



Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center
4701 N. Durango Drive
Las Vegas, NV. 89129

March 26, 2024
6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 12, 2024. (For possible action)
- IV. Approval of the Agenda for March 26, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

04/16/24 PC

- 1. **VS-24-0049-DRP NV 4, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and Hammer Lane, and between Grand Canyon Drive and Tee Pee Lane within Lone Mountain (description on file). RM/jor/ng (For possible action) 04/16/24 PC

04/17/24 BCC

- 2. **DR-24-0070-TEMPLETON DEVELOPMENT CORPORATION: DESIGN REVIEW** for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single Family 20) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action) **04/17/24 BCC**

- VII. General Business
None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: April 9, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

March 12, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **EXCUSED**
Carol Peck – **PRESENT**
Allison Bonanno – **EXCUSED**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:36 p.m.
- II. Public Comment
None
- III. Approval of February 27, 2024, Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for March 12, 2024
Moved by: CAROL
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single Family 20) Zone in the RNP-NPO Overlay District. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (For possible action) **04-02-24 PC**

Action: APPROVED as submitted subject to staff conditions

Moved By: KIM

Vote: 3/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be March 26, 2024

X. Adjournment

The meeting was adjourned at 6:39 p.m.

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0049-DRP NV 4, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane, and between Grand Canyon Drive and Tee Pee Lane within Lone Mountain (description on file). RM/jor/ng (For possible action)

RELATED INFORMATION:

APN:

125-31-501-007; 125-31-501-010; 125-31-501-011

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the following patent easements on the subject parcels:

- Patent No. 27-2023-0018 (30 feet wide)
- Patent No. 27-2023-0010 (30 feet wide)
- Patent No. 27-2023-0020 (30 feet wide)

These easements are no longer necessary to develop the subject parcels as a single family residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0198	Waived reduced lot area, increased retaining wall height, eliminated street landscaping, allowed alternative street landscaping, waived full off-sites, waived dedication of Park Street, waived dedication of Stephen Avenue and Chieftain Street, design review for single family residential development, and increased finished grade	Approved by BCC	June 2023
TM-23-500056	107 residential lots on 65 acres	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP NPO)	Undeveloped & single family residential
South	City of Las Vegas & Ranch Estate Neighborhood (up to 2 du/ac)	R-E & RS20 (RNP NPO)	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP NPO)	Currently undeveloped but recently approved as a single family residential subdivision with 107 lots

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 40 feet for Grand Canyon Drive, 30 feet for portions of Stephen Avenue, 30 feet for a portion of Park Street, and associated spandrels;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: GREYSTONE NEVADA, LLC, 9275 W. RUSSELL ROAD, SUITE 400, LAS VEGAS, NV 89148

VS-24-0049



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-31-501-007, -010 and -011

PROPERTY ADDRESS/ CROSS STREETS: Ann / Grand Canyon Phase 1

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 3 patent easements

PLANNER COPY

PROPERTY OWNER INFORMATION

NAME: DRP NV 4 LLC
ADDRESS: 590 Madison Avenue, 13th Floor
CITY: New York STATE: NY ZIP CODE: 10022
TELEPHONE: 212-751-6100 CELL: _____ EMAIL: dw.legal@dwpartners.com

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 9275 West Russell Road, Suite 400
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 7028214603 CELL: _____ EMAIL: jeanette.jeffery@lennar.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-284-5300 CELL: _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(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.

Houdin Honarvar
Property Owner (Signature)*

Houdin Honarvar
Property Owner (Print)

1/8/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0049

ACCEPTED BY Jm

PC MEETING DATE 4/16/24

DATE 2/14/24

BCC MEETING DATE _____

TAB/CAC LOCATION Lone Mountain DATE 3/26/24

LEN2210.000

February 1, 2024

Clark County
Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Subject: BLM Ann and Grand Canyon – Phase 1 Vacation Justification Letter
APN: 125-31-501-007, 010, and 011**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes respectfully submits this justification letter in support of a Vacation (VS) for the subject site.

Project Description

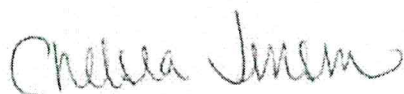
The project site associated with this proposed development is approximately 29.9± gross acres. The project is located south of the intersection of Ann Road and Grand Canyon Drive. The assessor's parcel numbers are 125-31-501-007, 010, and 011. The proposed community will be a subdivision with 50 total lots.

The applicant also proposes to vacate 3 patent easements that are in conflict with the proposed site plan:

- Patent Easement Reserved in Patent Number 27-2023-0018, Recorded August 4, 2023 in Book 20230804, Instrument Number 00933, see enclosed exhibit.
- Patent Easement Reserved in Patent Number 27-2023-0010, Recorded June 30, 2023 in Book 20230630, Instrument Number 00387, see enclosed exhibit.
- Patent Easement Reserved in Patent Number 27-2023-0020, Recorded June 30, 2023 in Book 20230630, Instrument Number 00388, see enclosed exhibit.

Please see enclosed legal descriptions and exhibits for the requested vacations and contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.



Chelsea Jensen
Assistant Project Manager

PLANNER COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0070-TEMPLETON DEVELOPMENT CORPORATION:

DESIGN REVIEW for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single Family 20) Zone.

Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

125-27-613-001 through 125-27-613-014

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.7
- Number of Lots: 14
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (gross square feet): 19,617/22,197
- Minimum/Maximum Lot Size (net square feet): 17,005/17,704
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): 25 feet

History & Request

The single family residential subdivision was approved (WS-21-0022) and now the applicant is submitting revised plans that deviate from the approved plans. An administrative design review was approved in February 2024 by ADR-24-900110 to allow the single family dwellings to be 21 feet 2 inches in height and 4,237 square feet in size. The site plan was approved with the original application (WS-21-0022) and no modifications are proposed with this request.

Landscaping

Landscaping was approved under WS-21-0022, and no new landscaping is proposed or required for this request.

Elevations

The plans depict various single story dwellings with many options to choose from. The single story model is shown to have a 2 car garage with an attached RV garage. The proposed models consist of a stucco exterior including a pitched roof with concrete tile. The plans depict different options on the elevations such as varying rooflines and accents such as stone veneer and window trims.

Floor Plans

The floor plans depict single story model homes ranging in size from 4,237 square feet to 4,420 square feet. The model homes have options for multiple bedrooms, family room, great room, and 2 car garages with RV storage.

Applicant's Justification

The proposed floor plan provides a single story dwelling that is 25 feet in height where 17.5 feet was approved (a 44% increase). Additionally, the floor plan will be 4,420 square feet where 3,511 square feet was approved by WS-21-0022, and 4,237 square feet by ADR-24-900110. As these modifications are more than what is allowed for an administrative application, a design review is needed for the revised floor plan and elevation plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900110	Modified an approved single family subdivision	Approved by ZA	February 2024
WS-21-0022	Waived lot size, street width and off-site improvements with design reviews for a single family subdivision	Approved by BCC	March 2021
TM-21-500004	14 single family residential lots	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD3 & R-E	Single family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single family residential
West	City of Las Vegas & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	O & RS20	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design is compatible with the surrounding residential development within the area; therefore, recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC ROBERT JOHNSON
CONTACT: DOUG RANKIN, LENNAR, 9275 W. RUSSELL RD, SUITE 400, LAS VEGAS,
NV 89148

DRAFT

DR-24-0070



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-27-613-001 to -014

PROPERTY ADDRESS/ CROSS STREETS: Azure & Twilight Falls

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for elevations and floor plan for Plan 420 for an approved Single-Family Development

PROPERTY OWNER INFORMATION

NAME: Greystone Nevada LLV

ADDRESS: 9275 W. Russell Rd Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL 702-300-3664

EMAIL: Robert.Johnson@Lennar.com

APPLICANT INFORMATION

NAME: Greystone Nevada LLC C/O Robert Johnson

ADDRESS: 9275 W. Russell Rd Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-300-3664

EMAIL: Robert.Johnson@Lennar.com

CORRESPONDENT INFORMATION

NAME: Doug Rankin

ADDRESS: 9275 W. Russell Rd Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-471-2470

EMAIL: Doug.Rankin@Lennar.com

*Correspondent will receive all project communication

(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 and 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.

Property Owner (Signature)*

Robert Johnson, Authorized Agent

Property Owner (Print)

2/14/2024

Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 24-0070

ACCEPTED BY Jm

PC MEETING DATE 4/16/24

DATE 2/21/24

BCC MEETING DATE —

Frc 1000.00

TAB/CAC LOCATION Low mtn.

DATE 3/26/24

PLANNER COPY



February 21, 2024

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: Design Review for a Floor Plan and Elevation

Related Entitlement: TM-21-500004 WS-21-0022

Lennar has purchased this subdivision and will develop it with Lennar product. A design review (DR) for a revised floor plan and elevation is needed for Plan 4240.

Plan 4240 provides for a 25' foot-tall single-story elevation where 17' 5" was approved a 44% increase and 4,420 SF where 3,511 SF was approved a 17% increase. As such per the new Title 30 an ADR is needed.

Plan 4240 also provides three styles of elevations (Mid Century Modern, Western Contemporary and Prairie) where two styles were previously approved. Elevation styles provide for a covered entry (Front), a covered patio (rear), varied roof lines and varied building materials. This plan provides for 9 different color schemes with varying materials. Garage doors are recessed for the front façade.

Floor Plan provides for 4 bedrooms and 4 bathrooms. Four Car garages are provided.

Please contact our office if you have any questions or require additional information at 702-417-2470.

Sincerely,

Doug Rankin, AICP

Entitlements Manager
Lennar

9275 West Russell Road, Suite #400
Las Vegas, NV 89148
(702) 736-9100

**PLANNER
COPY**