



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

May 27, 2025

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: Allison Bonanno - Chair
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

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): Michelle Baert, 702-455-5882, Michelle.Baert@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

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

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 April 29, 2025. (For possible action)
- IV. Approval of the Agenda for May 27, 2025, 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

06/18/25 BCC

- 1. **VS-25-0317-MSP BIG HOUSE LLC & MSP REAL ESTATE HOLDINGS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and Tropical Parkway, and between Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/dd/cv (For possible action)
- 2. **WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. MN/dd/cv (For possible action)

- 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: June 10, 2025.

- 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



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

May 27, 2025

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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.

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Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



Lone Mountain Citizens Advisory Council

April 29, 2025

MINUTES

Board Members: Allison Bonanno - **Chair**
Joseph Crapo - **Vice-Chair**
Kimberly Burton (Excused)
Deborah Earl
Matthew Schriever

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Michelle Baert, Michelle.Baert@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 6:30 p.m.
- II. Public
Comment None
- III. Approval of April 8, 2025, Minutes
Moved by: JOE CRAPPO
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 29, 2025

Moved by: JOE CRAPPO
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert reported the following upcoming events for Commissioner Becker:

1. April 30th – Indian Springs Elementary School, handing out 100 pairs of shoes for “Shoes that Fit” event
2. May 10th – Lone Mountain Regional Park from 2p-6p, Great Northwest Country Fest
3. May 31st – Mt. Crest Neighborhood Services Center from 9:30a-11a for Croissants with the Commish, with pastries provided by Whiskful Thinking Bakery

VI. Planning & Zoning

05/20/2025 PC

1. **VS-25-0157-MOORE FAMILY TRUST & MOORE JEANNINE M TRS: VACATE AND ABANDON** easements of interest to Clark County located between Kevin Way and Campbell Road, and between Stange Avenue and Craig Road within Lone Mountain. AB/my/kh (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0 Unanimous

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be May 13, 2025

X. Adjournment
The meeting was adjourned at 6:49 p.m.

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0317-MSP BIG HOUSE LLC & MSP REAL ESTATE HOLDINGS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and Tropical Parkway, and between Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-701-007; 125-30-701-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements on the subject parcels. These easements are no longer necessary for development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-25-0316	A waiver of development standards for off-site improvements is a companion item on this agenda.

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 needed 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

- 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: MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-701-007 & 125-30-701-010

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon/Corbett

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: MSP Big House, LLC an individual protected series of MSP Real Estate Holdings, LLC

ADDRESS: 1000 GREEN VALLEY PKWY # 440-350

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-400-3021

CELL

EMAIL: bellwetherconstructionlv@gmail.com

APPLICANT INFORMATION

NAME: MSP Big House, LLC an individual protected series of MSP Real Estate Holdings, LLC

ADDRESS: 1000 GREEN VALLEY PKWY # 440-350

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

REF CONTACT ID #

TELEPHONE: 702-400-3021

CELL

EMAIL: bellwetherconstructionlv@gmail.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL

702-870-8771

EMAIL: joshh@baughman-turner.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.

Tiffany Thomas
Property Owner (Signature)*

Tiffany Thomas, Manager
Property Owner (Print)

11/19/24
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) V5-25-0317

ACCEPTED BY DD

PC MEETING DATE X

DATE 04/22/2025

BCC MEETING DATE 06/18/2025

TAB/CAC LOCATION Lone Mountain

DATE 05/27/2025

Fee - \$1,200

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

November 18, 2024

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

Re: MSP Real Estates Holdings LLC
APN 125-30-701-007 & 125-30-701-010

To Whom It May Concern,

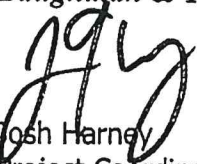
Please let this letter serve as a justification for the Vacate and Abandon of government patent easements.

Per the County's request we are vacating the unnecessary patent easements. Any utility and/or drainage easements required will be retained. Patent easements lie along the easterly and southernly property lines. We request to vacate the northerly 3.00 feet of the southerly 33.00 feet, and easterly 33.00 feet of APN 125-30-701-010 and the easterly 33.00 feet of APN 125-30-701-007.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

116-75-0317

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-701-007; 125-30-701-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Grand Canyon Drive where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Corbett Street where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.98
- Project Type: Waive off-site improvements for a proposed single-family residential development
- Number of Lots: 3
- Density (du/ac): 1.51
- Minimum/Maximum Lot Size (square feet): 23,098/39,755 (gross)/18,000/36,772 (net)

Site Plan

The plan depicts 3 proposed single-family residential lots with access via a driveway adjacent to Corbett Street (south property line) which leads north to a private street that terminates into a hammerhead design. Lot 1 is located on the southwest corner of the site shown and is shown as 23,098 gross square feet and 18,000 net square feet. Lot 2 is the largest lot, taking up approximately the entire northern portion of the site, and is shown as 39,755 gross square feet and 36,772 net square feet. Lot 3 is located on the southeast corner of the site shown and is shown as 23,657 gross square feet and 18,001 net square feet. The entire site will include a 6 foot

high CMU block wall. The lots will contain custom homes, and there are no designs specified as of now.

Landscaping

A 6 foot wide landscape strip with trees and shrubs is provided along Grand Canyon Drive and Corbett Street.

Applicant's Justification

The applicant states there are no off-site improvements within 600 feet of the property, and that the only full off-sites in the area were provided by a nearby elementary school. The applicant also states that off-site improvements will look out of place and detract from the uniformity of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-25-0317	A vacation and abandonment for easements is a companion item on this agenda.

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

Public Works - Development Review

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

If approved:

- 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install a 5 foot concrete path along Corbett Street and Grand Canyon Drive.

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 for any sanitary sewer needs, 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.

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PROTESTS:

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LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-701-007 & 125-30-701-010

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon/Corbett

DETAILED SUMMARY PROJECT DESCRIPTION

Design review to allow a hammerhead. Waiver of development standards to not install full off site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).

PROPERTY OWNER INFORMATION

NAME: MSP Big House, LLC an individual protected series of MSP Real Estate Holdings, LLC

ADDRESS: 1000 GREEN VALLEY PKWY # 440-350

CITY: HENDERSON STATE: NV ZIP CODE: 89074

TELEPHONE: 702-400-3021 CELL _____ EMAIL: bellwetherconstructionlv@gmail.com

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ADDRESS: 1000 GREEN VALLEY PKWY # 440-350

CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____

TELEPHONE: 702-400-3021 CELL _____ EMAIL: bellwetherconstructionlv@gmail.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485

TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.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.

Tiffany Thomas, mgr

Property Owner (Signature)*

Tiffany Thomas, Manager

Property Owner (Print)

4/8/25

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) W5-25-0316

PC MEETING DATE X

BCC MEETING DATE 06/18/2025

TAB/CAC LOCATION Lone Mountain

ACCEPTED BY DD
DATE 04/22/2025

Fee - \$1,300

DATE 05/27/2025

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

April 21, 2025

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

Re: MSM 24-600061 - APN 125-30-701-007 and -010

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) as required by Section 30.04.08C as requested by the Parcel Map Review letter (MSM 24-600061). We are also requesting a design review for a hammerhead per Section 30.04.09D.5. The project is a three-lot parcel map located at the northeast corner of Corbett Street and Grand Canyon Drive. The vacant 1.98-acre site is comprised of APNs 125-30-701-007 and -010.

The proposed three lots will be developed as single-family residences. The property is zoned RS-20 and a planned use of Rural Residential. The site lies within the RNP overlay district. The parcels are bordered on four sides by RS-20 zoning. There is intermittent rural residential development generally in all directions around the site.

Waiver of Development Standards:

This applicant is asking for a Waiver of Development Standards for full offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) on Corbett Street and Grand Canyon. There is no curb, gutter or sidewalk within 600 ft of the property. The area is entirely within the RNP. The only full offsites in the area is at the elementary school at the northeast corner of Park St and Tropical Partway. Therefore, street improvements will look out of place and detract from the uniformity of the area. These offsite improvements are not necessary for beautification or pedestrian ease. For these reasons, a waiver of the required full offsite on Grand Canyon Drive and Corbett Street is requested. As required by the Parcel Map Review letter (MSM 24-600061) full off-sites on the Private Drive will be constructed.

Design Review:

The site plan includes a hammerhead type cul-de-sac per USDCCA 212.1.S1. Title 30.04.09D.5. requires a design review for the hammerhead. The proposed hammerhead allows the parcels to meet the minimum square footage requirements while leaving enough buildable area for the lots. The hammerhead meets fire department approval.

W9-25-03/6

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read 'David Turner', with a stylized flourish at the end.

David Turner
President

W5-25-03/6