

DESIGN REVIEW
SUNSET FT. ARACHE

UNIFIED DEVELOPMENT CODE
LAND USE APPLICATIONS – DOCUMENT SUBMITTAL REQUIREMENTS

Application Type	Application	Disclosure Form ⁷	Fire Permit Survey Form	Site Plans	Floor Plans	Elevations	Landscape Plan	Locator Map	Assessor's Map	Zone Boundary Map/legal	Deed	Legal Description	Parking Analysis	Letters of Consent	Annexation Letter	Project Description	Pre-Application Conference Summary	Neighborhood Mig. Report	Justification Letter	Preliminary Traffic Impact Analysis Reports	Easement/ROW Documents	Vicinity Map	
Text Amendment	1	1	1																3				4 ¹¹
Zone Boundary Amendment - Conforming ²	1	1	1	4	2	2	2		2	2	2	2	1						3		4 ¹ , 4 ⁴		
Zone Boundary Amendment - Nonconforming ^{2,8}	1	1	1	17	2	2	2		2	2	2	2	1			17 ⁹	1	2	17 ⁹		4 ¹ , 4 ⁴		
Special Use Permit	1	1	1	4	2	2	2	4 ³	2		2	2	1						3	1 ³	4 ⁴		
Variance	1	1	1	4	2	2	2		2		2	2	1						3		4 ⁴		
Waiver of Development Standards	1	1	1	4	2	2	2		2		2	2	1						3		4 ⁴		
Design Review	1	1	1	4	2	2	2		2		2	2	1						3		4 ⁴		
Vacation and Abandonment	1	1		3					2		2	2							3		4 ⁴		
Street Name or Numbering System Change ¹⁰	1	1							2										3			2	
Waiver of Condition	1	1																	3				
Annexation Requests	1	1		4					2		2	2			1				3				
Extension of Time	1	1	1								2								3				

FEES

Notes:

- Not required for applications nonconforming to the 1974 Land Use Map.
- Applications to establish a P-C, Planned Community Overlay District shall submit documents as required in Table 30.20-6.
- Only for applications to expand the Gaming Enterprise District. Traffic study must be submitted to Director of Development Services a minimum thirty (30) calendar days prior to submission of application.
- Only for projects of regional significance, non-conforming zone boundary amendments, and/or expansions of the Gaming Enterprise District. If reports were submitted with previously approved application, additional reports for subsequent applications are not required.
- Required when specified in this Title.
- Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if applicant and/or property owner is a corporation or provides signature in a representative capacity.
- Also required for any administrative application if appealed to the Board of County Commissioners.
- Documents required for the nonconforming zone change pre-application conference include one (1) pre-application form and 16 copies (each) of the following: a) site plan, b) project description, and c) compelling justification letter.
- Compelling justification letters, in addition to the project description, are required for the nonconforming zone boundary amendments (see definition in 30.08.030 and 30.16.240).
- Letters from Fire Alarm Office and Building Official verifying conformance with the Las Vegas Valley Street Name & Address Assignment Policy are required.
- Required for applications to amend the Mixed Use Overlay District boundary.

PROCEDURE FOR FILING LAND USE APPLICATIONS

- After assembling the required materials, **schedule an appointment** to file the application by calling 455-4972. To save time in the County review process, you may also submit for building permits, grading permits or a business license (as applicable) so that the permit can be issued as soon after the Commission hearing as possible. **Filing applications without an appointment may delay your application processing and/or scheduled hearing(s): *Appointments should be made one to two weeks prior to filing cycle deadline.***
- During the appointment you will be scheduled for all required meeting dates. Depending upon the application, you may be scheduled to appear at the Town Advisory Board or Citizens' Advisory Council (TAB/CAC) for the area **and** the Clark County Planning Commission **and/or** Board of County Commissioners.
- All **plans or maps** larger than 11" by 17" **MUST BE FOLDED TO THE 9" BY 12" STANDARD** for submittal (rolled plans or maps will not be accepted).

ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY

- Failure to appear at any meeting may result in delays and/or extra expense.
- A letter will be sent to the address listed on the application indicating the Commissioners' decision and all conditions of approval. All conditions must be met before an occupancy permit or a business license will be issued.

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, P.O. Box 551744, Las Vegas, NV 89155-1744
PHONE: (702) 455-4314 FAX: (702) 455-3271

On Line (home page): http://www.accessclarkcountynv.com/comprehensive_planning/comprehensiveplanning.htm

CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

CURRENT PLANNING DIVISION

500 So. Grand Central Parkway

P. O Box 551841, Las Vegas, NV 89155-1841

(702) 455-4314 (702) 455-3271 FAX

www.accessclarkcounty.com



MEETING INFORMATION FOR APPLICANTS:

ATTENDANCE AT THE TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL, PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS MEETING IS MANDATORY

Townboard <u>Spring Valley</u>	Secretary <u>Diana Morton</u>
Telephone <u>(702) 254-8413</u>	Application Number <u>WS-039065/TM-0161-05</u>
TAB/CAC MEETING DATE <u>April 12</u> TIME: <u>6:30 P.M.</u> - Waive & Design same app	
MEETING LOCATION <u>West Flamingo Senior Center, 6255 W. Flamingo Rd., Las Vegas, NV</u>	
(Note: A copy of staff recommendations will be available for the TAB/CAC meetings after 12:00 p.m. the Wednesday prior to the TAB/CAC meeting.)	
PC MEETING DATE <u>April 19, 05</u>	TIME: <u>7:00 P.M.</u>
BCC MEETING DATE _____	TIME: _____
PC/BCC MEETING LOCATION: <u>Government Center Commission Chambers</u>	

*****PLEASE NOTE*****

The TAB/CAC's are not provided with a copy of any plans submitted to Current Planning. When attending the TAB/CAC meeting, you must bring copies of the following plans, as appropriate:

- Site plans
- Floor plans
- Elevations
- Landscape plans
- Wall plans
- Any other plans as appropriate

Since many applications act as design reviews, the TAB/CAC will be unable to make a recommendation regarding your application unless you (or your representative) are prepared to discuss all design elements of your project. If you cannot discuss the design elements of your project, or if you do not bring copies of the required plans, this could result in a delay of your PC or BCC action.

TOWN ADVISORY BOARDS/CITIZENS ADVISORY COUNCILS

At the request of the Clark County Planning Commission and the Board of County Commissioners, the opinions of the 19 various Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The Town Advisory Board and Citizens Advisory Council members are appointed by the Board of County Commissioners, and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1.) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Board of County Commissioners.
- 2.) To forward the concerns or problems of residents for resolution by County staff.
- 3.) To disseminate information of interest that it receives from the Board of County Commissioners and County staff to the residents of the area.

LAS VEGAS VALLEY BOARDS

ENTERPRISE

LaJuan Malcomb, secretary 364-2261
Enterprise Library
25 E. Shelbourne Avenue, Las Vegas

LONE MOUNTAIN

Janice Ridondo, secretary 212-8422
Mountain Crest Neighborhood Services Ctr.
4701 N. Durango, Las Vegas

LOWER KYLE CANYON

Janice Ridondo, secretary 212-8422
Mountain Crest Neighborhood Services Ctr.
4701 N. Durango, Las Vegas

PARADISE

Maria Newell, secretary 451-6034
Paradise Park Community Center
4775 McLeod Dr, Las Vegas

SPRING VALLEY

Diana Morton, secretary 254-8413
West Flamingo Senior Center
6255 W. Flamingo Road, Las Vegas

SUNRISE MANOR

Tenya Thompson, secretary 792-9185
Hollywood Neighborhood Services Center
1650 S. Hollywood, Las Vegas

WHITNEY

Janice M. Ridondo, secretary 212-8422
Wetlands Park Learning Center
6800 E. Russell Rd., Las Vegas

WINCHESTER

Maria Newell, secretary 451-6034
Winchester Community Center
3130 S. McLeod, Las Vegas

OUTLYING AREA BOARDS

BUNKERVILLE

Marylynn Bundy, secretary 346-3891
Bunkerville Community Center
190 W. Virgin Street, Bunkerville

OUTLYING AREAS (CONT.)

GOODSPRINGS

Secretary - vacant position
Goodsprings Community Center
375 W. San Pedro Ave., Goodsprings, NV

INDIAN SPRINGS

Michelle McClary, secretary 879-3526
Indian Springs Civic Center
715 Gretta Lanes, Indian Springs, NV

LAUGHLIN

Leslie Uncel, secretary 298-0828
Regional Government Center
101 Civic Way, Laughlin, NV

MOAPA

Markieta Bohnen, secretary 864-2115
Moapa Community Center
1340 E. Highway 168, Moapa, NV

MOAPA VALLEY

Henrietta (Hank) Beals, sec. 397-2218
Moapa Valley Community Center
320 N. Moapa Valley Blvd, Overton, NV

MOUNTAIN SPRINGS

Patricia Bigham 876-9819
Mountain Springs Fire Station
State Route 160, Las Vegas

MT. CHARLESTON

Marva H. Raines, secretary 872-5395
Mt. Charleston Library
1252 Aspen Ave., Mt. Charleston, NV

RED ROCK

Nina Mata, secretary 875-2645
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond, NV

SANDY VALLEY

Cynthia Barnes-Zalsman, secretary 723-5142
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley, NV

SEARCHLIGHT

Emily Harter, secretary 297-1814
Searchlight Community Center
200 Michael Wendell Way, Searchlight, NV

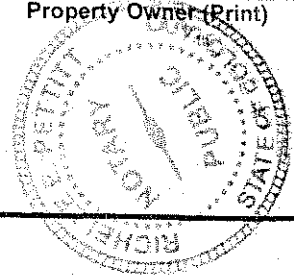


TITLE 30 LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<p>APPLICATION TYPE</p> <p>ANNEXATION REQUEST</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW PUBLIC HEARING</p> <p>EXTENSION OF TIME (ORIGINAL APPLICATION #): _____</p> <p>SPECIAL USE PERMIT</p> <p>STREET NAME / NUMBERING CHANGE</p> <p>TEXT AMENDMENT</p> <p>VARIANCE</p> <p>WAIVER OF DEVELOPMENT STANDARDS</p> <p>VACATION & ABANDONMENT</p> <p>WAIVER OF CONDITIONS (ORIGINAL APPLICATION #): _____</p> <p>ZONE CHANGE (ZONE BOUNDARY AMENDMENT) CONFORMING NON-CONFORMING</p> <p>ALCOHOL</p> <p>AVIGATION EASEMENT REQ</p> <p>GAMING ENTERPRISE</p> <p>HAZARDOUS MATERIALS</p> <p>INTERLOCAL AGREEMENT AREA _____</p> <p>MAJOR PROJECT</p> <p>MIXED USE DEVELOPMENT</p> <p>PROJECT OF REGIONAL SIGNIFICANCE</p> <p>PUBLIC HEARING NOTICE RADIUS _____ ft</p> <p>RNP DISTRICT I _____ II _____ III _____</p>	<p>DATE FILED: _____ APPLICATION NUMBER: _____</p> <p>PLANNER INITIALS: _____ MEETING DATES – PC: _____ BCC: _____</p> <p>FEE: _____ TAB / CAC: _____ MTG: _____</p> <p>CHECKLIST: _____ ZONE / AE DISTRICT: _____</p> <p>CHECK #: _____ PLANNED LAND USE: _____</p> <p>PROCESSED BY: _____ SEC / TWP / RANGE: _____</p> <p>REFERENCE FILES: _____</p> <hr/> <p>PROPERTY OWNER: <u>Mountain View Homes V LLC</u></p> <p>APPLICANT: <u>TRC-BV ENGINEERING, Valerie Livengood</u></p> <hr/> <p style="text-align: center;">ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>TRC-BV Engineering, Valerie Livengood</u></p> <p>ADDRESS: <u>8395 West Sunset Road, Suite 190</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>(702) 650-0572</u> CELL: <u>(702) 358-5868</u></p> <p>FAX: <u>(702) 307-4222</u> E-MAIL (OPTIONAL): <u>vlivengood@trcsolutions.com</u></p> <hr/> <p>ASSESSOR'S PARCEL NUMBER(S): <u>163-31-801-009</u></p> <hr/> <p>PROPERTY ADDRESS AND / OR NEAREST CROSS STREETS: _____ <u>Sunset Road & Fort Apache Road</u></p> <hr/> <p>ZONE BOUNDARY AMENDMENT ONLY: Present zone classification: <u>R-3</u></p> <p>Gross acreage: <u>5.00</u> acres Desired zone classification: <u>N/A</u></p> <p>PROJECT DESCRIPTION (summary): <u>Multi Family Condominium Subdivision</u></p> <hr/> <p style="text-align: center;"><input checked="" type="checkbox"/> ATTACH JUSTIFICATION LETTER</p> <hr/> <p>(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.</p> <p>_____ Property Owner (Signature)</p> <p>_____ Property Owner (Print)</p> <hr/> <p>_____ Property Owner (Signature)</p> <p>_____ Property Owner (Print)</p> <hr/> <p>NOTARY PUBLIC: _____</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>10th</u> DAY OF <u>March</u>, 20<u>15</u></p>
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**CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
CURRENT PLANNING DIVISION
OWNERSHIP/APPLICANT DISCLOSURE FORM**
Application # _____

Type of Business:

Individual Partnership Limited Liability Company Corporation Trust Other

Business Name (include d.b.a., if applicable): MOUNTAIN VIEW HOMES LLC

Business Address: 561 W. DIVERSEY PKWY
#202
CHICAGO, IL 60644


Business Telephone: 773-871-9841

Disclosure of Ownership:

Except as noted below, business entities must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.

Full Name	Title
<u>John Vankar</u>	<u>Manager</u>
<u>Jay Case</u>	<u>Manager</u>
<u>Michael Lastowski</u>	<u>Manager</u>
<u>Larry Freed</u>	<u>Manager</u>
_____	_____
_____	_____
_____	_____

I certify under penalty of perjury, that all of the information provided herein is current, complete and accurate. I also understand that the Board will not take any action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.


Signature/Capacity

Michael Lastowski
Print Name

03/03/06
Date

CLARK COUNTY FIRE DEPARTMENT PERMIT SURVEY FORM

PROJECT ADDRESS Sunset Road & Fort Apache Road APPLICATION # _____
 PROJECT NAME Mountain View Homes DATE March 1, 2005
 ASSESSOR'S PARCEL NUMBER(S) 163-31-801-009
 CONTACT PERSON Valerie Livengood, TRC-BV Engineering PHONE # (702) 650-0572

INITIATING AGENCY: (Check Box and Staff Signature Required)

<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> BUSINESS LICENSE	<input type="checkbox"/> FIRE DEPARTMENT
<input type="checkbox"/> BUILDING DIVISION	<input checked="" type="checkbox"/> CURRENT PLANNING	<input type="checkbox"/> HEALTH DISTRICT

CHECK "Yes" or "No" for each item below that your building/project includes.

- | | YES | NO | |
|----|--------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water supplied by a well or private water system |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Propane tank(s) |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aboveground or underground flammable/combustible liquid tank(s) |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | High-piled storage* (see definition below) |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Spray paint booths |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Medical Gas Systems |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Combustible Dust Producing Operations |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Chemicals – Storage, Manufacture, or Use ** |

Fire Dept. Review/Comments

Signature _____ Date _____

* High-Piled Storage is storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves, where the top of storage is greater than 12 feet (3658 mm) in height. High-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than 6 feet in height.

** Refer to the Clark County Fire Department's "Hazardous Materials Systems" Guideline.

A "Yes" response to any of the above conditions may require you to obtain a permit from the Clark County Fire Department (CCFD). CONTACT CCFD PLANSHECK AT (455-7100) IMMEDIATELY for permit requirements.

A "Yes" response to conditions #7 and #8 also requires Signature of Building Division below and may require approval of a Special Use Permit through the Current Planning Division.

NOTE: Title 30, Section 30.04.160, provides for the revocation of any land use approval not in compliance with Clark County Codes.

PRINT NAME Michael Jatawski SIGNATURE

SELECT ONE: Property, Building, or Business Owner Occupant's Legal Representative Responsible Party

For Development Services – Building Division Use Only

Hazardous Occupancy Required? YES _____ NO _____ If yes, then Special Use Permit Required.

Signature of Building Division _____

<input type="checkbox"/> New Construction	<input type="checkbox"/> PAC Process	<input type="checkbox"/> Commercial
<input type="checkbox"/> Addition	<input type="checkbox"/> Walk-thru	<input type="checkbox"/> Residential
<input type="checkbox"/> Remodel		

- DISTRIBUTION -

AIR QUALITY MANAGEMENT	BUSINESS LICENSE DEPARTMENT	FIRE DEPARTMENT	HEALTH DISTRICT
DEVELOPMENT SERVICES:	BUILDING PLANS EXAMINATION	ZONING PLANSHECK	CURRENT PLANNING
	CUSTOMER		

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Seidfield, Assessor

BOOK	1215	R60E
SHEET	31	
SECTION	4	
TOWNSHIP	31	
RANGE	60E	

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

1225	1215	1205
175	176	177
138	139	140
163	162	161

MAP LEGEND

Parcel Boundary
Subd Boundary
Road Easement
P/W/O Boundary
Non-Parcel Lot Line
Match Line / Leader Line

Parcel Number
Parcel Sub/Sec Number
Plat Recording Number
Block Number
Lot Number
Gov. Lot Number

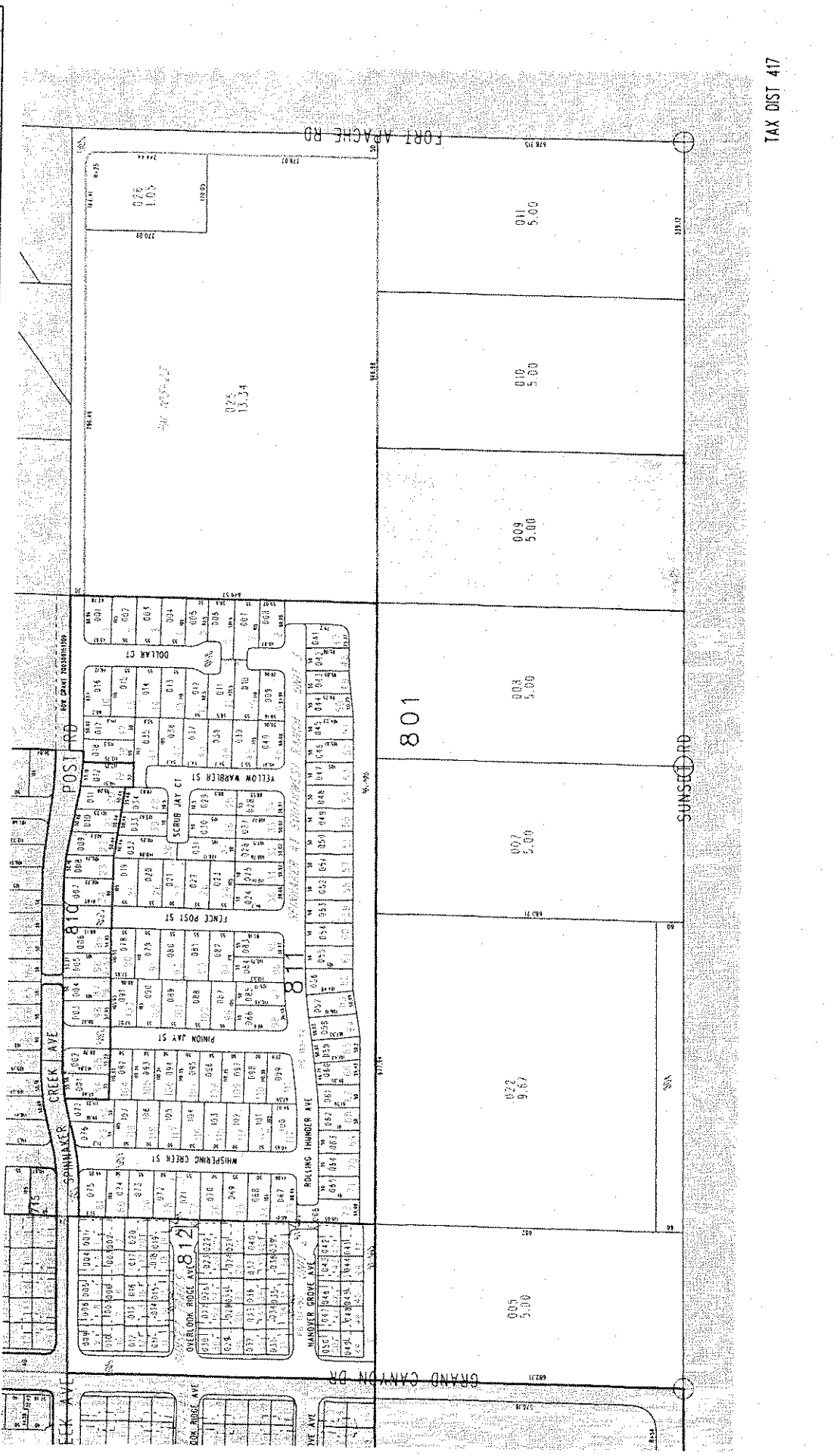
Average of Value: 45

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800



20050128-0004560

Fee: \$17.00 RPTT: EX#003
N/C Fee: \$0.00

01/28/2005 14:41:36
T20050018523

Requestor:
CHICAGO TITLE

Frances Deane JSB
Clark County Recorder Pgs: 4

RE-RECORDED

168 (S)

APN No. 163-31-801-009
R.P.T.T. - None

RECORDING REQUESTED BY AND RETURN TO:

Mountain View Homes V
Attn: James Case
561 West Diversey Pkwy. #202
Chicago, IL 60614

This document is being re-recorded to correct the Grantee's vesting.

Re-recorded
Grant, Bargain, Sale Deed
(Title of Document)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies)

This cover page must be typed or printed clearly in black ink only.

20050111-0002510

Fee: \$16.00 RPTT: \$15,300.00
N/C Fee: \$0.00

01/11/2005 12:42:26
T20050006774

Requestor:
CHICAGO TITLE

Frances Deane BGN
Clark County Recorder Pgs: 3

APN: 163-31-801-009
Affix R.P.T.T. \$15,300.00

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

Mountain View Homes V
attn: James Case
561 West Diversey Pkwy
Suite 202
Chicago, IL 60614

3
601

ESCROW NO: 04127261-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert Strimling and Debra Strimling, trustee of the Robert and Debra Strimling Family Trust as to an undivided 30% interest; GKT II, LLC, a Nevada limited liability company as to an undivided 22.5% interest and Gragson-Sunset Medical, LLC, a Nevada limited liability company as to an undivided 47.5% interest ("SELLER"), ~~and/or by Funding Group LLC, a Nevada limited liability company~~ in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Mountain View Homes ^V I, LLC, a ^{Nevada} ~~California~~ limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 21 South, Range 60 East, M.D.B.&M., Nevada.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 27 day of SEPTEMBER, 2004.

SELLERS:

Robert and Debra Strimling Family Trust
By: Robert Strimling
Robert Strimling, Trustee

By: Debra Strimling
Debra Strimling, Trustee

GKT II, LLC, a Nevada limited liability company
By: [Signature]
Scott R. Gragson, Managing Member

Gragson-Sunset Medical, LLC, a Nevada limited liability company
By: [Signature]
Scott R. Gragson, Managing Member

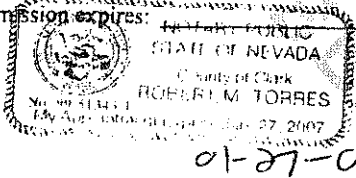
ESCROW NO: 04127261-081-KRF

STATE OF NEVADA)
) ss.

COUNTY OF Clark
On this SEPTEMBER 27, 2004
appeared before me, a Notary Public,
ROBERT & DEBORAH STRIMLING,
Trustees

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Robert M. Torres
Notary Public

My commission expires: 01-27-07


STATE OF NEVADA)
) ss.

COUNTY OF Clark
On this October 6, 2004
appeared before me, a Notary Public,
Scott R. Graessgen, Managing
Member of GKT II and Graessgen-Sunset Medical LLC

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Robert M. Torres
Notary Public

My commission expires: 01-27-07



2005 JAN 19 A 10:15

Robert M. Torres

COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 163-31-801-009

b)

c)

d)

2. Type of Property:

- a) Vacant Land b) Single Fam. Resi
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property: \$

Deed in Lieu of Foreclosure Only (value of property): 0

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 3

b. Explain Reason for Exemption: Recognize true status. Correcting name of Grantee.

20050111-2610

5. Partial Interest: Percentage being transferred: ___%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Scott Green
Address: 3980 Howard Hughes Parkway #150
City: Las Vegas
State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James Cox
Address: 501 W. Jersey Hwy
City: Chicago
State: IL Zip: 60614

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 04127261-081

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

4160



Customer-Focused Solutions
BV Engineering Nevada

March 16, 2005

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Pkwy.
P.O. Box 551841
Las Vegas, NV 89155-1841

Re: Justification for Design Review and Waiver of Development Standards for Sunset & Fort Apache, a 5.0-acre project North of Sunset Road and West Fort Apache Road, Clark County, Nevada. (APN #163-31-801-009)

To Whom It May Concern:

On behalf of Mountain View Homes, TRC-BV Engineering hereby submits this application and justification letter for the design review with a request for a waiver of development standards. The site is currently zoned R-3 with identical densities to the north and south. Our clients proposed development consists of an 87 unit condominium complex that has a density of 17.4 units per acre. This density is below the 18 unit per acre allowed in this zoning. Their design consists of two different building types with 3 floor plan variations. At this time, the proposed design conforms to all R-3 development requirements with the exception of the requirement for an 8-foot garage set-back. Our proposed design currently provides for 3' garage set-back (30-feet from building to building with a 24-foot drive isle and 3' garage set back on each side). Our client has proposed additional landscaping, common elements and community amenities with unique designs to enhance the development and surrounding area far beyond what Title 30 requires.

We believe the architectural features along with the extensive landscaping and overall layout provides a residential community that has no adverse impact on surrounding properties, while remaining compatible and harmonious with adjacent uses, both existing and planned. We respectfully request your consideration of this request. Please contact us if you have any questions or need further information regarding this application.

Sincerely,

TRC-BV Engineering
Valerie Livengood

1019

MOUNTAIN VIEW HOMES V, LLC
561 W. DIVERSEY PKWY. STE. 202
CHICAGO, IL 60614
(773) 871-9841

COLE TAYLOR BANK
CHICAGO, ILLINOIS 60602
2-34-710

3/4/2005

PAY TO THE ORDER OF Clark County Development Services

\$ **300.00

Three Hundred and 00/100***** DOLLARS

Clark County Development Services
500 South Grand Central Pkwy
Las Vegas, NV 89155



MEMO Design Review Application Fee

⑈001019⑈ ⑈071000343⑈ 0692 12503⑈

Security Features Included
Details on back

MOUNTAIN VIEW HOMES V, LLC
Clark County Development Services

1019

3/4/2005

A&D Draw 2: Design Review Application Fee

300.00

Cole Taylor Checking 069 Design Review Application Fee

300.00

03/16/2005 03162005 job # 611.002

325.00 0.00 325.00

CHECK: 001277 03/16/2005 CLARK COUNTY DEVELOPMENT 325.00

NS NEVADA STATE BANK
P.O. BOX 990
LAS VEGAS, NV 89125
94-771224

1277

BV ENGINEERING
8395 W. SUNSET ROAD, SUITE 190
LAS VEGAS, NV 89113

001277

*THREE HUNDRED TWENTY-FIVE AND XX / 100

DATE	AMOUNT
03/16/2005	*****325.00*

PAY TO THE ORDER OF
CLARK COUNTY DEVELOPMENT
SERVICES
500 S. GRAND CENTRAL PKWY

W. P. ...

02-CLARKCO

001277 ⑈001277⑈ ⑆122400779⑆0032053969⑈



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MOUNTAIN VIEW HOMES V, LLC MANAGERS

PRIM

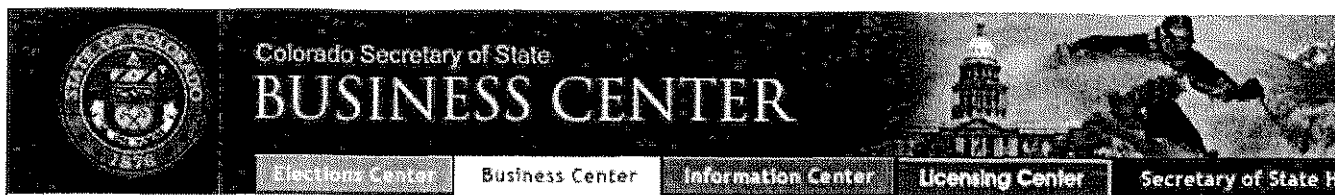
Corporation Information			
Status:	Active	File Date:	10/4/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC23011-2004
Qualifying State:	NV	List of Officers Due:	10/31/2005
Managed By:	Managers	Expiration Date:	10/4/2504
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	NATIONAL REGISTERED AGENTS INC OF N	Address 1:	1000 EAST WILLIAM STREET
Address 2:	#204	City:	CARSON CITY
State:	NV	Zip:	89701
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

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Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
			<input checked="" type="checkbox"/> Include Inactive Office
Member - MOUNTAIN VIEW HOMES I, LLC			
Address 1:	561 W DIVERSEY PKWY STE 202	Address 2:	
City:	CHICAGO	State:	IL
Zip:	60614	Country:	
Status:	Active	Email:	



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Information On File

ID Number: 20011141765
 Name: MOUNTAIN VIEW HOMES I, LLC

Registered Agent: MICHAEL LASTOWSKI
 Registered Agent Street Address: 14319 E GRAND DR STE 175, AURORA, CO
 United States
 Registered Agent Mailing Address:

Principal Office Street Address: 561 W. DIVERSEY, SUITE 202, CHICAGO ,
 United States
 Principal Office Mailing Address:

Status: Good Standing
 Form: Limited Liability Company
 Jurisdiction: Colorado
 Formation Date: 07/18/2001
 Term of Duration: Perpetual
 Annual Report Month: July

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