

**City Of Sparks  
Planning Commission Item**

**Meeting Date:** June 6, 2013

**Subject:** **Public Hearing, PCN13011**, Consideration and possible approval for a request for tentative approval of an amendment to the Galleria Station Planned Development Handbook to allow for detached single family residential dwellings within the undeveloped portion (phase 2), including associated lot and setback requirements, design standards, and other matters properly relating thereto on a site 24.8 acres in size located in the NUD (New Urban District – Galleria Station) zoning district generally located northeast of the intersection of Galleria Parkway and Costa Azul Drive, Sparks, NV.

**Petitioner:** **Lewis Investment Company of Nevada, LLC**

**Presenter:** Tim Thompson

**Recommendation:** **The Community Development Department recommends forwarding a recommendation for approval of PCN13011, see suggested motions below.**

**Financial Impact:** N/A

**Business Impact** (per NRS Chapter 237):

- A Business Impact Statement is Attached.
- A Business Impact Statement is Not Required because:
  - This is not a rule;  
(Term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, and 278B.)

**Background / Analysis / Alternatives**

**See Attached Report.**

SUGGESTED MOTIONS

Tentative Approval

I move to forward a recommendation for Tentative Approval of an amendment to the Galleria Station Planned Development Handbook associated with PCN13011, adopting Findings PD1 through PD21 and the facts supporting those Findings as set forth in the staff report. The Tentative Approval includes that the applicant shall file for final approval of the planned development within one (1) year from the date of the City Council granting tentative approval of the planned development handbook. Due to the nature of the tentative planned development, the Planning Commission does not recommend that the City Council require a bond at this time as stated in NRS 278A.490.

Respectfully Submitted,



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Armando Ornelas  
City Planner

Prepared By:



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Tim Thompson, AICP  
Senior Planner

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CASE NUMBER(S):	<ul style="list-style-type: none"><li>• PCN13011</li></ul>
REQUESTED ACTION(S):	<ul style="list-style-type: none"><li>• Tentative Approval of an amendment to the Galleria Station Planned Development Handbook</li></ul>
PROJECT DESCRIPTION:	<ul style="list-style-type: none"><li>• Tentative Approval of an amendment to the Galleria Station Planned Development Handbook to allow single family residential within phase 2 of the development</li></ul>
PROPERTY OWNER:	<ul style="list-style-type: none"><li>• Lewis Investment Company of Nevada, LLC</li></ul>
DEVELOPER:	<ul style="list-style-type: none"><li>• Property Owner</li></ul>
APPLICANT:	<ul style="list-style-type: none"><li>• Property Owner</li></ul>
LOCATION:	<ul style="list-style-type: none"><li>• Generally located east of Galleria Parkway at the intersection of Galleria Parkway and Costa Azul Drive, Sparks, NV</li></ul>
SITE SIZE:	<ul style="list-style-type: none"><li>• 24.8± acres</li></ul>
EXISTING ZONING:	<ul style="list-style-type: none"><li>• PD (Planned Development)</li></ul>
EXISTING LAND USE:	<ul style="list-style-type: none"><li>• Attached Single Family Residential – Condominium units</li></ul>
LAND USE PLAN:	<ul style="list-style-type: none"><li>• Mixed Use (MX)</li></ul>
WARD INFORMATION:	<ul style="list-style-type: none"><li>• Ward 5 – Ron Schmitt</li></ul>
APPLICABLE REGULATIONS:	<ul style="list-style-type: none"><li>• NRS 278A – Planned Developments</li><li>• S.M.C. 20.18 (Planned Development Review)</li><li>• Galleria Station Planned Development Handbook</li></ul>

\*A Public Hearing is Required

**BACKGROUND:**

The Galleria Station Planned Development Handbook was originally approved by the City Council on May 16, 2005. The handbook covered 24.98± acres and consists entirely of residential development. The original plan contemplated 54 separate buildings with five condominium units each for a total of 270 units. Phase 1 of the development included 23 buildings. Fourteen of those buildings have been constructed and are occupied. The remaining nine buildings have yet to commence construction. The entire infrastructure for phase 1 has been completed. It's anticipated that phase 1 will eventually be built out as originally planned with a total of 115 condominium units.

Due to economic conditions, development of the project has ceased for a number of years. The owner of the phase 2 property is seeking this amendment to allow for the construction of a product type which they believe is viable given current market conditions.

**ANALYSIS:**

**Tentative Approval**

The Galleria Station Planned Development consists of two phases and includes the addition of another housing type and provides ample landscape common areas as well as a natural drainage way feature. Phase 1 is the condominium phase of the project and will contain 115 units. The condominium units are surrounded by landscaped common areas which include a clubhouse and pool facility. Phase 2 is the single family residential component and will provide up to 74 lots.

The streets within phase 2 can be either public or private. Additional roadway cross sections have been included in the amended handbook which will provide specific design standards depending on whether the streets are public or private. Whether or not the streets are public or private will be determined through the Tentative and Final Map processes for phase 2.

Specific architectural and landscape guidelines have been included for phase 2 which are consistent with the existing design standards. The architectural standards for phase 2 are complementary to the architectural design standards for phase 1. Most importantly, there will be design continuity through both phases.

The original handbook approval called for approximately 43 percent of the project property to be open space. Although the proposed modification

reduces the amount of open space to approximately 26 percent, this is still in excess of the minimum 20 percent required for planned developments. Typically no more than fifty percent of a single family residential lot can be covered by structures and still comply with setback requirements. While the common open space may be reduced, each single family lot provides for private outdoor space.

Staff is of the opinion that the proposed handbook amendment is consistent with the City of Sparks Master Plan and the existing surrounding land uses.

Staff also believes the proposed modifications are compatible with the interests of the city and residents, and preserves the integrity of the plan.

**Staff recommends the Planning Commission forward a recommendation for Tentative Approval to the City Council.**

## RELATIONSHIP TO THE MASTER PLAN

### 1. Mixed Use (MX)

The master plan describes MX as a compatible combination of two or three designated land uses, including Office Professional, General Commercial, or High Density Residential uses. Both General Commercial and High Density Residential land uses allow for single family residential with the approval of discretionary entitlements.

The master plan further states that mixed use areas are so designated to allow for flexibility in locating compatible land use activities. The MX designated areas are particularly appropriate in places that...*"may become more stable neighborhoods with mixed uses which complement each other. The Mixed Use categories provide the City greater flexibility in assisting new and diverse businesses and industries seeking suitable locations."*

The Land Use Plan Goals and Policies in the Master Plan update that are relevant to this proposal include:

## HOUSING

**GOAL H1:** To provide a spectrum of housing to meet the City's needs, ranging from affordable entry level to more expensive homes, emphasizing value and quality.

### **POLICIES**

**H1a.** Plan for adequate residentially zoned property for the development of housing for all income groups.

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**GOAL H4:** To provide for the housing needs associated with the business and industry in Sparks.

### **POLICIES**

**H4b.** Monitor residential development and the housing needs associated with commercial or industrial employment during the project review process to evaluate the jobs/housing balance.

## LAND USE

**GOAL LU1:** To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.

### **POLICIES**

**LU1a.** The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.

**LU1b.** The City will ensure that development is in accord with the Master Plan and other land use controls to accomplish growth management goals.

**LU1c.** The City will approve development plans which address conditions unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.

## **ACTION STRATEGIES**

1. Apply appropriate sections of the City's Municipal Code to all development proposals.
2. Allow only developments which meet the proper land use designation of the City's Master Plan and the Regional Master Plan.
3. Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.

**GOAL LU4: To ensure areas for open space, recreation and greenbelts. To create identifiable entrances and gateways to the City.**

## **POLICIES**

- LU4a.** The City supports the protection of wetlands and wildlife habitats.
- LU4c.** The City supports all scenic and recreational resources to be preserved as open space within planned developments and/or cluster type projects.

## **ACTION STRATEGIES**

1. Create land uses to designate and protect wetlands and wildlife habitats.
2. Establish designated areas for parks and joint development of recreational facilities

**GOAL LU5: To support land uses and development that assures an appropriate balance of population, housing, and employment distribution within the City.**

## **POLICIES**

- LU5a.** The City will encourage land uses and development which maintains a balance of population, housing and employment within urban and emerging growth areas.
- LU5b.** The City will support sustainable economic development resulting in efficient use of resources.
- LU5c.** The City will provide adequate land for future non-residential development.
- LU5e.** The City will ensure development of employment centers that preserve and enhance the character of neighborhoods, the natural environment, and visual integrity of surrounding viewsheds.
- LU5f.** The City will ensure development of employment centers in close proximity to established or developing residential areas, along major arterials or freeways, on public transit routes, or implementation of other vehicle trip reduction strategies.
- LU5g.** The City will encourage employment center development on infill sites.
- LU5h.** The City will ensure pedestrian connections throughout emerging employment center developments and to nearby residential areas.

## **CONSERVATION**

**GOAL C2: To conserve and protect the quality of water.**

### **ACTION STRATEGIES**

3. Develop Planned Development guidelines which include the provision of open space belts that inter-connect in a network whereby open space can act as a recharge and natural flood control basin and habitat reserve.



**GOAL C4: To manage air quality, consistent with Federal standards, that will provide for healthy living and the maintenance of clear views.**

**POLICIES**

**C4a.** The City of Sparks will pursue a reduction in long term vehicle trips through the implementation of land use plans that encourage infill development, urban densities, and realistic jobs/housing balances. The benefits to such a policy include: fewer vehicle miles and hence less vehicle emission, reduced infrastructure requirements. The potential drawbacks to such an approach might include some reduction of open space corridors and market concerns over relative higher densities or intensities.

**ACTION STRATEGIES**

2. Actively encourage ride share programs, particularly for large employers, such as those with an excess of 100 employees. Publicly recognize those employers currently undertaking or committing to such programs. Direct private involvement might take the form of an in-house trip-reduction coordinator with duties similar to those outlined in the Regional Transportation Commissions' Employer Trip Reduction Coordinator Manual.
  
4. Incorporate, where feasible, the inclusion of bikeways walking paths, and other alternative modes of transportation in planning programs and future development plans.

**NSSOI**

CONSERVATION  
Cultural and Scenic Resources

**GOAL NSSOI1: Ensure that the primary scenic views of the planning area from the Pyramid Lake Highway and Spanish Springs Road are protected.**

**POLICIES**

NSSOI 1a. A minimum 25 foot buffer should be provided between all property lines and pavement along all arterial streets. Fences,

walls or structures should be discouraged in these areas. At time of subdivision application review, a landscape/xeriscape theme should be evaluated.

NSSOI 1b. Encourage undergrounding of overhead lines and other utilities for any new development within the planning area and along major arterial streets.

NSSOI 1c. The development design should be encouraged to provide open space linkages to establish a trail network system throughout the planning area.

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## LAND USE

### **GOAL NSSOI22: Support master planned developments and master development agreements.**

#### **POLICIES**

NSSOI 22a. Require developers to prepare development standards handbooks for all residential, commercial and restricted industrial/business park projects which outline architectural guidelines and performance standards in accordance with the policies in this plan.

NSSOI 22b. Encourage the creation of a separate community identity for the area.

### **GOAL NSSOI23: Encourage a mix of land uses and densities to promote a balanced community with residential, commercial, through architectural guidelines, signage and development standards restricted industrial, business and recreational areas.**

#### **POLICIES**

NSSOI 23a. Prohibit heavy industrial uses in the planning area. Support County plan amendments to allow restricted, light industrial uses north and west of the planning area.

### **GOAL NSSOI24: Maintain an overall gross density of 2 dwelling units per acre in the planning area.**

#### **POLICIES**

NSSOI 24b. Support the concept of clustering throughout the planning area.

NSSOI 24c. Require buffer areas between residential and non-residential uses.

The proposed project will comply with the goals, objectives, policies, and action strategies as listed above through the land uses and design criteria established in the Galleria Station Planned Development Handbook.

### **SURROUNDING LAND USES & ZONING**

- North: General Commercial, NUD (Spanish Springs Town Centre);
- East: Sepulveda Elementary School,  
Single Family Residential, PD (Kiley Ranch South);
- West: Galleria Parkway  
General Commercial, NUD (Sparks Crossing);
- South: Single Family Residential, NUD (Sparks Galleria)

The proposed amendment is consistent with the City of Sparks Master Plan and the existing surrounding land uses.

### **PLANNED DEVELOPMENT FINDINGS:**

**PD1 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for housing of all types and design.**

The Galleria Station Planned Development contemplated a condominium project consisting of 270 attached single family residential units. The proposed amendment would allow 74 detached single family residential units within phase 2 rather than more condominium units. A portion of phase 1 and all of phase 2 have remained undeveloped due to economic conditions. As a result, the owner of phase 2 is seeking to construct a product type which is viable given the current market conditions. This change will further the goal of providing housing of all types and design.

**PD2 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for necessary commercial and industrial facilities conveniently located to the housing.**

The plan does not include commercial or industrial facilities. It is entirely residential in nature. As such, this finding is not applicable.

**PD3 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for the more efficient use of land and public or private services.**

The plan is consistent with the above criteria by providing a higher intensity of land use in an area that can be considered in-fill due to the availability of existing major infrastructure and the efficient use of that infrastructure without the need to extend major facilities. The plan provides for the efficient use of land and public services.

**PD4 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for changes in technology of land development so that resulting economies may be available to those in need of homes.**

The Galleria Station Planned Development provides for land development so that resulting economies may be available to those in need of homes and this will not be affected by the proposed amendment. The addition of another housing type might even enhance this objective.

**PD5 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay.**

The plan is consistent with the above criteria by providing for processes that expedite the review of development within project, thereby reducing delays in construction of the project. The Galleria Station Planned Development provides for flexibility of substantive regulations over land development and this will not be affected by the proposed handbook amendment.

**PD6 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for density.**

The Galleria Station Planned Development is compatible with the surrounding area and consistent with the Master Plan. The plan does not depart from the zoning and subdivision regulations in terms of density.

**PD7 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for bulk.**

The proposed amendment does depart from the zoning regulations in terms of bulk. The original handbook provided for 54 individual buildings with multiple units. Phase 1 will be completed as proposed in the original handbook and includes 23 individual buildings with a total of 115 units. The proposed amendment would allow 74 detached single family homes. Rather than have large bulky buildings with multiple units, phase 2 would depart from the originally contemplated bulk in favor of smaller single family homes. The proposed buildings have been scaled appropriately to the adjacent residential uses. The proposed amendment does require continuity in terms of design criteria. Although the project may depart from the zoning regulations for bulk, these departures are not detrimental to the public interest.

**PD8 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for use.**

The proposed amendment does not depart from zoning and subdivision regulations otherwise applicable to the property. The approved Galleria Station Planned Development Handbook identifies the development as being multi-family residential. This designation was based on the proposed density for the project. It is not unusual for condominium units to be referred to as attached single family. A fundamental difference between typical multiple family residential and condominium units is ownership. The proposed amendment would allow for detached single family residential within phase 2. This departure from the zoning regulations is not detrimental to the public interest.

**PD9 The ratio of residential to nonresidential use in the planned development is:**

The Galleria Station Planned Development is entirely residential.

**PD10 Common open space in the planned development exists for what purpose, is located where within the project, and comprises**

**how many acres (or what percentage of the development site taken as a whole).**

The project's common open space exists for the use of the residents. The common open space comprises approximately 6.6 acres or 26% of the site.

**PD11 The plan does provide for the maintenance and conservation of the common open space by what method.**

There will be no change to the maintenance or conservation of common open space with the proposed amendment. The common open space will be maintained by the Property Owners Association, and or a Lighting Landscaping Maintenance District

**PD12 Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate.**

The amount of open space provided in the Galleria Station Planned Development exceeds the requirements for open space. The landscape/open space requirement for a planned development is 20%. The amended plan requires approximately 6.6 acres of open space or 26% of the site.

**PD13 The plan does provide for public services. If the plan provides for public services, then these provisions are adequate.**

The Galleria Station Planned Development Handbook does provide for adequate public services by the construction of water system, sewer system, and storm drainage system improvements. The proposed amendment will have a marginal effect on the public services being provided. However, the existing and proposed infrastructure is adequate.

**PD14 The plan does provide control over vehicular traffic.**

The Galleria Station Planned Development does provide control over vehicular traffic with controlled access to Galleria Parkway at Costa Azul Drive. Changes to vehicular traffic with the proposed amendment is negligible and not a detriment to the public interest.

**PD15 The plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.**

The plan provides for access to light, air, recreation and visual enjoyment by providing a link to the regional trail network and the open space along the North Truckee Drain. There are no changes affecting access to light, air, recreation and visual enjoyment with the proposed amendment.

**PD16 The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is beneficial.**

The relationship of the Galleria Station Planned Development to the neighborhood in which it was established is beneficial based on the location of the development to the commercial/retail services in the vicinity of Galleria Parkway and Los Altos Parkway. The proposed amendment will not have any effect on this relationship.

**PD17 To the extent the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residents and owners of the planned development in the integrity of the plan are sufficient.**

The Galleria Station Planned Development Handbook discusses phasing of development. The handbook states, "*development of the property is based on market conditions and market needs for certain types of projects. This fluctuates over time and is difficult to predict. Therefore, development phasing and extension of infrastructure may vary from what is shown (in the handbook).*" The intent of the phasing plan is to protect the interests of the public, residents, and property owners. The integrity of the plan can be maintained to protect the interest of the public, residents and property owners, and is sufficient.

**PD18 The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.**

The project as submitted and conditioned will be consistent with the City of Sparks Master Plan. Subject parcels have been designated as Mixed Use. The proposed amendment does not affect the projects consistency with the Master Plan and proposes uses consistent with those found in the Mixed Use land use designation.

**PD19 The project is consistent with the surrounding existing land uses.**

The project is consistent with the surrounding existing land uses with commercial development to the west and north and residential to the south and east. The proposed amendments do not affect the projects consistency with the surrounding existing land uses.

**PD20 Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code.**

Public notice was given per the requirements of the Sparks Municipal Code and the Nevada Revised Statutes. The Planning Commission and City Council meetings function as the public hearing for this item.

**PD21 Modification of the Galleria Station Planned Development furthers the interest for the City and the residents and preserves the integrity of the plan.**

The development plan is being changed in order to allow 74 detached single family residential units within phase 2 rather than more condominium units. A portion of phase 1 and all of phase 2 have remained undeveloped due to economic conditions. As a result, the owner of phase 2 is seeking to construct a product type which is viable given the current market conditions. The modification furthers the interest for the City and the residents and preserves the integrity of the plan.



# LEWIS INVESTMENT COMPANY OF NEVADA, LLC

## Business Entity Information

Status:	Active	File Date:	3/22/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC5744-2004
Qualifying State:	DE	List of Officers Due:	3/31/2014
Managed By:	Managers	Expiration Date:	3/22/2504
NV Business ID:	NV20041059713	Business License Exp:	3/31/2014

## Registered Agent Information

Name:	LEWIS OPERATING CORP.	Address 1:	5240 S. POLARIS AVE.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89118
Phone:		Fax:	
Mailing Address 1:	P.O. BOX 19297	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89132		
Agent Type:	Noncommercial Registered Agent		

## Officers

 Include Inactive Officers

Manager - LEWIS OPERATING CORP			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91786	Country:	
Status:	Active	Email:	

## Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC5744-2004-001	# of Pages:	1
File Date:	3/22/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC5744-2004-002	# of Pages:	1
File Date:	4/29/2004	Effective Date:	
List of Officers for 2004 to 2005			

Action Type:	Annual List		
Document Number:	20050092076-51	# of Pages:	1
File Date:	3/16/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060267642-45	# of Pages:	1
File Date:	4/26/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070218748-09	# of Pages:	1
File Date:	3/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080231379-35	# of Pages:	1
File Date:	3/31/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090315164-41	# of Pages:	1
File Date:	3/27/2009	Effective Date:	
09-10			
Action Type:	Annual List		
Document Number:	20100258774-36	# of Pages:	1
File Date:	3/30/2010	Effective Date:	
march 10-11 has biz already			
Action Type:	Annual List		
Document Number:	20110244436-77	# of Pages:	1
File Date:	3/31/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120191057-78	# of Pages:	1
File Date:	3/19/2012	Effective Date:	
12-13			
Action Type:	Annual List		
Document Number:	20130178902-53	# of Pages:	1
File Date:	3/18/2013	Effective Date:	
13-14			

## LEWIS OPERATING CORP.

### Business Entity Information

Status:	Active	File Date:	12/15/1998
Type:	Foreign Corporation	Entity Number:	C29204-1998
Qualifying State:	CA	List of Officers Due:	12/31/2013
Managed By:		Expiration Date:	
Foreign Name:	LEWIS OPERATING CORP.		
NV Business ID:	NV19981405389	Business License Exp:	12/31/2013

### Registered Agent Information

Name:	ROBERT E. LEWIS	Address 1:	5240 S POLARIS AVENUE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89118
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

### Financial Information

No Par Share Count:	100,000.00	Capital Amount:	\$ 0
<b>No stock records found for this company</b>			

### Officers

 Include Inactive Officers

Secretary - KENNETH P CORHAN			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
Treasurer - JOHN M GOODMAN			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
President - RICHARD A LEWIS			

Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
Director - RICHARD A LEWIS			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	

**Actions\Amendments**

Action Type:	Foreign Qualification		
Document Number:	C29204-1998-001	# of Pages:	2
File Date:	12/15/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-006	# of Pages:	2
File Date:	3/9/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-007	# of Pages:	2
File Date:	12/20/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C29204-1998-003	# of Pages:	2
File Date:	12/22/1999	Effective Date:	
ROBERT E. LEWIS MJM			
3325 ALI BABA LN #603 BOX 19297 LAS VEGAS NV 89132 MJM			
Action Type:	Annual List		
Document Number:	C29204-1998-004	# of Pages:	3
File Date:	12/26/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-005	# of Pages:	4
File Date:	12/30/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-008	# of Pages:	6
File Date:	12/15/2003	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	C29204-1998-002	# of Pages:	7
File Date:	1/3/2005	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20060028718-94	# of Pages:	8
File Date:	1/19/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060835061-61	# of Pages:	9
File Date:	12/27/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070865598-90	# of Pages:	8
File Date:	12/19/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080846750-70	# of Pages:	7
File Date:	12/26/2008	Effective Date:	
08-2009			
Action Type:	Annual List		
Document Number:	20090917121-92	# of Pages:	7
File Date:	12/30/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100964811-62	# of Pages:	8
File Date:	12/23/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110901419-08	# of Pages:	7
File Date:	12/23/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120862918-29	# of Pages:	7
File Date:	12/24/2012	Effective Date:	
(No notes for this action)			