



**CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE
MEETING AGENDA**

**Regular Meeting
Tuesday, September 25, 2012
3:30 p.m.**

**City Hall Annex
City Hall Annex Conference Room
280 Water Street
Henderson, Nevada 89015**

Notice to persons with special needs: For those requiring special assistance or accommodation at the meeting, please contact 702-267-1515 or the Relay Nevada TTY telephone 7-1-1 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

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I. CALL TO ORDER

II. CONFIRMATION OF POSTING AND ROLL CALL

III. ACCEPTANCE OF AGENDA (For Possible Action)

IV. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

V. NEW BUSINESS

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF JULY 24, 2012 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF
JULY 24, 2012

(CONTINUED ON NEXT PAGE)

2.	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 255 MEYERS AVENUE (JON PAUL & DAWN DAVIS) <i>(For Possible Action)</i>
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APPROVE THE HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 255 MEYERS AVENUE (JON PAUL & DAWN DAVIS)

3.	REQUEST FOR A FAÇADE LOAN TO GRANT FOR 414 BASIC RD <i>(For Possible Action)</i>
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CONDITIONAL APPROVAL OF A FAÇADE LOAN TO GRANT FOR 414 BASIC RD IN AN AMOUNT NOT TO EXCEED \$10,500

4.	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 414 BASIC RD <i>(For Possible Action)</i>
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CONDITIONAL APPROVAL OF A TENANT IMPROVEMENT GRANT FOR 414 BASIC RD IN AN AMOUNT NOT TO EXCEED \$34,725

VI. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

VII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on September 12, 2012 at the following locations:

City Hall, 240 Water Street, 1st Floor Lobbies (2)
Multigenerational Center, 250 S. Green Valley Parkway
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF JULY 24, 2012
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES**

July 24, 2012

I. CALL TO ORDER

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:37 p.m. in the City Hall Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

II. CONFIRMATION OF POSTING AND ROLL CALL

MaryAnne Cruzado, Recording Secretary, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present: Chairman Tom Foster
Roy Borsellino
Tom Fay
Mark McGinty
Michelle Romero

Excused: Richard Serfas

Staff: Bob Cooper, Manager of Economic Dev./Redevelopment
MaryAnne Cruzado, Administrative Assistant III
Christine Guerci-Nyhus, Senior Assistant City Attorney
Daphney Jeffers, Senior Administrative Analyst
Anthony Molloy, Business Development Supervisor
April Parra, Minutes Clerk

III. ACCEPTANCE OF AGENDA

Anthony Molloy, Business Development Supervisor, noted that Item 3 has been withdrawn by staff due to the owner being granted a 60-day administrative extension.

(Motion) Mr. Borsellino introduced a motion to accept the agenda as amended. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

V. ITEMS OF BUSINESS

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF APRIL 24, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of April 24, 2012.

(Motion) Mr. Fay introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of April 24, 2012. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	REQUEST FOR A SIGN GRANT AWARD FOR 127 WATER STREET HEALTH QUEST CHIROPRACTIC AND ACTIVE REHAB., PLLC
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Conditional approval of the sign grant to 127 Water Street in an amount not to exceed \$2,500.

Daphney Jeffers, Senior Administrative Analyst, gave a brief summary of the item and stated staff recommends approval.

Renderings of the project were circulated for the Committee's review.

(Motion) Ms. Romero introduced a motion to approve the sign grant to 127 Water Street in an amount not to exceed \$2,500. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

3.	REQUEST TO TERMINATE FAÇADE LOAN TO GRANT AWARD FOR 19 S. WATER STREET
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Approve the termination of the façade loan to grant award for 19 S. Water Street.
This item was withdrawn at the request of staff.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VI. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:44 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

LC-002

SUBJECT	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 255 MEYERS AVENUE (JON PAUL & DAWN DAVIS)
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

Davis HAP Modification Staff Summary
Loan Committee Meeting
September 25, 2012
3:30 pm Council Chambers Conference Room

Property Address:	255 Meyers Avenue
Applicant:	Jon Paul and Dawn Davis
Proposed Used:	N/A
Redevelopment Area:	Eastside
City Zoning:	Residential with Redevelopment Overlay
Design Review Required:	N/A
Sign Permit Required:	N/A

The Loan Committee has the authority to restructure outstanding loans provided:

1. The principal amount owed at the time is not reduced;
2. Deferral of any payments cannot exceed six months;
3. The term is not being extended more than an additional 5 years and
4. The interest rate approved is not lower than two points above like Treasury.

Summary

The loan Borrowers (Mr. and Mrs. Davis) received a Homeowners' Assistance Program loan from the City of Henderson in September 2009 for \$44,229.90. The original terms of the loan were 5 years at 3% interest with a payment of \$186.48/month leaving a \$40,020.34 balloon payment at maturity (August 1, 2014). Mr. Davis is a City of Henderson employee. The Borrowers have not made a payment since July 2011. A Notice of Default was sent to the Borrowers on September 13, 2011. The Agency received a Foreclosure Mediation notification from Mrs. Davis via email on April 23, 2012. Since October 2011, staff including City Attorney's Office and Human Resources, have been discussing the loan default and new payment schedule with Mr. Davis.

The Borrowers have agreed to a \$50/ bi-weekly payroll deduction and an extension of the maturity to August 1, 2017 on the existing amortization schedule. Interest will continue to accrue at 3% on all unpaid balances; however, penalties after September 30, 2012 will not be assessed. Payments will begin on the first pay period ending in October. Attached are the AMG reports as of September 6, 2012.

Staff is recommending that the Note Amendment including the details listed in the paragraph above be approved.

Please note:

1. The principal amount is not being reduced.
2. Payments are not being deferred.
3. The term is not being extended beyond 5 additional years.
4. The interest rate is the original rate.

AMENDMENT TO BALLOON NOTE

This Amendment ("**Amendment**") dated September ____, 2012 by and between **Jon Paul Davis and Dawn Lee Davis** ("**Borrower**") and the **City of Henderson Redevelopment Agency**, a public body corporate and politic ("**Agency**" and together with Borrower, the "**Parties**") amends that certain Balloon Note ("**Note**") dated June 2, 2009 executed by Borrower and the **City of Henderson** ("**City**"). Capitalized terms have the meanings set forth in the Note, or as otherwise set forth in this Amendment.

RECITALS

A. City and Borrower have heretofore executed the Note pursuant to which the City lent Forty Four Thousand Two Hundred Twenty Nine Dollars and 90 cents (\$44,229.90) (the "**Loan**") to Borrower to provide for various improvements to their home;

B. On May 17, 2011, the City assigned all of its interest in the Note to the Agency;

C. Borrower and Agency desire to enter into this Amendment to restructure the Note due to the financial hardship the Borrower is experiencing;

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Note as follows:

Section 1. Section 3 of the Note is hereby replaced in its entirety as follows:

3. Payments.

- (a) Repayment. *I will make biweekly payments of Fifty dollars (\$50.00). These payments will be a payroll deduction from Borrower's City of Henderson paycheck and will commence with the pay period immediately following the execution of this Amendment. Borrower agrees to execute all necessary paperwork for the commencement of the payroll deduction.*
- (b) Maturity Date. *The total outstanding Loan principal, together with interest and any other amounts owing under the Note, is due and payable on August 1, 2017 (the "**Maturity Date**").*
- (c) Place of Payment. *I will make my monthly payments as directed by the Agency.*

Section 2. All other provisions under the Note remain in full force and effect.

Signatures on following page

IN WITNESS WHEREOF the Parties have executed this Amendment as of the date set forth at the beginning of this Amendment.

BORROWER:

AGENCY:

Jon Paul Davis

Jacob Snow
Executive Director

Approved as to form:

Dawn Lee Davis

Josh M. Reid
General Counsel



ASSESSMENT MANAGEMENT GROUP

Thursday, September 06, 2012 | 8:31:28 AM

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Amounts updated as of 9/5/2012 6:02:06 PM.

Parcel #	District #/AMG ID	Name	Status	Unbilled Principal
17908514004	D-2097 / 8009	DAVIS JON P & DAWN L	ACTIVE	\$41,268.36

Situs & Legal Description	Original Assessment	***Payoff
000255 , MEYERS , AV VILLAGE WOODS UNIT #3 PLAT BOOK 23 PAGE 27 LOT 30 BLOCK 2	\$44,229.00	\$45,046.76

*THIS PARCEL IS DELINQUENT

	Principal	Interest	*Penalty	Other	Total Due
Current Due	\$1,062.89	\$1,724.03	\$991.48	\$0.00	\$3,778.40
**Estimated Next Installment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Current Due and Payoff Amounts are valid to 9/1/2012.

* Penalties are added monthly until the Total Due is paid in full.

**Estimated installments are subject to change due to interest credits and/or other adjustments.

*** Payoff value is valid through the next Due Date, unless the parcel is delinquent. If the parcel is delinquent, contact AMG for a current payoff amount.

Payments must be received or postmarked on or before the payment due date.

Any payment received after the payment due date will be charged a non-prorated monthly penalty of \$139.35.

All assessment payments must be paid in US funds / currency.

Mailing Date: ongoing

Make Checks Payable to: CITY OF HENDERSON

Due Dates: Monthly

Mail Payments to: CITY OF HENDERSON
240 WATER ST
MSC - 111, HENDERSON NV
89015

Final Payment: ongoing

IMPORTANT NOTICE

Any property closing escrow 15 days (60 to 90 days for Reno and Washoe County) prior to the mailing date of the assessment bill or after the mailing date, MUST BE PAID FROM ESCROW. Assessment bills are only mailed once prior to the due date. Assessment bills are mailed to the current owner of record, as recorded with the Assessor's office on the day the bill is mailed, 30 or 60 days prior to the due date.

Absolute Commitment to Superior Service, Resources, and Technology.
Assessment Management Group

Office: 702-796-0082 | Fax: 702-796-8826

* Installment Billings * Communications with Property Owners * Delinquent Billings * Payoffs * Lien Releases * Lockbox Analysis * Revenue Sufficiency Analysis * Bond Redemptions * Reserve Fund Maintenance * 1098 Statements * Foreclosure * Certificates of Sale * Title Company Communications * Mortgage Company Communications * Tax Service Coordination *

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PARCEL DETAIL REPORT

Balances as of 9/6/2012

Property Owner:

DAVIS JON P & DAWN L
255 MEYERS AVE
HENDERSON NV 89015-5226

Legal Description:

000255 MEYERS AV
VILLAGE WOODS UNIT #3
PLAT BOOK 23 PAGE 27
LOT 30 BLOCK 2

Parcel Number:

179-08-514-004
District: 8009

Transaction History: (Transaction History from 2009 through 2012)

*Balance Due and Payoff Values valid through: 9/1/2012

Date	Description	Principal	Interest	Late	Other	Total
6/3/2009	Installment Charges	\$75.90	\$324.35	\$0.00	\$0.00	\$400.25
8/31/2009	Payment Received - X	(\$75.90)	(\$324.35)	\$0.00	\$0.00	(\$400.25)
9/11/2009	Installment Charges	\$76.09	\$110.38	\$0.00	\$0.00	\$186.47
9/28/2009	Payment Received - X	(\$76.09)	(\$110.38)	\$0.00	\$0.00	(\$186.47)
10/9/2009	Installment Charges	\$76.28	\$110.19	\$0.00	\$0.00	\$186.47
11/9/2009	Payment Received - X	(\$76.28)	(\$110.19)	\$0.00	\$0.00	(\$186.47)
11/10/2009	Installment Charges	\$76.47	\$110.00	\$0.00	\$0.00	\$186.47
12/8/2009	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
12/8/2009	Installment Charges	\$76.66	\$109.81	\$0.00	\$0.00	\$186.47
12/9/2009	Payment Received - X	(\$76.47)	(\$110.00)	\$0.00	\$0.00	(\$186.47)
12/14/2009	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
1/11/2010	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
1/11/2010	Installment Charges	\$76.85	\$109.62	\$0.00	\$0.00	\$186.47
1/11/2010	Payment Received - X	(\$153.51)	(\$32.96)	\$0.00	\$0.00	(\$186.47)
1/19/2010	Acct Adjustment - LPA	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
2/9/2010	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
2/9/2010	Installment Charges	\$77.04	\$109.43	\$0.00	\$0.00	\$186.47
2/10/2010	Payment Received - X	(\$77.04)	(\$114.09)	\$0.00	\$0.00	(\$191.13)
2/17/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
3/3/2010	Payment Received - X	\$0.00	(\$181.81)	\$0.00	(\$13.98)	(\$195.79)
3/3/2010	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$13.98	\$13.98
3/3/2010	Overpayments Applied	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3/9/2010	Installment Charges	\$77.21	\$109.20	\$0.00	\$0.00	\$186.41
3/29/2010	Payment Received - X	(\$77.21)	(\$109.20)	\$0.00	\$0.00	(\$186.41)
4/7/2010	Installment Charges	\$77.40	\$109.01	\$0.00	\$0.00	\$186.41
4/26/2010	Payment Received - X	(\$77.40)	(\$109.01)	\$0.00	\$0.00	(\$186.41)
5/6/2010	Installment Charges	\$77.60	\$108.81	\$0.00	\$0.00	\$186.41
6/7/2010	Payment Received - X	(\$77.60)	(\$108.81)	\$0.00	\$0.00	(\$186.41)
6/8/2010	Installment Charges	\$77.79	\$108.62	\$0.00	\$0.00	\$186.41

7/6/2010	Payment Received - X	(\$77.79)	(\$108.62)	\$0.00	\$0.00	(\$186.41)
7/8/2010	Installment Charges	\$77.99	\$108.42	\$0.00	\$0.00	\$186.41
8/9/2010	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
8/9/2010	Installment Charges	\$78.18	\$108.23	\$0.00	\$0.00	\$186.41
8/16/2010	Payment Received - X	(\$156.17)	(\$30.24)	\$0.00	\$0.00	(\$186.41)
8/24/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
9/9/2010	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
9/9/2010	Installment Charges	\$78.38	\$108.03	\$0.00	\$0.00	\$186.41
9/13/2010	Payment Received - X	(\$78.38)	(\$108.03)	\$0.00	\$0.00	(\$186.41)
9/14/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
10/7/2010	Installment Charges	\$78.57	\$107.84	\$0.00	\$0.00	\$186.41
10/7/2010	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
10/12/2010	Payment Received - X	(\$78.57)	(\$117.16)	\$0.00	\$0.00	(\$195.73)
10/14/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
11/10/2010	Late Penalty	\$0.00	\$0.00	\$8.85	\$0.00	\$8.85
11/10/2010	Installment Charges	\$78.77	\$107.64	\$0.00	\$0.00	\$186.41
11/16/2010	Payment Received - X	(\$78.77)	(\$107.64)	\$0.00	\$0.00	(\$186.41)
12/7/2010	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$0.06	\$0.06
12/7/2010	Overpayments Applied	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/7/2010	Payment Received - X	\$0.00	(\$177.09)	(\$8.85)	(\$0.06)	(\$186.00)
12/8/2010	Installment Charges	\$78.97	\$107.44	\$0.00	\$0.00	\$186.41
1/5/2011	Payment Received - X	(\$78.97)	(\$107.44)	\$0.00	\$0.00	(\$186.41)
1/11/2011	Installment Charges	\$79.16	\$107.25	\$0.00	\$0.00	\$186.41
2/10/2011	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
2/10/2011	Installment Charges	\$79.36	\$107.05	\$0.00	\$0.00	\$186.41
2/15/2011	Payment Received - X	(\$158.52)	(\$27.89)	\$0.00	\$0.00	(\$186.41)
2/16/2011	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
3/8/2011	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
3/8/2011	Installment Charges	\$79.56	\$106.85	\$0.00	\$0.00	\$186.41
3/15/2011	Payment Received - X	(\$79.56)	(\$116.17)	\$0.00	\$0.00	(\$195.73)
3/16/2011	Acct Adjustment - LPA	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)
3/29/2011	Payment Received - X	\$0.00	(\$177.09)	\$0.00	(\$9.32)	(\$186.41)
3/29/2011	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
3/29/2011	Overpayments Applied	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/7/2011	Installment Charges	\$79.74	\$106.63	\$0.00	\$0.00	\$186.37
5/10/2011	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
5/10/2011	Installment Charges	\$79.94	\$106.43	\$0.00	\$0.00	\$186.37
5/12/2011	Payment Received - X	(\$159.68)	(\$26.69)	\$0.00	\$0.00	(\$186.37)
5/13/2011	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	(\$9.32)	\$0.00	(\$9.32)

6/7/2011	Late Penalty	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
6/7/2011	Installment Charges	\$80.14	\$106.23	\$0.00	\$0.00	\$186.37
7/7/2011	Payment Received - X	(\$160.48)	(\$34.52)	\$0.00	\$0.00	(\$195.00)
7/7/2011	Late Penalty	\$0.00	\$0.00	\$18.64	\$0.00	\$18.64
7/7/2011	Installment Charges	\$80.34	\$106.03	\$0.00	\$0.00	\$186.37
8/8/2011	Late Penalty	\$0.00	\$0.00	\$18.21	\$0.00	\$18.21
8/8/2011	Installment Charges	\$80.54	\$105.83	\$0.00	\$0.00	\$186.37
9/8/2011	Late Penalty	\$0.00	\$0.00	\$27.52	\$0.00	\$27.52
9/8/2011	Installment Charges	\$80.74	\$105.63	\$0.00	\$0.00	\$186.37
10/12/2011	Late Penalty	\$0.00	\$0.00	\$36.84	\$0.00	\$36.84
10/12/2011	Installment Charges	\$80.95	\$105.42	\$0.00	\$0.00	\$186.37
11/9/2011	Late Penalty	\$0.00	\$0.00	\$46.16	\$0.00	\$46.16
11/9/2011	Installment Charges	\$81.15	\$105.22	\$0.00	\$0.00	\$186.37
12/8/2011	Late Penalty	\$0.00	\$0.00	\$55.48	\$0.00	\$55.48
12/8/2011	Installment Charges	\$81.35	\$105.02	\$0.00	\$0.00	\$186.37
1/10/2012	Late Penalty	\$0.00	\$0.00	\$64.80	\$0.00	\$64.80
1/10/2012	Installment Charges	\$81.55	\$104.82	\$0.00	\$0.00	\$186.37
2/16/2012	Late Penalty	\$0.00	\$0.00	\$74.12	\$0.00	\$74.12
2/16/2012	Installment Charges	\$81.76	\$104.61	\$0.00	\$0.00	\$186.37
3/15/2012	Late Penalty	\$0.00	\$0.00	\$83.44	\$0.00	\$83.44
3/15/2012	Installment Charges	\$81.96	\$104.41	\$0.00	\$0.00	\$186.37
4/16/2012	Late Penalty	\$0.00	\$0.00	\$92.75	\$0.00	\$92.75
4/16/2012	Installment Charges	\$82.17	\$104.20	\$0.00	\$0.00	\$186.37
5/15/2012	Late Penalty	\$0.00	\$0.00	\$102.07	\$0.00	\$102.07
5/15/2012	Installment Charges	\$82.37	\$104.00	\$0.00	\$0.00	\$186.37
6/14/2012	Late Penalty	\$0.00	\$0.00	\$111.39	\$0.00	\$111.39
6/14/2012	Installment Charges	\$82.58	\$103.79	\$0.00	\$0.00	\$186.37
7/16/2012	Late Penalty	\$0.00	\$0.00	\$120.71	\$0.00	\$120.71
7/16/2012	Installment Charges	\$82.78	\$103.59	\$0.00	\$0.00	\$186.37
8/15/2012	Late Penalty	\$0.00	\$0.00	\$130.03	\$0.00	\$130.03
8/15/2012	Installment Charges	\$82.99	\$103.38	\$0.00	\$0.00	\$186.37
Transaction Totals:		\$1,062.89	\$1,724.03	\$991.48	\$0.00	\$3,778.40
Balance PRIOR to 2012:		\$0.00	(\$0.00)	(\$0.00)	\$0.00	(\$0.00)
Balance Due*:		\$1,062.89	\$1,724.03	\$991.48	\$0.00	\$3,778.40

Original Assessment:	\$44,229.00	Estimated Next Principal**:	\$0.00
Outstanding Assesment:	\$42,331.25	Estimated Next Interest**:	\$0.00
Payoff Amount*:	\$45,046.76	Estimated Next Total	\$0.00

** The next installment charges are estimated values and are subject to change due to interest credits and/or other adjustments.

Payments must be received or postmarked on or before 9/1/2012. There is no grace period. A late fee of \$881.11 will be charged after the due date.

[Print Page](#)

Transaction Detail for Parcel #17908514004 from 6/3/2009

Date	Description	Over	Principal	Interest	Ad/Cr	Other	Late	Total
6/3/2009	Installment Charges	\$0.00	\$75.90	\$324.35	\$0.00	\$0.00	\$0.00	\$400.25
8/31/2009	Payment Received - X	\$0.00	(\$75.90)	(\$324.35)	\$0.00	\$0.00	\$0.00	(\$400.25)
9/11/2009	Installment Charges	\$0.00	\$76.09	\$110.38	\$0.00	\$0.00	\$0.00	\$186.47
9/28/2009	Payment Received - X	\$0.00	(\$76.09)	(\$110.38)	\$0.00	\$0.00	\$0.00	(\$186.47)
10/9/2009	Installment Charges	\$0.00	\$76.28	\$110.19	\$0.00	\$0.00	\$0.00	\$186.47
11/9/2009	Payment Received - X	\$0.00	(\$76.28)	(\$110.19)	\$0.00	\$0.00	\$0.00	(\$186.47)
11/10/2009	Installment Charges	\$0.00	\$76.47	\$110.00	\$0.00	\$0.00	\$0.00	\$186.47
12/8/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
12/8/2009	Installment Charges	\$0.00	\$76.66	\$109.81	\$0.00	\$0.00	\$0.00	\$186.47
12/9/2009	Payment Received - X	\$0.00	(\$76.47)	(\$110.00)	\$0.00	\$0.00	\$0.00	(\$186.47)
12/14/2009	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
1/11/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
1/11/2010	Installment Charges	\$0.00	\$76.85	\$109.62	\$0.00	\$0.00	\$0.00	\$186.47
1/11/2010	Payment Received - X	\$0.00	(\$153.51)	(\$32.96)	\$0.00	\$0.00	\$0.00	(\$186.47)
1/19/2010	Acct Adjustment - LPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
2/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
2/9/2010	Installment Charges	\$0.00	\$77.04	\$109.43	\$0.00	\$0.00	\$0.00	\$186.47
2/10/2010	Payment Received - X	\$0.00	(\$77.04)	(\$114.09)	\$0.00	\$0.00	\$0.00	(\$191.13)
2/17/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
3/3/2010	Payment Received - X	(\$13.98)	\$0.00	(\$181.81)	\$0.00	\$0.00	\$0.00	(\$195.79)
3/3/2010	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$0.00	\$13.98	\$0.00	\$13.98
3/3/2010	Overpayments Applied	\$13.98	\$0.00	\$0.00	\$0.00	(\$13.98)	\$0.00	\$0.00
3/9/2010	Installment Charges	\$0.00	\$77.21	\$109.20	\$0.00	\$0.00	\$0.00	\$186.41
3/29/2010	Payment Received - X	\$0.00	(\$77.21)	(\$109.20)	\$0.00	\$0.00	\$0.00	(\$186.41)
4/7/2010	Installment Charges	\$0.00	\$77.40	\$109.01	\$0.00	\$0.00	\$0.00	\$186.41
4/26/2010	Payment Received - X	\$0.00	(\$77.40)	(\$109.01)	\$0.00	\$0.00	\$0.00	(\$186.41)
5/6/2010	Installment Charges	\$0.00	\$77.60	\$108.81	\$0.00	\$0.00	\$0.00	\$186.41
6/7/2010	Payment Received - X	\$0.00	(\$77.60)	(\$108.81)	\$0.00	\$0.00	\$0.00	(\$186.41)
6/8/2010	Installment Charges	\$0.00	\$77.79	\$108.62	\$0.00	\$0.00	\$0.00	\$186.41
7/6/2010	Payment Received - X	\$0.00	(\$77.79)	(\$108.62)	\$0.00	\$0.00	\$0.00	(\$186.41)
7/8/2010	Installment Charges	\$0.00	\$77.99	\$108.42	\$0.00	\$0.00	\$0.00	\$186.41
8/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
8/9/2010	Installment Charges	\$0.00	\$78.18	\$108.23	\$0.00	\$0.00	\$0.00	\$186.41
8/16/2010	Payment Received - X	\$0.00	(\$156.17)	(\$30.24)	\$0.00	\$0.00	\$0.00	(\$186.41)
8/24/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
9/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
9/9/2010	Installment Charges	\$0.00	\$78.38	\$108.03	\$0.00	\$0.00	\$0.00	\$186.41
9/13/2010	Payment Received - X	\$0.00	(\$78.38)	(\$108.03)	\$0.00	\$0.00	\$0.00	(\$186.41)
9/14/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
10/7/2010	Installment Charges	\$0.00	\$78.57	\$107.84	\$0.00	\$0.00	\$0.00	\$186.41
10/7/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
10/12/2010	Payment Received - X	\$0.00	(\$78.57)	(\$117.16)	\$0.00	\$0.00	\$0.00	(\$195.73)
10/14/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
11/10/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.85	\$8.85
11/10/2010	Installment Charges	\$0.00	\$78.77	\$107.64	\$0.00	\$0.00	\$0.00	\$186.41
11/16/2010	Payment Received - X	\$0.00	(\$78.77)	(\$107.64)	\$0.00	\$0.00	\$0.00	(\$186.41)
12/7/2010	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00	\$0.06
12/7/2010	Overpayments Applied	\$0.06	\$0.00	\$0.00	\$0.00	(\$0.06)	\$0.00	\$0.00
12/7/2010	Payment Received - X	(\$0.06)	\$0.00	(\$177.09)	\$0.00	\$0.00	(\$8.85)	(\$186.00)
12/8/2010	Installment Charges	\$0.00	\$78.97	\$107.44	\$0.00	\$0.00	\$0.00	\$186.41
1/5/2011	Payment Received - X	\$0.00	(\$78.97)	(\$107.44)	\$0.00	\$0.00	\$0.00	(\$186.41)
1/11/2011	Installment Charges	\$0.00	\$79.16	\$107.25	\$0.00	\$0.00	\$0.00	\$186.41
2/10/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
2/10/2011	Installment Charges	\$0.00	\$79.36	\$107.05	\$0.00	\$0.00	\$0.00	\$186.41
2/15/2011	Payment Received - X	\$0.00	(\$158.52)	(\$27.89)	\$0.00	\$0.00	\$0.00	(\$186.41)
2/16/2011	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
3/8/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
3/8/2011	Installment Charges	\$0.00	\$79.56	\$106.85	\$0.00	\$0.00	\$0.00	\$186.41
3/15/2011	Payment Received - X	\$0.00	(\$79.56)	(\$116.17)	\$0.00	\$0.00	\$0.00	(\$195.73)
3/16/2011	Acct Adjustment - LPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
3/29/2011	Payment Received - X	(\$9.32)	\$0.00	(\$177.09)	\$0.00	\$0.00	\$0.00	(\$186.41)
3/29/2011	Prepaid Principal - X	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$0.00	\$9.32
3/29/2011	Overpayments Applied	\$9.32	\$0.00	\$0.00	\$0.00	(\$9.32)	\$0.00	\$0.00

4/7/2011	Installment Charges	\$0.00	\$79.74	\$106.63	\$0.00	\$0.00	\$0.00	\$186.37
5/10/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
5/10/2011	Installment Charges	\$0.00	\$79.94	\$106.43	\$0.00	\$0.00	\$0.00	\$186.37
5/12/2011	Payment Received - X	\$0.00	(\$159.68)	(\$26.69)	\$0.00	\$0.00	\$0.00	(\$186.37)
5/13/2011	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$9.32)	(\$9.32)
6/7/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.32	\$9.32
6/7/2011	Installment Charges	\$0.00	\$80.14	\$106.23	\$0.00	\$0.00	\$0.00	\$186.37
7/7/2011	Payment Received - X	\$0.00	(\$160.48)	(\$34.52)	\$0.00	\$0.00	\$0.00	(\$195.00)
7/7/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.64	\$18.64
7/7/2011	Installment Charges	\$0.00	\$80.34	\$106.03	\$0.00	\$0.00	\$0.00	\$186.37
8/8/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.21	\$18.21
8/8/2011	Installment Charges	\$0.00	\$80.54	\$105.83	\$0.00	\$0.00	\$0.00	\$186.37
9/8/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27.52	\$27.52
9/8/2011	Installment Charges	\$0.00	\$80.74	\$105.63	\$0.00	\$0.00	\$0.00	\$186.37
10/12/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.84	\$36.84
10/12/2011	Installment Charges	\$0.00	\$80.95	\$105.42	\$0.00	\$0.00	\$0.00	\$186.37
11/9/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.16	\$46.16
11/9/2011	Installment Charges	\$0.00	\$81.15	\$105.22	\$0.00	\$0.00	\$0.00	\$186.37
12/8/2011	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.48	\$55.48
12/8/2011	Installment Charges	\$0.00	\$81.35	\$105.02	\$0.00	\$0.00	\$0.00	\$186.37
1/10/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.80	\$64.80
1/10/2012	Installment Charges	\$0.00	\$81.55	\$104.82	\$0.00	\$0.00	\$0.00	\$186.37
2/16/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74.12	\$74.12
2/16/2012	Installment Charges	\$0.00	\$81.76	\$104.61	\$0.00	\$0.00	\$0.00	\$186.37
3/15/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.44	\$83.44
3/15/2012	Installment Charges	\$0.00	\$81.96	\$104.41	\$0.00	\$0.00	\$0.00	\$186.37
4/16/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92.75	\$92.75
4/16/2012	Installment Charges	\$0.00	\$82.17	\$104.20	\$0.00	\$0.00	\$0.00	\$186.37
5/15/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.07	\$102.07
5/15/2012	Installment Charges	\$0.00	\$82.37	\$104.00	\$0.00	\$0.00	\$0.00	\$186.37
6/14/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$111.39	\$111.39
6/14/2012	Installment Charges	\$0.00	\$82.58	\$103.79	\$0.00	\$0.00	\$0.00	\$186.37
7/16/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.71	\$120.71
7/16/2012	Installment Charges	\$0.00	\$82.78	\$103.59	\$0.00	\$0.00	\$0.00	\$186.37
8/15/2012	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.03	\$130.03
8/15/2012	Installment Charges	\$0.00	\$82.99	\$103.38	\$0.00	\$0.00	\$0.00	\$186.37

Close Window



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

LC-003

SUBJECT	REQUEST FOR A FAÇADE LOAN TO GRANT FOR 414 BASIC RD
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

Facade Loan to Grant Staff Summary
Loan Committee Meeting
September 25, 2012
3:30 pm City Hall Annex Conference Room

Property Address:	414 Basic Road
Applicant:	Andy Nguyen and Tony Nguyen
Proposed Used:	K&N General Construction, Inc.
Redevelopment Area:	Downtown
City Zoning:	DHC-RD – Downtown Highway Commercial
Design Review Required:	Yes
Building Permit Required:	Yes

Summary

The property at 414 Basic Road was formerly used as a residential property—the applicants have applied for a residential conversion of the property with the intention of relocating their existing construction company’s (currently located in the Summerlin area) general offices to this location. The conversion request is still under review by other city departments, but staff doesn’t anticipate any issues with the request. The applicants will bring four (4) full-time office personnel and ten (10) full-time field employees to this new location. This application is for a Façade Loan to Grant for the purpose of an exterior remodel of this building that will include:

- Landscaping with trees, shrubs, and rocks;
- Concrete including new curb and gutter;
- New commercial storefront metal, clear ionized dual panel glass, Low E tempered and tinted;
- Remove existing siding and replace with three (3) coat stucco;
- New fascia;
- Refinish parapet;
- Paint entire building Casa Bella, Shasta, and Aged Copper;
- New roof (not an eligible program expense).

Eligibility for Funding

Front façade facing Basic Road is 39 feet wide - \$10,500

The applicants have provided the following three estimates:

K&N General Construction, Inc. - \$51,713
Legend Construction & Development - \$57,556
Filius Construction, Inc. - \$55,160.32

The applicants intend to use K&N General Construction for the project.

Staff Recommendation

Based on the improvements that will be made to the building and job creation in the Downtown Redevelopment Area, this application furthers the goals and priorities of the Redevelopment Agency.

It is the recommendation of staff that the Loan Committee conditionally approve the Façade Loan to Grant to 414 Basic Road in an amount not to exceed \$10,500 based on the following listed conditions of approval:

1. Applicants to complete all improvements as indicated in the estimate and per the attached architectural rendering, unless applicant submits revised plans that must be approved administratively by staff unless changes are significant enough to require Loan Committee Review;
2. Execution of Loan to Grant Agreement, Promissory Note, and Deed of Trust to secure the debt;
3. Approval of Design Review by City of Henderson Community Development;
4. All work to be performed by a contractor licensed for the work in the State of Nevada;
5. Interest rate of five-year Treasury Note plus 3 percent;
6. Applicants submitting all required paper work for reimbursement;
7. Applicants to provide Agency with a copy of contractor's current City of Henderson Business License and State Contractor's License; and
8. Applicants encouraged to join the Water Street District Business Association.



City of Henderson Redevelopment Agency
 240 Water Street, P.O. Box 95050
 Henderson, NV 89009-5050
 Phone: (702) 267-1515
 Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in financial consideration. Please print legible in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)	
<input checked="" type="checkbox"/> Facade Improvement Program	<input type="checkbox"/> Mini-Façade Improvement (Downtown only)
<input type="checkbox"/> Signage Program	
<input type="checkbox"/> Tenant Improvement Program (Downtown only)	
<input type="checkbox"/> Development	

DHC-RD
 DT Hwy Commercial
 39' front

2. PROPERTY INFORMATION		
Business Name: <u>A. TOCI, LLC</u>		
<input type="checkbox"/> Corporation (d/b/a)	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Sole Proprietorship
Physical Address: <u>414 BASIC RD HENDERSON NV 89015</u>		
Mailing Address: <u>4300 SPRING MOUNTAIN RD #115</u>		
City: <u>LAS VEGAS</u>	State: <u>NV</u>	Zip Code: <u>89102</u>
Phone: <u>702-367-3799</u>	Cell: <u>702-354-6011</u>	Fax: <u>702-616-2662</u>
Building Use:		

3. APPLICANT INFORMATION		
Name: <u>KAN CONSTRUCTION, TONY NGUYEN</u>		
Mailing address: <u>4300 SPRING MOUNTAIN RD #115</u>		
City: <u>LAS VEGAS</u>	State: <u>NV</u>	Zip Code: <u>89102</u>
Phone: <u>702-367-3799</u>	Cell: <u>702-354-8358</u>	Fax: <u>702-616-2662</u>
Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent or <input type="checkbox"/> Lease the subject property? If you are not the property owner, than owner must complete section 4 and sign the application.		

4. PROPERTY OWNER

Owner name: TONY NGUYEN

Mailing address: 2254 CORAL RIDGE AVE

City: HENDERSON

State: NV

Zip Code: 89052

Phone: 702-367-3799

Cell: 702-354-8358

Fax: 702-616-2662

Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.

5. CONTACT PERSON OR REPRESENTATIVE

Name: ANDY NGUYEN

Mailing address: 2254 CORAL RIDGE AVE

City: HENDERSON

State: NV

Zip Code: 89052

Phone: 702-367-3799

Cell: 702-354-6011

Fax: 702-616-2662

I / We hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or Agency.

I / We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my request of funds to be approved, I / We must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I / We must complete, sign and have notarized a Program Agreement to initiate a date of project execution.

Applicant signature

Date

Owner signature

Date

Owner signature

Date



**4300 SPRING MOUNTAIN RD. STE 115
 LAS VEGAS, NV 89102**

TEL# (702) 367-3799

FAX# (702) 616-2662

License# 698812 CA Unlimited Limit

License# 49859A Limit \$2,000,000

License#68999C1 Limit \$950,000

License #73313C2 Limit \$950,000

License #75559 C21 Limit \$100,000

License #G678 Fire Sprinkler System

Email: knnconstruction@yahoo.com

Web: knnconstruction.com

ek

PROPOSAL

August 20, 2012

To:

Andy Nguyen
 2259 Coral Ridge Ave
 Henderson, NV 89052
 Ph: 702-354-6011

Re:

Facade and Landscaping Improvements
 414 Basic Rd
 Henderson, NV 89015

A: Bid Price is based on the following plans by K&N Construction, Inc.:

Plan	Description	Date
AS101	Site Plan	7/18/12
L101	Landscaping Plan	7/18/12
A101	Main Floor Plan	8/20/12
A102	Details	7/2/12
A103	Elevations	7/2/12
E0.01	Electrical Specifications, Legends and General Notes	8/21/12

Owner: *f* Contractor: *b*

E1.01	Electrical Plan	8/21/12
ES.01	Electrical Site Plan	8/21/12
M1.01	Mechanical Floor Plan	8/21/12
MP.01	General Notes and Specifications	8/21/12
P1.01	Plumbing Plan	8/21/12

B: Scope Of Work To Include:

- 1. Project will consist of: Providing construction documents suitable for submission to City of Henderson as a Tenant Improvement drawings by K&N Construction, Inc. including; Architecture, Electrical, Mechanical, and Plumbing to complete construction plan followed by City Codes.**
- 2. Landscaping as per plan sheet L101 dated 7/1//12 to include:**
 - a. Trees, shrubs, rocks and include labor and materials as per plan**
- 3. Sprinkler System:**
 - a. (2) valve drip systems and timer complete package.**
- 4. Grading for front yard and back yard total of 4,493sf pour 4" thick concrete to include plastic 2" sand base, broom finish and cut joist every 10'.**
- 5. New 28' curb and gutter as per plan.**
- 6. Demolition**
- 7. Frame new fascia as per plan.**
- 8. New commercial storefront metal, clear ionized dual panel glass unit, Low E glass tempered. 1" thick over all over tinted glass tempered, door package-closure and lock as per plan.**
- 9. Stucco 3 coat 7/8" thickness exterior plastic system as per plan**
- 10. Strip ADA parking and (7) employee parking as per plan.**
- 11. New single roof with 25 years warranty.**
- 12. Refinish parapet cap 22 ga. as per plan**

Subtotal:	\$43,094.14
Supervision & Project Mgmt:	\$4,309.41
General Conditions & Overhead:	\$2,154.70
Profit:	\$2,154.70
TOTAL BID PRICE:	\$51,712.95

Exclusion:

We exclude the following.

- Furniture fixtures and Equipment.
- Telephone, TV, Security or Video equipment.
- Window Covering or Treatment.
- Wire Glass.
- Contingency.
- Signage.
- Anything not mentioned in the Scope Description above.
- Any Revisions or Restrictions imposed by governing Agencies and Owner Changes.
- Site Improvements other than what is specified above.
- De-Watering and Caliches Removal.
- Night or Overtime Work.
- Any Major Import or Export of Soils.
- Nevada Power & Sprint Fees.
- Special Inspection.
- QAA (Quality Insurance Agreement).
- Performance Bond.
- Exporting any Contaminated Soils.
- Termite Control.
- Any and all Government, Permit, and Sewer connection fees

In consideration of the mutual covenants and agreement herein contained, the parties hereby agree as follows:

Office Tenant Improvements 414 Basic Rd Henderson, NV 89015

Contractor agrees to construct and complete in a good, workmanlike and substantial manner, upon the real property hereinafter described, furnishing all labor, materials, tools, machinery, equipment, as follows:

1. The owner will locate and point out the property line to Contractor, and will provide boundary stakes by the licensed surveyor if there is any doubt as to

Owner:  Contractor: 

boundaries.

2. The project is to be constructed and complete in strict conformance with plans, specifications and job outline for the same signed by the parties hereto and incorporated herein by reference.
3. The structure is also to be constructed and complete in strict compliance with all laws, ordinances rules, and regulations of the applicable governmental authorities. The Owner will pay all assessments and charges of any kind required by governmental authorities and public utilities for financing or repaying the cost of sewers, storm drains, water service and other utilities, including tap-in or hookup charges and the like.
4. In as much as the remodeling and/or rehabilitation of an existing building required that certain assumption be made regarding existing conditions and because some of the assumption might not be verifiable with out expending additional sums of money or destroy otherwise serviceable portions of the building. The Client agree that, except for negligence on the part of K&N Construction Inc. and their consultants from all areas of this project that are not visible accessible.
5. In consideration of the covenants and agreements herein contains being performed and kept by Contractor, including the supplying of all labor, materials and the services required by this contract, and the construction and completion of this project, **Owner agrees to pay the contractor \$51,712.95 disbursed on the following payment schedule: 10% Upon Deposit; 20% Upon Permit App.; 20% Upon Underground; 20% Upon Rough; 20% Upon Drywall; 10% Upon Completion.**
6. The Final Payment will be made after the final inspection. If correct repair work remains to be accomplished after final Inspection, the Owner may make one and only One Final Punch List, in which all items on that list, will be completed. Upon completion of that one final punch list by Contractor, Owner shall pay the balance of the contract sum to the Contractor.
7. The Contractor agrees to commence work as soon as permissible. The said work will be completed and continuously. Client understands that project shall be completed within 60 working days (not including legal holidays) after procurement of permits or notice to proceed, unless work is halted due to strikes, material shortages, natural disaster or any unforeseen circumstances beyond contractor control.
8. Contractor shall pay promptly all valid and charges for materials, labor, machinery, equipment or any other service or facility used in connection with or arising out of the Construction Project.
9. Contractor shall be entitled to take a deposit for the material before the start of the job. This deposit shall cover the cost of the materials required to perform the job need.
10. Should the owner, architect, city inspector, if any at any time during the progress of the work request any modification, alternations, or deviations in, addition to, or omissions from this contract or the plans or specifications, he shall be at liberty to do so, and the same shall in no way affect or make void this contract, but the amount thereof shall be added to or deducted from the

Owner:  Contractor: 

amount of the contract price above, as the case may be, by a fair and reasonable valuation, based upon the actual cost of labor and material. This contract shall be deemed to be completed when the work is finished in accordance with the original plans as amended or modified by such changes, whatever may be the nature extend thereof.

11. If the project is destroyed or damaged by any accidental or disaster, such as fire, storm, flood, landslide, earthquake or subsidence, or by theft or vandalism, any work done by contractor in rebuilding or restoring the work shall be paid for by the Owner as extra work.
12. Owner shall obtain and pay for insurance against injury and theft. The Contractor shall not be responsible for any damage occasioned by the Owner. Acts of God, Earthquake, or other causes beyond the control of Contractor, including theft of not installed materials and equipment, unless otherwise herein provided.
13. Contractor guarantees all equipment, materials, supplies, and work furnished on the project against defective construction or workmanship for a period of one year following the completion of the project, except when a longer guarantee is provided by the supplier, subcontractor, or manufacturer of the equipment or material. Contractor shall supply the owner with all warranty and guarantee document relevant to the equipment and the materials incorporated into the job and guaranteed by its subcontractors, suppliers or manufacturer.
14. If the Owner is in default of payment for the services provided in this agreement and any extra work performed, a 10% surcharge plus a 1 ½ % late charge per month shall be added to the amount total.
15. This contract constitutes the entire agreement of the parties. NO other agreements, oral or written, pertaining to the work to be performed under this contract exists between the parties. This contract can be modified only by an agreement in writing signed by both parties.
16. This agreement shall be constructed in accordance with, and governed by, the laws of the State of Nevada and shall be deemed to have entered into, and primarily performance will be deemed to be in Clark County.
17. Labor rates are as follows: Supervisor: \$75/hr, Journeyman: \$65/hr, Apprentice: \$55/hr, Labor: \$35/hr.
18. The cost and responsibility of all Building Permits, Public Work fees, and City Utility fee shall be incurred by the Owner and is not part of this agreement.
19. If required, Owner is responsible for providing keys and re-keying door locks after construction.

Contractors are required by law to be licensed and regulated by the Contractor State License Board and also to carry liability and worker's compensation insurance. You may contact the Contractor's Office at any time for proof of coverage. Any question concerning a contractor may be referred to the Register, Contractor's State License Board.

IN WITNESS WHEREOF, the parties hereto have executed the agreement on the date above written.

Owner:  Contractor: 

OWNER W. J. [Signature] DATE 8/21/12

CONTRACTOR [Signature] DATE 8/21/12

Owner: [Signature] Contractor: [Signature]

JOB NO.:

JOB NAME Façade and Landscaping Improvements 414 Basic Rd Henderson

PAY REQUEST #:

Invoice #:

ITEM NO.	DESCRIPTION OF WORK VENDOR NAME	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH	% RETAINAGE OVERRIDE	10.00 RETAINAGE
			PREVIOUS APP	THIS APP		G (D+E+F)	%			
A	B	C	D	E	F	G (D+E+F)	%	H (C-G)		
00001	Landscaping	3,682.14	0.00	0.00	0.00	0.00	0.00	3,682.14	10.00	0.00
00002	Fire Sprinkler System	950.00	0.00	0.00	0.00	0.00	0.00	950.00	10.00	0.00
00003	Grading for front yard and backyard	13,479.00	0.00	0.00	0.00	0.00	0.00	13,479.00	10.00	0.00
00004	Pour new 28' curb and gutter	1,400.00	0.00	0.00	0.00	0.00	0.00	1,400.00	10.00	0.00
00005	Demolition front elevation and siding	950.00	0.00	0.00	0.00	0.00	0.00	950.00	10.00	0.00
00006	Reframe new fascia as per plan	8,958.00	0.00	0.00	0.00	0.00	0.00	8,958.00	10.00	0.00
00007	New commercial storefront	4,380.00	0.00	0.00	0.00	0.00	0.00	4,380.00	10.00	0.00
00008	Exterior stucco	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	10.00	0.00
00009	Striping ADA and employee parking	795.00	0.00	0.00	0.00	0.00	0.00	795.00	10.00	0.00
00010	New single roof	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	10.00	0.00
00011	Refinish parapet	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00	10.00	0.00
00012	Supervision & Project Mgmt	4,309.41	0.00	0.00	0.00	0.00	0.00	4,309.41	10.00	0.00
00013	General Conditions & Overhead	2,154.70	0.00	0.00	0.00	0.00	0.00	2,154.70	10.00	0.00
00014	Profit	2,154.70	0.00	0.00	0.00	0.00	0.00	2,154.70	10.00	0.00
TOTALS		51,712.95	0.00	0.00	0.00	0.00	0.00	51,712.95	0.00	0.00

(Handwritten marks and signature)



Nevada State Contractors Board

2910 Corporate Circle, Suite 200 Henderson NV 89074 (702)486-1100 Fax: (702)486-1190 Investigations: (702)486-1110
 9670 Gateway Drive, Suite 100 Reno NV 89521 (775)688-1141 Fax: (775)688-1271 Investigations: (775)688-1150
www.nscb.state.nv.us

License Search Details

Press "Previous Record" to view the previous record in the list

Press "Next Record" to view the next record in the list.

Press "Search Results" to return to the search results list screen.

Press "New Search Criteria" to revise your existing search criteria or enter new search criteria.

Press "New Search" to select a different search.

License Number:
0049859A

Current Date: 08/23/2012 03:42 PM (mm/dd/yyyy)

Business Primary Name: **K & N CONSTRUCTION INC DBA** License Monetary Limit: **\$2,000,000.00**

Business Address: **4300 SPRING MOUNTAIN ROAD
 SUITE 115
 LAS VEGAS, NV 89102**

Phone Number: **(702)367-3799**

Status: **Active**

Status Date: **08/15/2012** (mm/dd/yyyy)

Origin Date: **10/10/2002** (mm/dd/yyyy)

Expiration Date: **10/31/2014** (mm/dd/yyyy)

Business Type: **Corporation**

Classification(s): **B2 - RESIDENTIAL & SMALL
 COMMERCIAL**

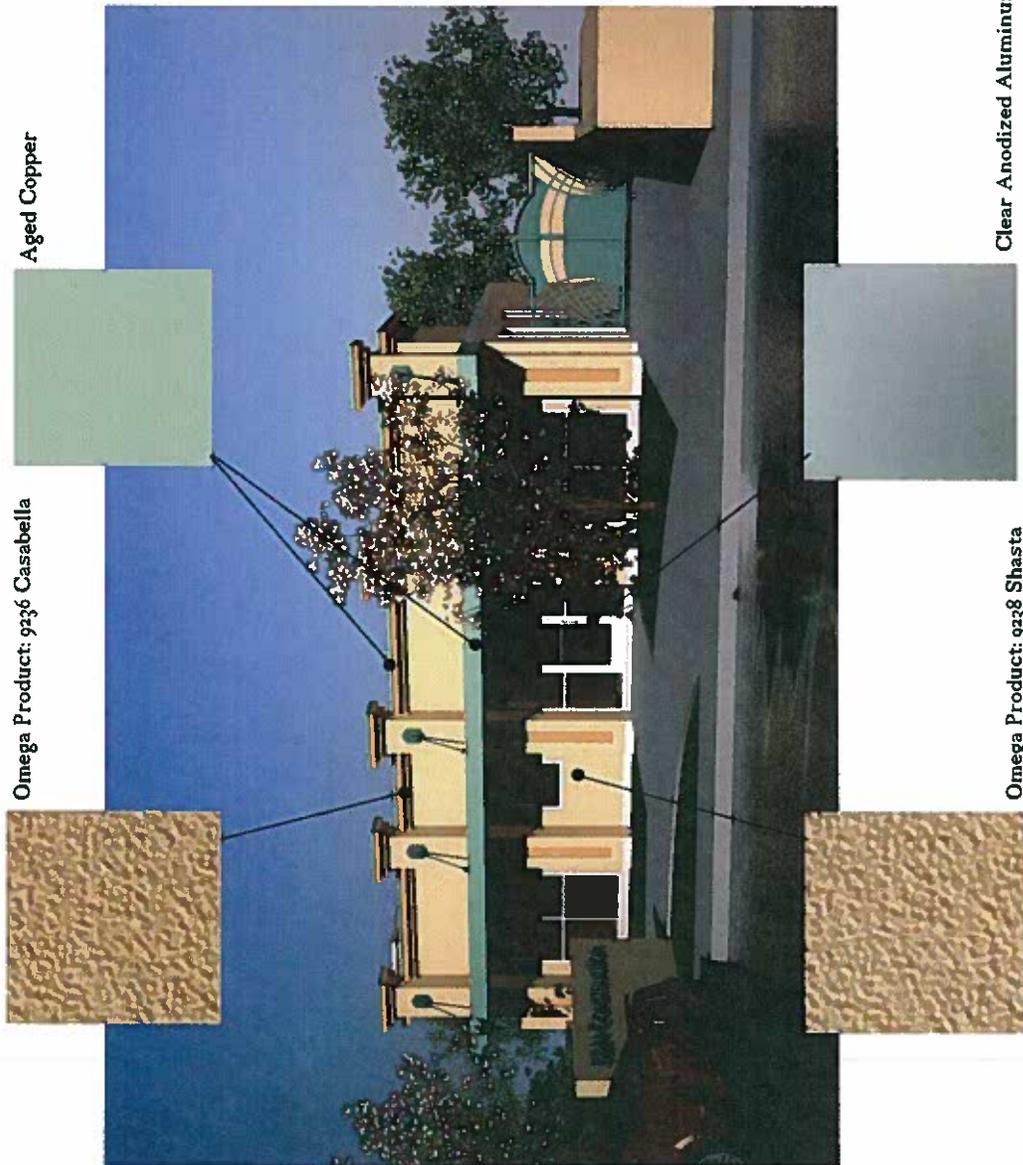
Principal Name	Relation Description
NGUYEN, ANDY KIM	President Qualified Individual
NGUYEN, TONY N	Vice President

Indemnitor Name	Effective Date of Indemnification (mm/dd/yyyy)	Date Indemnification Removed (mm/dd/yyyy)
ANDY NGUYEN	04/10/2002	

Bonds

Bond Type: **Surety Bond**

Bond Number: **A270003472**



Aged Copper

Omega Product: 9236 Casabella

Clear Anodized Aluminum

Omega Product: 9238 Shasta

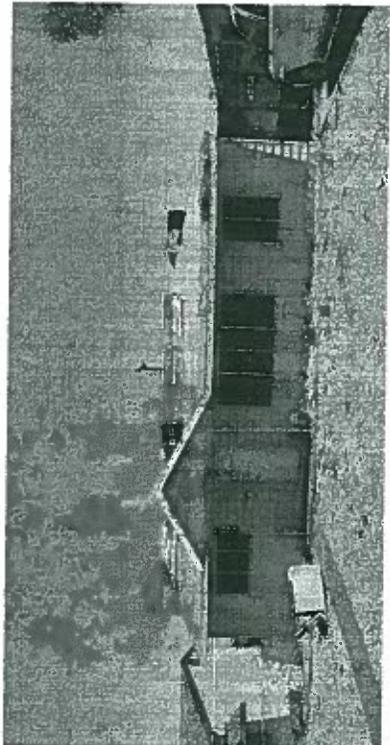
Renovations to K&N Office

414 W. Basic Road, Henderson, Nevada

K&N CONSTRUCTION INC.
 4300 SPRING MOUNTAIN RD #115
 LAS VEGAS, NEVADA 89102
 (702) 367-3799 OFFICE
 (702) 616-2662 FAX
 KNNCONSTRUCTION.COM

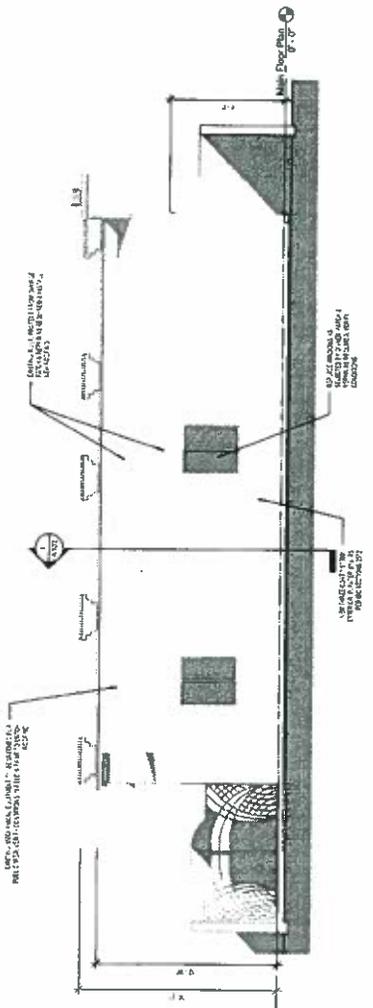
RENOVATIONS AT:
K&N OFFICE
 414 W. BASIC RD.
 HENDERSON, NEVADA

PROJECT	
MARK	
DATE	
DESCRIPTION	
ISSUE	
PROJECT NO.	
FILE	
DRAWN BY	
CHECKED BY	
SHEET TITLE	Exterior
SHEET NUMBER	A103

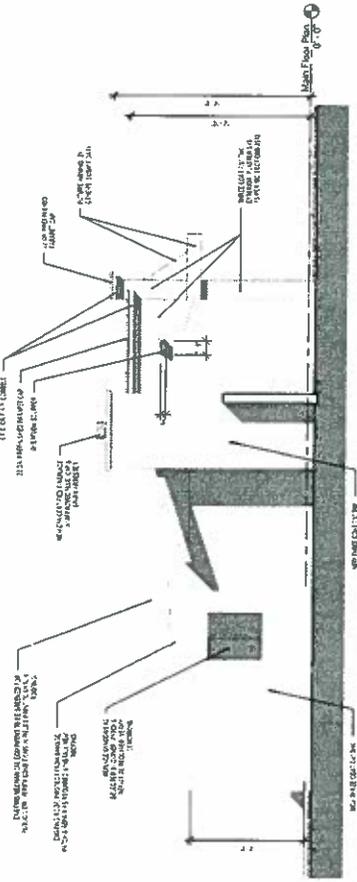


EXISTING CONDITIONS

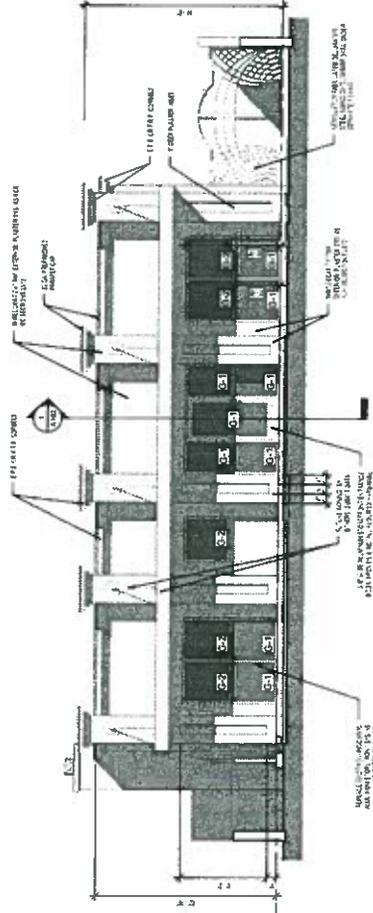
- GLAZING SCHEDULE NOTES:**
- D1 INSULATED GLAZING: TEMPERED GLASS EACH SIDE OF AIR SPACE
 - G2 INSULATED GLAZING: FLOAT GLASS EACH SIDE OF AIR SPACE



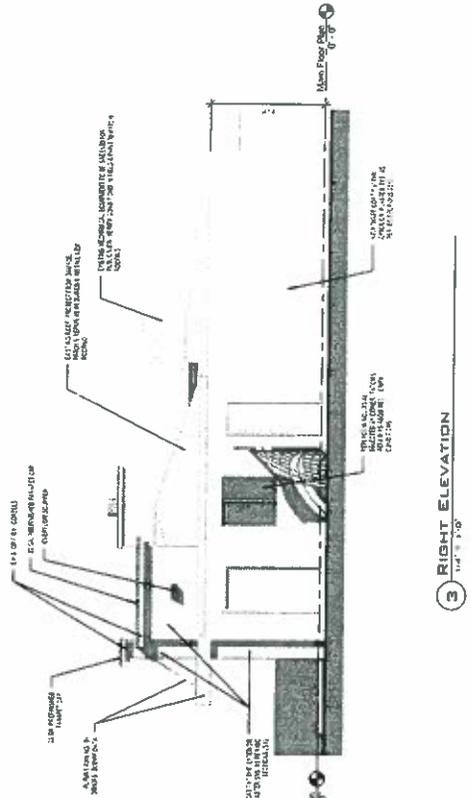
4 REAR ELEVATION
 1/8" = 1'-0"



2 LEFT ELEVATION
 1/8" = 1'-0"



1 FRONT ELEVATION
 1/8" = 1'-0"



3 RIGHT ELEVATION
 1/8" = 1'-0"

REV	DATE	BY	DESCRIPTION

Drawn By:	J.R.E.
Checked By:	T.N.
Date:	08-21-2012
Project Number:	123624
Sheet Title:	MECHANICAL FLOOR PLAN
Sheet Number:	M1.01

GENERAL NOTES:
 1. CONTRACTOR TO FIELD VERIFY CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK.

KEY NOTES: Ⓞ

1. EQUIP. ARE TO REMAIN IN SERVICE AS IS.
2. PROVIDE FILTER CURB.
3. PROVIDE FILTER CURB.

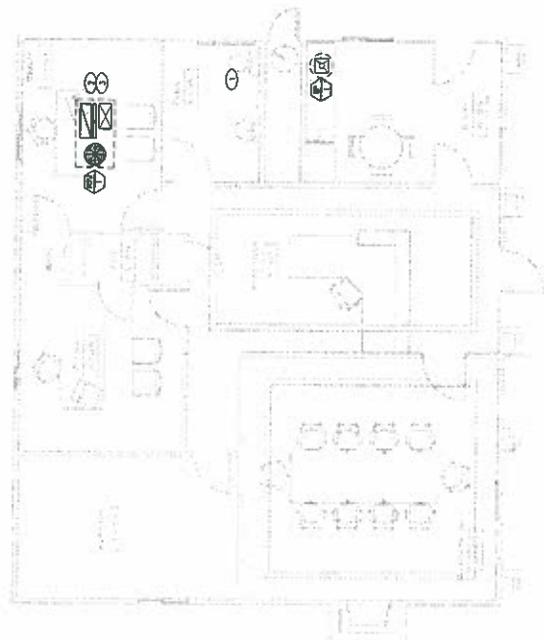
PACKAGED HEAT PUMP ROOFTOP UNIT SCHEDULE

MARK	TOTAL OUTSIDE AIR CFM	ESP	MIN. OUTSIDE AIR CFM	COOLING CAPACITY (TONS)	HEATING CAPACITY (BTU)	ELECTRICAL VOLTAGE (V)	MIN. CWT (TONS)	MAX. FUSE (AMPS)	MANUFACTURER/MODEL #	EQUIP. WEIGHT (LBS.)	NOTES
Ⓞ	1940	5	450	548000	16	485000	15	20/10/15.2	LENNOX 115CHPK-040	577	1. PROVIDE FILTER CURB 2. PROVIDE FILTER CURB

EXHAUST FAN SCHEDULE

SYMBOL	MANUF.	MODEL NO.	EXHAUST CFM	EXT. GP.	VOLTS/PH.	HP/ (WATTS)	TYPE	WEIGHT	REMARKS
Ⓞ	BROAN	261	150	023	115/140	1/2A	ROOF	-	1

1. PROVIDE BACK-DRAFT DAMPER.
 2. ROOF JACK MODEL NO.150
 3. CONTRACTOR TO PROVIDE MOUNTING CURB.



MECHANICAL FLOOR PLAN
 WALLS IN D.

Drawn By	J.R.E.
Checked By	T.N.
Date	08-21-2012
Project Number	123624
Sheet Title	PLUMBING PLANS
Sheet Number	P1.01

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK.
2. EXISTING WATER HEATER IS TO BE ROUTED TO EXTERIOR.
3. PROVIDE TEMPERATURE VALVES FOR ALL LAVATOIRES TO LIMIT HOT WATER TEMPERATURE TO 120°F.

KEY NOTES:

1. EXISTING WATER HEATER.

LEGEND

	SANITARY WASTE
	SANITARY VENT
	COLD WATER LINES
	HOT WATER LINES
	GAS LINES
	PIPE TURNING UP
	PIPE TURNING DOWN
	WATER HAMMER ARRESTOR
	WALL CLEAN OUT
	FLOOR CLEAN OUT

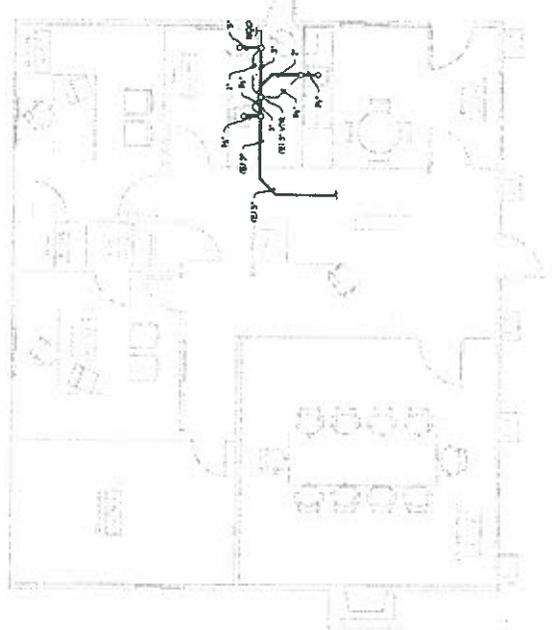
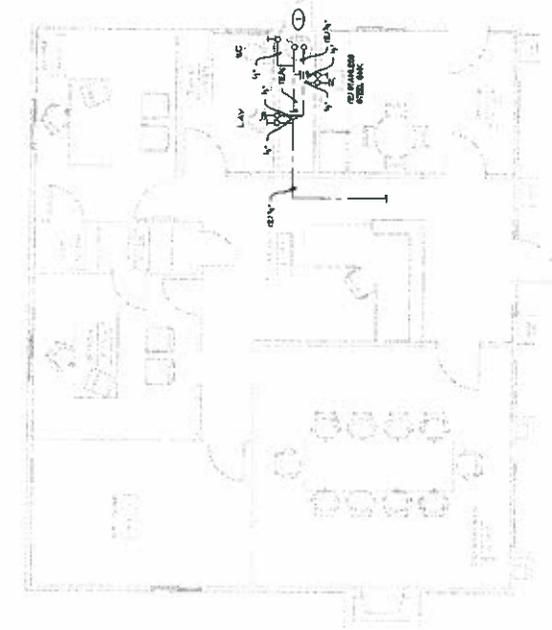
ABBREVIATIONS

WC	WATER CLOSET
LV	LAVATORY
W.C.O.	WALL CLEANOUT
F.C.O.	FLOOR CLEANOUT
G.C.O.	GRADE CLEANOUT
A.D.A.	AMERICAN DISABILITY ACT
INTEG.	INTEGRAL
ABOVE	ABOVE FINISH FLOOR
DISC.	DISCREET POINT OF CONNECTION

PLUMBING FIXTURE SCHEDULE				
TAG	MARK	SIZE	TYPE	DESCRIPTION
WC	WATER CLOSET	3"	1/2"	WATER CLOSET TO BE INSTALLED IN RESTROOM. WATER CLOSET SHALL BE INSTALLED WITH 1/2" FLOOR FLUSH.
LV	LAVATORY	3"	1/2"	LAVATORY TO BE INSTALLED IN RESTROOM. LAVATORY SHALL BE INSTALLED WITH 1/2" FLOOR FLUSH.
W.C.O.	WALL CLEAN OUT	3"	1/2"	WALL CLEAN OUT TO BE INSTALLED IN RESTROOM. WALL CLEAN OUT SHALL BE INSTALLED WITH 1/2" FLOOR FLUSH.

PLUMBING FIXTURE NOTES:

1. PLUMBING FIXTURE SCHEDULES ARE ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT.
2. PLUMBING FIXTURES SHALL BE INSTALLED AND COMPLETED BY THE PLUMBING CONTRACTOR.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLUMBING CODE.



DOMESTIC WATER ROUTING PLAN

WASTE AND VENT ROUTING PLAN



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

LC-004

SUBJECT	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 414 BASIC RD
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

Tenant Improvement Grant Staff Summary
Loan Committee Meeting
September 25, 2012
3:30 pm City Hall Annex Conference Room

Property Address:	414 Basic Road
Applicant:	Andy Nguyen & Tony Nguyen
Proposed Used:	K&N General Construction, Inc.
Redevelopment Area:	Downtown
City Zoning:	DHC-RD – Downtown Highway Commercial
Design Review Required:	Yes
Building Permit Required:	Yes

Summary

The property at 414 Basic Road was formerly used as a residential property— the applicants have applied for a residential conversion of the property with the intention of relocating their existing construction company’s (currently located in the Summerlin area) general offices to this location. The conversion request is still under review by other city departments, but staff doesn’t anticipate any issues with the request. The applicants will bring four (4) full-time office personnel and ten (10) full-time field employees to this new location. This application is for a Tenant Improvement Grant and will include the following improvements:

- Frame and finish of new walls;
- Repair and/or install drywall, patch, tape and texture;
- Replace and/or relocate interior doors and hardware;
- New windows with low-E glass;
- Install crown molding;
- Upgrade and/or relocate plumbing;
- New HVAC;
- Install receptionist area with granite counter, stone veneer, and drywall;
- Upgrades to restroom to satisfy ADA requirements;
- Cabinets and granite countertops in employee break room;
- New flooring to include ceramic tile and stamped concrete;
- 3 color interior paint.

Eligibility for Funding

Building is 1,389 square feet allowing for a maximum reimbursement of \$34,725

The applicants have provided the following three estimates:

K&N General Construction, Inc. - \$82,894
Legend Construction & Development - \$101,320
Filius Construction, Inc. - \$88,791

The applicants intend to use K&N General Construction for the project.

Staff Recommendation

This application and the financial capacity and history of the applicants were sent to the National Development Council (NDC) for review. The NDC provided a favorable analysis of the applicants and expressed no concern regarding their capacity to complete the project.

Based on the improvements that will be made to the building and job creation in the Downtown Redevelopment Area, this application furthers the goals and priorities of the Redevelopment Agency.

It is the recommendation of staff that the Loan Committee conditionally approve the Tenant Improvement Grant to 414 Basic Road in an amount not to exceed \$34,725 based on the following listed conditions of approval:

1. Applicants obtaining the required building permit prior to construction commencing;
2. Execution of Grant Agreement;
3. Applicants to provide Redevelopment Agency staff with a copy of the Certificate of Occupancy for the residential conversion of this structure into a commercial use prior to any reimbursement;
4. Applicants submitting all required paperwork for reimbursement;
5. Applicants to provide Agency with a copy of contractor's current City of Henderson Business License and State Contractor's License;
6. Applicants are encouraged to join the Water Street District Business Association.



City of Henderson Redevelopment Agency
 240 Water Street, P.O. Box 95050
 Henderson, NV 89009-5050
 Phone: (702) 267-1515
 Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in financial consideration. Please print legible in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)

- Facade Improvement Program Mini-Façade Improvement (Downtown only)
- Signage Program
- Tenant Improvement Program (Downtown only)
- Development

2. PROPERTY INFORMATION

Business Name: TOCI		
<input type="checkbox"/> Corporation (d/b/a)	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Sole Proprietorship
Physical Address: 414 BASIC RD HENDERSON NV 89015		
Mailing Address: 4300 SPRING MOUNTAIN RD #115		
City: LAS VEGAS	State: NV	Zip Code: 89102
Phone: 702-367-3799	Cell: 702-354-6011	Fax: 702-616-2662
Building Use:		

3. APPLICANT INFORMATION

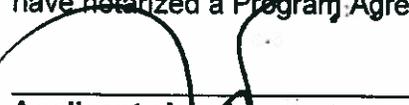
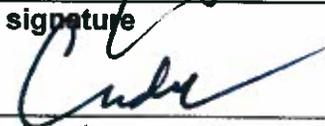
Name: K&N CONSTRUCTION INC, TONY NGUYEN		
Mailing address: 4300 SPRING MOUNTAIN RD #115		
City: LAS VEGAS	State: NV	Zip Code: 89102
Phone: 702-367-3799	Cell: 702-354-6011	Fax: 702-616-2662
Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent or <input type="checkbox"/> Lease the subject property?		
If you are not the property owner, than owner must complete section 4 and sign the application.		

4. PROPERTY OWNER		
Owner name: TONY NGUYEN		
Mailing address: 2259 CORAL RIDGE AVE		
City: HENDERSON	State: NV	Zip Code: 89052
Phone: 702-367-3799	Cell: 702-354-8358	Fax: 702-616-2662
Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.		

5. CONTACT PERSON OR REPRESENTATIVE		
Name: ANDY NGUYEN		
Mailing address: 2259 CORAL RIDGE AVE		
City: HENDERSON	State: NV	Zip Code: 89052
Phone: 702-367-3799	Cell: 702-354-8011	Fax: 702-616-2662

I / We hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or Agency.

I / We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my request of funds to be approved, I / We must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I / We must complete, sign and have notarized a Program Agreement to initiate a date of project execution.

	<u>8/22/12</u>
Applicant signature	Date
	<u>8/22/12</u>
Owner signature	Date
	<u>8/22/12</u>
Owner signature	Date



**4300 SPRING MOUNTAIN RD. STE 115
LAS VEGAS, NV 89102**

TEL# (702) 367-3799

FAX# (702) 616-2662

License# 698812 CA Unlimited Limit

License# 49859A Limit \$2,000,000 *ok*

License#68999C1 Limit \$950,000

License #73313C2 Limit \$950,000

License #75559 C21 Limit \$100,000

License #G678 Fire Sprinkler System

Email: knnconstruction@yahoo.com

Web: knnconstruction.com

PROPOSAL

August 20, 2012

To:

Andy Nguyen

2259 Coral Ridge Ave

Henderson, NV 89052

Ph: 702-354-6011

Re:

Office Tenant Improvement

414 Basic Rd

Henderson, NV 89015

**A: Bid Price is based on the following plans by K&N
Construction, Inc.:**

Plan	Description	Date
AS101	Site Plan	7/18/12
L101	Landscaping Plan	7/18/12
A101	Main Floor Plan	8/20/12
A102	Details	7/2/12
A103	Elevations	7/2/12
E0.01	Electrical Specifications, Legends and General Notes	8/21/12

Owner: 

Contractor: 

E1.01	Electrical Plan	8/21/12
ES.01	Electrical Site Plan	8/21/12
M1.01	Mechanical Floor Plan	8/21/12
MP.01	General Notes and Specifications	8/21/12
P1.01	Plumbing Plan	8/21/12

B: Scope Of Work To Include:

- 1. Demolition wall as per plan**
- 2. Frame new wall with 2x4 wood stud, 1/2" drywall, tape, texture; ready to paint as per plan.**
- 3. Repair drywall, patching, tape and texture.**
- 4. Doors and hardware: (9) doors 3-0 x 7-0 timely framed, SC door with Stain finish and level lock.**
- 5. (5) windows with low-E glazing as per plan.**
- 6. (1) one way window 3-0 x 4-0**
- 7. Frame and drywall (2) rooms 102 and 101 as per plan**
- 8. Crown molding 103, 104, 107, & 109 150' long.**
- 9. Plumbing rough and finish: (1) ADA restroom, (1) kitchen sink stainless steel hot and cold water, (1) ADA sink and toilet.**
- 10. HVAC: New 5 ton ac Lennox 15 sheer package to include: duct work, register, thermostat, and (2) exhaust fans.**
- 11. Electrical rough and finish as per plan.**
- 12. Frame receptionist desk, 3 5/8" metal stud, 5/8" drywall one side, stone veneer, and granite counter.**
- 13. Accessories: (3) ADA holder, (1) mirror, toilet, sink, toilet tissue holder, paper towel dispenser, soap dispenser, ADA signs.**
- 14. Cabinets and granite counter top as per plan.**
- 15. New stamp color K&N logo and concrete floor stamp as per plan.**

Owner:  Contractor: 

In consideration of the mutual covenants and agreement herein contained, the parties hereby agree as follows:

Office Tenant Improvements 414 Basic Rd Henderson, NV 89015

Contractor agrees to construct and complete in a good, workmanlike and substantial manner, upon the real property hereinafter described, furnishing all labor, materials, tools, machinery, equipment, as follows:

1. The owner will locate and point out the property line to Contractor, and will provide boundary stakes by the licensed surveyor if there is any doubt as to boundaries.
2. The project is to be constructed and complete in strict conformance with plans, specifications and job outline for the same signed by the parties hereto and incorporated herein by reference.
3. The structure is also to be constructed and complete in strict compliance with all laws, ordinances rules, and regulations of the applicable governmental authorities. The Owner will pay all assessments and charges of any kind required by governmental authorities and public utilities for financing or repaying the cost of sewers, storm drains, water service and other utilities, including tap-in or hookup charges and the like.
4. In as much as the remodeling and/or rehabilitation of an existing building required that certain assumption be made regarding existing conditions and because some of the assumption might not be verifiable with out expending additional sums of money or destroy otherwise serviceable portions of the building. The Client agree that, except for negligence on the part of K&N Construction Inc. and their consultants from all areas of this project that are not visible accessible.
5. In consideration of the covenants and agreements herein contains being performed and kept by Contractor, including the supplying of all labor, materials and the services required by this contract, and the construction and completion of this project, **Owner agrees to pay the contractor \$82,894.00 disbursed on the following payment schedule: 10% Upon Deposit; 20% Upon Permit App.; 20% Upon Underground; 20% Upon Rough; 20% Upon Drywall; 10% Upon Completion.**
6. The Final Payment will be made after the final inspection. If correct repair work remains to be accomplished after final Inspection, the Owner may make one and only One Final Punch List, in which all items on that list, will be completed. Upon completion of that one final punch list by Contractor, Owner shall pay the balance of the contract sum to the Contractor.
7. The Contractor agrees to commence work as soon as permissible. The said work will be completed and continuously. Client understands that project shall be completed within 60 working days (not including legal holidays) after procurement of permits or notice to proceed, unless work is halted due to strikes, material shortages, natural disaster or any unforeseen circumstances beyond contractor control.

Owner:  Contractor: 

8. Contractor shall pay promptly all valid and charges for materials, labor, machinery, equipment or any other service or facility used in connection with or arising out of the Construction Project.
9. Contractor shall be entitled to take a deposit for the material before the start of the job. This deposit shall cover the cost of the materials required to perform the job need.
10. Should the owner, architect, city inspector, if any at any time during the progress of the work request any modification, alternations, or deviations in, addition to, or omissions from this contract or the plans or specifications, he shall be at liberty to do so, and the same shall in no way affect or make void this contract, but the amount thereof shall be added to or deducted from the amount of the contract price above, as the case may be, by a fair and reasonable valuation, based upon the actual cost of labor and material. This contract shall be deem to be completed when the work is finished in accordance with the original plans as amended or modified by such changed, whatever may be the nature extend thereof.
11. If the project is destroyed or damaged by any accidental or disaster, such as fire, storm, flood, landslide, earthquake or subsidence, or by theft or vandalism, any work done by contractor in rebuilding or restoring the work shall be paid for by the Owner as extra work.
12. Owner shall obtain and pay for insurance against injury and theft. The Contractor shall not be responsible for any damage occasioned by the Owner. Acts of God, Earthquake, or other causes beyond the control of Contractor, including theft of not installed materials and equipment, unless otherwise herein provided.
13. Contractor guarantees all equipment, materials, supplies, and work furnished on the project against defective construction or workmanship for a period of one year following the completion of the project, except when a longer guarantee is provided by the supplier, subcontractor, or manufacture of the equipment or material. Contractor shall supply the owner with all warranty and guarantee document relevant to the equipment and the materials incorporated into the job and guaranteed by its subcontractors, suppliers or manufacture.
14. If the Owner is in default of payment for the services provided in this agreement and any extra work performed, a 10% surcharge plus a 1 ½ % late charge per month shall be added to the amount total.
15. This contract constitutes the entire agreement of the parties. NO other agreements, oral or written, pertaining to the work to be performed under this contract exists between the parties. This contract can be modified only by an agreement in writing signed by both parties.
16. This agreement shall be constructing in accordance with, and governed by, the laws of the State of Nevada and shall be deemed to have entered into, and primarily performance will be deemed to be in Clark County.
17. Labor rate are as follows: Supervisor: \$75/hr, Journeyman: \$65/hr, Apprentice: \$55/hr, Labor: \$35/hr.
18. The cost and responsibility of all Building Permits, Public Work fees, and

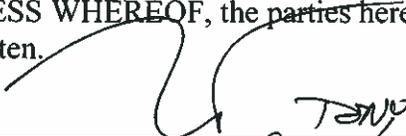
Owner:  Contractor: 

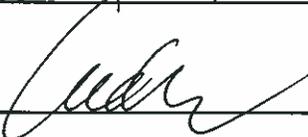
City Utility fee shall be incurred by the Owner and is not part of this agreement.

19. If required, Owner is responsible for providing keys and re-keying door locks after construction.

Contractors are required by law to be licensed and regulated by the Contractor State License Board and also to carry liability and worker's compensation insurance. You may contact the Contractor's Office at any time for proof of coverage. Any question concerning a contractor may be referred to the Register, Contractor' Stat License Board.

IN WITNESS WHEREOF, the parties hereto have executed the agreement on the date above written.

OWNER  DATE 8/21/12

CONTRACTOR  DATE 8/21/12

Owner:  Contractor: 

PAY REQUEST FORM AIA G702

PAY REQUEST #:

JOB NO.:

JOB NAME Tenant Improvements 414 Basic Rd Henderson, NV 89015

Invoice #:

ITEM NO.	DESCRIPTION OF WORK VENDOR NAME	SCHEDULED VALUE C	WORK COMPLETED			STORED MATERIALS F	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH H (C-G)	% RETAINAGE OVERRIDE	10.00 RETAINAGE
			PREVIOUS APP D	THIS APP E	G (D+E+F)		%				
00001	Architectural, Mechanical, Plumbing and Electrical Engineering designs	4,200.00	0.00	0.00	0.00	0.00	0.00	4,200.00	10.00	0.00	
00002	Demolition	950.00	0.00	0.00	0.00	0.00	0.00	950.00	10.00	0.00	
00003	Frame new wall, drywall, tape and texture orange peel; ready to paint	1,295.00	0.00	0.00	0.00	0.00	0.00	1,295.00	10.00	0.00	
00004	Ceiling repair drywall patching, tape, texture orange peel; ready to paint	829.00	0.00	0.00	0.00	0.00	0.00	829.00	10.00	0.00	
00005	Doors and hardware	6,300.00	0.00	0.00	0.00	0.00	0.00	6,300.00	10.00	0.00	
00006	Window replacements	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	10.00	0.00	
00007	(1) one way window	500.00	0.00	0.00	0.00	0.00	0.00	500.00	10.00	0.00	
00008	Frame and drywall (2) office rooms	2,658.00	0.00	0.00	0.00	0.00	0.00	2,658.00	10.00	0.00	
00009	5' crown molding	1,439.00	0.00	0.00	0.00	0.00	0.00	1,439.00	10.00	0.00	
00010	Plumbing rough and finish	2,975.00	0.00	0.00	0.00	0.00	0.00	2,975.00	10.00	0.00	
00011	Mechanical rough and finish	9,769.00	0.00	0.00	0.00	0.00	0.00	9,769.00	10.00	0.00	
00012	Electrical rough and finish	6,875.00	0.00	0.00	0.00	0.00	0.00	6,875.00	10.00	0.00	
00013	Build Receptionist Area	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	10.00	0.00	
00014	Restroom Accessories	695.00	0.00	0.00	0.00	0.00	0.00	695.00	10.00	0.00	
00015	New Breakroom cabinet and granite counter top	3,975.00	0.00	0.00	0.00	0.00	0.00	3,975.00	10.00	0.00	
00016	Stamp concrete color	1,750.00	0.00	0.00	0.00	0.00	0.00	1,750.00	10.00	0.00	
00017	New Stamp color K&N Logo	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00	10.00	0.00	
00018	New Ceramic Tiles 24" x 24", Restroom wall, and 6" base	10,500.00	0.00	0.00	0.00	0.00	0.00	10,500.00	10.00	0.00	
00019	Paint interior 3 colors	2,785.00	0.00	0.00	0.00	0.00	0.00	2,785.00	10.00	0.00	
00020	Fire extinguisher	250.00	0.00	0.00	0.00	0.00	0.00	250.00	10.00	0.00	
00021	1/2 CDS fire rated phone board	250.00	0.00	0.00	0.00	0.00	0.00	250.00	10.00	0.00	
00022	Permit fees	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	10.00	0.00	

PAY REQUEST #:

JOB NO.:

JOB NAME Tenant Improvements 414 Basic Rd Henderson, NV 89015

Invoice #:

ITEM NO. A	DESCRIPTION OF WORK VENDOR NAME B	SCHEDULED VALUE C	WORK COMPLETED		STORED MATERIALS F	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH H (C-G)	% RETAINAGE OVERRIDE	10.00 RETAINAGE
			PREVIOUS APP D	THIS APP E		G (D+E+F)	%			
00023	Supervision & Project Management	6,699.50	0.00	0.00	0.00	0.00	0.00	6,699.50	10.00	0.00
00024	General Conditions and Overhead	3,349.75	0.00	0.00	0.00	0.00	0.00	3,349.75	10.00	0.00
00025	Profit	3,349.75	0.00	0.00	0.00	0.00	0.00	3,349.75	10.00	0.00
TOTALS		82,894.00	0.00	0.00	0.00	0.00	0.00	82,894.00		0.00



Nevada State Contractors Board

2310 Corporate Circle, Suite 200 Henderson NV 89074 (702)486-1100 Fax: (702)486-1150 Investigations: (702)486-1110
 3670 Gateway Drive, Suite 100 Reno NV 89521 (775)688-1141 Fax: (775)688-1271 Investigations: (775)688-1150
www.nscb.state.nv.us

License Search Details

Press "Previous Record" to view the previous record in the list

Press "Next Record" to view the next record in the list.

Press "Search Results" to return to the search results list screen.

Press "New Search Criteria" to revise your existing search criteria or enter new search criteria.

Press "New Search" to select a different search.

License Number:

0049859A

Current Date: 09/06/2012 08:35 AM (mm/dd/yyyy)

Business Primary Name: **K & N CONSTRUCTION INC DBA** License Monetary Limit: **\$2,000,000.00**

Business Address: **4300 SPRING MOUNTAIN ROAD
SUITE 115
LAS VEGAS, NV 89102**
 Phone Number: **(702)367-3799**

Status: **Active**
 Status Date: **08/15/2012** (mm/dd/yyyy)
 Origin Date: **10/10/2002** (mm/dd/yyyy)
 Expiration Date: **10/31/2014** (mm/dd/yyyy)

Business Type: **Corporation**
 Classification(s): **B2 - RESIDENTIAL & SMALL
COMMERCIAL**

Principal Name	Relation Description
NGUYEN, ANDY KIM	President Qualified Individual
NGUYEN, TONY N	Vice President

Indemnitor Name	Effective Date of Indemnification (mm/dd/yyyy)	Date Indemnification Removed (mm/dd/yyyy)
ANDY NGUYEN	04/10/2002	

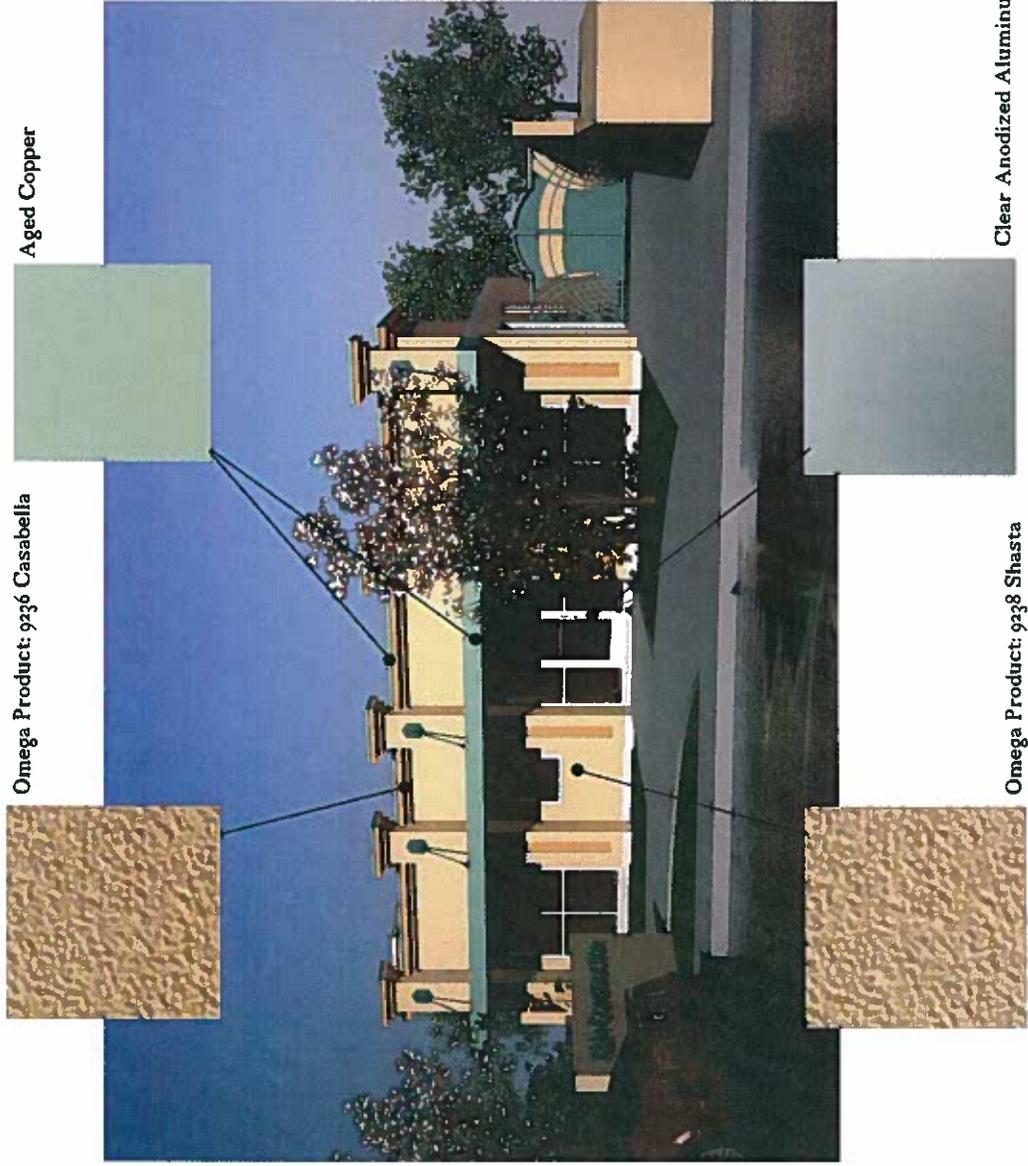
Bonds
 Bond Type: **Surety Bond**
 Bond Number: **A270003472**

Bond Agent: **NETZEL, ROBERT STEPHEN**
Surety Company: **PLATTE RIVER INSURANCE COMPANY**
Bond Amount: **\$20,000.00**
Effective Date: **09/12/2010** (mm/dd/yyyy)

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[Search Results](#)[New Search Criteria](#)[New Search](#)

2012-09-06 8:35:51 AM



Aged Copper

Omega Product: 9236 Casabella

Clear Anodized Aluminum

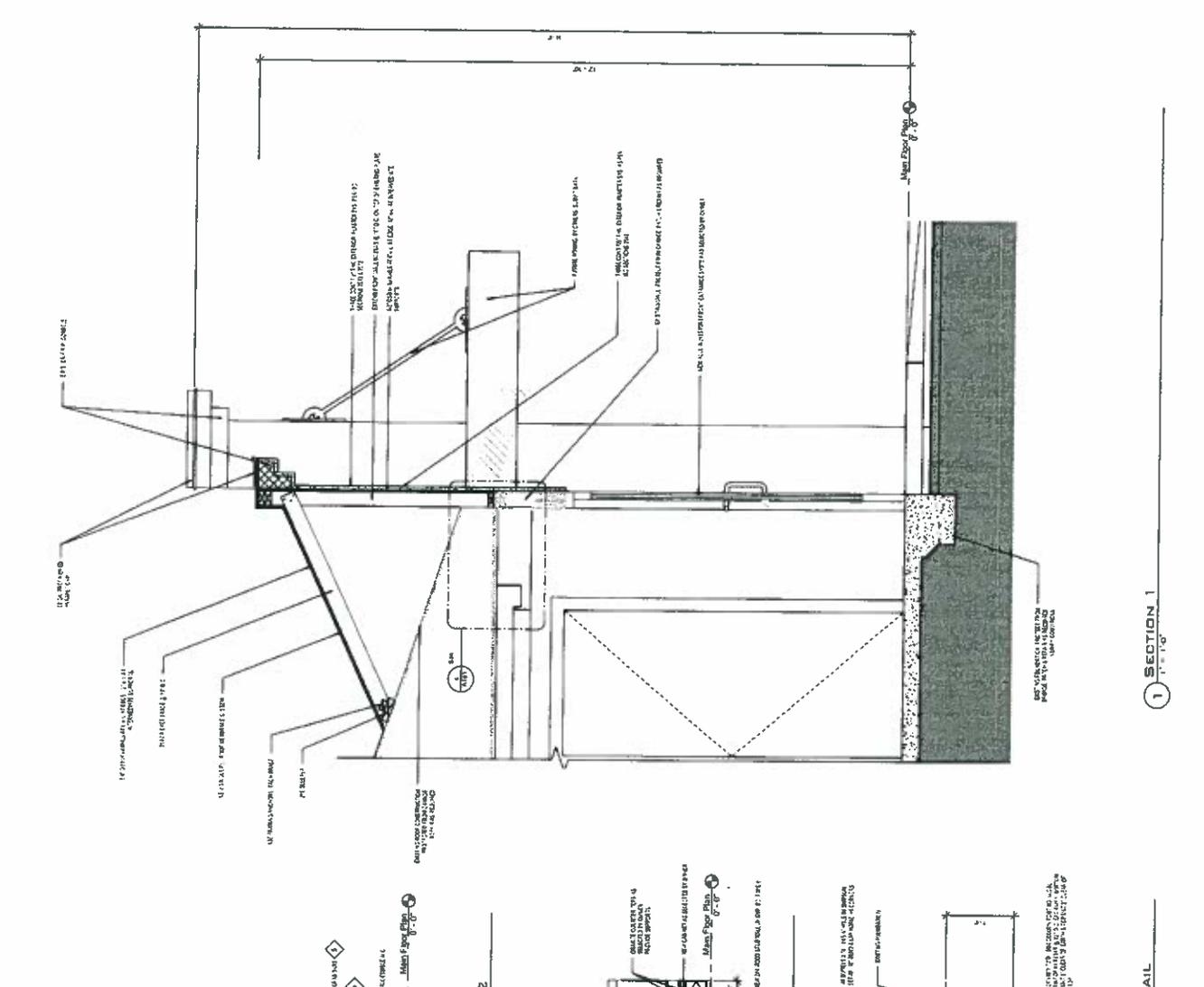
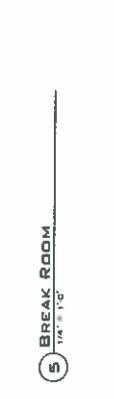
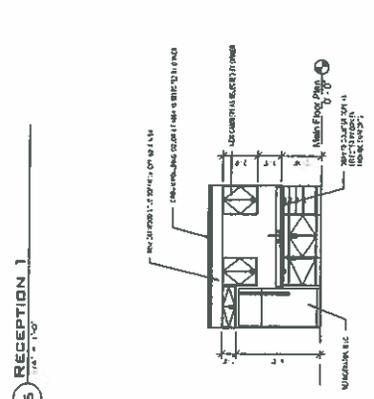
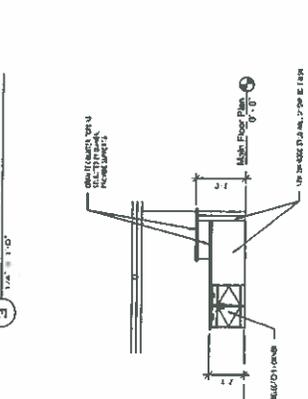
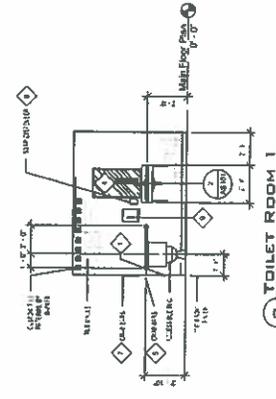
Omega Product: 9238 Shasta

Renovations to K&N Office

414 W. Basic Road, Henderson, Nevada

TOILET ROOM ACCESSORY SCHEDULE

NO.	ITEM	QUANTITY	REMARKS
1	TOILET ROOM	1	SEE SECTION 1
2	TOILET ROOM	1	SEE SECTION 2
3	TOILET ROOM	1	SEE SECTION 3
4	TOILET ROOM	1	SEE SECTION 4
5	TOILET ROOM	1	SEE SECTION 5
6	TOILET ROOM	1	SEE SECTION 6
7	TOILET ROOM	1	SEE SECTION 7
8	TOILET ROOM	1	SEE SECTION 8
9	TOILET ROOM	1	SEE SECTION 9
10	TOILET ROOM	1	SEE SECTION 10
11	TOILET ROOM	1	SEE SECTION 11
12	TOILET ROOM	1	SEE SECTION 12
13	TOILET ROOM	1	SEE SECTION 13
14	TOILET ROOM	1	SEE SECTION 14
15	TOILET ROOM	1	SEE SECTION 15
16	TOILET ROOM	1	SEE SECTION 16
17	TOILET ROOM	1	SEE SECTION 17
18	TOILET ROOM	1	SEE SECTION 18
19	TOILET ROOM	1	SEE SECTION 19
20	TOILET ROOM	1	SEE SECTION 20



<p>CONTRACTOR: K&N CONSTRUCTION INC. 4300 SPRING MOUNTAIN RD #115 LAS VEGAS, NEVADA 89102 (702) 567-3799 OFFICE (702) 616-2662 FAX KNNCONSTRUCTION.COM</p>	<p>PROJECT: RENOVATIONS AT: K&N OFFICE 414 W. BASIC RD. HENDERSON, NEVADA</p>
<p>MARK: _____ DATE: _____</p> <p>DESCRIPTION: _____</p>	<p>ISSUE: _____</p> <p>PROJECT NO: _____</p> <p>FILE: _____</p> <p>DESIGNED BY: _____</p> <p>CHECKED BY: _____</p>
<p>SHEET TITLE: _____</p> <p>DATE: _____</p>	
<p>SHEET NUMBER: A102</p>	

Rev	Description
1	
2	
3	
4	
5	
6	
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8	
9	
10	

Drawn by	J.R.E.
Checked by	T.N.
Date	08-21-2012
Project Number	123624
Sheet Title	MECHANICAL FLOOR PLAN
Sheet Number	M1.01

GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK.

KEY NOTES:

- 1. EXHAUST FAN TO REMAIN SERVICE AS IS.
- 2. REMOVE EXISTING ROOF TOP UNIT AND MAKE READY FOR RE-INSTALLATION.
- 3. PROVIDE FILTER CURBS.
- 4. METAL FLASHING AND GROUNDING BUSHING SHALL BE PROVIDED BY CONTRACTOR TO REMAIN.
- 5. CONTRACTOR TO PROVIDE MOUNTING CURBS.

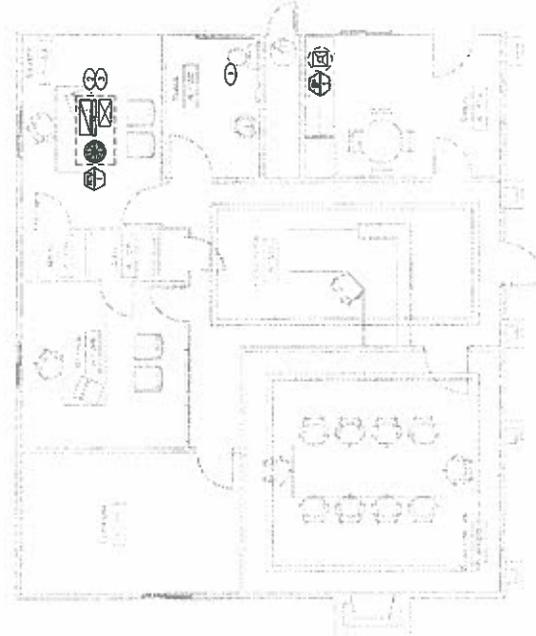
PACKAGED HEAT PUMP ROOFTOP UNIT SCHEDULE

MARK	TOTAL OUTSIDE CAPACITY (CFM)	MIN. OUTSIDE AIR (CFM)	ESP. IN DB	TOTAL CAPACITY (CFM)	COOLING SENSIBLE CAPACITY (T/F)	HEATING CAPACITY (BTU)	ELECTRICAL VOLTAGE (V)	PHASE (P)	MANUFACTURER/MODEL	EQUIP. WEIGHT (LBS)	NOTES
1	1940	430	5	51000	25	49300	230/1/60	3	LENNOX MCA 452 HCCP 1 TD	917	1. PROVIDE FILTER CURBS

EXHAUST FAN SCHEDULE

SYMBOL	MANUF	MODEL NO.	EXHAUST CFM	EXT. SP.	VOLTS/PH	HP/ (WATTS)	TYPE	WEIGHT	REMARKS
1	BROAN	541	150	025	115/1/60	12A	ROOF	-	1

- 1. PROVIDE BACK-DRAFT DAMPER FROM MANUF. MODEL R3-180
- 2. PROVIDE MOUNTING CURBS
- 3. CONTRACTOR TO PROVIDE MOUNTING CURBS.



MECHANICAL FLOOR PLAN

