CT	LAS VEGAS NV	89183
19104310065	MCMORRIS BLAKE A	11844 GALVANI ST	LAS VEGAS NV	89183
19104411060	MEDEIROS CHAUNCEY K	P O BOX 418	KOLOA HI	96756
19104413043	MEDENILLA JULIET	15460 SHERMAN WY #1103	VAN NUYS CA	91406
19104414104	MEDINA RICHARD	11944 SNOW BANK ST	LAS VEGAS NV	89183
19104316014	MEDRANO MARCO V & ISABEL	11783 GILES ST	LAS VEGAS NV	89183
19104314030	MEDRANO THOMAS M	11888 SNOW BANK	LAS VEGAS NV	89183
19104410061	MEGLIOLA VICTORINA	15523 S VERMONT AVE	GARDENA CA	90247
19104412004	MEJIA ALEX	186 GILLFLOWER AVE	LAS VEGAS NV	89183
19104316045	MEJIA DOMINGO S & MA MELODIA Y	28 HARBOR PINES CT	LAS VEGAS NV	89183
19104410048	MENDOZA GILBERT TRUST	228 SUPE DR	CAROL STREAM IL	60188
19104311037	MENDOZA JUANITO & V REV LIV TR	5759 IRVINE AVE	NO HOLLYWOOD CA	91601
19104414048	MENDOZA-STOUT SILVIA	12033 SPICE TREE ST	LAS VEGAS NV	89183
19104414112	MERCEDES DONNA B	P O BOX 96121	LAS VEGAS NV	89193
19104410036	MERCEDES RAFAEL	11922 WILD CHAMOMILE ST	LAS VEGAS NV	89183

19104413079	MERTO MARIO V & PERLITA G	3133 GREENFORD CT	SAN JOSE CA	95148
19104411008	MEYER MARGARITA	104 HEALTH ASTER CT	LAS VEGAS NV	89183
19104401008	MIKE-SAB	% NAI HORIZON	2944 N 44TH ST #200	85018
19109101003	MIKE-SAB # 2 NEVADA L L C	% NAI HORIZON	400 N STEPHANIE ST #220	89014
19104414049	MILLER JONATHAN D	12027 SPICE TREE ST	LAS VEGAS NV	89183
19104313063	MILLER MICHAEL R	63 DARK CREEK AVE	LAS VEGAS NV	89183
19104310075	MILLER ORVILLE WAYNE & JEAN	11849 MAGLIANA ST	LAS VEGAS NV	89183
19104311017	MILLER RONEE	168 FRATELLI AVE	LAS VEGAS NV	89183
19104311106	MILLER TODD	11874 BELLA LUNA ST	LAS VEGAS NV	89183
19104315021	MILLS GENE R	11871 MONTCLAIR PARK CT	LAS VEGAS NV	89183
19104411064	MINOR REMO B	136 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104311095	MIRANDA DIEGO A JR	11873 BELLA LUNA ST	LAS VEGAS NV	89183
19104313044	MIRTCEV MIKE M	69 DESERT PALM DR	LAS VEGAS NV	89183
19104313012	MITRY ALBAIR & SAHAR	8052 DABNY LN	LA PALMA CA	90623
19104312037	MIYAKE PAUL Y & RACHEL Y	2864 MOKOI ST	LIHUE HI	96766
19104314008	MOI WAI MAN	25 BELDEN AVE	LAS VEGAS NV	89183
19104311098	MOLINA LUIS JOSE & CONCEPCION	11889 BELLA LUNA ST	LAS VEGAS NV	89183
19104413076	MONREAL AIMEE M	9849 FOX MEADOW RD	SAN DIEGO CA	92127
19104411050	MONTEIRO MAURICE K	117 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104315017	MONTERO CONRADO & FILOMENA	66 GLEN PARK AVE	LAS VEGAS NV	89183
19104311047	MONTE LUIS C & VICKY E	11862 PARTENIO CT	LAS VEGAS NV	89183
19104411021	MONTI JACK J	12032 WILD CHAMOMILE ST	LAS VEGAS NV	89183
19104414088	MOORE DENISE A	11935 WEDGEBROOK ST	LAS VEGAS NV	89183
19104310093	MOORE DIANNA	11820 MAGLIANA ST	LAS VEGAS NV	89183
19104410023	MOORMAN DEAN J	104 BASKETFLOWER CT	LAS VEGAS NV	89183
19104310082	MORA RAMON	11894 MAGLIANA ST	LAS VEGAS NV	89183
19104313035	MORALES MANUEL C	11744 PINE SHADOWS ST	LAS VEGAS NV	89183
19104316030	MORALES SHERRY G	5142 CORAL BEACH ST	NO LAS VEGAS NV	89031
19108710005	MORGAN JOHN	2254 CANDLESTICK AVE	HENDERSON NV	89052
19104310019	MORGAN WESLEY & SHAUNA	11783 SAN ROSSORE CT	LAS VEGAS NV	89183
19104316021	MORONES RAUL & LETICIA	30 DESERT PALM DR	LAS VEGAS NV	89183
19104410032	MORRIS MATTHEW	11946 WILD CHAMOMILE ST	LAS VEGAS NV	89183
19104412068	MORSE READ & EMILY	11927 WHITE LILLY ST	LAS VEGAS NV	89183
19104413012	MORTON AMELIA M	3733 WEST COMPTON AVE	ORANGE CA	92868
19104415023	MOSSLER FREDERICK R	79 LOCKHEED AVE	LAS VEGAS NV	89183
19104311033	MOUER NATALE N & CHRISTOPHER R	11855 PARTENIO CT	LAS VEGAS NV	89183
19104410022	MURACA FRANCESCO	9570 S EASTERN	HENDERSON NV	89123
19104414019	MYERS JOHN & ALIVIA	12043 GILES ST	LAS VEGAS NV	89183
19104316040	NAGATANI SHANE	44 HARBOR PINES CT	LAS VEGAS NV	89183

19104415026	NAKANO TIFFANY-MICHELE P	67 LOCKHEED AVE	LAS VEGAS NV	89183
19109301012	NASSIRI LIVING TRUST	6590 BERMUDA RD	LAS VEGAS NV	89119
19104312006	NATO MARCELO L & MABEL L	1543 GLASSY POND AVE	LAS VEGAS NV	89183
19104313019	NAVARRO JAY JACOBA & LI LUAN LU	11789 RED WATER CT	LAS VEGAS NV	89183
19104313033	NAZARENO NESTOR V	11732 PINE SHADOW ST	LAS VEGAS NV	89183
19104412033	NEARY KEVIN P	137 COSMOS CT	LAS VEGAS NV	89183
19104315011	NEHORAI HENRY & NOROLAH NURI	10433 WILSHIRE BLVD #804	LOS ANGELES CA	90024
19109101010	NEVADA POWER COMPANY	%LAND SERV STA #9	P O BOX 98910	89193
19104411075	NEWMAN ROBERT & DORA	7043 POMELO DR	WEST HILLS CA	91307
19104413047	NGO LINDA & KAM	126 EL RANCHO DR	SOUTH SAN FRANCISCO CA	94080
19104414025	NGO TRANG K	3813 HICKORY VIEW DR	HAMILTON OH	45011
19104313013	NGUYEN CHAU THI	11758 RED WATER CT	LAS VEGAS NV	89183
19104315020	NGUYEN KIM-CUC THI	78 GLEN PARK AVE	LAS VEGAS NV	89183
19104312013	NGUYEN MEN & VAN TUYEN	11791 ELIANTO ST	LAS VEGAS NV	89183
19104413021	NGUYEN TRUONG ANH JOHN	4810 W MAURIE AVE	SANTA ANNA CA	92703
19104310102	NICELY MARK A	11754 MAGLIANA ST	LAS VEGAS NV	89183
19104414037	NIENBAUM CHEN	29 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104414059	NOLTE KATHERINE	19 FUNDY AVE	LAS VEGAS NV	89183
19105801015	NORTHWEST HAMSPHERE DEV L L C	2370 OZARK PLATEAU DR	HENDERSON NV	89044
19104312016	NOWICKI THOMAS A & SHARON E	11776 ELIANTO ST	LAS VEGAS NV	89183
19104312040	NUNN SEVERIN	11776 BEGAMO CT	LAS VEGAS NV	89123
19104310080	OCAMPO LORELIE S & ENER C	11889 MAGLIANA ST	LAS VEGAS NV	89183
19104313017	OCHOA RAMON	11782 RED WATER CT	LAS VEGAS NV	89183
19104412050	OEUR OHEN & NAKRY SOCH	8927 BLAINE MEADOWS DR	JACKSONVILLE FL	32257
19104413100	OGALESKO PAUL	11947 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104313051	OLGUIN RONALD T & MARGARET A	16918 KORNBLOM AVE	TORRANCE CA	90504
19104310101	OLIVA ALIZA A	11762 MAGLIANA ST	LAS VEGAS NV	89183
19104310077	OLIVEIRA FRANCISCO	1071 VIA SAINT LUCIA PL	HENDERSON NV	89011
19104315016	OLOWOS TEMITOPE R	P O BOX 5702	OCEANSIDE CA	92052
19104311040	ORELLANA ARMANDO R	11897 PARTENIO CT	LAS VEGAS NV	89183
19104412080	O'ROURKE MICHAEL T	11922 WHITE LILLY ST	LAS VEGAS NV	89183
19104314028	OROZCO ELIZABETH	11876 SNOW BANK ST	LAS VEGAS NV	89183
19104313066	ORTIGAS MARY ANN R	51 DARK CREEK AVE	LAS VEGAS NV	89183
19104413068	ORTIZ ARMANDO	11975 HAVEN ST	LAS VEGAS NV	89183
19104414072	ORTIZ DIANA	36 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104312043	OSORNO ABNER & JACKELYNE J	11758 BERGAMO CT	LAS VEGAS NV	89183
19104313042	OTANES FAMILY TRUST	27616 LA SIERRA DR	MISSION VIEJO CA	92691
19104412030	OTHMER KONSTANTIN	710 W CALIFORNIA WAY	WOODSIDE CA	94062
19104413032	OUTLAND HAROLD LINDSEY	11941 FAIRFOX RIDGE	LAS VEGAS NV	89183

19104414040	PAEK RAN C	38 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104311030	PAGEL MELINDA	11837 PARTENIO CT	LAS VEGAS NV	89183
19104316025	PAGILLO ELIZABETH	18 DESERT PALM DR	LAS VEGAS NV	89183
19104311097	PALATO JUAN JOSE	11885 BELLA LUNA ST	LAS VEGAS NV	89183
19104414083	PALMA OSCAR & ESTRELLA	27 DOVE WOOD AVE	LAS VEGAS NV	89183
19104310045	PANJANON VERA	512 PACIFICA WY	BOULDER CITY NV	89005
19109501001	PARADISE OASIS L L C	2 EAGLE CHASE CT	HENDERSON NV	89052
19104412020	PARANTALA MICHELLE	133 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104310017	PARISH BENJAMIN	11767 SAN ROSSORE CT	LAS VEGAS NV	89183
19104315043	PARKER DILLON	57 GLEN PARK AVE	LAS VEGAS NV	89183
19104311018	PARSI DOMENICO A & ELIZABETH A	2 LINDA RAE WY	ARCADIA CA	91006
19104413034	PASCUAL IMELDA B	3548 REDONDO BEACH BLVD	TORRANCE CA	90504
19104310048	PATEL PRAVINKUMAR & D P	11823 GALVANI ST	LAS VEGAS NV	89183
19104415030	PATEL PREMILA & DASHRATH	242 W TIGER LN	PLACENCIA CA	92870
19104415028	PATEL PREMILA D & DASHRATH B	242 W TIGER LN	PLACENCIA CA	92870
19104411009	PAULSON ANTHONY	102 HEALTH ASTER CT	LAS VEGAS NV	89183
19104413015	PECSON FROILAN	11908 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104411036	PERALES ROMAN	12047 WHITE LILLY ST	LAS VEGAS NV	89183
19104414069	PERCIVAL JENNIFER	24 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104315001	PEREDO ROLANDO P & LILIAN C	11873 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104410043	PEREZ RODOLFO	747 S HOFNER AVE	LOS ANGELES CA	90022
19104311080	PERSON DAVID K	11846 PRINCIPI CT	LAS VEGAS NV	89183
19108710027	PETERSON FRANCES J REV LIV TR	820 RETTIG AVE	LAS VEGAS NV	89044
19104414106	PETERSON MARC	11958 SNOW BANK ST	LAS VEGAS NV	89183
19104414026	PHAM LAI B	7602 VOICE OF AMERICA CENTER DR	WEST CHESTER OH	45069
19104316009	PHAM NGA N & UYEN	11753 GILES ST	LAS VEGAS NV	89183
19104711018	PHAM NHAT T	11787 VILLAGE ARBOR ST	LAS VEGAS NV	89183
19104412078	PHILIPS MELANIE & MICHAEL D	11934 WHITE LILLY ST	LAS VEGAS NV	89183
19104413056	PHUNG BINH	12932 RILEY ST	RANCH CUCAMONGA CA	91739
19104414089	PHUNG HARRIS	1155 MACOPIN RD	WEST MILLFORD NJ	07480
19104310090	PICINICH TERESA M & KEVIN C	2412 TEMPLI SCOTIA ST	HENDERSON NV	89044
19104310105	PICKETT R DEAN	7070 SW BAYLOR ST	PORTLAND OR	97223
19104414087	PIERRO WILLIAM J JR	11941 WEDGEBROOK ST	LAS VEGAS NV	89183
19104311042	PINDER MARK & SHARON	8024 HACKBERRY DR	LAS VEGAS NV	89123
19104315025	PINEDA SOLOMON & WANGIE	27246 N BLAKELY PL	VALENCIA CA	91354
19105701010	PLON HOLDINGS L L C	28 QUAIL RUN	HENDERSON NV	89014
19109301010	PLON HOLDINGS L L C	P O BOX 1945	LA JOLLA CA	92038
19104410020	POLIAK OREN	9351 MUDDY WATERS AVE	LAS VEGAS NV	89178
19104312041	POLLACK WILLIAM & CHERYL	11770 BERGAMO CT	LAS VEGAS NV	89183

19104410041	PORT BRENDA	122 TANSY CT	LAS VEGAS NV	89183
19104312038	PORTER COREY	11788 BERGAMO CT	LAS VEGAS NV	89183
19104315037	POWELL BRYANT	18182 WEST SUNDOWNER WY #1030	SANTA CLARITA CA	91387
19104312036	PRADO CELSO & IRMA M	11795 BERGAMO CT	LAS VEGAS NV	89183
19104410053	PRATT CHRISTINA A	3070 MOONLIGHT RIDGE AVE	LAS CRUCES NM	88011
19104313018	PRESLEEY ELVES	11788 RED WATER CT	LAS VEGAS NV	89183
19104414030	PRICE ELLEN	28 DANDY VIEW AVE	LAS VEGAS NV	89183
19104314009	PUNTNEY KYLE L	11893 WEDGEBROOK ST	LAS VEGAS NV	89183
19104413024	QUACH LOI	11909 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104310074	QUEEN RONALD D	11843 MAGLIANA ST	LAS VEGAS NV	89183
19104311107	QUOLAS DANIEL R	11868 BELLA LUNA ST	LAS VEGAS NV	89183
19104311061	RABAGO TORIBIO T JR & AMELITA E	8324 E 26TH ST	YUMA AZ	85365
19104413070	RABUT JULIETA	14506 VESTA CT	PANORAMA CITY CA	91402
19104410015	RAGONESE MICHAEL J	8227 GREENWOOD AVE	MUNSTER IN	46321
19104412029	RAIMONDO JOHN V & ROSEMARY	1380 ADAGIETTO DR	HENDERSON NV	89052
19104315022	RAIYAWA SAULA & VELVET	11865 MONTCLAIR PARK CT	LAS VEGAS NV	89183
19104310022	RAMIREZ CARMEN	11784 SAN ROSSORE CT	LAS VEGAS NV	89183
19104313015	RAMIREZ EVELYN B	1096 CREED ST	MILPITAS CA	95035
19104310073	RAMIREZ MARIA & FELIX SAMUEL	11837 MAGLIANA ST	LAS VEGAS NV	89183
19104415027	RAMIREZ PEDRO V & MARIA C	63 LOCKHEED AVE	LAS VEGAS NV	89183
19104412042	RAMOS JEFFREY & MARIEVICK	11918 LEMON BALM ST	LAS VEGAS NV	89183
19104316034	RARICK JOHN	35 DESERT PALM DR	LAS VEGAS NV	89183
19104411001	RASHID AYDA M	306 E STOCKER ST #B	GLENDALE CA	91207
19104413017	RAYA JOSE	680 WOODBRIDGE CT	LOS BANOS CA	93635
19104414001	REA GINO J	11915 GILES ST	LAS VEGAS NV	89183
19104311038	REAGAN WILLITA T	378 PLAYA BLANCA	ENCINITAS CA	92024
19104316038	REANO MARILYN	47 DESERT PALM DR	LAS VEGAS NV	89183
19104415029	RECINOS LEONARDO E & ESTHER S	2003 CUNNINGHAM CT	SAN JOSE CA	95148
19104412071	RECINOS-VASQUEZ EDWIN	11945 WHITE LILLY ST	LAS VEGAS NV	89183
19104316033	RECIO RODRIGO V & JOSEFINA E	1063 COVINGTON DR	LEMONT IL	60439
19104310061	RECTO EFREN E & ANGELITA C	3399 ROSANNA ST	LAS VEGAS NV	89117
19108710018	RED HOT CORNER L L C	%J WEBER	50 S JONES BLVD #201	89107
19104314002	REDLIN CARY	26 DOVE WOOD AVE	LAS VEGAS NV	89183
19104415041	REDUBLO ASUNCION M & JOEY	2620 SHRUBWOOD CIR	SIMI VALLEY CA	93065
19104414085	REGEV ERAN	11953 WEDGEBROOK ST	LAS VEGAS NV	89183
19104410024	REID BRITTANY	26 CHARMARTIN ST	HENDERSON NV	89074
19105801001	REISS RONALD TRS	4485 S PECOS RD	LAS VEGAS NV	89121
19104313011	RENOLO WILLIAM M & CELIA A	204 TWINLAKE DR	SUNNYVALE CA	94089
19104413084	REYNOLDS JEFFREY A	11942 GILES ST	LAS VEGAS NV	89183

19104413013	RHODY STEVEN C & WENDY J	2495 AIKANE PL	HAIKU HI	96708
19109101007	RHYTHM & BLUES L L C	%R SHAPIRO	2460 PROFESSIONAL CT #120	89128
19104310066	RIBAYA EDUARDO J JR	4248 CALLAN BLVD	DALY CITY CA	94015
19104310072	RICE MATTHEW E	11831 MAGLIANA ST	LAS VEGAS NV	89183
19104412041	RICHARDSON JASON R	11924 LEMON BALM	LAS VEGAS NV	89183
19104413107	RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410	LAS VEGAS NV	89139
19104316020	RIDDLE MARK	12253 KEENLAND DR	RANCHO CUCAMONGA CA	91739
19104413110	RIVERA JUAN S	11990 CAMDEN BROOK ST	LAS VEGAS NV	89183
19104410057	RIVERO VINCENT & CONNIE	375 BARLETTA AVE	LAS VEGAS NV	89123
19104414110	RIVERO VINCENT C & CONNIE M	10227 CHINA RAIN ST	LAS VEGAS NV	89178
19104412063	ROBERTO TREESA	11914 JERSEY LILLY ST	LAS VEGAS NV	89183
19104413087	ROBERTSON MARK S II	11930 GILES ST	LAS VEGAS NV	89183
19104311005	ROBINSON JEFFREY J	2510 PROFESSIONAL RD	RICHMOND VA	23235
19104310098	ROBLES WILROSE T & RENE	11786 MAGLIANA ST	LAS VEGAS NV	89183
19108610011	ROCCHIO MORGAN SEIDL L L C	2254 CANDLESTICK AVE	HENDERSON NV	89052
19108710029	ROCCIO MORGAN & SEIDL L L C	2254 CANDLESTICK AVE	HENDERSON NV	89052
19104311054	RODRIGUEZ PETER D & ELOISA P	24641 CHARLTON DR	LAGUNA HILLS CA	92653
19104414062	RODRIGUEZ RAFAEL A & MARTHA L	32 FUNDY AVE	LAS VEGAS NV	89183
19104413009	RODRIGUEZ-GALVAN MARIA ELENA	1290 FRENCH CT	MILPITAS CA	95035
19104313057	ROGERS CAROL	52 FOXWORTH CT	LAS VEGAS NV	89183
19104410009	ROGERS DANA	110 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104414061	ROGERS LISA A	28 FUNDY AVE	LAS VEGAS NV	89183
19104414091	ROJAS ARMANDO D	11917 WEDGEBROOK ST	LAS VEGAS NV	89183
19104311049	ROLANDS JON M & LINDA L	23758 480TH ST	LAKE MILLS IA	50450
19104316058	ROLLHEISER MICHAEL L & LISA L	2045 GILLILAN ST	PLACENTIA CA	92870
19104310091	ROMERO GILLIE & EILEEN	11832 MAGLIANA ST	LAS VEGAS NV	89183
19104310100	ROSALES LORENA E	11770 MAGLIANA ST	LAS VEGAS NV	89183
19104411087	ROSSITER GINGER	2264 LYRICAL RD	HENDERSON NV	89052
19104313029	ROSTA MIKI	11729 RED WATER CT	LAS VEGAS NV	89183
19108610016	RUBY REVOCABLE TRUST	870 RETTIGDALE WY	LAS VEGAS NV	89044
19104414028	RUCKER JASON N	29 DANDY VIEW AVE	LAS VEGAS NV	89183
19104315035	RUFFY ILLUMINA A & ARIEL V	85 GLEN PARK AVE	LAS VEGAS NV	89183
19104310060	RUSSELL KATIE LEE	98-590 ALOALII ST	AIEA HI	96701
19104310058	RUSSO JOSEPH	11898 GALVANI ST	LAS VEGAS NV	89183
19104414004	RYAN CHRISTOPHER & SARADA	11933 GILES ST	LAS VEGAS NV	89183
19104414081	RYAN DARLENE	35 DOVE WOOD AVE	LAS VEGAS NV	89183
19104310068	S & L TESTA FAMILY TRUST	7768 HERMITAGE AVE	NEWARK CA	94560
19105801011	S L B HOLDINGS L L C ETAL	4275 BURNHAM #320	LAS VEGAS NV	89119
19108610006	S R L V L L C	50 S JONES BLVD #101	LAS VEGAS NV	89107

19108710025	S R L V 1 L L C	%BECKER REALTY	50 S JONES BLVD #101	LAS VEGAS NV	89107
19108710012	S R L V 2 L L C	50 S JONES BLVD #101	LAS VEGAS NV	LAS VEGAS NV	89107
19108710026	S R L V 2 L L C	%BECKER REALTY	50 S JONES BLVD #101	LAS VEGAS NV	89107
19108610008	S R L V 3 L L C	%BECKER REALTY	50 S JONES BLVD #101	LAS VEGAS NV	89107
19108710019	S R L V 4 L L C	%BECKER REALTY	50 S JONES BLVD #101	LAS VEGAS NV	89107
19104414073	SAHIBJOHN SHARON	37 SUMMER WALK AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104315030	SALAS EDGAR & GLORIA	95 GLEN PARK AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104414068	SALAZAR JONATHON	27 VERNON SPRINGS AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104414058	SALDANA ADAN	23 FUNDY AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104410033	SALINAS MARK OLIVER P	11940 WILD CHAMOMILE ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104413008	SALVADOR HELEN GRACE C & EMERSON	412 TERRA MESA WY	MILPITAS CA		95035
19104410047	SAN RON HOLDINGS L L C	%R SHAPIRO	2464 OZARK PLATEAU DR	HENDERSON NV	89044
19104411023	SANCHEZ JESUS	12043 MIMOSA BLOOM CT	LAS VEGAS NV	LAS VEGAS NV	89183
19104411094	SANCHEZ JUAN CARLOS	11978 WHITE LILLY ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104414045	SANCHEZ LEY MIR	31 MANOR HILL AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19105801003	SAND HAVEN INVESTMENT CO L P	%D KING	1740 OLYMPIA DR	LAS VEGAS NV	89123
19104414082	SANTAMARIA MARIA	31 DOVE WOOD AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104316036	SANTIAGO MA VICTORIA	41 DESERT PALM DR	LAS VEGAS NV	LAS VEGAS NV	89183
19104413050	SANTIAGO VICENTE & MERCEDES	11994 CAMDEN BROOK ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104411073	SANTIAGO VINCENT M	123 THORNAPPLE AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104316039	SANTOS SAMSON E & EVELYN C	46 HARBOR PINES CT	LAS VEGAS NV	LAS VEGAS NV	89183
19104412055	SARGENTI ANGELO & LOUIS A	180 LASERNA ST	HENDERSON NV		89074
19104412001	SARIN ASHISH	246 FIFTH AVE #210	NEY YORK NY		10001
19104314031	SARISKY MARIE L	11894 SNOW BANK ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104414060	SARMIENTO ERLINDA E	15 FUNDY AVE	LAS VEGAS NV	LAS VEGAS NV	89183
19104315015	SAUCEDA MONICA & ISIS	11836 NEWPORT VIEW ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104311020	SAVAGE JAMES D	10902 AVE PLAYA VERACRUZ	SAN DIEGO CA		92124
19104412072	SAVELLANO ZENAIDA	11951 WHITE LILLY ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104415042	SCHAFFER COURTNEY	12017 LEWISTON ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104411059	SCHMIDT ALAN	883 CELEBRATION DR	LAS VEGAS NV	LAS VEGAS NV	89123
19104311087	SCHOCH RACHEL N & CHRISTOPHER A	11825 BELLA LUNA ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104312009	SEABORN MARY	11761 ELIANTO ST	LAS VEGAS NV	LAS VEGAS NV	89183
19104413004	SEDLAK ROBERT & MARIA	17784 ASH ST	FOUNTAIN VLY CA		92708
19104310055	SERNA EVANGELINE	1534 PONY RANCH CIR	HENDERSON NV		89014
19104311063	SERVICE SHIRLEY	11857 PRINCIPI CT	LAS VEGAS NV	LAS VEGAS NV	89183
19104413105	SHAHMOON ELIYA & MICHAL FAM TR	2278 CORAL RIDGE AVE	HENDERSON NV		89052
19104410012	SHAMANIK L L C	%M/M M ASWANI	3845 PRADO DE LAS UVAS	CALABASAS CA	91302
19104410051	SHANK APRIL N	HC63 BOX 1221	TOK AK		99780
19104401009	SHEARING FAMILY TRUST	1027 S RAINBOW BLVD #325	LAS VEGAS NV		89145

19104801009	SHEARING FAMILY TRUST	7155 S RAINBOW BLVD #200	LAS VEGAS NV	89118
19104801007	SHEARING RENTALS INC	7155 S RAINBOW BLVD #200	LAS VEGAS NV	89118
19104412052	SHEPHERD RACHEL	2570 MISTY OLIVE AVE	HENDERSON NV	89052
19104411010	SHUBIN SCOTT D & STICIA RATINOFF	101 HEALTH ASTER CT	LAS VEGAS NV	89183
19104314013	SIERRA AARON	18 BELDEN AVE	LAS VEGAS NV	89183
19104415010	SIEVERS NATHANIEL	86 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104415005	SILVER STATE SCHOOLS C U	%DOVENMEUHLE MTGE INC	1 CORPORATE DR	60047
19104413065	SINGH PUI WAN	33260 SAND PIPER PL	FREEMONT CA	94555
19104415007	SIPKA GORAN	3235 SARIC CT #3B	HIGHLAND IN	46322
19104315008	SKIBA JANEAN D	11831 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104310103	SKIBO STEPHANIE M	1746 MAGLIANA ST	LAS VEGAS NV	89123
19104411078	SMITH JUDSON L	139 THORNAPPLE AVE	LAS VEGAS NV	89183
19104312055	SO LAU N & KWAI O	11751 BELLA LUNA ST	LAS VEGAS NV	89183
19104414039	SOJKA ESTHER J	1363 PLYMOUTH AVE	SAN FRANCISCO CA	94112
19104310095	SOLANO HUMBERTO	134 FRATELLI AVE	LAS VEGAS NV	89183
19104410005	SOLIS RAUL	5321 RETABLO AVE #C	LAS VEGAS NV	89103
19104413063	SOLLER DENNIS	1812 MAYALL CT	SAN JOSE CA	95132
19104415012	SOMRAK RICHARD M & FLORENCE J	4254 EL CID WY	LAS VEGAS NV	89121
19104411079	SOQUI JOSEPH P III & MELANIE R	30359 MALLORCA PL	CASTAIC CA	91384
19104411071	SORENSEN NATHAN & SARAH	115 THORNAPPLE AVE	LAS VEGAS NV	89183
19104411096	SOSA OSCAR JOEL	11970 WHITE LILLY ST	LAS VEGAS NV	89183
19104311046	SOTELO SOSIMO D	11868 PARTENIO CT	LAS VEGAS NV	89183
19104411067	SOTO JULIAN	124 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104413037	SOUTHERN NEVADA ACQUISITIONS LLC	6292 W SPRING MOUNTAIN RD #113A	LAS VEGAS NV	89146
19104311085	SPANN JOHN T & LYNDA R	2221 VERSAILLAS CT	HENDERSON NV	89074
19104411013	SPEEGLE MICHAEL & GENEVIEVE	106 WALL VIOLET CT	LAS VEGAS NV	89183
19104311029	SPRINGMAN JENNIFER	11831 PARTENIO CT	LAS VEGAS NV	89183
19104310031	SQUIRE DOUGLAS D	11723 MAGLIANA ST	LAS VEGAS NV	89183
19104410034	STEPHENS ROBERT A & SHAWN L	121 JUNIPER RD	BIG PINE CA	93513
19104415009	STIVEFANUS QUEEN NATALIA	82 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104311073	STOCKDALE MEGAN	11888 PRINCIPI CT	LAS VEGAS NV	89183
19104412077	STOKES FAMILY TRUST	11940 WHITE LILLY ST	LAS VEGAS NV	89183
19104412076	STOKES KRISTINE	11946 WHITE LILLY ST	LAS VEGAS NV	89183
19104414107	STRIMBACK DANIEL A & WENDI J	11966 SNOW BANK ST	LAS VEGAS NV	89183
19108510003	STROSE PARCEL L L C	11411 SOUTHERN HIGHLANDS PKWY	#300	89141
19104310067	STYRON LUZ & ROBERT	11830 GALVANI ST	LAS VEGAS NV	89183
19104412039	SUDARIO JOYCE	11936 LENON BALM ST	LAS VEGAS NV	89183
19104311089	SUDOL JOHN P & MICHAEL P	11837 BELLA LUNA ST	LAS VEGAS NV	89183
19104414042	SULCA HERMELINDA	43 MANOR HILL AVE	LAS VEGAS NV	89183

19104311075	SWOGGER ERIC & ANITA C	11876 PRINCIPI CT	LAS VEGAS NV	89183
19104310033	SYED SHAH	11739 MAGLIANA ST	LAS VEGAS NV	89183
19108610009	T I P HOLDINGS CORPORATION	5560 S FORT APACHE RD #100	LAS VEGAS NV	89148
19104413104	TAACA ESTER Q & MANUEL	7818 DEL COURT	DARIEN IL	60561
19104415046	TAGARAO JOSHUA L & LUCENA E	2310 SHADY HILLS DR	DIAMOND BAR CA	91765
19104412037	TAINO JULIUS & SARAH M	11948 LEMON BALM ST	LAS VEGAS NV	89183
19104311045	TAKAI YASUHIRO & YUKAKO	5245 RIMPARK LN	SAN DIEGO CA	92124
19104415032	TAM LUCY C	1637 HYDE ST #2	SAN FRANCISCO CA	94109
19104412021	TAN PAUL N & WANDA C	395 COUNTRY CLUB DR	SAN FRANCISCO CA	94132
19104410038	TANDY PAULETTE R & RICHARD	2437 PING DR	HENDERSON NV	89074
19104415047	TANG CHUI SHEE & SAU SHEUNG ETAL	2022 TOMBUR DR	HACIENDA HEIGHTS CA	91745
19104414074	TANG NIM JOE	P O BOX 5025	CHARLESTON OR	97420
19104410042	TANNER JOSHUA & KAYCEE	120 TANSY CT	LAS VEGAS NV	89183
19105801005	TANNER NICHOLAS P	1025 JONATHAN DR	LAS VEGAS NV	89183
19104314029	TARDER SERGEI D	11882 SNOW BANK ST	LAS VEGAS NV	89183
19104415001	TATE DIAN S REVOCABLE TRUST	2756 GRAND FORKS DR	LAS VEGAS NV	89052
19104411058	TAYLOR JOSH E & LISA M	147 TRUMPHEIT LILLY AVE	LAS VEGAS NV	89183
19104411041	TERLECKY MATTHEW ALAN	134 SOLIDAGO AVE	LAS VEGAS NV	89183
19104313036	TERRY MORAIMA	11750 PINE SHADOWS ST	LAS VEGAS NV	89183
19104415043	TERRY PSYCHELIA	12023 LEWISTON ST	LAS VEGAS NV	89183
19104314007	TESFAY FITSUM	63 FEMONT PL	LOS ANGELES CA	90005
19104310059	TESTA MICHAEL J & DEBORAH L	11892 GALVANI ST	LAS VEGAS NV	89183
19104411076	THACKER ELVIRA	131 THORNAPPLE AVE	LAS VEGAS NV	89183
19104413041	THIO GWAN H & PADUMA S	27531 WOODFIELD PL	VALENCIA CA	91354
19104414036	THOMAS DEVONDA L	33 PEACHTREE HILL AVE	LAS VEGAS NV	89183
19104410050	THOMPSON ADRIANA A	119 THORNLESS ROSE CT	LAS VEGAS NV	89183
19104311004	THURLOW ANDREW JAMES LIVING TR	P O BOX 777056	HENDERSON NV	89077
19104315047	TIERRA LINDA II LTD H O A INC	%RMI MANAGEMENT	630 TRADE CENTER DR #100	89119
19104316066	TIERRA LINDA II LTD H O A INC	%RMI MGT	630 TRADE CENTER DR #100	89119
19104414007	TING LING	11951 GILES ST	LAS VEGAS NV	89183
19104412038	TIZABGAR PAYAM & ELIAS	15531 HAMNER DR	LOS ANGELES CA	90077
19104316049	TOKIFUJI MARIA D	45-396 KANAKA ST	KANE0HE HI	96744
19104415033	TOLENTINO MICHELLE D	5541 WOODSCENT CT	FONTANA CA	92336
19104311093	TOLOSA OSCAR-OFELIA FAMILY TRUST	358 RYEGATE CT	SAN JOSE CA	95133
19104311064	TOMAS JONATHAN	11863 PRINCIPI CT	LAS VEGAS NV	89183
19104711017	TORRES GODOFREDO A	11793 VILLAGE ARBOR ST	LAS VEGAS NV	89183
19104314022	TORRES RANDIE L	44 BELDEN AVE	LAS VEGAS NV	89183
19104313030	TORRES RAUL VARGAS	11723 RED WATER CT	LAS VEGAS NV	89183
19104310054	TRAN TONY	7822 BEAR RIDGE ST	LAS VEGAS NV	89113

19104412046	TRUBY SUZI J	11919 JERSEY LILLY ST	LAS VEGAS NV	89183
19104313045	TUFT MARY F	65 DESERT PALM DR	LAS VEGAS NV	89183
19104316019	TUGAOEN JOHNEL LABAYAN & LOLA	36 DESERT PALM DR	LAS VEGAS NV	89183
19104411091	TUMAN CHRISTOPHER L	11990 WHITE LILLY ST	LAS VEGAS NV	89183
19104414065	TURNER JOHN C & ROBYN	39 VERNON SPRINGS AVE	LAS VEGAS NV	89183
19104412006	TYRRELL CHRISTOPHER S	178 GILLIFLOWER AVE	LAS VEGAS NV	89183
19105801012	TZORTZIS 2005 TRUST	3625 W COUGAR	LAS VEGAS NV	89139
19105701012	UDDENBERG R KEITH	9850 S MARYLAND PKWY #A5-120	LAS VEGAS NV	89183
19104410046	ULAN KAREN	121 TANSY CT	LAS VEGAS NV	89183
19108610007	UNITED HOLDINGS CORPORATION	5560 S FORT APACHE RD #100	LAS VEGAS NV	89148
19104415011	URENO CELIA	7539 E MOONRIDGE LN	ANAHEIM CA	92808
19104315028	VALDERAMA CONCEPCION P & CESAR R	1901 CHESTNUT ST	ALAMEDA CA	94501
19104412017	VALENTA BRADLEY R	138 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104413095	VANHEIRSEELE PHILLIP J	75 ALDARRA CANYON AVE	LAS VEGAS NV	89183
19104314024	VANKIRK TIMOTHY L & DANA L	11877 GILES ST	LAS VEGAS NV	89183
19104312015	VANPAMEL BRADLEY	11784 ELIANTO ST	LAS VEGAS NV	89183
19104313037	VANSTEENHUYSE DEE ANNE	130 TURTLE RIDGE AVE	LAS VEGAS NV	89183
19105801007	VEGAS GROUP L L C	888 S FIGUEROA ST #1900	LOS ANGELES CA	90017
19104311013	VELASCO MARITAL TRUST	%E VELASCO	40 RAVILLA CT	94014
19104310052	VELAZQUEZ AGUSTINA	11851 GALVANI ST	LAS VEGAS NV	89183
19104311006	VELAZQUEZ JORGE D	11778 BELLA LUNA ST	LAS VEGAS NV	89183
19104411024	VELEV BOBBY T	12049 MIMOSA BLOOM CT	LAS VEGAS NV	89183
19104315031	VENTURA ELIZA	93 GLEN PARK AVE	LAS VEGAS NV	89183
19104310050	VERA EVANGLINE R & JESUS P	637 PERSIA AVE	SAN FRANCISCO CA	94112
19104411018	VERBOONEN JUAN C	107 WALL VIOLET CT	LAS VEGAS NV	89183
19104411044	VERDUGO CYNTHIA	122 SOLIDAGO AVE	LAS VEGAS NV	89183
19109101017	VERZILLI ANDREAS	P O BOX 778234	HENDERSON NV	89077
19104310071	VILLA SERGIO & ALICIA	11825 MAGLIANA ST	LAS VEGAS NV	89183
19104313062	VILLALUZ DAFFODYL	67 DARK CREEK AVE	LAS VEGAS NV	89183
19104315003	VILLANUEVA FELY D & CIPRIANO R	11861 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104414116	VILLAS AT TIERRA LINDA H O A	%RMI MGT	630 TRADE CENTER DR #100	89119
19104414077	VILLEGAS CARLOS	26 SUMMER WALK AVE	LAS VEGAS NV	89183
19104315027	VILLON DIANA L	11864 MONTCLAIR PARK CT	LAS VEGAS NV	89183
19104413026	VILORIA BONIFACIO A & DOLORES T	11917 FAIRFAX RIDGE ST	LAS VEGAS NV	89183
19104411055	VILORIA MAGELIN C & BENJAMIN T	137 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104311025	VINCENT MICHELLE L	%J PERSINGER	142 FRATELLI AVE	89183
19104414053	VIRGIL SERGIO & IRMA	12003 SPICE TREE ST	LAS VEGAS NV	89183
19104413007	VISENIO SUSAN R	1633 HILL TOP VIEW	SAN JOSE CA	95138
19104412045	VITA JASON M	11913 JERSEY LILLY ST	LAS VEGAS NV	89183

19104310040	VO TRI MINH & CECILIA PHAM	11795 MAGLIANA ST	LAS VEGAS NV	89183
19104315042	VONG VEASNA V & GILDA	59 GLEN PARK AVE	LAS VEGAS NV	89183
19104411082	WALSHIN MARLENE J	2812 BOTTICELLI DR	HENDERSON NV	89052
19104312039	WANG XIAO PING	7718 RIVER MIST CT	LAS VEGAS NV	89113
19109501004	WARTHEN RUSSEL SEP PPTY TR ETAL	P O BOX 12276	LAS VEGAS NV	89112
19104414024	WASSERMAN RICHARD	12018 SNOW BANK ST	LAS VEGAS NV	89183
19104310029	WATSON ERIC F	11728 SAN ROSSORE CT	LAS VEGAS NV	89183
19104310086	WATSON ROBERT PAUL	11864 MAGLIANA ST	LAS VEGAS NV	89183
19104415019	WEAVER FAMILY TRUST	5079 LE MICCINE TERRACE	SAN JOSE CA	95129
19104414063	WEI JONATHAN A & PHILIP C	7444 COLEY AVE	LAS VEGAS NV	89117
19104315026	WEI MICHELLE	11858 MONTCLAIR PARK CT	LAS VEGAS NV	89183
19104415014	WEI SHAOYAO SAMUEL	3211 S DOWNS DR	CHINO HILLS CA	91709
19104411046	WESCOTT LAWRENCE III & KATHERINE	114 SOLIDAGO AVE	LAS VEGAS NV	89183
19104315014	WHITE GRACIELA C	11834 NEWPORT VIEW ST	LAS VEGAS NV	89183
19104310084	WICK WAYNE R & ANGELA J	11880 MAGLIANA ST	LAS VEGAS NV	89183
19104412024	WIENER CHAD J	4907 N CUMBERLAND BLVD	WHITEFISH BAY WI	53217
19104311003	WILKINSON DAVID WAYNE	11796 BELLA LUNA ST	LAS VEGAS NV	89183
19104312010	WILLIAMS AMBER D & DEANNA L	11769 ELIANTO ST	LAS VEGAS NV	89183
19104414013	WILLIAMS JOHN TALIAFERRO	11993 GILES ST	LAS VEGAS NV	89183
19104312020	WILLIAMSON MARC & SHANNON	11744 ELIANTO ST	LAS VEGAS NV	89183
19104413062	WILSHIRE INVESTMENTS L L C	4112 PINEWOOD LAKE DR	BAKERSFIELD CA	93309
19104310018	WILSON JAMES & AUTUMN	11775 SAN ROSSORE CT	LAS VEGAS NV	89183
19104310044	WILSON WILLIS J	110 FRATELLI AVE	LAS VEGAS NV	89183
19104311028	WIRZBERGER SARA & PINHAS	5900 ARLINGTON AVE #20-G	BRONX NY	10471
19104316004	WOJCIK STANLEY & LUCY M	11723 GILES ST	LAS VEGAS NV	89183
19109101023	WOLF I M	2460 PROFESSIONAL CT #120	LAS VEGAS NV	89128
19104414021	WOLFE CHARLES G & PAMELA	12036 SNOW BANK ST	LAS VEGAS NV	89183
19104414086	WOLFE CHARLES G & PAMELA M	401 MONOCACY	BATH PA	18014
19104311082	WONG JOHN A	11834 PRINCIPI CT	LAS VEGAS NV	89183
19104314017	WONG VECKY	32 BELDEN AVE	LAS VEGAS NV	89183
19104412025	WOOD FAMILY TRUST	2776 OLIVIA HEIGHTS AVE	HENDERSON NV	89052
19104316035	WOODROOF GREG	39 DESERT PALM DR	LAS VEGAS NV	89183
19104414080	WOOLDRIDGE MICHELE	38 SUMMER WALK AVE	LAS VEGAS NV	89183
19104310042	WRIGHT BRADLEY K	118 FRATELLI AVE	LAS VEGAS NV	89183
19104310096	WU TRUMAN	283 TARA ST	SAN FRANCISCO CA	94112
19104411066	WUYSICK LAURIE A	128 TRUMPHET LILLY AVE	LAS VEGAS NV	89183
19104316023	XIA YI	24 DESERT PALM DR	LAS VEGAS NV	89183
19104315034	YABUT ADELIAIDA	87 GLEN PARK AVE	LAS VEGAS NV	89183
19104411051	YAHIAVAN MARGARIT	26322 TORREY PINES DR	NEWHALL CA	91321

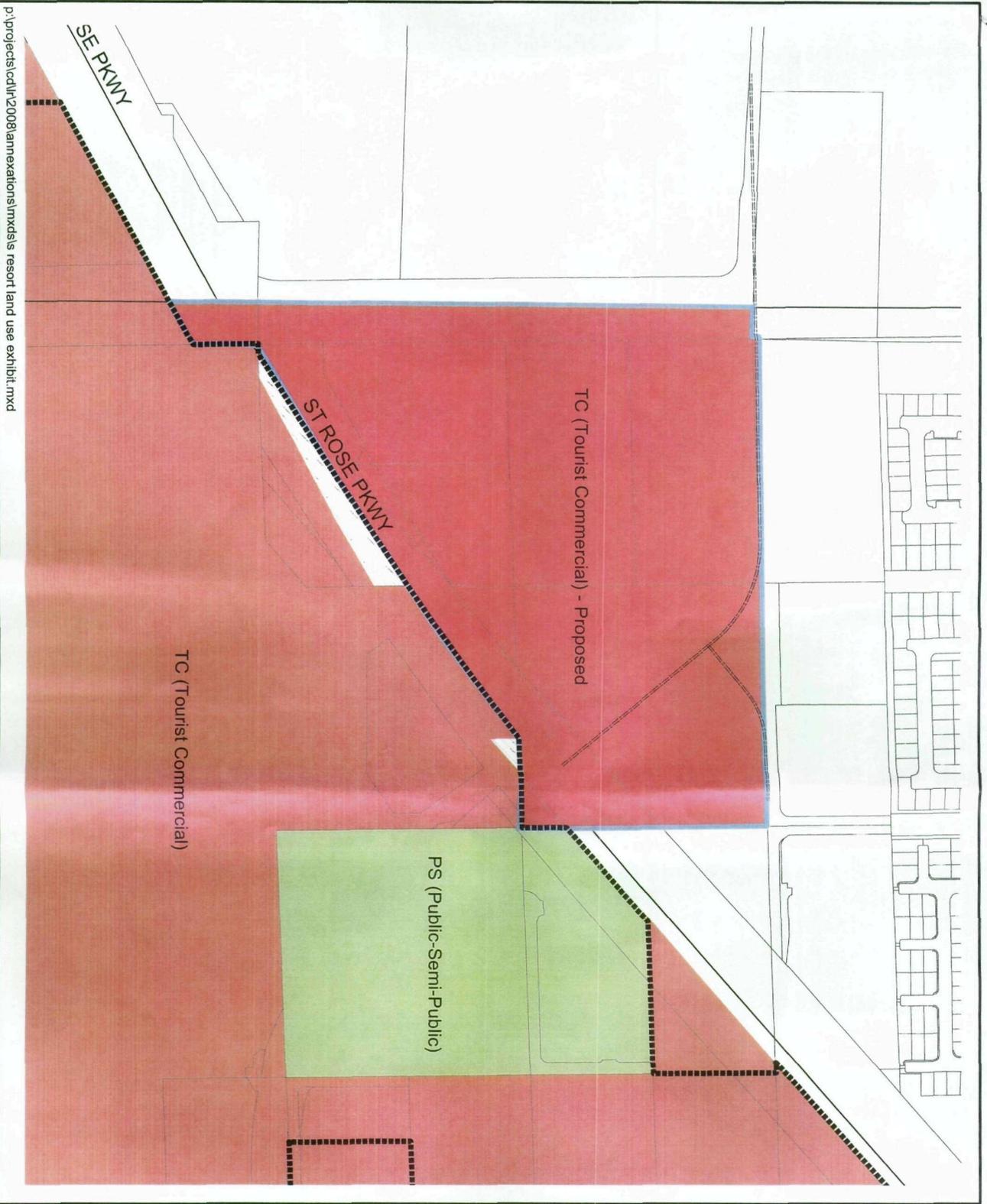
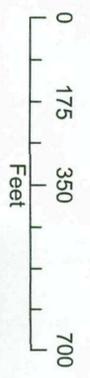
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19104312045	YANG AE K LIVING TRUST	619 S SIXTH ST T	LAS VEGAS NV	89101
19104412067	YEE JASON	11921 WHITE LILLY ST	LAS VEGAS NV	89183
19104313048	YEUNG WHITNEY P	54 DESERT PALM DR	LAS VEGAS NV	89183
19104313007	YIP YUK CHING	11722 RED WATER CT	LAS VEGAS NV	89183
19104412064	YOCUM LANCE	11908 JERSEY LILLY ST	LAS VEGAS NV	89183
19104413081	YONEMURA LENN M & LLOYD M	11958 GILES ST	LAS VEGAS NV	89183
19104412019	YOUNG APRIL M	134 GILLIFLOWER AVE	LAS VEGAS NV	89183
19104410044	YOUNG JEFFREY & MARIA CLAUDIA	117 TANSY CT	LAS VEGAS NV	89183
19104414027	YOUNG JEFFREY D & GAYLE M	9057 FAVERSHAM CT	LAS VEGAS NV	89123
19104314006	YOUNG WILLIAM A & ADELAIDA J	33 BELDEN AVE	LAS VEGAS NV	89183
19104414015	YPINA FINA	543 N CHARDONNAY DR	COJUNA CA	91723
19104316056	YUE TOBI	27 HARBOR PINES CT	LAS VEGAS NV	89183
19104410037	YUJIRI FAMILY TRUST	1604 FLAGLER LN	REDONDO BEACH CA	90278
19104315019	YUTUC JONATHAN & LOREN	74 GLEN PARK AVE	LAS VEGAS NV	89183
19104414103	ZARICKI LAUREN & JUSTIN	11938 SNOW BANK ST	LAS VEGAS NV	89183
19104311034	ZAVALA CARLOS A & TEODOLINDA A	11861 PARTENIO CT	LAS VEGAS NV	89183
19104312033	ZENAROSA MARIELLE B	11777 BERGAMO CT	LAS VEGAS NV	89183
19104312008	ZHENG XIAOBAO & XIAOBAO M ETAL	11753 ELIANTO ST	LAS VEGAS NV	89183
19104415034	ZHOU TYSON F	88 LOCKHEED AVE	LAS VEGAS NV	89183
19104413097	ZOLETA LINDA N & ERNESTO	2956 DARTMOUTH CIR	CORONA HILLS CA	92879
19104315002	ZUBAIRI ANIS & ANNIE	608 WOODBLUFF AVE	DUARTE CA	91010

City of Henderson, Nevada
CMA-09-52000C #15

City of Henderson

Comprehensive Plan Amendment
NE Corner of St. Rose Pkwy. &
Las Vegas Blvd.

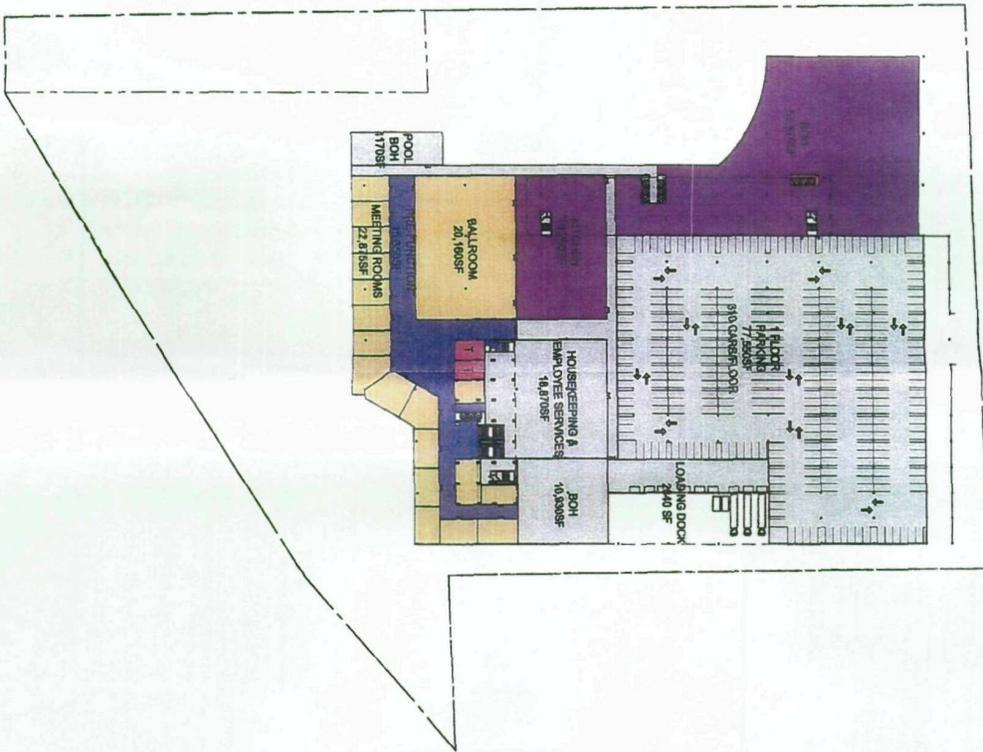
- City of Henderson
- Proposed Street Extension
- Project Boundary
- Major Streets



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Geographic Information Systems
Community Development
May 2010

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ZCA - 10 - 660001

CIP - 10 - 540011


 ZONING PLAN - CONVENTION LEVEL

Z-03
 CONVENTION LEVEL
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

DATE	03.31.2009
BY	AS NOTED
REVISION	03.12.09
DATE	03.04.2009
REVISION	03.30.2009
DATE	03.03.2009

PROJECT R


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CPA - 09 - 02 - 0002

ZCA - 10 - 06000

CUP - 10 - 04 - 0001

#15

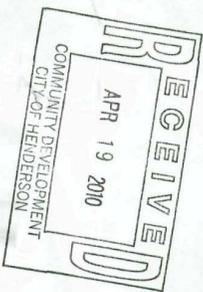
Comprehensive Planning

Map D

Gaming Enterprise District

Enterprise Planning Area

-  Gaming Enterprise
-  Planning Area Boundary
-  Incorporated Coteritorial Lands
-  Military Facilities



SITE

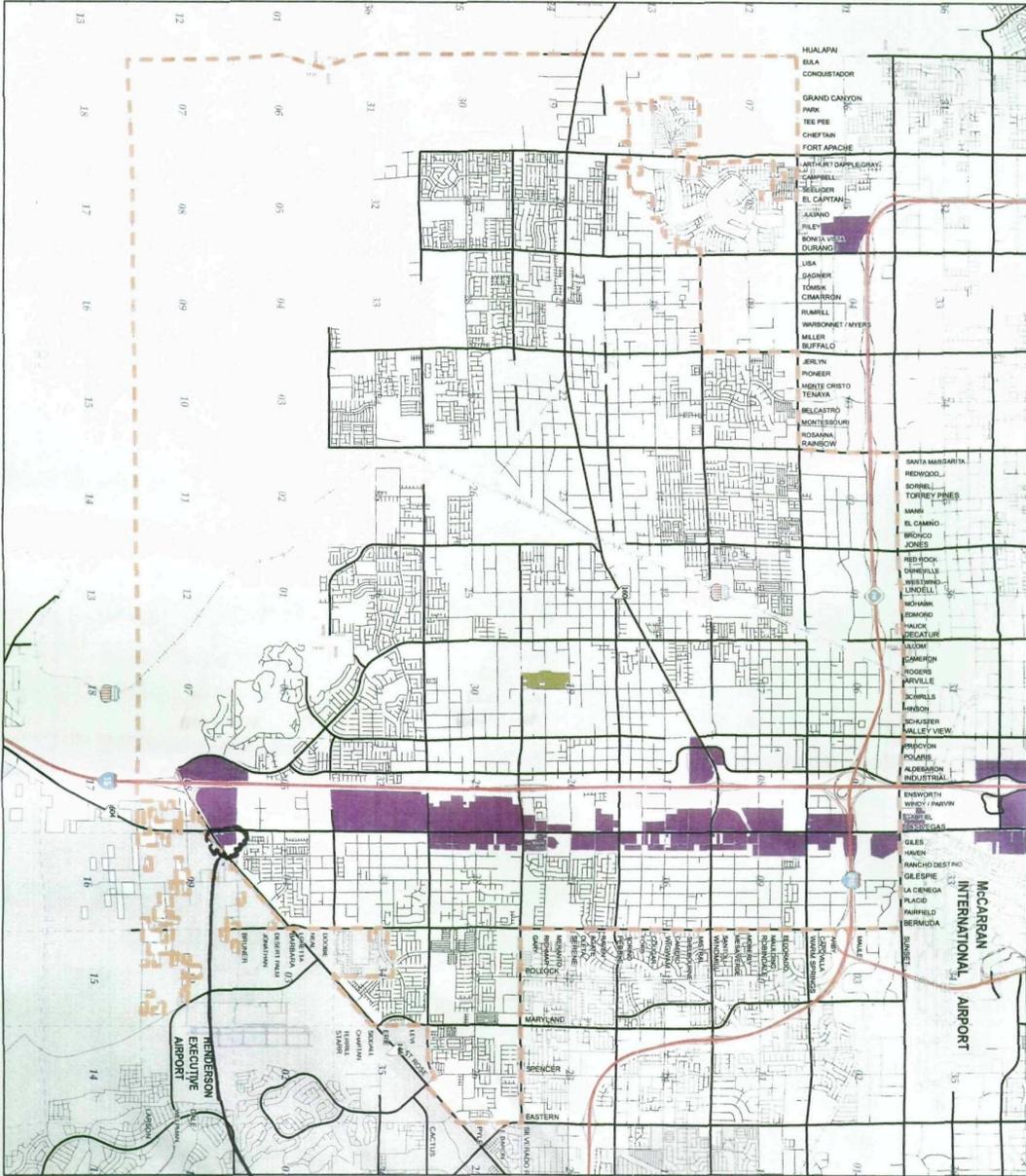


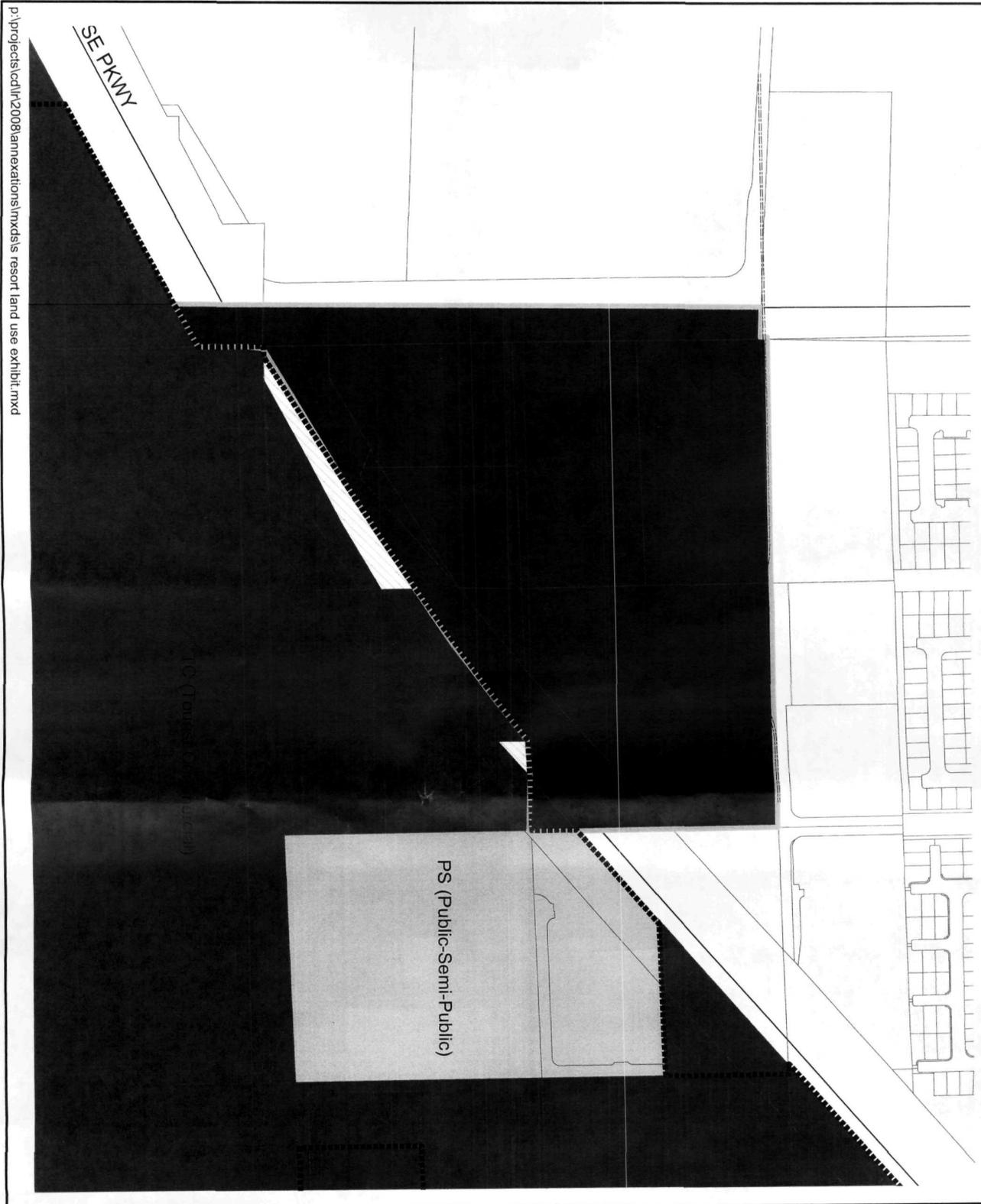
Map Created On: April 8, 2009

No liability is assumed as to the accuracy of the data delineated hereon. Categories denoted in the legend may not apply to a particular Planning Area.



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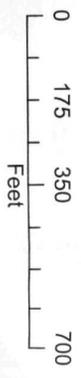
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City of Henderson, Nevada
20A-09-520002

City of Henderson

Comprehensive Plan Amendment
NE Corner of St. Rose Pkwy. &
Las Vegas Blvd.

- Legend**
-  City of Henderson
 -  Proposed Street Extension
 -  Project Boundary
 -  Major Streets



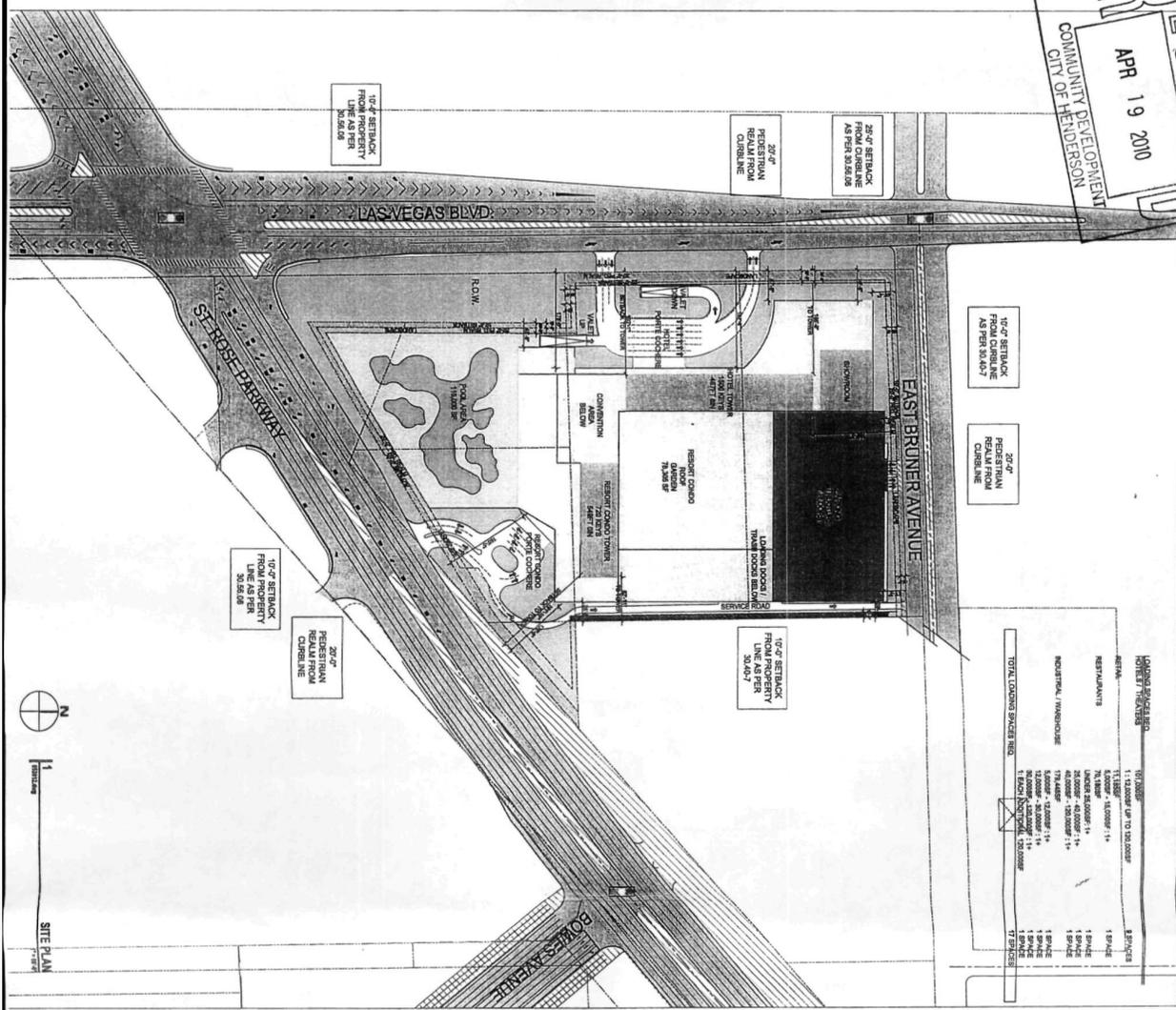
Geographic Information Systems
 Community Development
 May 2010



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CRA - 09-520002 ZCA - 10-660001

CUP - 10-540018

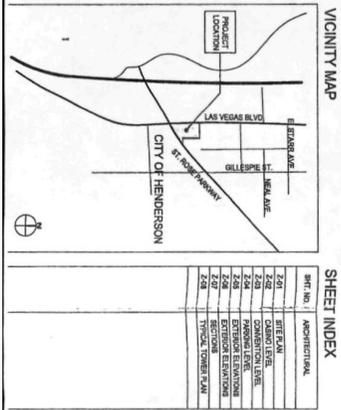
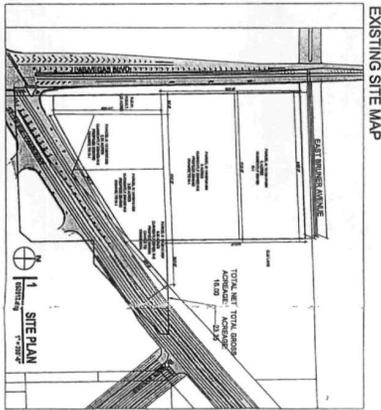


LANDING REQUIREMENTS

REQUIREMENT	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
RETAIL	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
RESTAURANT	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
INDUSTRIAL / WAREHOUSE	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
TOTAL PARKING SPACES REQ.	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR

PARKING DATA

REQUIREMENT	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
HOTEL	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
RETAIL	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
RESTAURANT	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
INDUSTRIAL / WAREHOUSE	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR
TOTAL PARKING SPACES PROVIDED	11' FROM SIDE	11' FROM CORNER	11' FROM FRONT	11' FROM REAR



SHEET INDEX

SHEET NO.	DESCRIPTION
Z-01	SITE PLAN
Z-02	CONCRETE LEVEL
Z-03	CONCRETE TIE
Z-04	EXISTING ELEVATIONS
Z-05	EXISTING ELEVATIONS
Z-06	EXISTING ELEVATIONS
Z-07	TYPICAL TOWER PLAN

SITE PLAN
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

DATE 03.31.2000
BY AS NOTED
APP 092912
CHK CDM 03.30.2000
APP CDM 03.30.2000
CHK CDM 03.30.2000

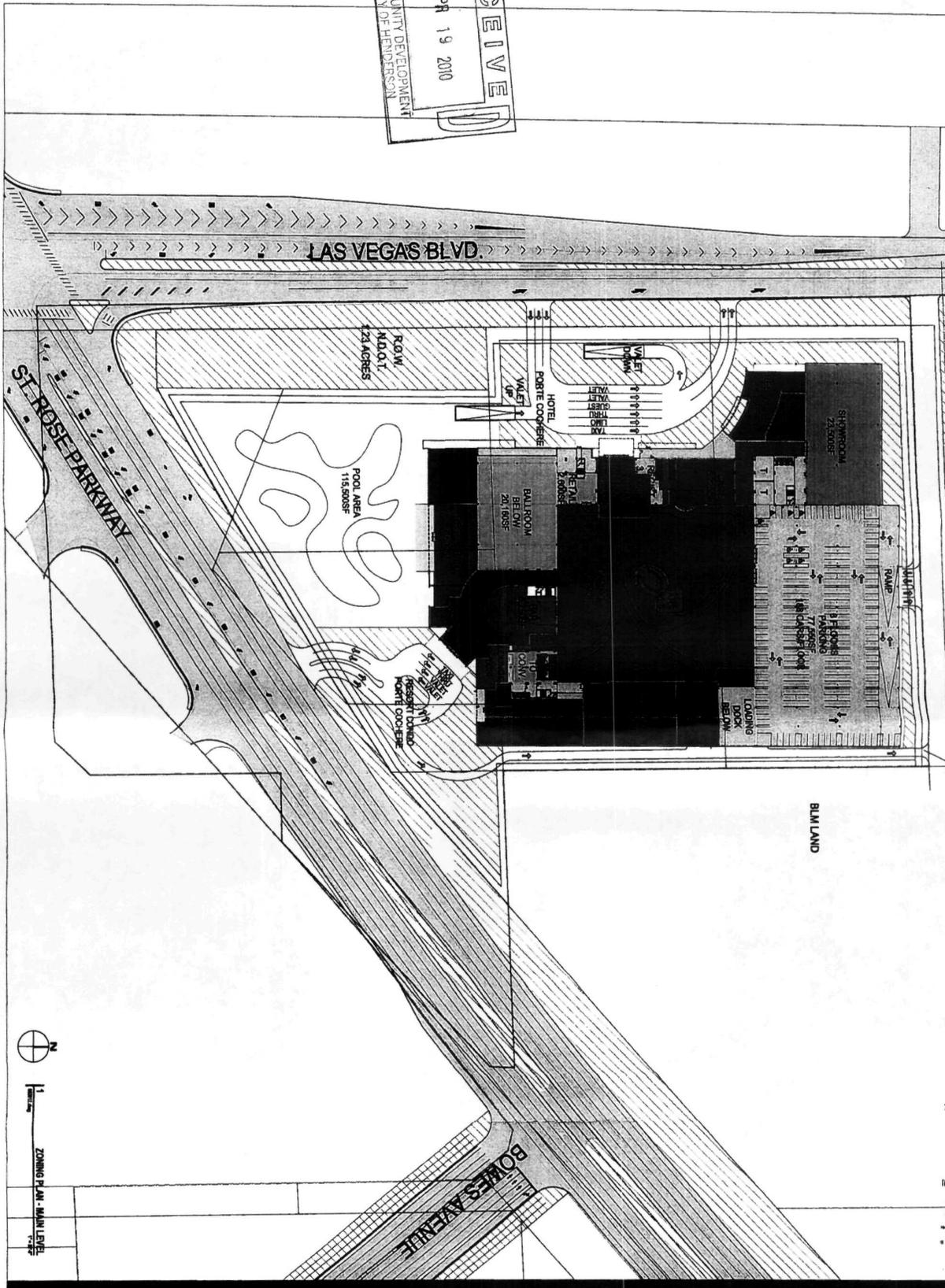
PROJECT R

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Z-01

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QUP #10-540010



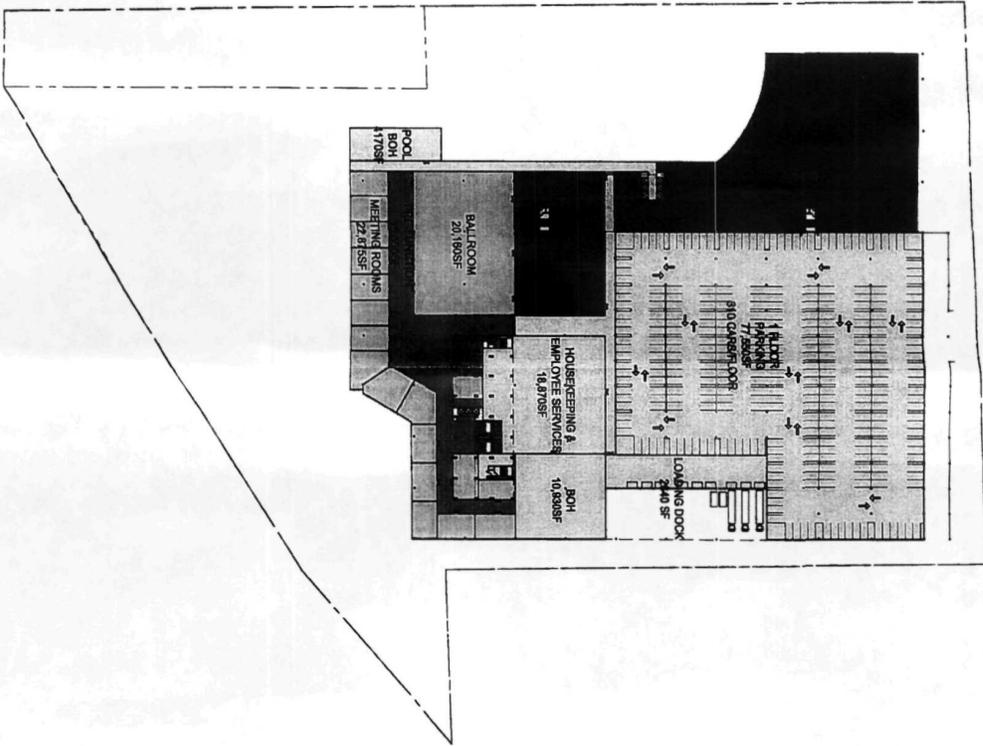
Z-02
 MAIN LEVEL
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

DATE	03.31.2010
BY	AD (NOTED)
CHKD	AD (NOTED)
DATE	03.08.2010
CHKD	DL (NOTED)
DATE	03.30.2010
CHKD	DL (NOTED)

PROJECT R

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ZCA -10-660001

QUP -10-540010



ZONING PLAN - CONVENTION LEVEL

Z-03
 CONVENTION LEVEL
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

DATE	03.31.2010
BY	AS NOTED
APP.	02/01/12
REVISION	03/01/10

PROJECT R

OWNER: _____
 ARCHITECT: _____

DATE: _____
 SCALE: _____



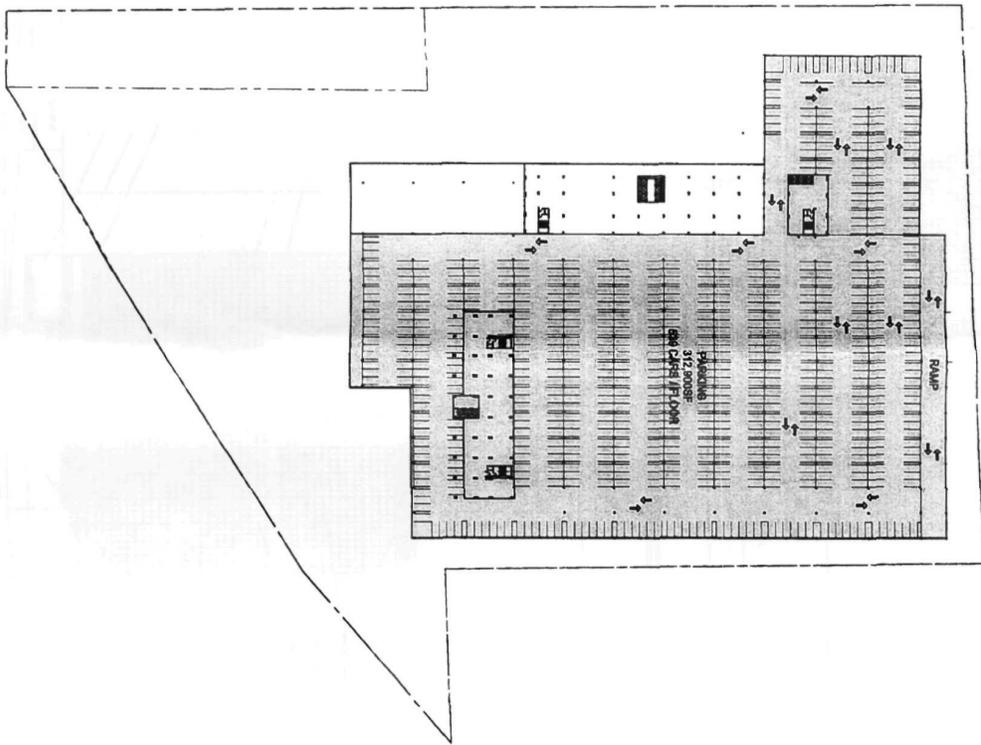
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APR 19 2010

COMMUNITY DEVELOPMENT
CITY OF HENDERSON



GPA - 09-540002

ZOA - 10-660001

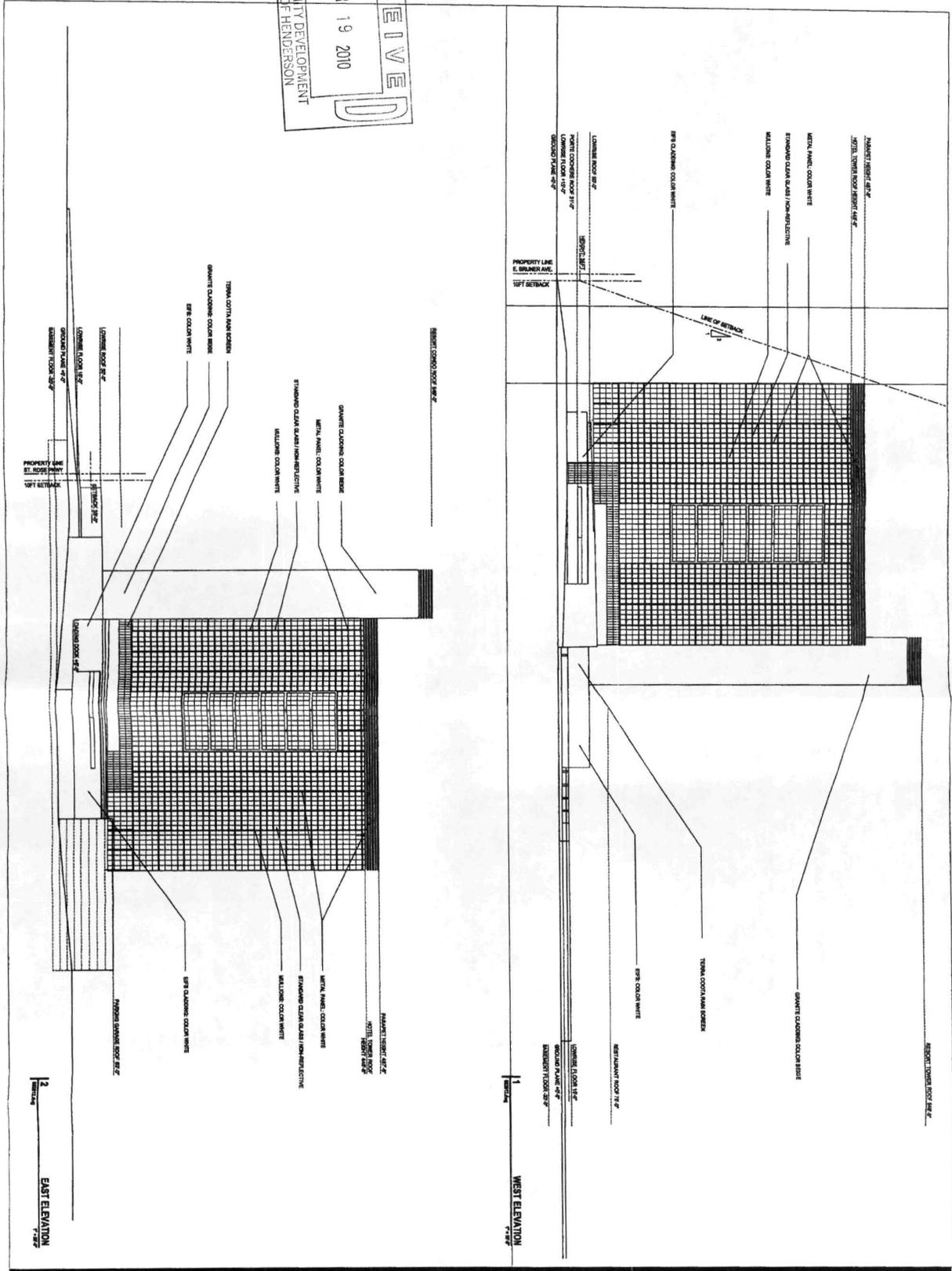
CUP - 10-540013



1" = 100'
ZONING PLAN - PARKING LEVEL

Z-04	<p>PARKING LEVEL</p> <p>PROJECT R LAS VEGAS BLVD. & ST. ROSE PKWY.</p>	<p>PROJECT R</p>																	
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REV. NO.	DATE	BY	DESCRIPTION																
			<p>MARNELL CORRAO ASSOCIATES CONSTRUCTION - ARCHITECTURE - INTERIOR DESIGN</p> <p style="font-size: 8px;">22174 N. MARNELL WILEY, LAS VEGAS, NEVADA 89119 • (702) 739-2388 • WWW.MARNELLCORRAO.COM</p>																

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 ZOA - 10 - 660001
 CUP - 10 - 540011

Z-05
 ELEVATIONS
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

DATE	05.11.2009
BY	AS NOTED
CHKD	05/21/09
APPD	05/28/09
DATE	05.28.2009
BY	05.28.2009
CHKD	05.28.2009
APPD	05.28.2009

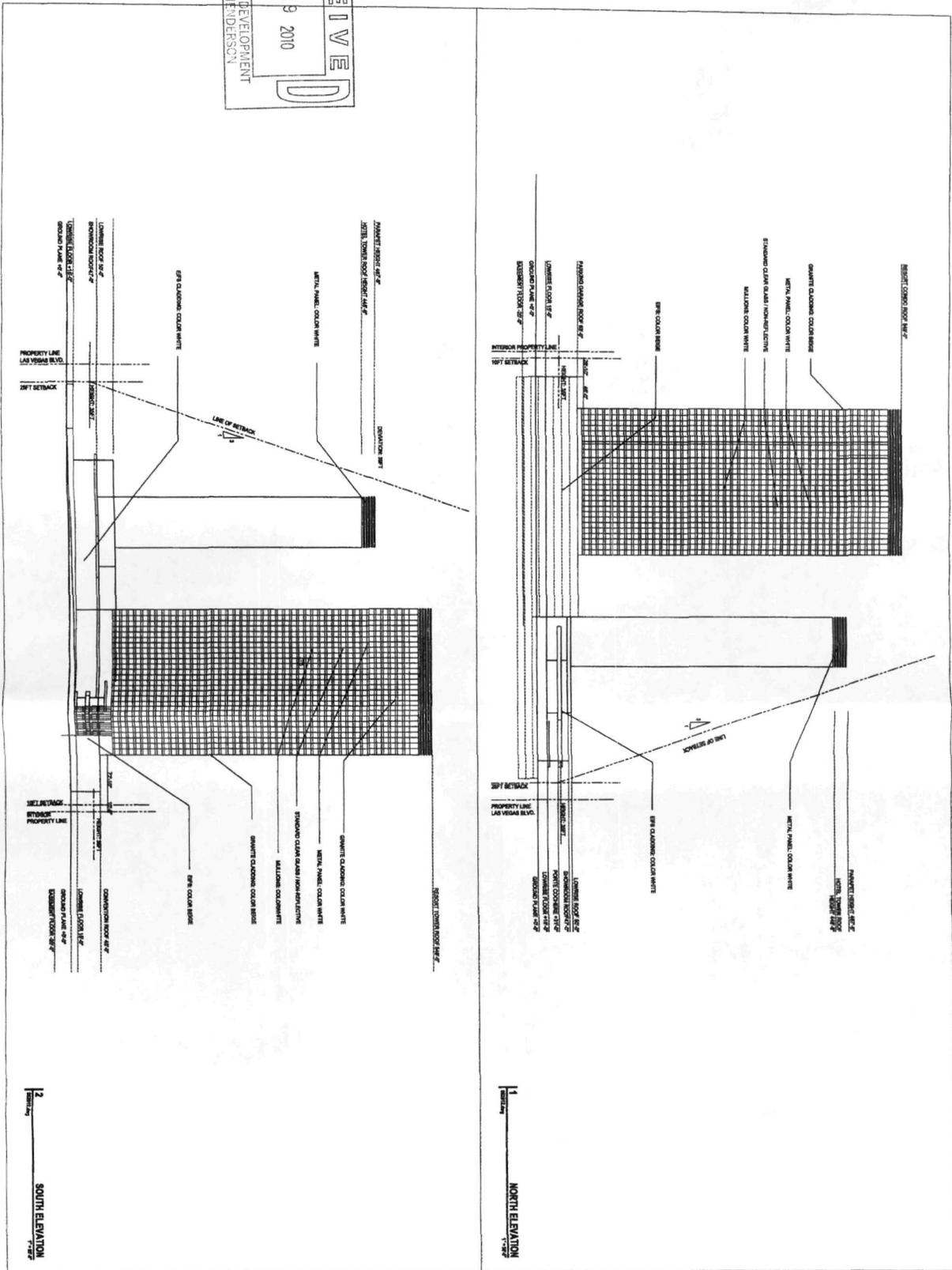
PROJECT R

NO.	DATE	DESCRIPTION

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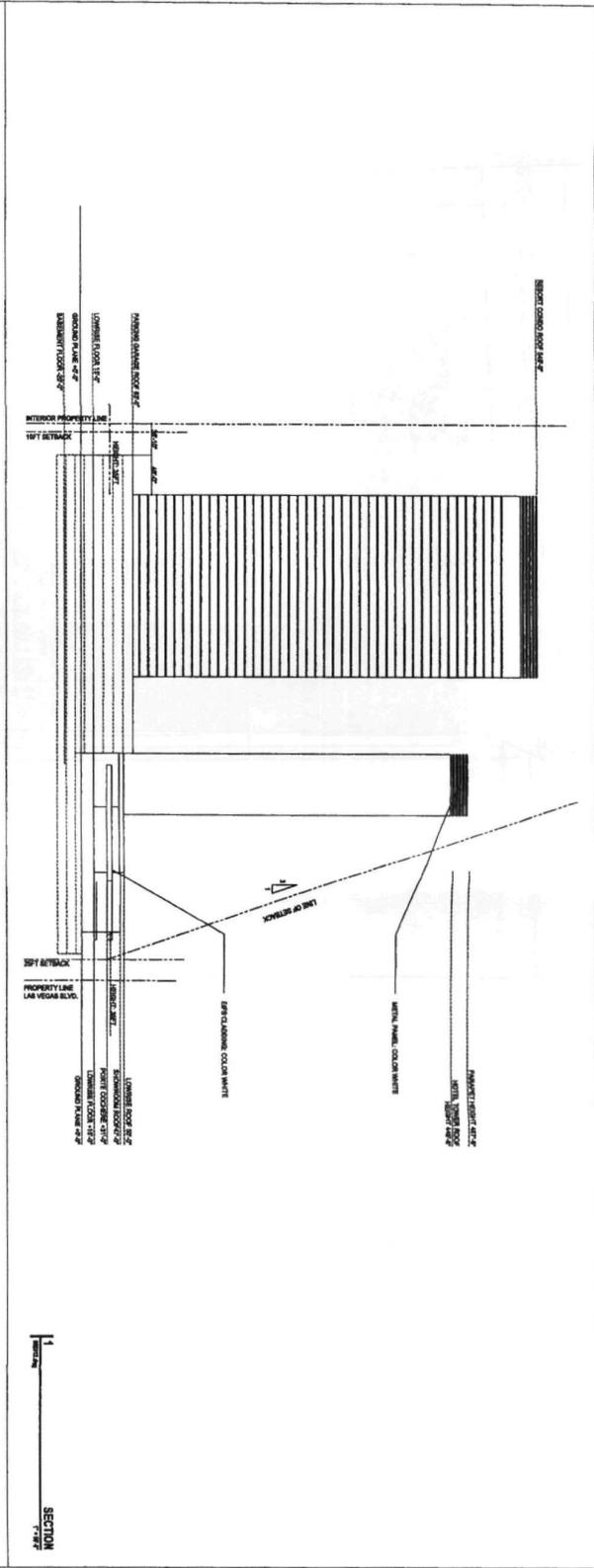
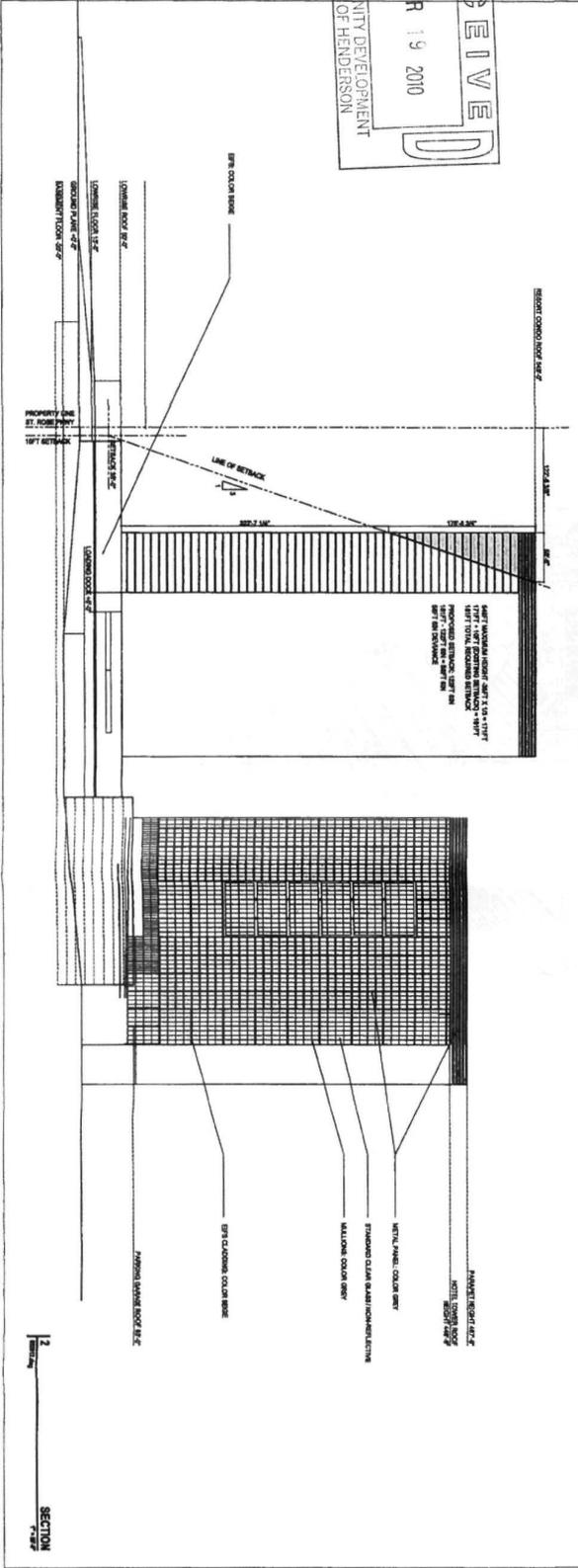
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OPA - 09 - 520002
 ZOA - 10 - 660001
 CUP - 10 - 540010

ELEVATIONS PROJECT R LAS VEGAS BLVD. & ST. ROSE PKWY. Z-06	03.31.2009 AS NOTED 08.09.10 CDM 03.30.2009 CDM 03.30.2009 CDM 03.30.2009	PROJECT R 	 MARNELL CORRAO ASSOCIATES CONSTRUCTION - ARCHITECTURE - INTERIOR DESIGN <small>233 W. MARSHALL WALK LAS VEGAS, NEVADA 89119 • (702) 738-2888 • WWW.MARNELLCORRAO.COM</small>
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SECTIONS
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

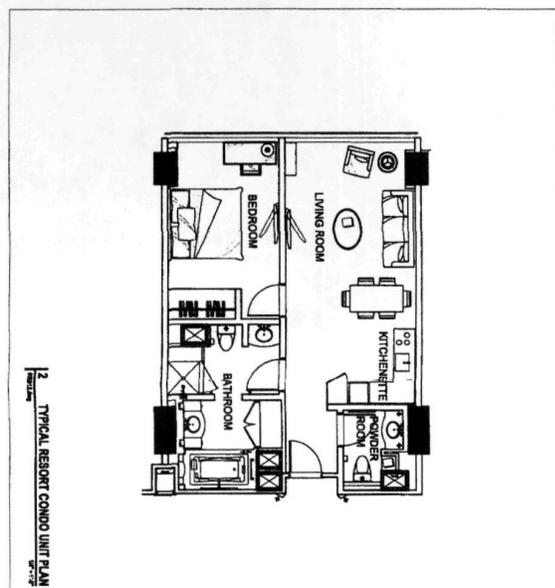
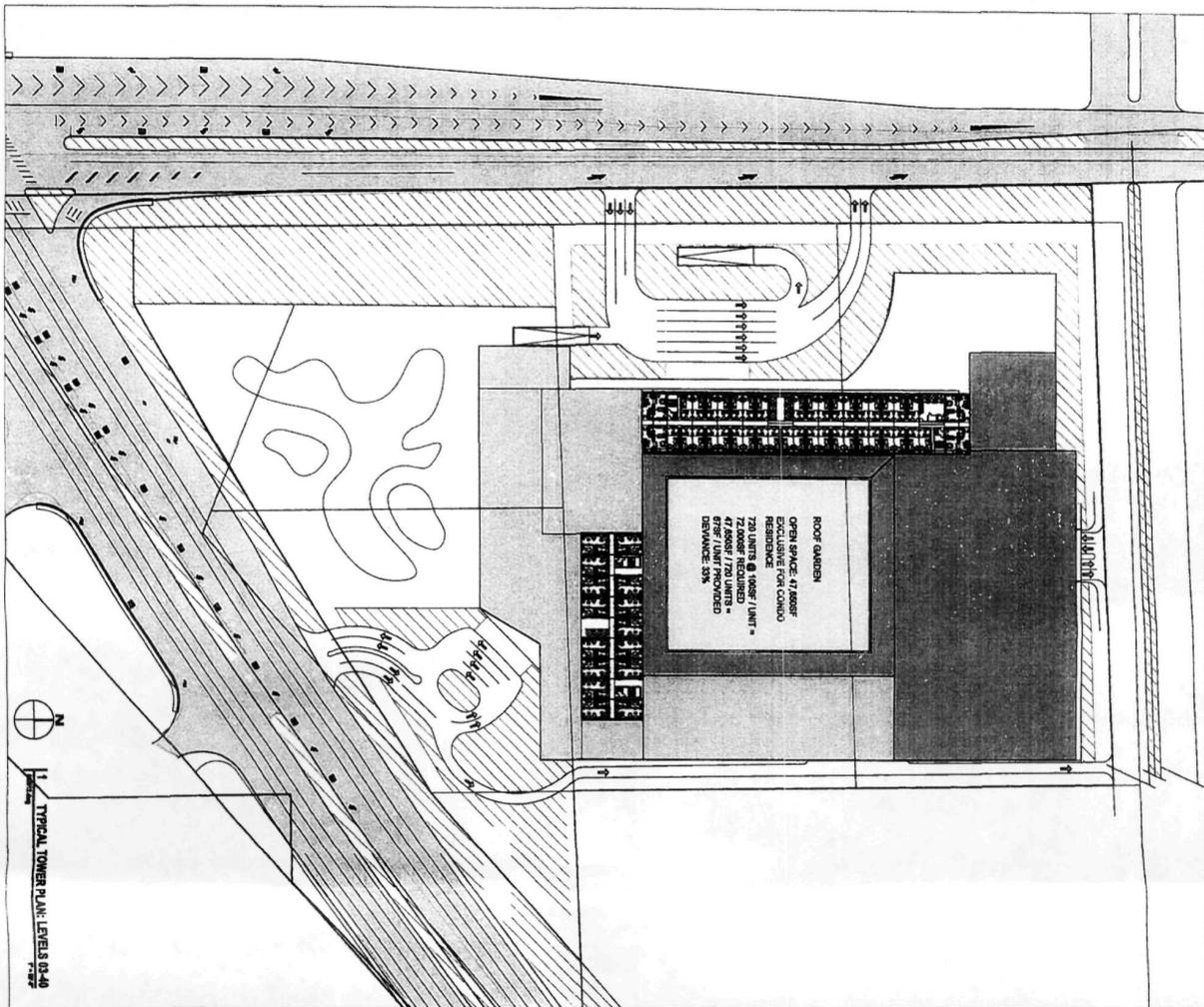
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02	02.10.2009	REVISED
03	03.10.2009	REVISED
04	04.10.2009	REVISED
05	05.10.2009	REVISED

PROJECT R

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Z-08
 TYPICAL TOWER FLOOR AND CONDOMINIUM LAYOUT
 PROJECT R
 LAS VEGAS BLVD. & ST. ROSE PKWY.

REV	05.31.2009
ISSUED	AS NOTED
DATE	05/31/09
BY	CHM
CHKD	CHM
APPD	CHM
DATE	05.31.2009
BY	CHM
CHKD	CHM
APPD	CHM
DATE	05.31.2009

PROJECT R

DATE	05.31.2009
ISSUED	AS NOTED
DATE	05/31/09
BY	CHM
CHKD	CHM
APPD	CHM
DATE	05.31.2009
BY	CHM
CHKD	CHM
APPD	CHM
DATE	05.31.2009

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PLANTING SCHEDULE

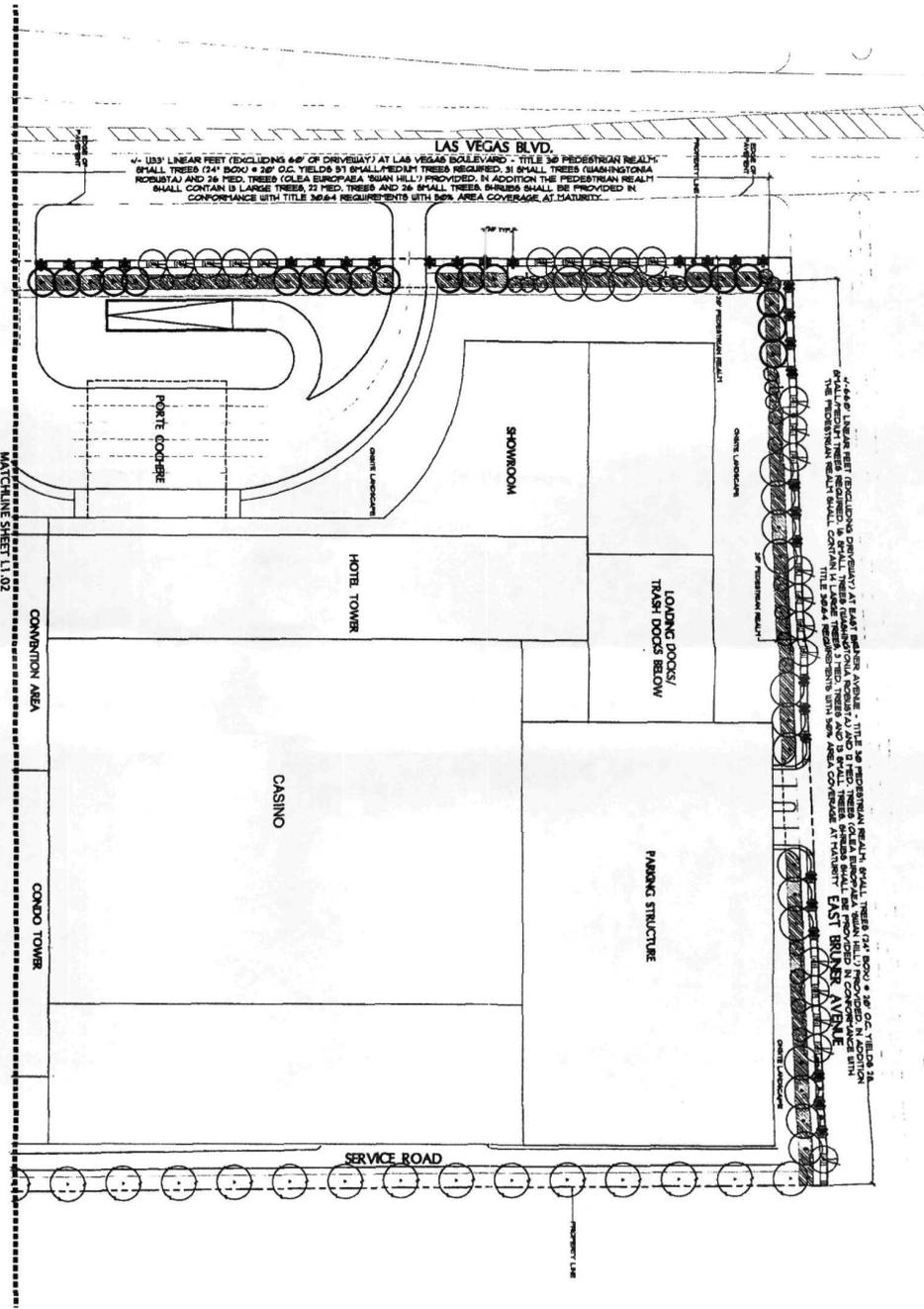
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5	5" POT	5" POT	5" POT	5" POT
6	6" POT	6" POT	6" POT	6" POT
7	7" POT	7" POT	7" POT	7" POT
8	8" POT	8" POT	8" POT	8" POT
9	9" POT	9" POT	9" POT	9" POT
10	10" POT	10" POT	10" POT	10" POT
11	11" POT	11" POT	11" POT	11" POT
12	12" POT	12" POT	12" POT	12" POT
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STATUS

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CPA-09-520002 ZCA-10-560006

CUP-10-540010

PLANTING PLAN
 L1.01
 PROJECT R
 LAS VEGAS BLVD.
 & ST. ROSE PKWY.

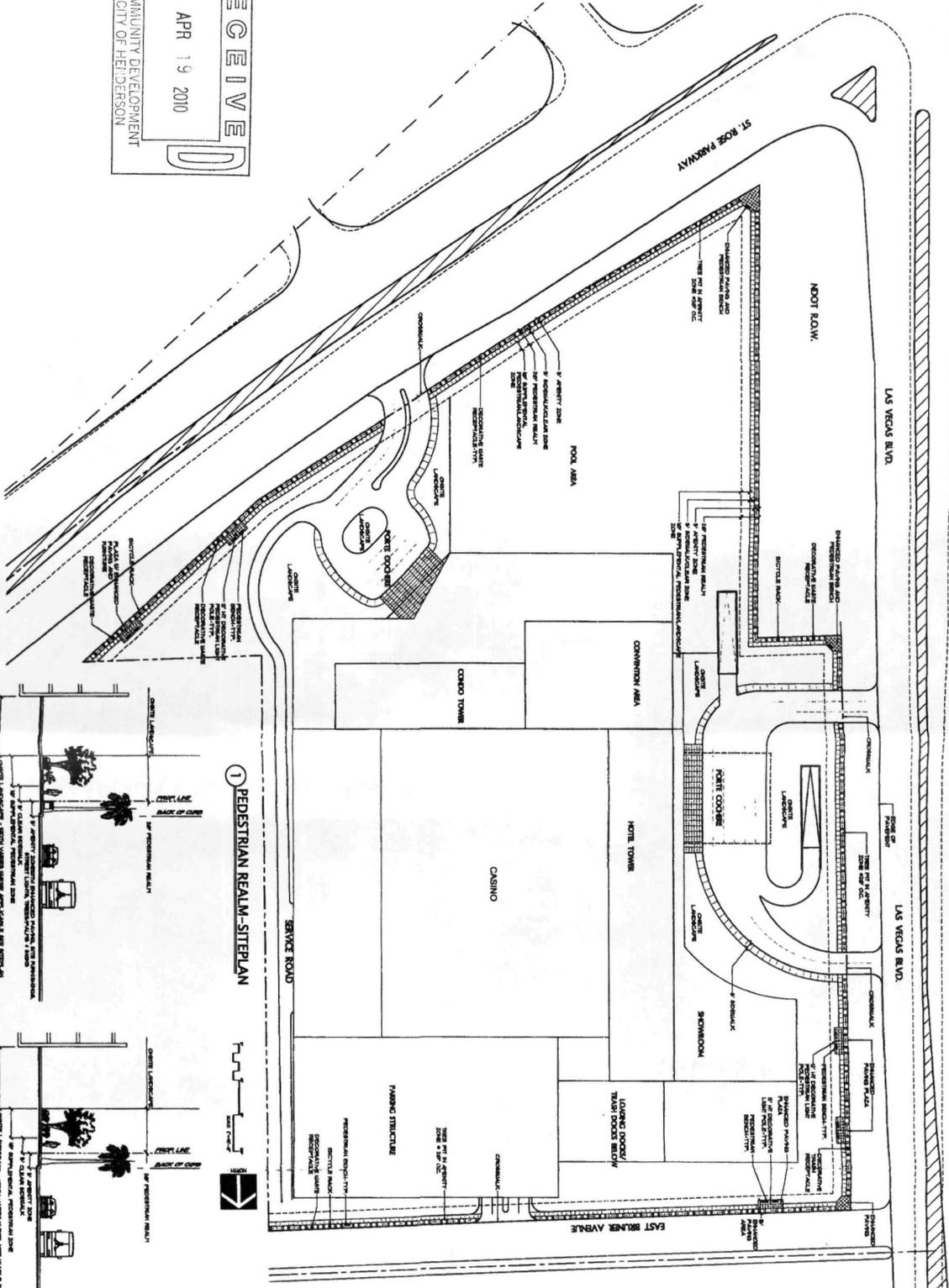
PROJECT R

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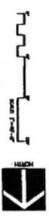
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 SCALE 1/4" = 1'-0"



2 PEDESTRIAN REALM - TYPICAL SECTION
 SCALE 1/4" = 1'-0"



1 PEDESTRIAN REALM - SITEPLAN
 SCALE 1/4" = 1'-0"



CPA - 09 - 520002 ZCA - 10 - 66000 -

CIP - 10 - 540010

PEDESTRIAN REALM PLAN	
12.01	PROJECT R LAS VEGAS BLVD. & ST. ROSE PKWY.

DATE	DESCRIPTION
04/19/10	AS NOTED
04/19/10	CHG 02 TO 03

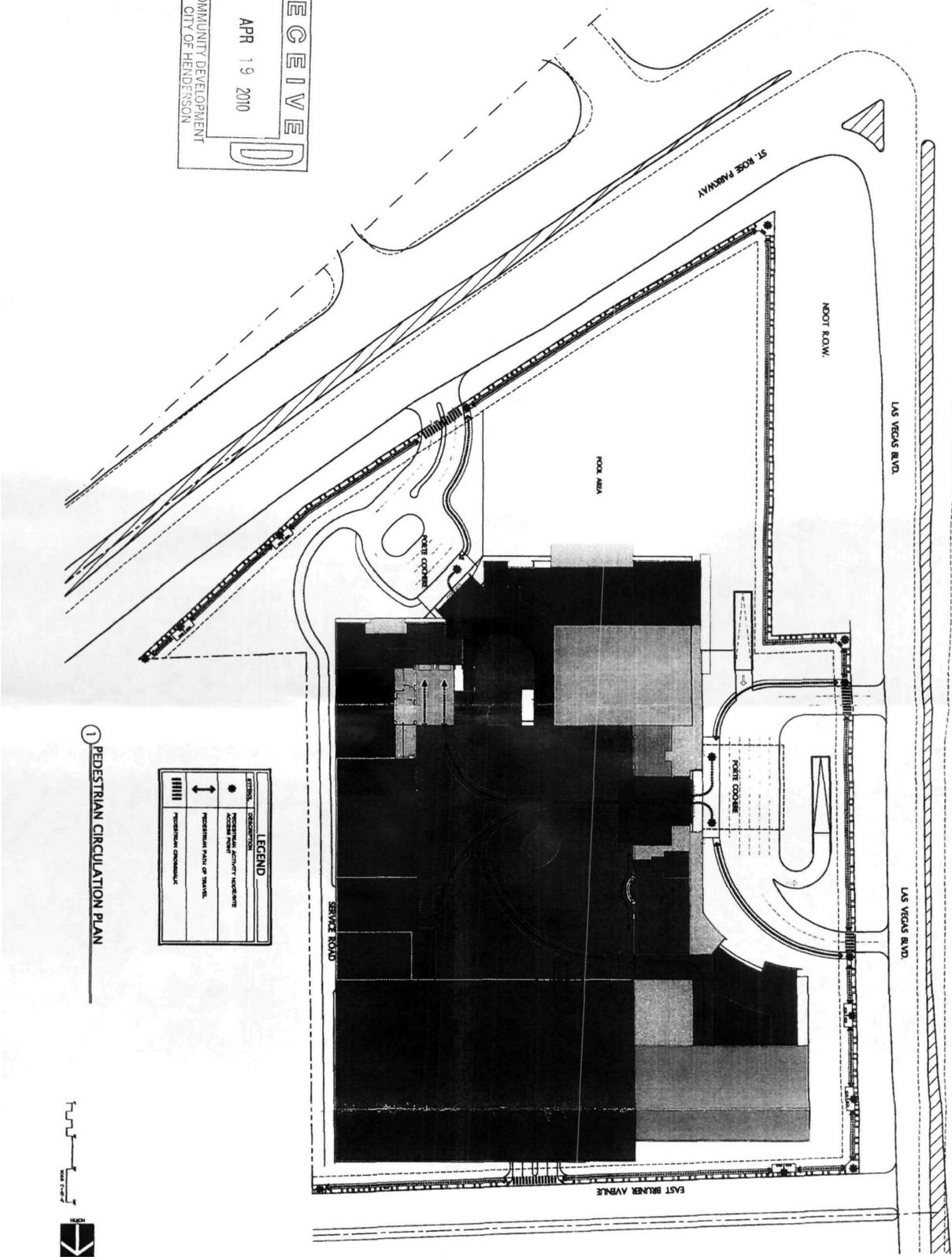
PROJECT R	

DATE	DESCRIPTION
04/19/10	AS NOTED
04/19/10	CHG 02 TO 03

MARNELL CORRAO ASSOCIATES
 CONSTRUCTION • ARCHITECTURE • INTERIOR DESIGN

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LEGEND	
	PEDESTRIAN REALM OF TRAVEL
	PEDESTRIAN CIRCULATION
	PEDESTRIAN ACTIVITY NODE
	PEDESTRIAN REALM OF TRAVEL
	PEDESTRIAN CIRCULATION

1 PEDESTRIAN CIRCULATION PLAN



CPA - 09 - 52 0002 ZCA - 10 - 660001 GUP - 10 - 540010

13.01 PEDESTRIAN REALM SITE CIRCULATION PLAN PROJECT R LAS VEGAS BLVD. & ST. ROSE PKWY.	DATE: 02.08.2009 BY: [Signature] CHECKED: 03.09.10 APPROVED: 03.09.10	PROJECT R		MARNELL CORRAO ASSOCIATES CONSTRUCTION - ARCHITECTURE - INTERIOR DESIGN <small>222 VIA MARNELL PARK LAS VEGAS, NEVADA 89119 • (702) 728-2889 • WWW.MARNELLCORRAO.COM</small>
	PROJECT R LAS VEGAS BLVD. & ST. ROSE PKWY.			

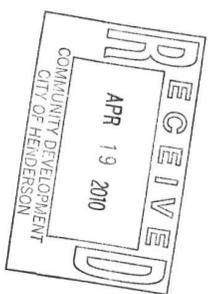
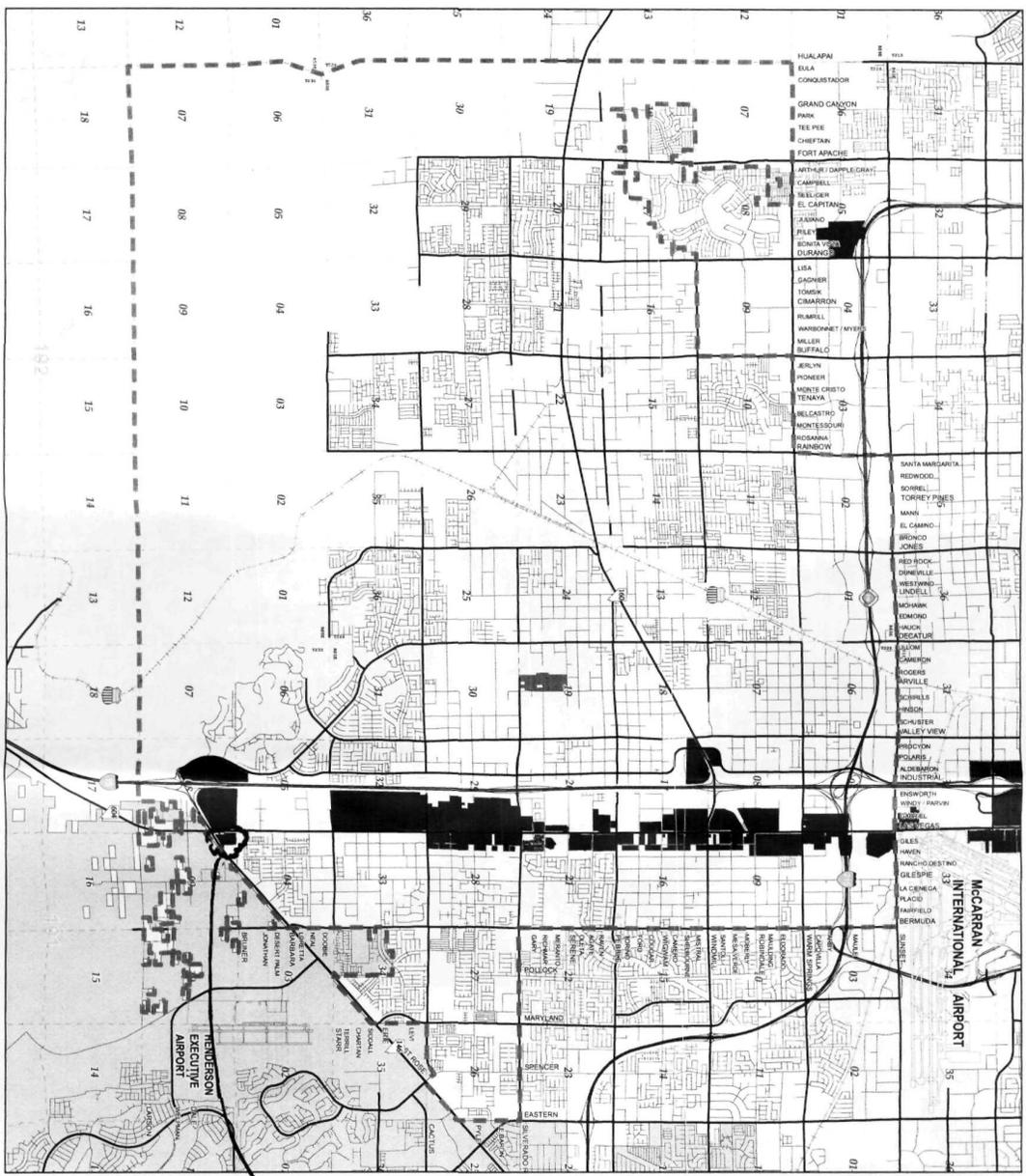
OPA - 09-520002 ZCA - 10-660001 CUP - 10-540010

Comprehensive Planning

Map D

Gaming Enterprise District

Enterprise Planning Area



Map Created On: April 8, 2009

No liability is assumed as to the accuracy of the data delineated hereon. Categories denoted in the legend may not apply to a particular Planning Area.

1:\cprp\10540010\cprp\project\09\Map\MapD-09-17x11.mxd