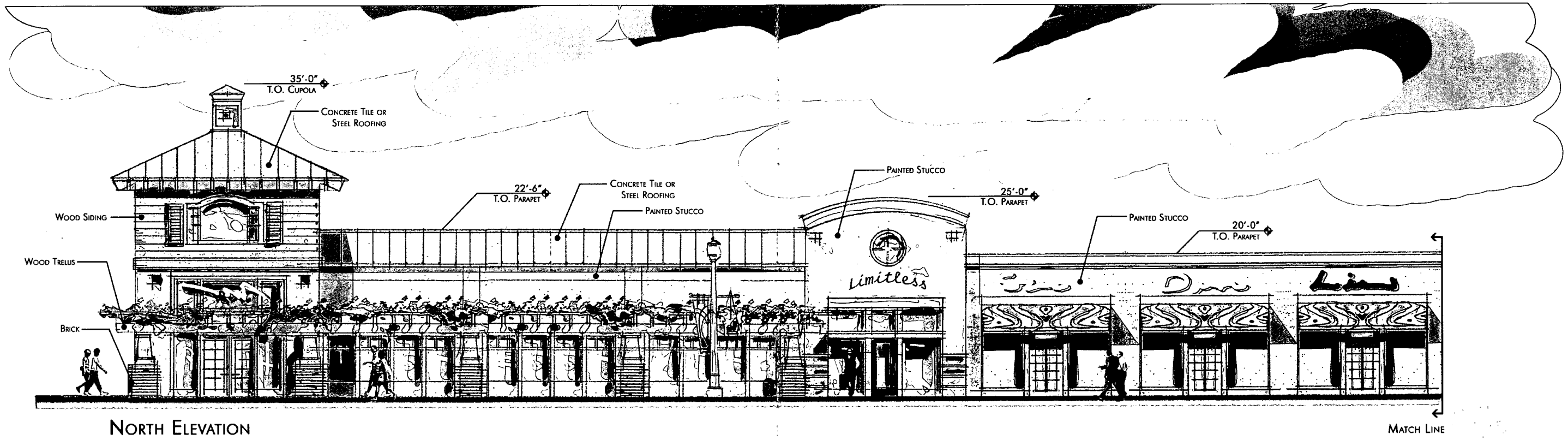
Plans (Elevations)

PLANS - ELEVATIONS

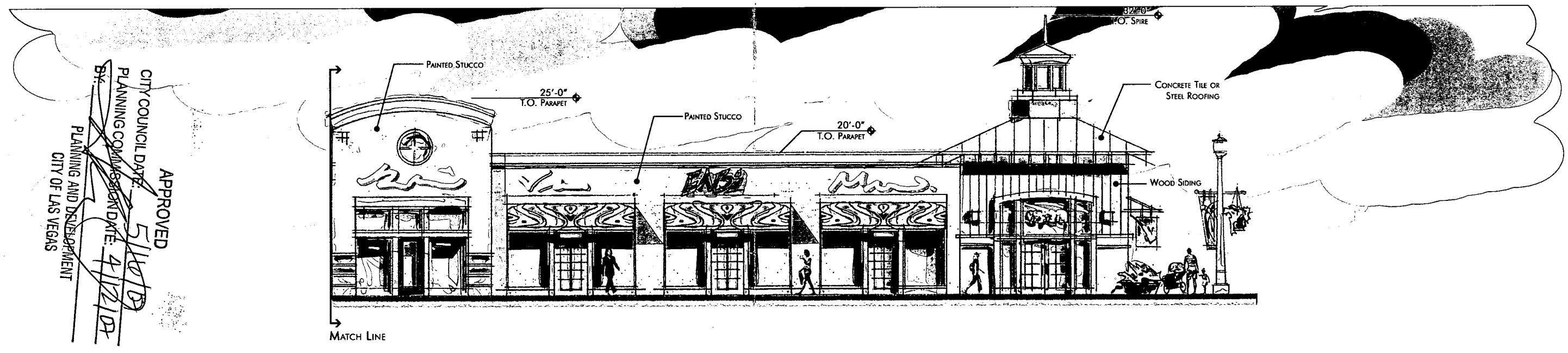
Separator Sheet

148

Revised PC 04/12/07 VAR-18090; SDR-18031 CC Approved



North Elevation



North Elevation

APPROVED
CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PC Approved
E-E CC 5/16/07

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Retail #1 Conceptual Elevation

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Project No. 706105 January 9, 2007

Providence Mixed-Use

Las Vegas, Nevada

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GREEN STREET PROPERTIES

Perlman DESIGN GROUP

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CITY OF LAS VEGAS

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CC Approved

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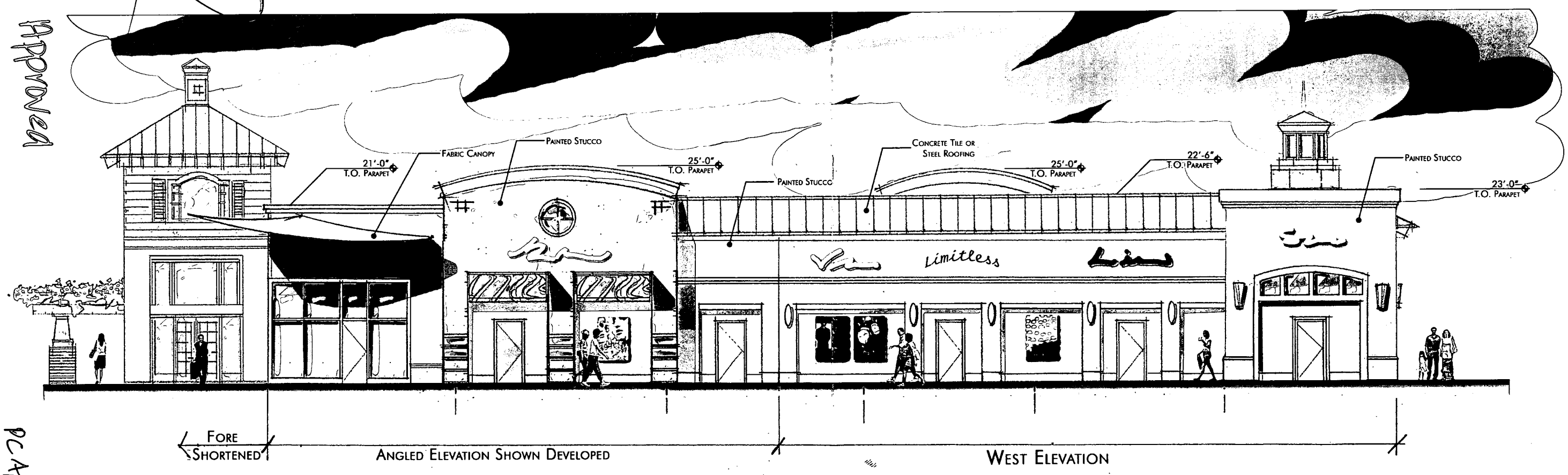

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RETAIL #2 CONCEPTUAL ELEVATION

PROJECT NO. 706105 JANUARY 9, 2007

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PROVIDENCE MIXED-USE

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PLANNING COMMISSION DATE: 4/12/07
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PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

West Elevation

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Retail #1 Conceptual Elevation

Providence Mixed-Use

Las Vegas, Nevada

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Perlman Design Group

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01/11/07

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CC Approved VAR-18090; SDR2-18031

149

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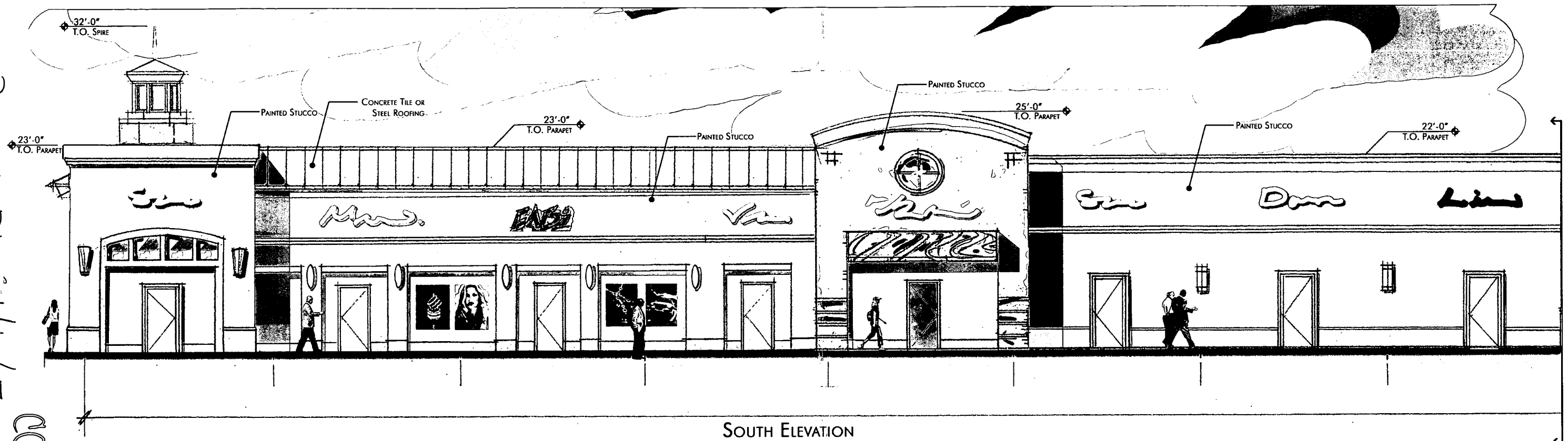
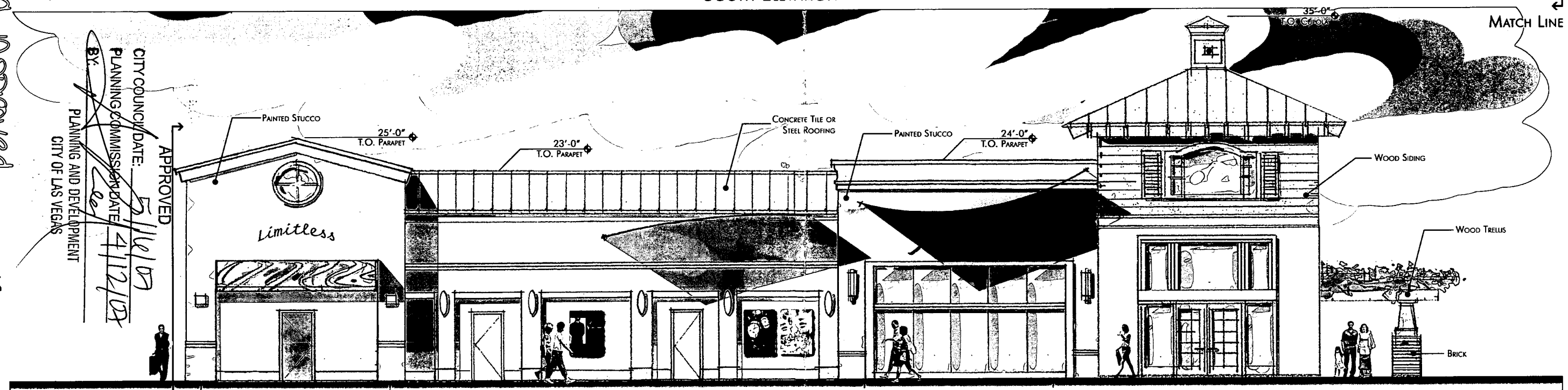


SOUTH ELEVATION

MATCH LINE



SOUTH ELEVATION

ANGLED ELEVATION SHOWN DEVELOPED

MATCH LINE

CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
APPROVED

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Retail #1 Conceptual Elevation

Project No. 706105 January 9, 2007

Providence Mixed-Use

Las Vegas, Nevada

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APPROVED
CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
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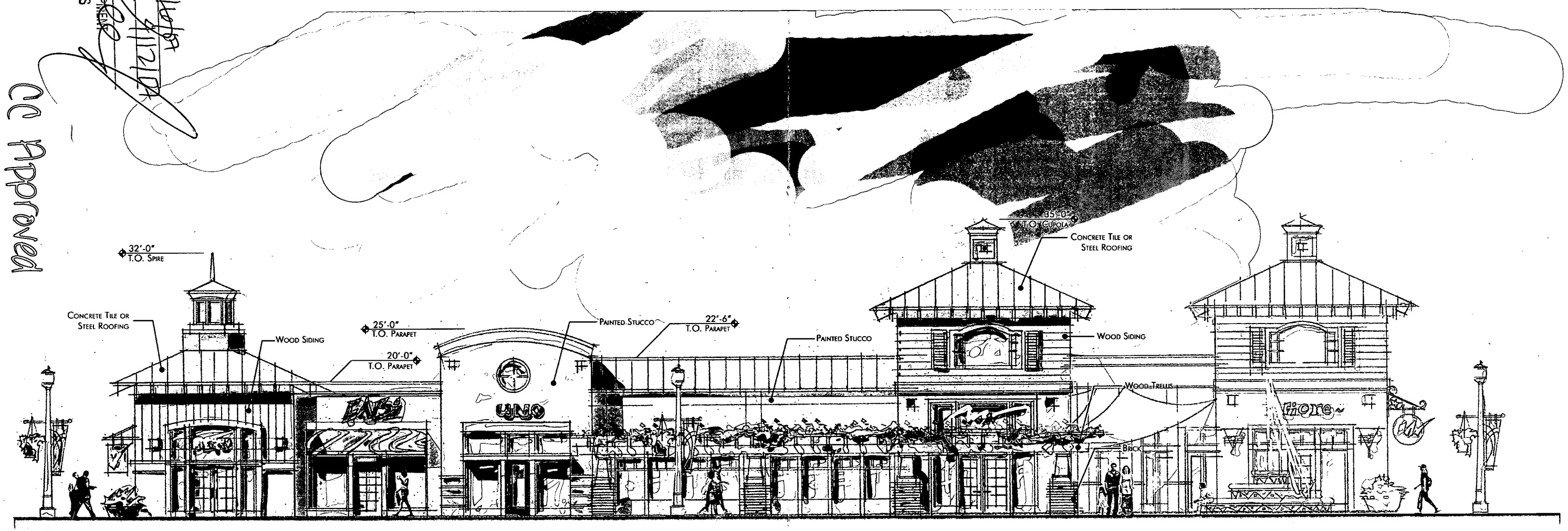
CITY OF LAS VEGAS

CC Approved



East Elevation

PC Approved E-H → CC 5/16/07

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GREEN STREET PROPERTIES

Retail #2 Conceptual Elevation

Providence Mixed-Use

Las Vegas, Nevada

0 10 20

Project No. 706105 January 9, 2007

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Perlman Design Group

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PLANNING COMMISSION DATE: 4/19/07
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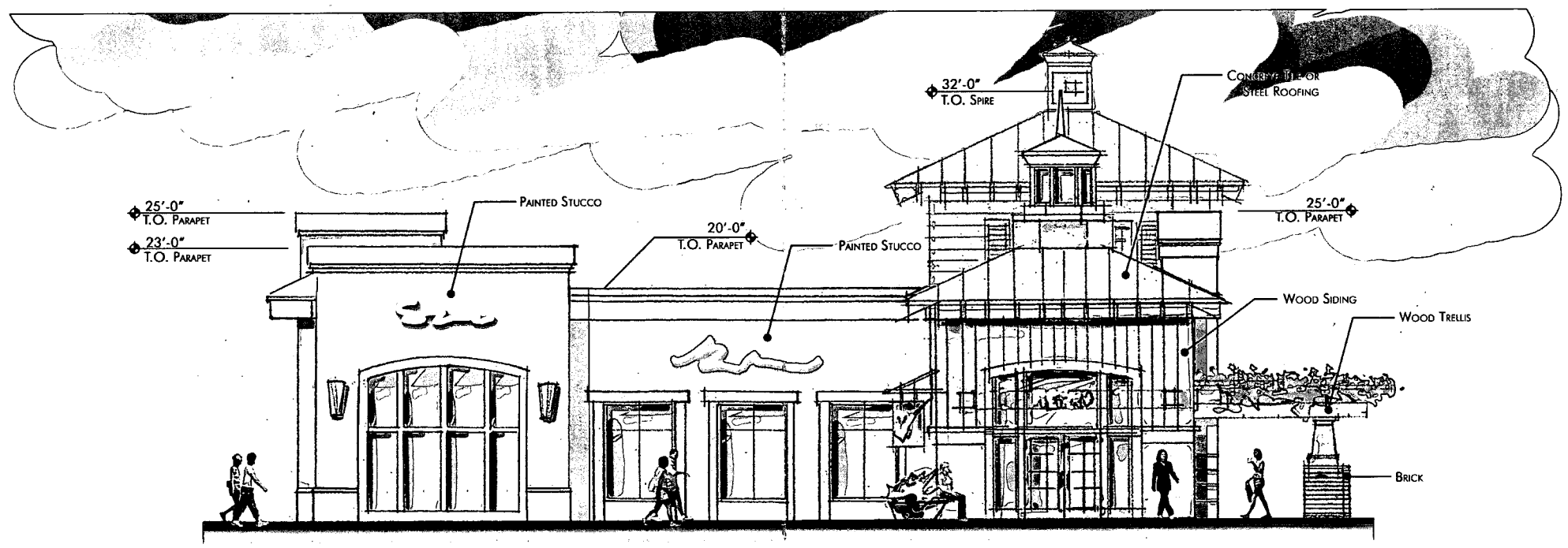
CITY OF LAS VEGAS

Revised PC 09/12/07 VAR-18090; SDR-18031

CC Approved

PC Approved E-I 7 CC 5/16/07



South Elevation

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Retail #2 Conceptual Elevation

Providence Mixed-Use

Las Vegas, Nevada

0 10 20

Project No. 706105 January 9, 2007

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GREEN STREET PROPERTIES

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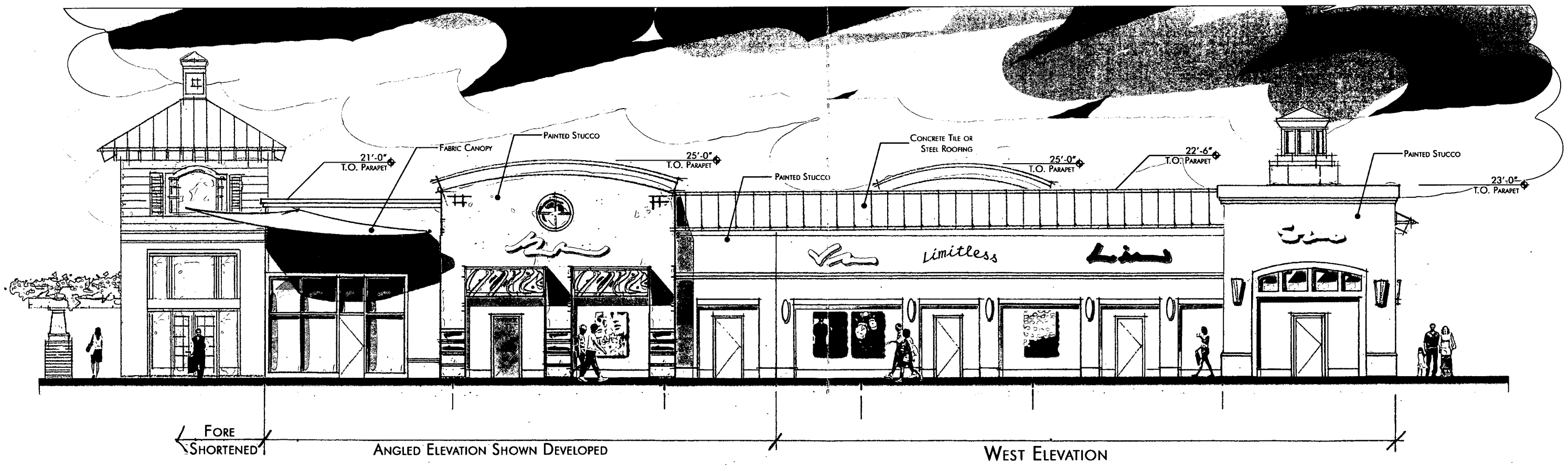

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Retail #2 Conceptual Elevation

0 10 20

Project No. 706105 January 9, 2007

GREEN STREET PROPERTIES

Providence Mixed-Use

Las Vegas, Nevada

VAR-18090 SDR-18031
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APPROVED
CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

E-A Revised PC 4/12/07

CC Approved

PC Approved > CC 5/16/07
VAR-18090; SDR-18031

NORTH ELEVATION

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RETAIL #3 CONCEPTUAL ELEVATION

PROVIDENCE MIXED-USE

LAS VEGAS, NEVADA

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PROJECT NO. 706105 JANUARY 9, 2007

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GREEN STREET PROPERTIES

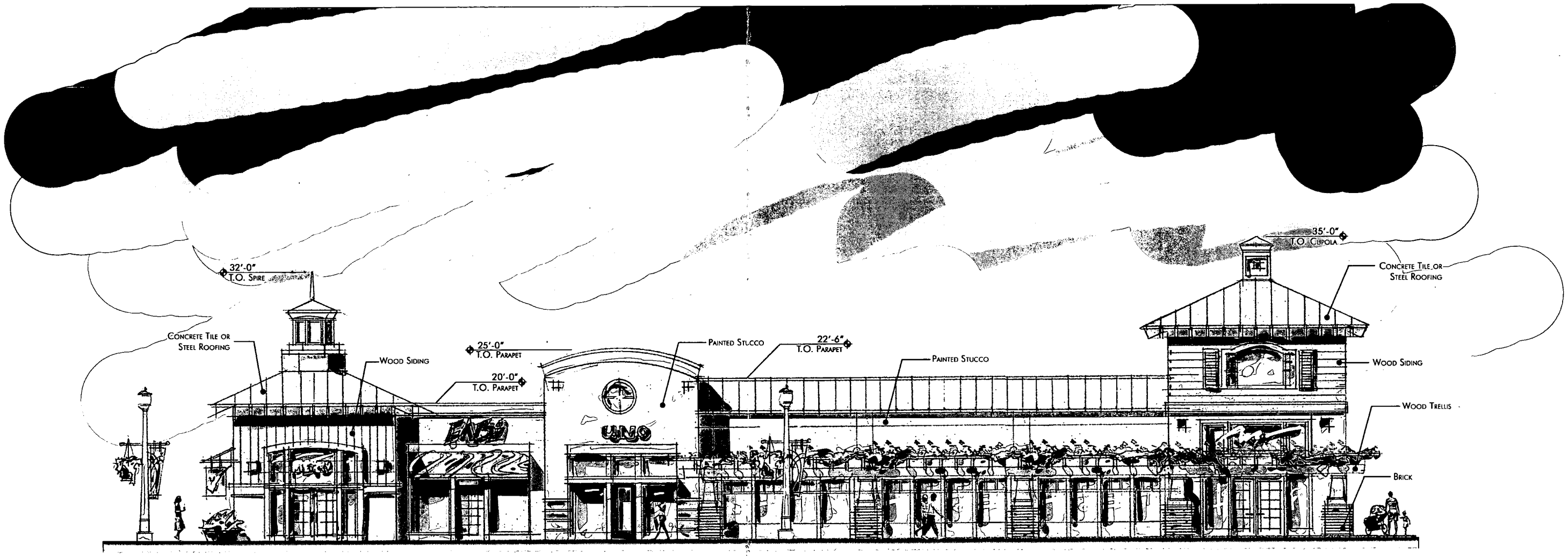
Perlman DESIGN GROUP

SCANNED
01/11/07

Revised PC 4/12/07 VAR-18090; SDR-18031

CC Approved

PC Approved
E-B > CC 5/16/07



EAST ELEVATION

APPROVED
CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
BY: [illegible]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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GREEN STREET PROPERTIES

RETAIL #3 CONCEPTUAL ELEVATION

PROVIDENCE MIXED-USE

LAS VEGAS, NEVADA

0 10 20

PROJECT NO. 706105 JANUARY 9, 2007

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Perlman DESIGN GROUP

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01/11/07

Revised PC 4/12/07 VAR-18090; SDR-18031

CC Approved

PC Approved E-D 5/16/07

WEST ELEVATION

APPROVED
CITY COUNCIL DATE: 5/16/07
PLANNING COMMISSION DATE: 4/12/07
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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RETAIL #3 CONCEPTUAL ELEVATION

PROJECT NO. 706105 JANUARY 9, 2007

GREEN STREET PROPERTIES

PROVIDENCE MIXED-USE

LAS VEGAS, NEVADA

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PLANNING COMMISSION DATE: 4/12/07
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PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Revised PC 4/12/07 VAR-18090; SDR-18031 E-C

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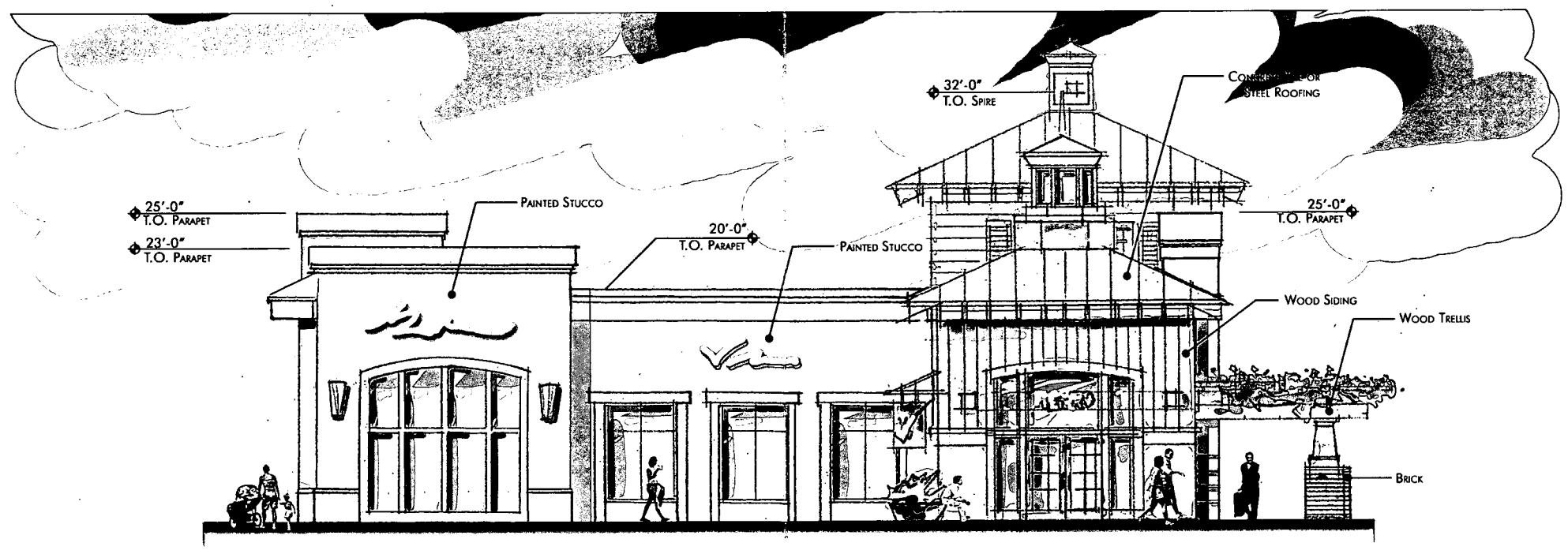

South Elevation

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Retail #3 Conceptual Elevation

Providence Mixed-Use

Las Vegas, Nevada

0 10 20

Project No. 706105 January 9, 2007

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Green Street Properties

Perlman Design Group

SCANNED
01/11/07

Plans (Approved Site Plan)

PLANS - APPROVED SITE PLAN

Separator Sheet

VACANT

VACANT

SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area	149,645 sf	3.435 acres

Retail:

Retail - 1	15,200 gsf
Retail - 2	7,400 gsf
Retail - 3	9,800 gsf
Total Retail Area	**32,400 gsf**
FAR (149,645 sf)	**0.217**

PARKING REQUIREMENTS

Retail Required:

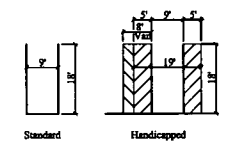
Shopping Center	1 per 250 sf	
Total Required:	32.4 * 4 =	**130**

Provided:

Total Provided:		**177**
Parking Ratio:	5.4 per 1000	1 per 175

H/C Required:

Spaces per CLV Title 19	5
Total Provided:	**8**



Typical Parking Spaces

Proposed Perimeter CMU Wall Detail

Vicinity Map

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Conceptual Site Plan A-2

VAR-18090 SDR-18031
REVISED 02/22/07 PC

North

Scale: 1" = 40'
0 40 80 160

Project No. 706105 January 09, 2007

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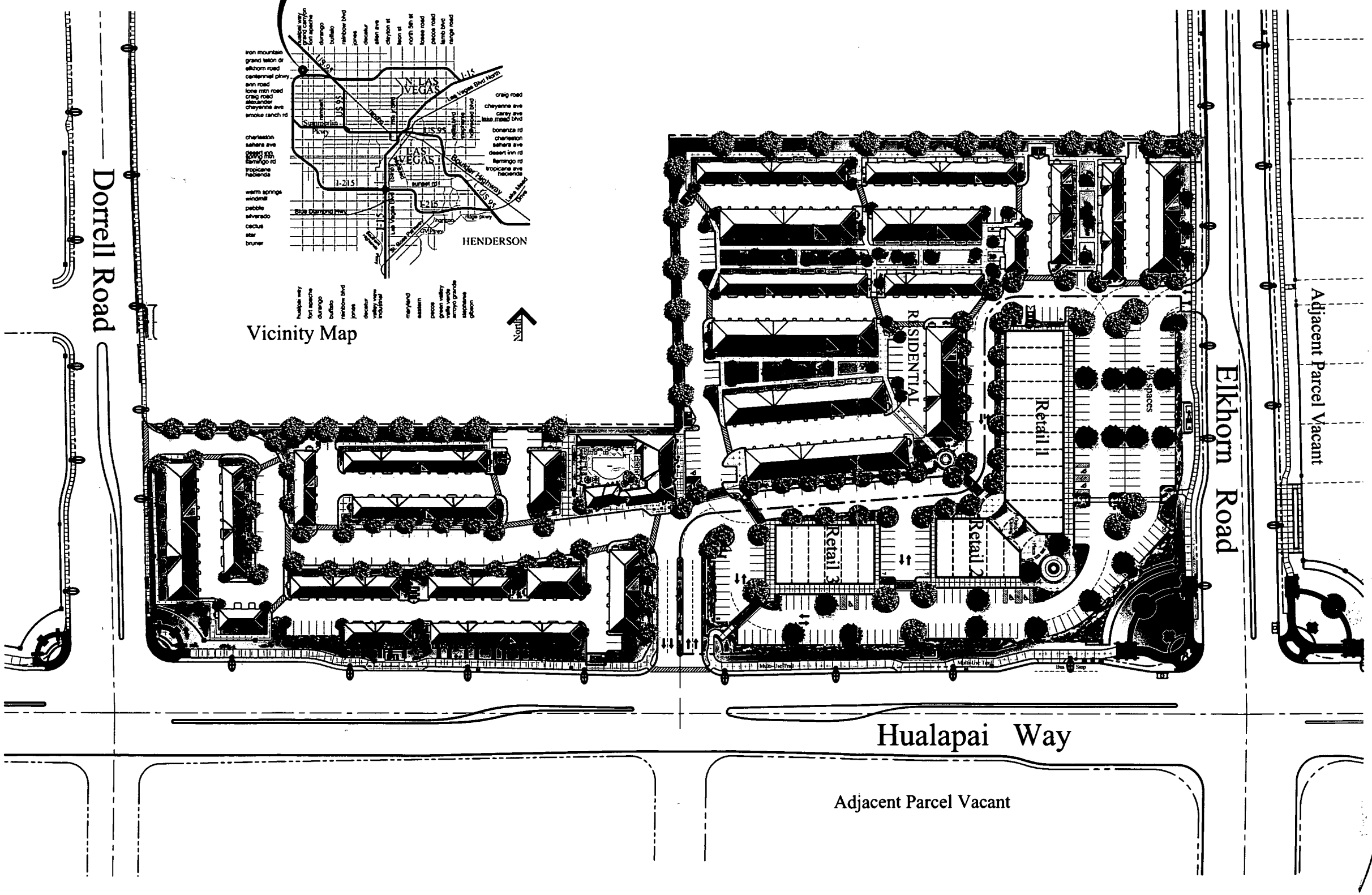
GREEN STREET PROPERTIES

Providence Mixed-Use

Las Vegas, Nevada

Perlman Design Group



SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-0(

COMMERCIAL AREA :

Parcel : (Approximate. to be Verified)

Net Area	150,300 sf	3.450 acres

Retail:

Retail - 1	16,000 gsf
Retail - 2	6,200 gsf
Retail - 3	8,400 gsf
Total Retail Area	**30,600 gsf**
FAR (150,300 sf)	**0.204**

PARKING REQUIREMENTS

General Retail over 25,000 sf
1 per 250 sf — 22,500 sf / 250 sf = 9(

Restaurant (8,100 sf)
1/50 sf public + 1/200 sf service areas + 1/50 sf outdoor dining
3,500/50 + 4,600/200 + 500/50 sf = 10

Total Required: 19

Provided:

Total Provided: 19

Parking Ratio: 6.3 per 1000 — 1 per 15

H/C Required: Per CLV Title 19 =
Provided:

SITE COVERAGE

Max. Allowed: Building/Site Area — 50%
Provided: 30,600 sf / 150,300 sf = — **20.4%**

LANDSCAPE AREA

Min. Allowed: Site Area-Bldgs-Prkg-Drives — 20%
Provided: 37,455 sf / 150,300 sf = — **24.9%**

APPROVED
CITY COUNCIL DATE:
PLANNING COMMISSION DATE: 4/12/07
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

S-Residential
SDR-18031 VAR-18090 PC 4/12 REVISED PC APPROVED
City Approved Final Action

North

SCALE: 1" = 120'
0 120 240

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OVERALL SITE PLAN - B-3

PROJECT NO. 706105 MARCH 14, 2007

GREEN STREET PROPERTIES

PROVIDENCE MIXED-USE

LAS VEGAS, NEVADA

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SCANNED
4/3/07

Revised PC 04/12/07 VAR-18090; SDR-18031 Materials PC Approved CC 5/16/07

CC APPROVED

APPROVED
CITY COUNCIL DATE 5/16/07
PLANNING COMMISSION DATE 4/12/07
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PROVIDENCE (NV) PROPOSED EXTERIOR COLOR PALETTES (ML 5.17.06)

SCHEME	SIDING	STUCCO	BODY COLOR	TRIM/FASCIA COLOR	SHUTTER COLORS (OPTIONS)	DOOR COLORS (OPTIONS)
1	Y	N	SHERWIN WILLIAMS SW2865 CLASSICAL YELLOW (1)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4) SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)
2	Y	Y	FRAZEE 115 CAPE COD GRAY (2)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4) SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)
3	Y	Y	SHERWIN WILLIAMS SW2827 COLONIAL REVIVAL STONE (3)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4) SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)
4	Y	Y	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)	FRAZEE AC116N ROASTED PEPPER (9) SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) FRAZEE 8476N SYMPHONY BLUE (8)
5	Y	N	SHERWIN WILLIAMS SW2826 COLONIAL REVIVAL GREEN (5)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	FRAZEE AC116N ROASTED PEPPER (9) SHERWIN WILLIAMS SW6258 TRICORN BLACK (7) SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4) SHERWIN WILLIAMS SW0041 DARD HUNTER GREEN (10)
6	Y	Y	SHERWIN WILLIAMS SW2826 COLONIAL REVIVAL TAN (6)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	FRAZEE 8476N SYMPHONY BLUE (8) SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	FRAZEE 8476N SYMPHONY BLUE (8) SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)

1 2 3 4 5 6 7 8 9 10

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Material Board

Project No. 706105 January 09, 2007

GREEN STREET PROPERTIES

Providence Mixed-Use

Las Vegas, Nevada

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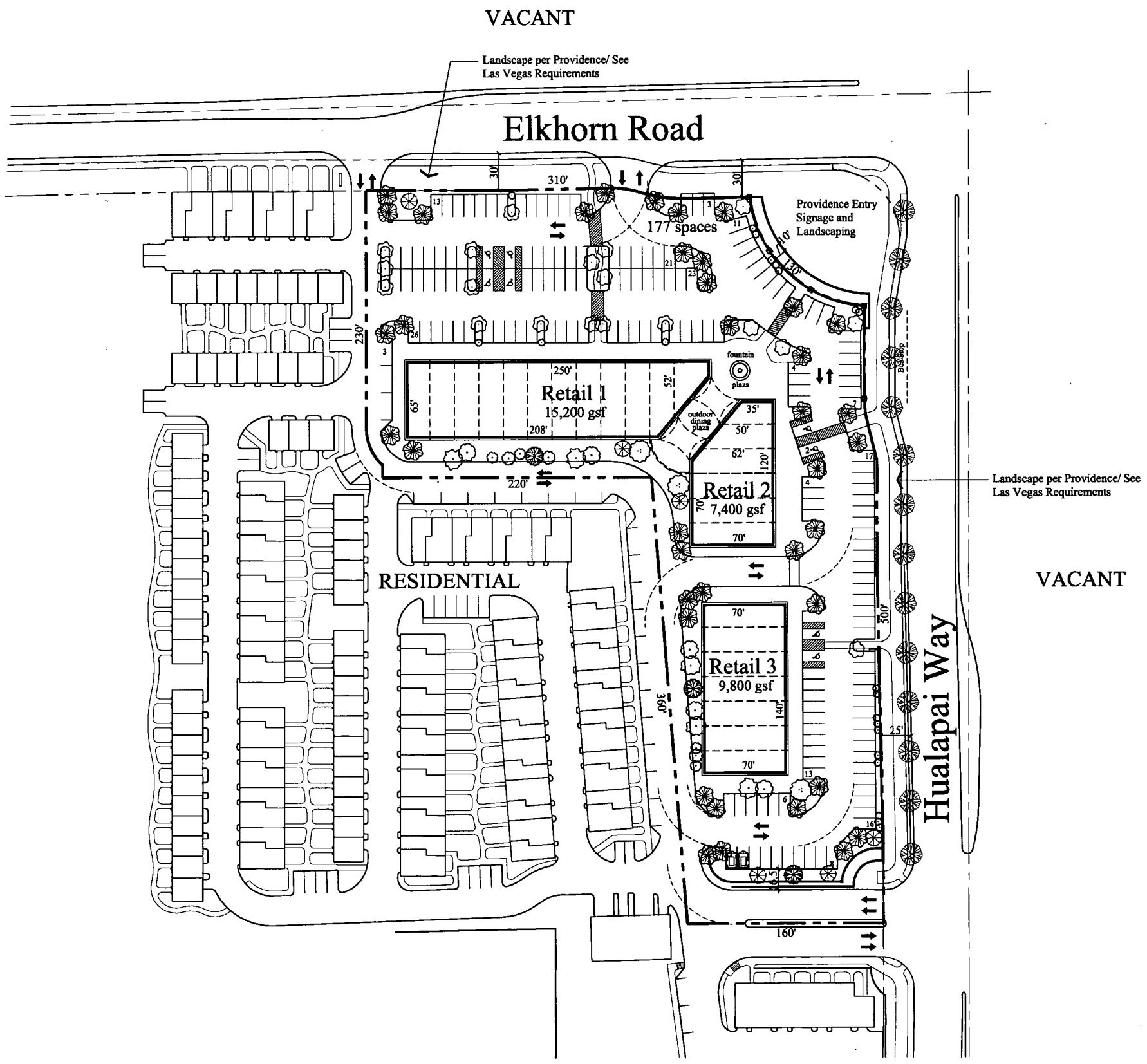
Plans (Landscape Plans)

PLANS - LANDSCAPE PLANS

Separator Sheet



SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area 149,645 sf 3.435 acres

SITE COVERAGE

Max. Allowed: **50%**

Building/Site Area 32,400 sf / 149,645 sf =

Provided: **21.7%**

LANDSCAPE AREA

Min. Allowed: **20%**

Site Area-Bldgs-Prkg-Drives 41,300 sf / 1,247,560 sf - =

Provided: **27.6%**

TREE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Bauhinia congesta	Orchid Tree	24" Box	Standard, Accent Tree
	Cercidium floridium	Blue Palo Verde	36" Box	Multi-Trunk
	Chitalpa tashkentosis	Chitalpa	24" Box	Standard, Accent Tree at Front Door
	Cupressus glabra	Smooth Arizona Cypress	24" Box	Columnar, Screen Tree
	Olea europaea 'Swan Hill'	Swan Hill Olive (Fruitless)	36" Box 24" Box	Multi-Trunk, 36" Box at Project Entry
	Pinus eldarica	Mondel Pine	36" Box 24" Box	Low Branching, Screen Tree
	Pistacia chinensis	Chinese Pistache	36" Box	Standard, Garden Shade Tree
	Prosopis glandulosa	Texas Honey Mesquite	24" Box	Multi-Trunk, Garden Tree
	Rhus lancea	African Sumac	36" Box	Standard, Interior Street Tree

STREET TREE

Per City Requirement

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Landscape Plan A-2

VAR-18090 SDR-18031
REVISED 02/22/07 PC

North

Scale: 1" = 40'
0 40 80 160

Project No. 706105 January 09, 2007

GREEN STREET PROPERTIES

PROVIDENCE MIXED-USE

Las Vegas, Nevada

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Public Hearing Notice

PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: FEBURARY 22, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18090

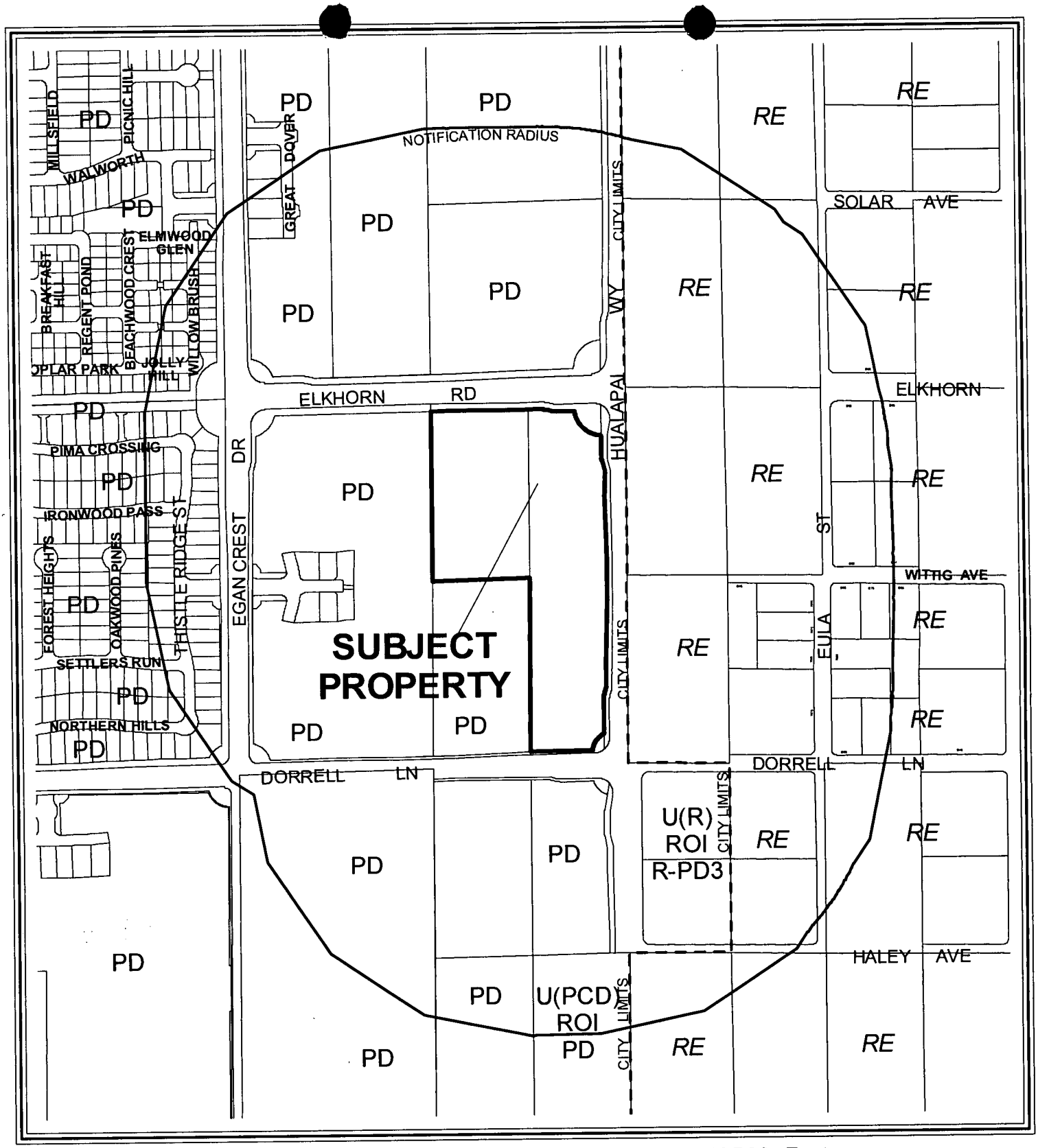
APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - REQUEST FOR A VARIANCE OF THE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED ON A PORTION OF 15.69 ACRES AT THE SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD (APN 126-24-510-003), PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-18090**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

Applicant Letter

APPLICANT LETTER

Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 30, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - VAR-18090 - VARIANCE

Dear Mr. Finch:

Please be advised the City Planning Commission at its regular meeting on ***April 12, 2007*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 9, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: VAR-18090 - VARIANCE

Dear Mr. Finch:

Please be advised the City Planning Commission at its regular meeting on ***February 22, 2007*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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March 9, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - VAR-18090 - VARIANCE

Dear Mr. Finch:

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The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

Action Letter

ACTION LETTER

Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 23, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - VAR-18090 - VARIANCE

Dear Mr. Finch:

Your request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on March 22, 2007.

The Planning Commission voted to hold this item in ***ABEYANCE*** in an effort to allow the applicant an opportunity to work with the surrounding property owners.

This item is scheduled to be heard again at the ***April 12, 2007*** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN
sallen@kkbrf.com
702 792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax. 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax. 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.603.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775 882.1311
Fax: 775.882.0257

March 19, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Re: VAR-18090 and SDR-18031
Fairfield Hualapai, LLC

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of March 22, 2007 until April 12, 2007.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Stephanie Allen/mlt

Stephanie H. Allen

SHA/mlt

cc: Shon Finch (via fax: (858) 457-1121)

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
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Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 23, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: VAR-18090 - VARIANCE

Dear Mr. Finch:

Your request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to hold this item in ***ABEYANCE*** in an effort to allow the applicant an opportunity to work with the surrounding property owners and to prepare a site plan which is more reflective of a mixed-use development.

This item is scheduled to be heard again at the ***March 22, 2007*** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

April 13, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - VAR-18090 - VARIANCE

Dear Mr. Finch:

Your request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on April 12, 2007.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1520 and ZON-2184) shall be required.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18031) shall be required.

3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The only variance being granted here is for setback.

This item will be considered by the City Council on ***May 16, 2007***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

City Council Proof of Publication

CITY COUNCIL PROOF OF PUBLICATION

Separator Sheet

Las Vegas, Nevada

APRIL 30, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES: VAR-20027, VAR-18984, VAR-20152, VAR-20193, VAR-20190, VAR-19853, VAR-20398, VAR-18090 AND VAR-20399,

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MAY 4, 2007 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ACTING CHIEF DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

VAR-20398 - APPLICANT/OWNER: LUIS ROJAS - Request for a Variance to ALLOW EIGHT PARKING SPACES WHERE 18 PARKING SPACES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)

VAR-18090 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - Request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

VAR-20399 - APPLICANT/OWNER: LUIS ROJAS - Request for a Variance to ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS REQUIRED, TO ALLOW 60% LOT COVERAGE WHERE A MAXIMUM LOT COVERAGE OF 50% IS REQUIRED, TO ALLOW A REAR YARD SETBACK OF 13.33 FEET WHERE 15 FEET IS REQUIRED, TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SIDE STREET (CORNER) SETBACK OF 6.5 FEET WHERE 15 FEET IS REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BEVERLY K. BRIDGES, ACTING CITY CLERK

City Council Action Letter

CITY COUNCIL ACTION LETTER

Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 18, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, suite #200
San Diego, California 92121

RE: VAR-18090 - VARIANCE
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO SDR-18031

Dear Mr. Finch:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1520 and ZON-2184) shall be required.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18031) shall be required.

3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

4. The only variance being granted here is for setback.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

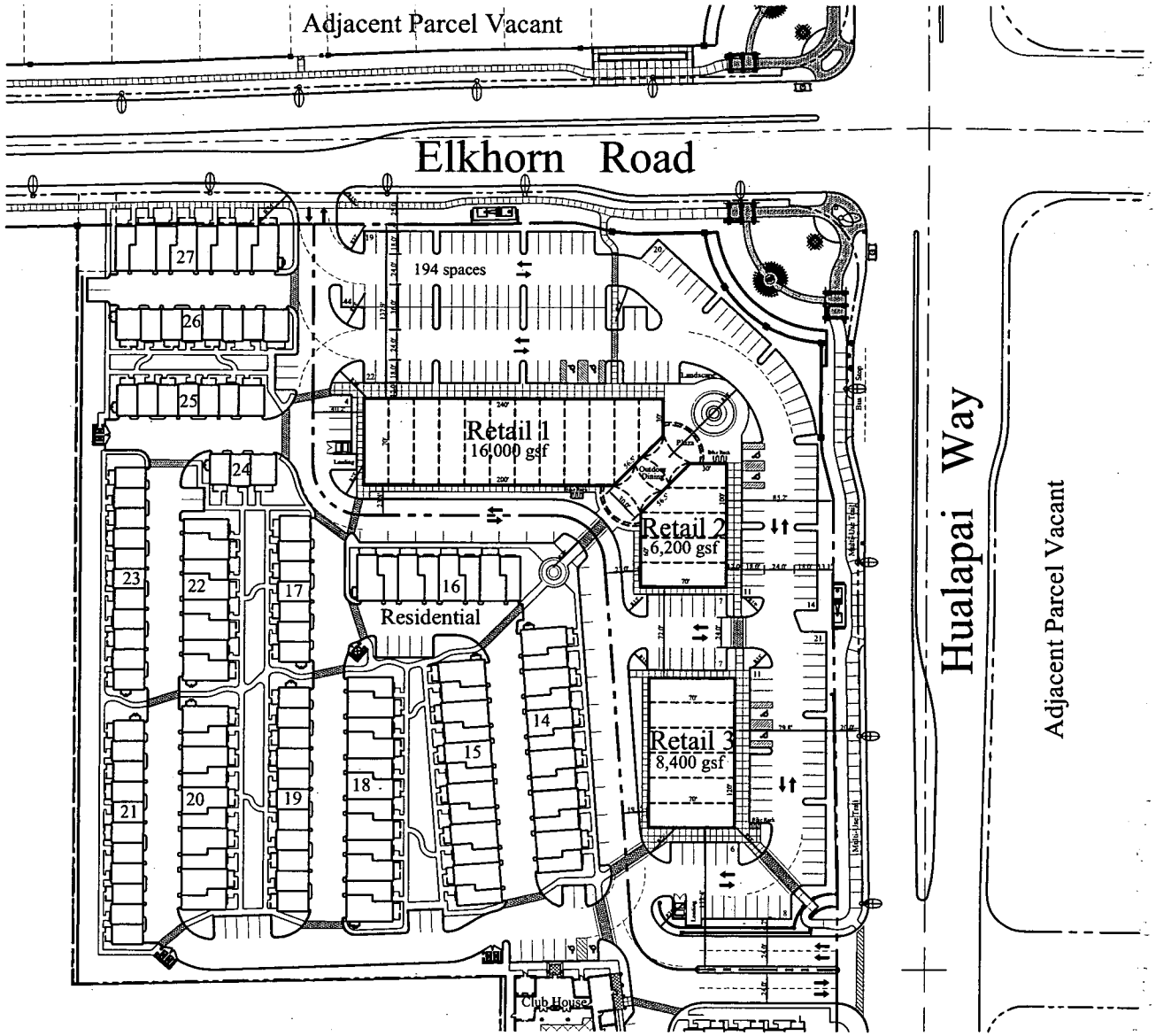
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Plans (PMT)

PLANS - PMT

Separator Sheet



Typical Parking Spaces

RECEIVED

MAR 19 2007

SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area	150,300 sf	3.450 acres

Retail:

Retail - 1	16,000 gsf
Retail - 2	6,200 gsf
Retail - 3	8,400 gsf
Total Retail Area	**30,600 gsf**
FAR (150,300 sf)	**0.204**

PARKING REQUIREMENTS

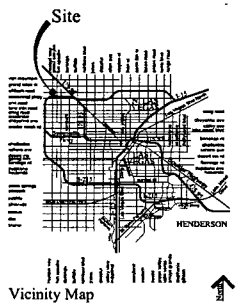
General Retail over 25,000 sf 1 per 250 sf	22,500 sf / 250 sf =	90
Restaurant (8,100 sf) 1/50 sf public + 1/200 sf service areas + 1/50 sf outdoor dining	3,500/50 + 4,600/200 + 500/50 sf =	103
Total Required:		193
Provided:		
Total Provided:		194
Parking Ratio:	6.3 per 1000	1 per 158
H/C Required:	Per CLV Title 19 =	6
Provided:		6

SITE COVERAGE

Max. Allowed:	Building/Site Area	50%
Provided:	30,600 sf / 150,300 sf =	20.4%

LANDSCAPE AREA

Min. Allowed:	Site Area-Bldgs-Prkg-Drives	20%
Provided:	37,455 sf / 150,300 sf =	24.9%



Vicinity Map

North

Scale: 1" = 40'

0 40 80 160

PROJECT No. 706105 March 19, 2007

© Copyright 2007, PA Las Vegas, LLC A Perlman Design Group Company
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Commercial Site Plan - B-4

GREEN STREET PROPERTIES

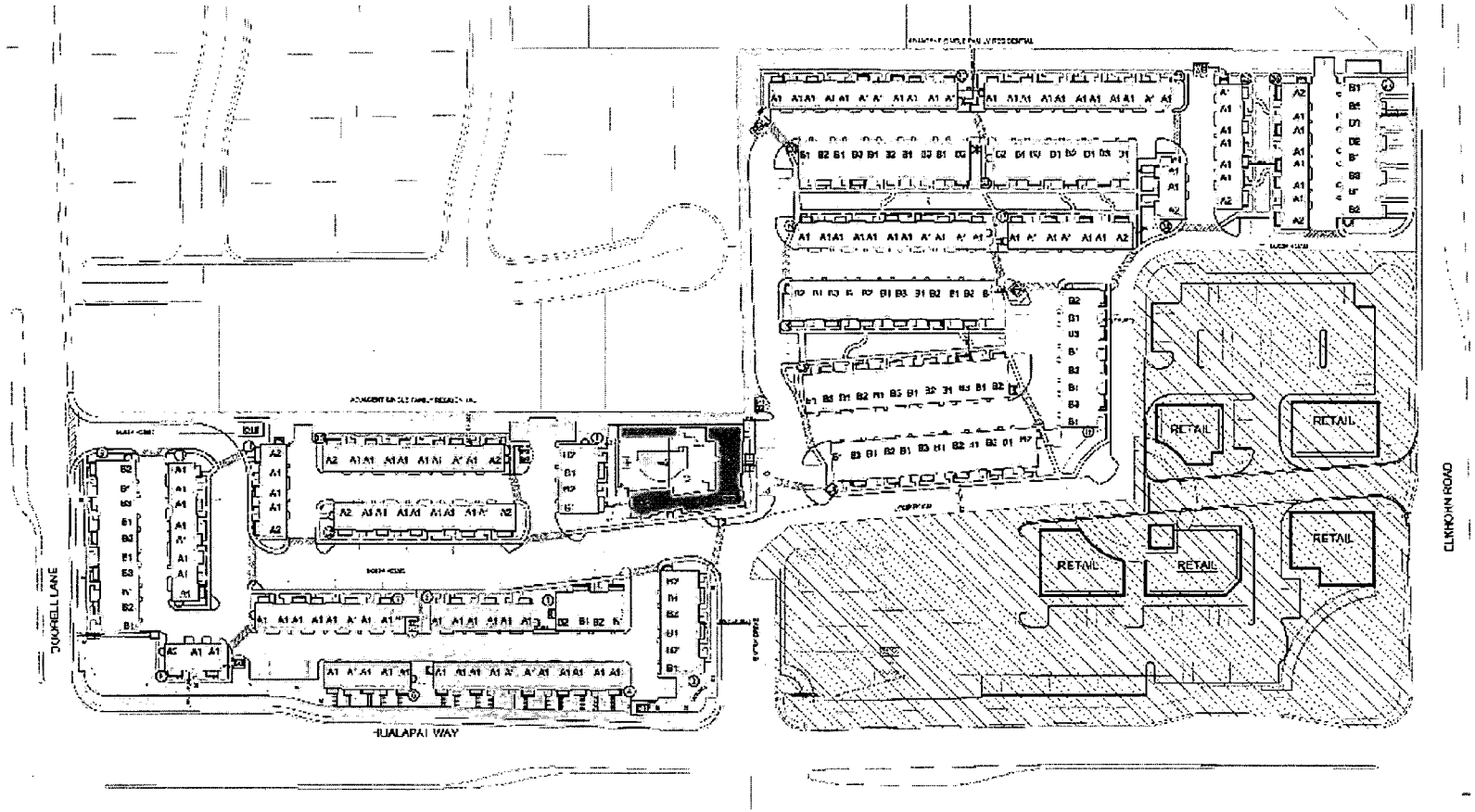
PROVIDENCE MIXED-USE

Las Vegas, Nevada

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

VAR-18090 SDR-18031

REVISED 04/12/07 PC



NOT A PART

SITE REQUIRMENTS	
MAX. BUILDING HEIGHT ALLOWED	50'
MAX. BUILDING HEIGHT PROPOSED	40'-3"
MIN. OPEN SPACE REQUIRED	100 S.F./UNIT (218 UNITS = 21,800 S.F.)
OPEN SPACE PROVIDED	~155,633 S.F.

0 40 160
20 80

Architectural Site Plan

PARKING SUMMARY			
PARKING REQUIRED			
1BR (124) X		1.25 =	155
2BR (94) X		1.75 =	165
GUEST (218)	1 SPACE PER 5 UNITS	=	44
TOTAL		=	364 SPACES
PARKING PROVIDED			
GARAGES			
1BR	:124 DU x 1 CAR	=	124 SPACES
2BR(tandem)	47 DU x 1 CAR	=	47 SPACES
2BR(side/side)	47 DU x 2 CARS	=	94 SPACES
		=	265 COVERED (1.21/UNIT)
OPEN SPACES	:		99 OPEN
TOTAL	:		364 SPACES (1.67/UNIT)

RECEIVED NOV 08 2006

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.
17592 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5186 :: www.ktgy.com

VAR-18090
12/21/06 PC

KTGY No: 2006-0770 :: 10.23.06 :: Page 02

PROJECT SUMMARY - CONDOS

GROSS ACREAGE : ± 10.38 ACRES
NET ACREAGE : ± 8.49 ACRES
(EXCLUDING ROW & LANDSCAPE BUFFERS)

TOTAL HOMES : 218 HOMES

DENSITY : 25.68 DU/AC

PROJECT SUMMARY - COMMERCIAL

GROSS ACREAGE : ± 5.31 ACRES
NET ACREAGE : ± 3.95 ACRES
(EXCLUDING ROW)

UNIT SUMMARY

PLAN	DESCRIPTION	UNITS	PERCENTAGE
A1	1 BR + LOFT/1.5 BA	112	51%
A2	1 BR + DEN / 1.5 BA	12	6%
B1	2 BR / 2.5 BA	47	21%
B2	2 BR / 2.5 BA	28	13%
B3	2 BR + DEN/ 2.5 BA	19	9%
TOTAL		218	100%

BUILDING SUMMARY

BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING
BA3	2	6
BA5a	1	5
BA5b	1	5
BA6	1	6
BA7	2	14
BA8a	2	16
BA9b	1	8
BA10	2	20
BA11	4	44
SUB-TOTAL	16	124
BUILDING TYPE B		
BB4	2	8
BB6	1	6
BB8	3	24
BB10	2	20
BB12	3	36
SUB-TOTAL	11	94
TOTAL	27	218

PARKING SUMMARY

PARKING REQUIRED

1BR (124) X	1.25 =	155
2BR (94) X	1.75 =	165
GUEST (218) 1 SPACE PER 5 UNITS	=	44
TOTAL	=	364 SPACES

PARKING PROVIDED

GARAGES		
1BR	:124 DU x 1 CAR	= 124 SPACES
2BR(tandem)	47 DU x 1 CAR	= 47 SPACES
2BR(side/side)	47 DU x 2 CARS	= 94 SPACES
	:	= 265 COVERED (1.21/UNIT)
OPEN SPACES	:	99 OPEN
TOTAL	:	364 SPACES (1.67/UNIT)

TRASH SUMMARY

RECOMMENDED: 43 CY @ TWICE PER WEEK PICK-UP

PROVIDED: SOUTH - 20 CY
NORTH - 26 CY

TOTAL 46 CY

SETBACK CRITERIA

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL

- Single Story Structures	10'
- Two Story Structures	20'
- Three Story Structures	30'
- Four Story Structures	40'

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W.

- Single Story Structures	10'
- Two Story Structures	20'
- Three Story Structures	25'
- Four Story Structures	30'

GARAGE FACE SETBACK FROM PRIVATE STREET
- Less than 5' or 18'+

BUILDING SEPARATION

- Balcony to Balcony	30'
- Balcony to Non-Balcony	20'
- Non-Balcony to Non-Balcony	15'
- Between Main Bldg. & Acc. Structure	10'

LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING
- 10'

Multi-Family

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VAR-18090
12/21/06 PC

Development Summary

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.
17592 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

Comments

COMMENTS

Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: January 31, 2007
Re: **VAR-18090** Fairfield Hualapai, LLC SWC Hualapai Way & Elkhorn Rd.
Request for a Variance for balcony to balcony separation

COMMENTS:

We have no comment on the Request for a Variance of the Cliff's Edge Master Development Plan and Design Guidelines application to allow a balcony to balcony separation of 24 feet where 30 feet is required and to allow a setback of two feet from a living area, porch, stoop, and sidewalk where ten feet is required for property generally located at the southwest corner of Hualapai Way and Elkhorn Road.

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 18, 2006

Fairfield Hualapai, LLC
5510 Morehouse Drive #200
San Diego, CA 92121

Re: SDR-18031 and VAR-18090

Dear Applicant:

The Site Development Plan Review (SDR-18031) and Variance (VAR-18090) applications that you submitted are incomplete.

The applications submitted do not meet the standard expressed in Section 2.3.5 of the Cliff's Edge Master Development Plan titled Village Commercial which states that *Medium Residential Uses (up to 25 dwelling units per acres) are allowed when in conjunction with a horizontally or vertically mixed use project.* The applications submitted to us did not demonstrate a commercial component; therefore, does not meet the mixed use criterion.

Per an email dated 12/13/06, your representative, VTN Nevada was notified that the deadline for submittal of revised plans was 12/15/06. The deadline has passed; therefore, the Site Development Plan Review and Variance applications will be deemed incomplete until an application is submitted with an adequate commercial component.

Sincerely,

Doug Rankin
Planning and Development Manager
Current Planning Division

Cc: Mr. Jason Kepple
VTN Nevada
2227 S. Rainbow
Las Vegas NV 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

Protest / Approval Letter

PROTEST/APPROVAL LETTER

Separator Sheet

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net . They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Extraction List

EXTRACTION LIST

Separator Sheet

13/9

C

PARCELS 133
LABELS 35

Report of All Selected Parcels

Case Number: VAR-18090 SDR-18031

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
		12613710003
		12613897003
		12613810004
		12613897002
		12624510002
		12613897001
		12624597006
		12624697002
		12624697003
		12624597005
		12624597003
		12624597004
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12519101002
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12519101001
BOOTH FELICIA CATHERINE REV TR	10127 SPARROW RIDGE AVE LAS VEGAS NV	12518401001
CLIFFS EDGE L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12624511011
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12519201001
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12519201003
FAIRFIELD HUALAPAI L L C	%R SWANSON TAX DEPT #1270 5510 MOREHOUSE DR #200 SAN DIEGO CA	12624510003
FERNANDEZ JESUS P	3817 WHITE CASTLE LAS VEGAS NV	12518401015
FISHER TERESA & TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12519103015
FISHER TERESA & TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12519103014
FISHER TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12519103009
GAWRYK FRED	9880 ELKHORN RD LAS VEGAS NV	12518401016
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816126
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816006
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816005
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816003
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816004
HADELER WALTER & HELENE	7095 EULA ST LAS VEGAS NV	12519101007
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12519103011
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12519103010

Report of All Selected Parcels

Case Number: VAR-18090

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
MASSI ALBERT D	1808 DERBYSHIRE DR LAS VEGAS NV	12519202006
MOORE JENNIFER L & S DAVID	7604 PAINTED DUNES DR LAS VEGAS NV	12519102027
MOSS PHILLIP D & GINGER R	9875 WITTIG AVE LAS VEGAS NV	12519103006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514064
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513063
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514066
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511010
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513062
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511001
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514068
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511002
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514070
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514069
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511003
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511004
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514062
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514001
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514063
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514004
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514005
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514039
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514038
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514037
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514009
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514002
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514010
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514003
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513030
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514067

Report of All Selected Parcels

Case Number: VAR-18090

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513024
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513097
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513025
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513026
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513070
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513027
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513071
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513028
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513029
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513098
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513034
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513031
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513035
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513099
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513032
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513036
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513065
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513064
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514065
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513033
PASKO FAMILY REVOCABLE LIVING TR	7065 EULA ST LAS VEGAS NV	12519101009
PICERNE PROVIDENCE L L C	%MERITAX PPTY TAX CONSULTANTS 9201 N 25TH AVE #140 PHOENIX AZ	12624610004
PINNACLE NEVADA CORP	8080 W SAHARA #D LAS VEGAS NV	12519202007
PINNACLE-NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202001
PLATT CRAIG	7025 EULA ST LAS VEGAS NV	12519101005
R A O COMMERICAL L L C	%R & V YERRAMSETTI P O BOX 371298 LAS VEGAS NV	12518401009
R A O COMMERICAL L L C	%N & V YERRAMSETTI P O BOX 371298 LAS VEGAS NV	12518401010
RACINE BARBARA L & JOSEPH R P	9865 WITTIG AVE LAS VEGAS NV	12519103007
SANDERS MARY	9945 WITTIG AVE LAS VEGAS NV	12519101006

Report of All Selected Parcels

Case Number: VAR-18090

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
SETON ACADEMY INC	9975 PLACID ST LAS VEGAS NV	12518401002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519101003
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816008
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816007
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816115
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816016
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816117
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816116
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816113
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812004
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812003
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816118
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812002
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812001
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816002
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816121
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816015
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816013
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816014
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816009
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816122
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816207
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816012
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816120
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816011
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816119
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816206
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816010
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816123
USA	WASHINGTON DC	12624701014
VANNUCCI RONALD JR & LISA A	7224 GATES MILL RD LAS VEGAS NV	12519102030
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201002

Report of All Selected Parcels

Case Number: VAR-18090

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201004
WEST RICK ALLEN	9885 WITTIG AVE LAS VEGAS NV	12519103005
WILLIAMS JEFFREY M & JULIE A	9864 WITTIG AVE LAS VEGAS NV	12519102029
WOLF LEWIS C	9865 ELKHORN RD LAS VEGAS NV	12519102028
YAMAGATA GENE H	4765 S DURANGO DR #200 LAS VEGAS NV	12519101008

APN Map

APN MAP

Separator Sheet

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 50 100 200 400 600 800

MAP LEGEND

	PARCEL BOUNDARY	001	PARCEL NUMBER
	SUBD BOUNDARY	1.00	ACREAGE
	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
	PM/LD BOUNDARY	PB 25-49	PLAT RECORDING NUMBER
	NON-PARCEL LOT LINE	5	BLOCK NUMBER
	MATCH LINE / LEADER LINE	5	LOT NUMBER
001	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

AVERAGE OA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

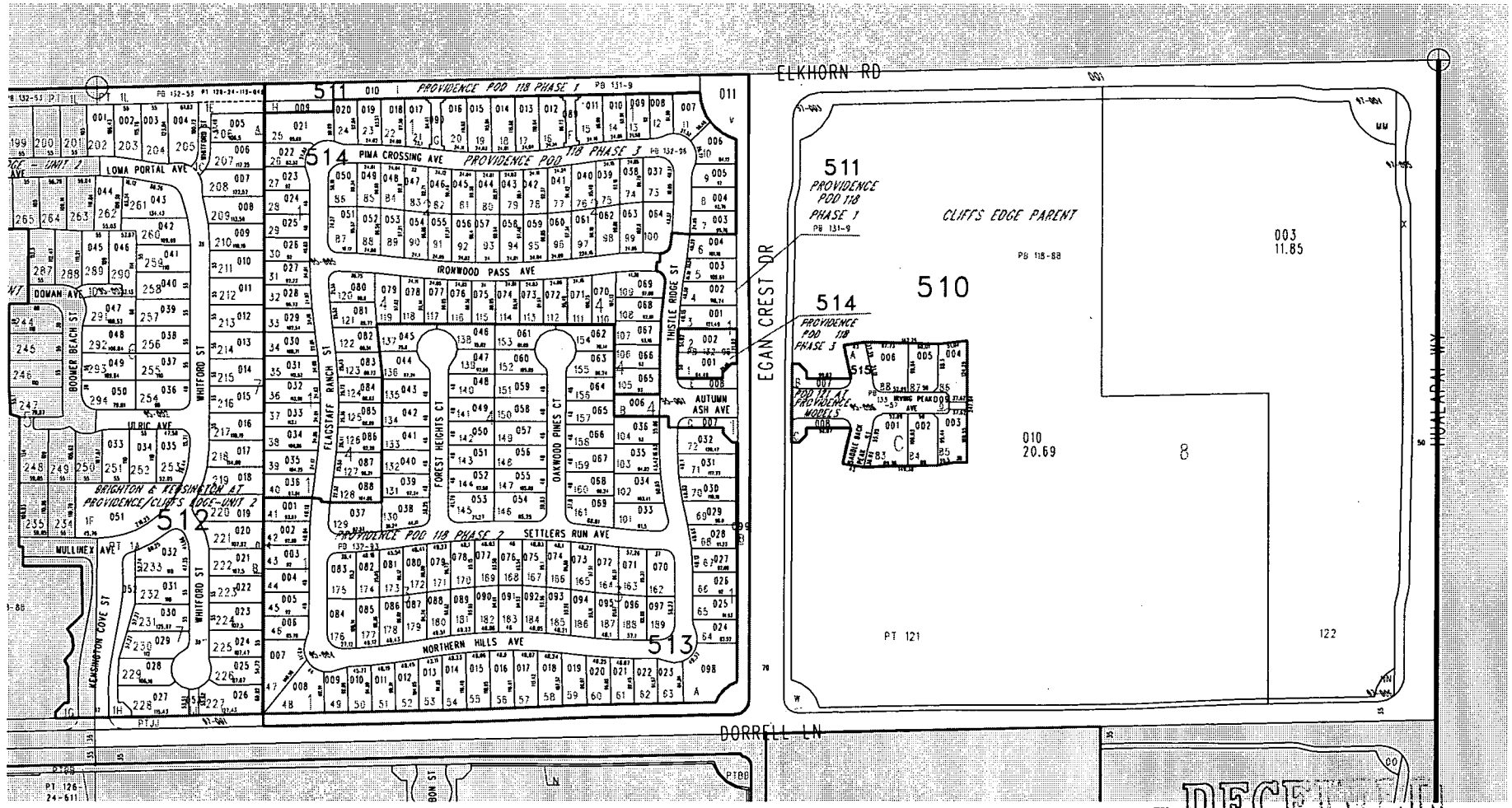
BOOK T19S R59E | SEC. 24 | MAP N 2 NE 4 | 126-24-5

	R58E	R59E	R60E
T18S	98	99	100
T19S	127	126	125
T20S	136	137	138

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

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale:1"=200' Rev:09/15/06



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TAX DIST 200

VAR-18090

12/21/06 PC

Deed

DEED

Separator Sheet

SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: _____
Name: Ed McCoy
Title: Vice President

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NOV 08 2006

105535.000000/566690.02

CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 6th day of November, 2006 by Ed McCoy personally known to me.
Name of si gner(s)

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

SHANNYN DAYE HENKEL
Commission # 1550871
Notary Public - California
San Diego County
My Comm. Expires Feb 7, 2009

-OPTIONAL SECTION-
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(s)

TITLE(s)

☐ PARTNERS(S ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Title or Type of Document: Statement of Financial Interest

Number of Pages: 3 Date of Document: Not Dated

Signer(s) Other Than Named Above

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Nevada Secretary of State
Dean Heller

Online Services | Fee Schedule | Login

FAIRFIELD HUALAPAI LLC

PRI

Business Entity Information

Status:	Active on 8/21/2006	File Date:	2/17/2006 11:35:32 AM
Type:	Foreign Limited-Liability Company	Corp Number:	E0117812006-7
Qualifying State:	DE	List of Officers Due:	2/28/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	CSC SERVICES OF NEVADA INC	Address 1:	502 EAST JOHN STREET
Address 2:	SUITE E	City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

View all business entities under this resident agent

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Office

Manager - FF PROPERTIES INC

Address 1:	5510 MOREHOUSE DR	Address 2:	STE 200
City:	SAN DIEGO	State:	CA
Zip Code:	92121	Country:	
Status:	Active	Email:	

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NOV 08 2006

Managing Member - FF HUALAPI LLC

Address 1:	5510 MOREHOUSE DR	Address 2:	STE 200
City:	SAN DIEGO	State:	CA
Zip Code:	92121	Country:	
Status:	Active	Email:	

Actions\Amendments

Click here to view 2 actions\amendments associated with this company

New Search

Printer Friendly

SOS Contact Information

SOS Home | Legislature | Nevada Home

You are currently not logged in

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LIMITED LIABILITY COMPANY AGREEMENT
of
FAIRFIELD HUALAPAI LLC
A Delaware Limited Liability Company

This Limited Liability Company Agreement (this "**Agreement**") of Fairfield Hualapai LLC, a Delaware limited liability company (the "**Company**"), is entered into by the undersigned Member and Manager who desire to form and operate a limited liability company pursuant to the Delaware Limited Liability Company Act (Title 6 of the Delaware Code, § 18-101, et seq.), as amended from time to time (the "**Act**"), under the following terms and conditions:

1. Name. The name of the limited liability company is Fairfield Hualapai LLC (the "**Company**"). The business of the Company may be conducted under that name, or such other name or names as the Member deems appropriate. The Member shall make all appropriate filings on behalf of the Company to enable the Company to conduct business under an assumed name or a different name, and to secure the Company's proprietary rights to such a name.

2. Formation and Term. The Company was formed on October 31, 2005, upon the filing of the Company's Certificate of Formation (as amended from time to time, the "**Certificate of Formation**"), with the Secretary of State of the State of Delaware. The Company's term shall be perpetual, until dissolved in accordance with either the provisions of this Agreement or the Act.

3. Principal Place of Business; Qualification in Foreign Jurisdiction. The principal office of the Company is c/o Fairfield Residential LLC, 5510 Morehouse Drive, Suite 200, San Diego, California 92121. The Company may locate its place of business at any other place as the Member deems advisable; provided, that the Company shall at all times maintain a registered agent within the State of Delaware and the state of the Company's principal place of business. The initial registered agent for service of process in California is stated in the Certificate of Formation. The Manager described below is authorized to execute and file on behalf of the Company all necessary or appropriate documents required to qualify the Company to transact business within any State in which the nature of the activities or property ownership requires qualification.

4. Appointment of Manager; Authority and Duties

4.1 The operations of the Company shall be conducted by a single manager ("**Manager**") who shall be appointed by the Member and may be removed by the Member at any time for any reason. In the event no Manager is appointed and serving at any particular time, the Member shall be the Manager. The initial Manager shall be FF Properties, Inc., a Delaware corporation.

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4.2 The Manager shall have the responsibility and authority to manage the business, property and affairs of the Company in all respects, subject to the rights reserved to the Member under this Agreement, and to execute and deliver on behalf of the Company such documents and instruments as it shall deem reasonably required in connection therewith and to enter into such contracts and to take such actions as it deems from time to time to be in the best interests of the Company.

4.3 The Manager shall sign for the Company as follows:

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc.,
a Delaware corporation, its Manager

By: _____
Name: _____
Title: _____

5. Purpose. The sole business of the Company is to engage in the following activities and exercise the following powers:

(a) To acquire, develop, construct, manage, finance, encumber, lease, operate and maintain that certain real property consisting of approximately 15.69 acres located in Las Vegas, Nevada, to be improved with the construction of a multifamily apartment project (together with all related personal property, the "**Project**");

(b) To hold and own the Project for investment purposes until its ultimate disposition; and

(c) To engage in all other activities necessary, customary, convenient or incidental to any of the foregoing, and to exercise all other powers necessary to or reasonably connected with the Company's business which may be legally exercised by limited liability companies under the Act and which at any time appear conducive to or expedient for the protection or benefit of the Company and its assets.

6. Ownership of Company Property. All assets owned by the Company shall be owned by the Company as an entity, and held in the name of the Company. Neither the Member nor the Manager shall have any ownership interest in any Company property in its own name or right. The Member's interest in the Company is personal property for all purposes.

7. Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, are solely the debts, obligations and liabilities of the Company, and neither the Manager nor the Member is personally obligated for any such debts, obligations or liabilities of the Company solely by reason of being the Member or Manager of the Company.

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8. Capital Contributions. The Member will make the initial capital contribution to the Company in the amount set forth on Exhibit A attached to this Agreement. The Member is not required to make any additional capital contributions to the Company, but may make additional capital contributions to the Company in its sole and absolute discretion. The Manager is neither required nor permitted to make capital contributions to the Company.

9. Allocation of Profits and Losses. The Company's profits and losses shall be allocated to the Member.

10. Distributions. Distributions shall be made to the Member at the times and in the amounts determined by the Member. Notwithstanding any provision to the contrary in this Agreement, the Company shall not make a distribution to the Member on account of its interest in the Company if such distribution would violate Section 18-607 of the Act or any other similar applicable law.

11. Officers. The Manager may, from time to time as it deems advisable, appoint officers of the Company (the "**Officers**") and assign in writing titles (including, without limitation, President, Vice President, Secretary, and Treasurer) to any such person. Unless the Manager decides otherwise, if the title is one commonly used for officers of a business corporation formed under the Delaware General Corporation Law, the assignment of such title constitutes the delegation to such person of the authorities and duties that are normally associated with that office, including, without limitation, the execution of documents, instruments and agreements in the name of and on behalf of the Company. Any delegation pursuant to this Section may be revoked at any time by the Manager in writing.

12. Other Business. The Manager and the Member may engage in or possess an interest in other business ventures (unconnected with the Company) of every kind and description, independently or with others. The Company has no rights in or to such independent ventures or the income or profits therefrom.

13. Exculpation and Indemnification.

(a) No member, manager, officer, director, shareholder or other holder of an equity interest in the Company, or the Manager, shall be personally liable for the obligations of the Company, but the foregoing shall not relieve any such member, manager, officer, director or employee of the Member or of the Company of its obligations to the Member or the Company.

(b) To the fullest extent permitted by applicable law, the Member, the Manager and each Officer and employee of the Company, and the officers, directors and employees of the Member and the Manager (each of the foregoing a "**Person**" and collectively the "**Persons**") shall be indemnified, defended and held harmless by the Company from and against any and all claims, demands, liabilities, costs, damages, expenses and causes of action of any nature whatsoever arising out of or incidental to any act performed or omitted to be performed by any one or more of such indemnified persons in connection with the business of the Company; provided, that an indemnity under this Section 13(b) shall be paid solely out of and to the extent of the assets of the Company, and shall not be a personal obligation of the

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Member. All judgments against the Company, the Member, the Manager or such Persons where the Company provides indemnification must be satisfied from the assets of the Company.

(c) Any indemnification of the Member, the Manager and each Officer and employee of the Company shall be fully subordinate to any obligations respecting the Project and such indemnification shall not constitute a claim against the Company in the event that cash flow necessary to pay holders of such obligations is insufficient to pay such obligations.

14. Assignments. A Member may transfer its interest in the Company in whole or in part. If a Member transfers its interest in the Company, the transferee shall be admitted to the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement; and if a Member transfers its entire interest in the Company and there are no other Members of the Company, the admission of the transferee as a Member of the Company shall be deemed effective concurrent with the termination of the transferor as a Member of the Company. The Manager may not transfer its rights or obligations under this agreement, in whole or in part.

15. Withdrawal. A Member may withdraw from the Company. If a Member withdraws from the Company and there are no other Members of the Company at the time, a new Member shall be admitted to the Company, subject to Section 16 below, upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement. The admission of the new Member shall be deemed effective concurrent with the termination of the withdrawing Member.

16. Admission of Additional Members. One or more additional members of the Company may be admitted to the Company with the written consent of the Member. If the Company subsequently has more than one Member, then all references in this Agreement to the singular "**Member**" will refer to all of the Members of the Company, and any matter requiring the consent of the "**Member**" under this Agreement will require the unanimous consent of the Members.

17. Dissolution.

(a) The Company shall dissolve, and its affairs shall be wound up upon the first to occur of the following: (i) the expiration of the term or the occurrence of any dissolution event set forth in the Certificate of Formation, as the same may be amended from time to time, (ii) the written consent of the Member, (iii) the withdrawal or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company unless the business of the Company is continued in a manner permitted by the Act or this Agreement, or (iv) the entry of a decree of judicial dissolution under Section 18-802 of the Act.

(b) The bankruptcy of the Member will not cause the Member to cease to be a member of the Company, and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

(c) In the event of dissolution, the Member shall conduct only such activities as are necessary to wind up the affairs of the Company (including the sale of the assets of the

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Company in an orderly manner), and the assets of the Company shall be applied in the manner, and in the order of priority, set forth in Section 18-804 of the Act.

18. Severability of Provisions. Each provision of this Agreement is severable, and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality does not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

19. Entire Agreement. This Agreement and the exhibits to this Agreement constitute the entire agreement of the Member with respect to the subject matter hereof. The exhibits and schedules to this Agreement are incorporated into and made a part of this Agreement by reference. This Agreement is intended to be a legally binding document.

20. Governing Law. This Agreement shall be governed by, and construed under, the laws of the State of Delaware, all rights and remedies being governed by said laws.

"Signature Page to Follow"

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IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, have duly executed this Agreement effective as of February 9, 2006.

SOLE MEMBER

FF Hualapai LLC,
a Delaware limited liability company,
its Manager

By: FF Properties, Inc.,
a Delaware corporation, its Manager

By: _____
Name: Patrick J Gavin
Title: Vice President

MANAGER

FF Properties, Inc.,
a Delaware corporation

By: _____
Name: Patrick J Gavin
Title: Vice President

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EXHIBIT A

INITIAL CAPITAL CONTRIBUTIONS AND PERCENTAGE INTERESTS

Name and Address of Member	Initial Capital Contribution	Member's Percentage Interest
FF Hualapai LLC 5510 Morehouse Drive, Suite 200 San Diego, California 92121	$_____	100%

Manager:

FF Properties, Inc.
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

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CORPORATE PROFILE OF

FF PROPERTIES, INC.

a Delaware corporation,

as of April 12, 2005

Manager of Fairfield Hawaiian

1. **Directors**:

   a. Number Authorized in Bylaws: 4
   b. Current Directors: 4

Name	When First Elected
Christopher E. Hashioka	September 1, 1997
James L. Bosler	September 1, 1997
Gregg O. Dawley	March 1, 2000
John Henry	December 4, 1997

2. **Transaction Committee**:

Name	When First Elected
Christopher E. Hashioka	October 29, 1998
James L. Bosler	October 29, 1998
Michael Foster	October 29, 1998
Randy Koss	December 15, 2002
Gregg O. Dawley	October 29, 1998

3. **Officers**:

Name	Office(s)	When First Elected
Christopher E. Hashioka	President	November 18, 1997
James L. Bosler	Chairman and CEO	November 18, 1997
James A. Hribar	CFO (Western Division)	December 15, 2001
James A. Hribar	Secretary	November 18, 1997
Glenn D. Jones	CFO (Eastern Division)	December 15, 2001
Gerald S. Brand	Senior Vice President	November 18, 1997
Greg Pinkalla	Senior Vice President	December 15, 2001
Patrick J. Gavin	Vice President	November 18, 1997
Rita Wilson	Vice President	November 18, 1997
Jay S. Walker	Vice President	December 4, 1997
Pericles Raptis	Senior Vice President	December 4, 1997

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John J. Feehan Jr.	Vice President	December 4, 1997
Wayne Laliberte	Vice President	December 4, 1997
Curtis Walker	Vice President	February 17, 1999
Stanley P. Herskovitz	Senior Vice President	December 15, 1999
Hugh Paul Johnson	Vice President	July 15, 2000
Paul R. Johnston	Vice President	July 15, 2000
Edward F. McCoy	Vice President	July 15, 2000
Mark Faulkner	Vice President	July 15, 2000
Michael Hime	Vice President	July 15, 2000
William M. Hammond	Vice President	July 15, 2000
Terry Turk	Vice President	July 15, 2000
Karl Deshayes	Vice President	July 15, 2000
Sandra Hill	Assistant Secretary	December 15, 1998
Richard Swanson	Vice President	December 15, 2001
Gino Barra	Vice President	December 15, 2001
Richard Boynton	Vice President	December 15, 2002
Brendan Hayes	Vice President	December 15, 2002
James F. Leguizamon	Vice President	December 15, 2002
Cameron Rottler	Vice President	December 15, 2003
Ted Bradford	Vice President	December 15, 2003
Michelle Lord	Vice President	January 5, 2004

4. **Shareholders**:

Name	Shares Held	Certificate Number	Date Acquired	Consideration
Fairfield Residential LLC, a Delaware limited liability company	100	1	11/18/97	0.9% general partnership interest in FF Properties, L.P., a Delaware limited partnership

5. **Articles of Incorporation:**

a. Date Filed: August 21, 1997
b. Amendments Filed: 1 - filed 10/25/99 Change in Registered Agent
c. Shares Authorized: 100
d. Shares Reserved: None
e. Agent for Service of Process: LexisNexis Document Services Inc. (Formerly CorpAmerica), 30 Old Rudnick Lane, Dover, DE 19901

6. **Bylaws**:

a. Date Adopted: November 18, 1997

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CORPORATE PROFILE OF

FF PROPERTIES, INC.

a Delaware corporation,

as of April 12, 2005

Manager of Fairfield Hualapai

1. **Directors**:

   a. Number Authorized in Bylaws: 4
   b. Current Directors: 4

Name	When First Elected
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James L. Bosler	September 1, 1997
Gregg O. Dawley	March 1, 2000
John Henry	December 4, 1997

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Name	When First Elected
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Greg Pinkalla	Senior Vice President	December 15, 2001
Patrick J. Gavin	Vice President	November 18, 1997
Rita Wilson	Vice President	November 18, 1997
Jay S. Walker	Vice President	December 4, 1997
Pericles Raptis	Senior Vice President	December 4, 1997

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Wayne Laliberte	Vice President	December 4, 1997
Curtis Walker	Vice President	February 17, 1999
Stanley P. Herskovitz	Senior Vice President	December 15, 1999
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Paul R. Johnston	Vice President	July 15, 2000
Edward F. McCoy	Vice President	July 15, 2000
Mark Faulkner	Vice President	July 15, 2000
Michael Hime	Vice President	July 15, 2000
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Richard Swanson	Vice President	December 15, 2001
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Michelle Lord	Vice President	January 5, 2004

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5. **Articles of Incorporation:**

a. Date Filed: August 21, 1997
b. Amendments Filed: 1 - filed 10/25/99 Change in Registered Agent
c. Shares Authorized: 100
d. Shares Reserved: None
e. Agent for Service of Process: LexisNexis Document Services Inc. (Formerly CorpAmerica), 30 Old Rudnick Lane, Dover, DE 19901

6. **Bylaws**:

a. Date Adopted: November 18, 1997

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20060330-0003333

Fee: $18.00 RPTT: $68,016.15
N/C Fee: $25.00

03/30/2006 12:42:24
T20060056460
Requestor:
CHICAGO TITLE

Frances Deane ADF
Clark County Recorder Pgs: 7

(for Recorder's use only)

APN # 126-24-510-003

R.P.T.T. $68,016.15

~~Recording Requested~~ by:

Name Chicago Title

Address 3455 Cliff Shadows Parkway, #110

City/State/Zip Las Vegas, NV 89129

Escrow No. 05-03-4850-112-LMH

MAIL TAX STATEMENTS TO:

Fairfield Hualapai, LLC
5510 Morehouse Drive, #200
San Diego, CA 92121

Grant, Bargain, Sale Deed

(Title of Document)

Assessor's Copy

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.

APN: 126-24-510-003

Escrow No. 05-03-4850-112-LMH

R.P.T.T. $68,016.15

WHEN RECORDED, RETURN TO:

Chicago Title Agency of Nevada, Inc.
3455 Cliff Shadows Parkway, Suite 110
Las Vegas, Nevada 89129
Attention: Lorraine Hill

(Space above line for Recorder's use only)

Assessor's Copy

GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to FAIRFIELD HUALAPAI LLC, a Delaware limited liability company, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

[signature on following page]

Dated as of the 16th day of March, 2006.

CLIFFS EDGE, LLC,
a Nevada limited liability company
By: Holdings Manager, LLC, a Nevada limited liability company, its Manager

By: _____
John A. Ritter, Manager

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on March 16th, 2006, by John A. Ritter as Manager of Holdings Manager, LLC, a Nevada limited liability company, Manger of Cliffs Edge, LLC, a Nevada limited liability company.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SALEEMAH B. MANNSUR-JOHNSTON
Appt. No. 03-79990-1
My Appt. Expires Feb. 5, 2007

(Signature of notarial officer)

Assessor's Copy

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 126-24-510-003

   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: **$13,336,500.00**

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

   Transfer Tax Value: **$13,336,500.00**

   Real Property Transfer Tax Due: $68,016.15

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: _____

   b. Explain Reason for Exemption: ___

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 _____ Capacity _____

Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Cliffs Edge, LLC
Address: 3455 Cliff Shadows Pkwy, #220
City: Las Vegas
State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Fairfield Hualapai, LLC
Address: 5510 Morehouse Drive, #200
City: San Diego
State: CA Zip: 92121

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 #: 05034850-112

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

COPY
ASSESSOR'S COPY

CONT.

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State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 126-24-510-003

   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: **$13,336,500.00**

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

   Transfer Tax Value: **$13,336,500.00**

   Real Property Transfer Tax Due: $68,016.15

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: _____

   b. Explain Reason for Exemption: ___

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 _____ Capacity _____

Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Cliffs Edge, LLC	Print Name: Fairfield Hualapai, LLC
Address: 3455 Cliff Shadows Pkwy, #220	Address: 5510 Morehouse Drive, #200
City: Las Vegas	City: San Diego
State: NV Zip: 89129	State: CA Zip: 92121

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 #: 05034850-112

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

3333

Copy
Assessor's Copy

ATTACHMENT "A"

TO GBS DEED

DESCRIPTION OF THE PROPERTY

Assessor's Copy

Attachment "A"

PARCEL A:

Lot One Hundred Twenty-Two (122) in Block Eight (8) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL B:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

Assessor's Copy

SOFI

SOFI

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-18090 APN: 126-24-510-003

Name of Property Owner: Fairfield Hualapai L.L.C.

Name of Applicant: Fairfield Hualapai L.L.C.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Fairfield Hualapai LLC

Print Name: See attached Signature page

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20_____~~

~~_____~~ See attached Jurat

~~Notary Public in and for said County and State~~

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Revised 12-03-04

f:\depot\Application Packet\Statement of Financial Interest.pdf

Justification Letter

JUSTIFICATION LETTER

Separator Sheet

SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: _____
Name: Ed McCoy
Title: Vice President

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 6th day of November, 2006 by Ed McCoy personally known to me.
Name of si gner(s)

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

SHANNYN DAYE HENKEL
Commission # 1550871
Notary Public - California
San Diego County
My Comm. Expires Feb 7, 2009

-OPTIONAL SECTION-
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(s)

TITLE(s)

☐ PARTNERS(S ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Title or Type of Document: Application/Petition Form

Number of Pages: 3 Date of Document: Not Dated

Signer(s) Other Than Named Above

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NOV 08 2006

PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 8, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

RE: Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - townhomes
Site Plan Date: received 10/24/06

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - townhomes.

Upon review the DRC **"approves"** your Preliminary Project Plan for POD 122 as noted:

- Please submit Construction Phasing Plan when available.
- Provide Proposed Pricing for Home Sales when available.
- In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- Please submit Preliminary Design of the Entry Landscape when available.
- Please submit Preliminary Design of Neighborhood Recreation Center when available.

Please note that the review of the site plan for your project for POD 122 was conducted using the development standards and setback criteria for the Medium Density Residential category (up to 25 du/ac) per Section 3.2.1 of the Providence Design Guidelines.

Upon review of the submitted site plan, all of the development standards and setback criteria were met with the exception of the following:

1) The required "balcony to balcony" separation of 30 feet is not met in several locations. The worst case scenario is a 24 foot separation between buildings on the interior of the site. We find this scenario acceptable for the following reasons:

VAR-18090
12/21/06 PC

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NOV 08 2006

PROVIDENCE

On Pod 122, all buildings meet the minimum 30 feet requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases the balconies are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to the consultants who prepared the Providence Design Guidelines, the intent of Section 3.2.1 was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

2) The required "living area or porch to parking" separation of 10 feet is not met in several locations throughout the site. We find this scenario acceptable for the following reasons:

In some cases, a separation of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

3) The required living area, porch, stoop, and sidewalk setbacks of 10 feet from a property line are not met in two locations along Hualapai Way and Elkhorn Road. In addition, these architectural elements encroach into the adjacent common lots that are held by the Providence Master Home Owners Association. We find this scenario acceptable for the following reasons:

In some cases, a setback of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

The encroachment issue will be resolved amongst the Providence Master Developer, the Providence Master HOA, Fairfield Homes and the City of Las Vegas prior to final mapping of this project.

VAR-18090
12/21/06 PC

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PROVIDENCE

We approve the above noted deviations based on the justifications given. However our approval of these deviations does not imply the granting of these deviations by the City of Las Vegas. Please follow all City of Las Vegas zoning procedures necessary to ensure appropriate review and approval of these items.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis

Carmen Shukis
Design Review Manager

cc via email Amber Abel, Calvin Champlin, Bruce Jorgensen, Lenny Badger, Jeff Geen,
Randy Brown – Focus
David Browning – Landtek

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NOV 08 2006

VAR-18090
12/21/06 PC

Application

APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Varients

Project Address (Location) Southwest Corner of Elkhorn Rd. and Hualapai Way

Project Name LIBERTY SQUARE **Proposed Use** Multi-Family

Assessor's Parcel #(s) 126-24-510-003 **Ward #** 6

General Plan: existing MR proposed MR **Zoning:** existing PD proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 10.38 +/- **Lots/Units** 218 **Density** 25.68 du/ac

Additional Information

PROPERTY OWNER Fairfield Hualapai L.L.C. **Contact** Shon Finch

Address 5510 Morehouse Drive Suite 200 **Phone:** 858-457-21 **Fax:** 585-457-11

City San Diego **State** NV **Zip** 92121

APPLICANT Fairfield Hualapai L.L.C. **Contact** Shon Finch

Address 5510 Morehouse Drive Suite 200 **Phone:** 858-457-21 **Fax:** 858-457-11

City San Diego **State** NV **Zip** 92121

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd **Phone:** 873-7550 **Fax:** 362-2597

City Las Vegas **State** NV **Zip** 89146

Property Owner Signature* Fairfield Hualapai LLC

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name See attached Signature page

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20 _____.~~

~~Notary Public in and for said County and State~~

See attached jurat

FOR DEPARTMENT USE ONLY

Case #	VAR-18090
Meeting Date:	12.21.06
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED NOV 08 2006

Revised 04/26/05

f:\depot\Application Packet\Application Form.pdf

Hansen Sheet

HANSEN SHEET

Separator Sheet

A/P # 18090 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/08/2006 14:27	983538	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-18090 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI LLC - Request for a Variance OF CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW LIVING AREA OR PORCH TO PARKING SEPARATION OF XX FEET WHERE TEN FEET IS REQUIRED AND TO ALLOW A SETBACK OF XX FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the Southwest corner of Hulapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

Parent A/P #					
Project #	18090	Project/Phase Name	LIBERTY SQUARE	Phase #	
Size/Area	10.38 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12624510003

Location

Owner/Tenant

Contact ID	AC1262091	Name	FAIRFIELD HUALAPAI L L C
Mailing Address	5510 MOREHOUSE DR #200	Organization	
City	SAN DIEGO	State/Province	CA
ZIP/PC	92121-3722	Country	☐ Foreign
Day Phone	(858)457-2123 x	Evening Phone	
Fax	(858)457-1121	Mobile #	

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624510003

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned	Supervisor Required	Comments

No Conditions

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Meeting Information

Meeting Information	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Meeting Date						
Comments						
Added By	Add Date	Modified By	Modified Date			
12/21/2006	PC	SCHEDULED		0	0	0
JMCCLELLAND	11/08/2006					

Template Type	A/P #	A/P Type	Status	Stage

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	11/08/2006 14:35		0.00
BRIAN PSIODA, VTN NEVADA CK 30495, 702-873-7550					

Route Form

ROUTE FORM

Separator Sheet

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*	**VAR-18090**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL **(DPW)**	RAUL CRUZ	DSC
*LAND DEVELOPMENT **(DPW)**	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY **(DPW)**	CAROLYN CAVINESS	DSC
*SANITARY SEWERS **(DPW)**	TIM PARKS	DSC
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	TOM WILKING	3104 BONANZA ROAD
*SID **(DPW)**	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY **(DPW)**	ALAN RIEKKI	WEST YARD

** **ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT** < US MAIL DELIVERY>*

Final DRT

FINAL DRT

Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-18090 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - *Request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW LIVING AREA OR PORCH TO PARKING SEPARATION OF XX FEET WHERE TEN FEET IS REQUIRED AND TO ALLOW A SETBACK OF XX FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the Southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: ***DECEMBER 21, 2006*** *CITY COUNCIL:* ***JANUARY 17, 2007***

CASE PLANNER: ***DOUG RANKIN*** ☒ ***PUBLIC HEARING***

Comments Due: ***NOVEMBER 20, 2006***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili ***(damarsili@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-18090 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
- Request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: ***FEBRUARY 22, 2007*** *CITY COUNCIL:* ***MARCH 21, 2007***

CASE PLANNER: ***DOUG RANKIN*** ☒ ***PUBLIC HEARING***

Comments Due: ***JANUARY 23, 2007***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney ***(cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

REVISED PLANS ATTACHED

Route Form

ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

REVISED

FROM: PLANNING AND DEVELOPMENT | VAR-18090 SDR-18031 ROUTED 1.10.07

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL **(DPW)**	RAUL CRUZ	DSC
*LAND DEVELOPMENT **(DPW)**	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY **(DPW)**	CAROLYN CAVINESS	DSC
*SANITARY SEWERS **(DPW)**	TIM PARKS	DSC
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION **(DPW)**	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	2900 RONEMUS
*SID **(DPW)**	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY **(DPW)**	ALAN RIEKKI	WEST YARD
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

**** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>***

SDPR
01/10/2007

Neighborhood Services List

NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 22, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-18090

Lone Mountain Citizens Advisory Council

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-18090

Lone Mountain Citizens Advisory Council

Affidavit of Sign Posting

AFFIDAVIT OF SIGN POSTING

Separator Sheet

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

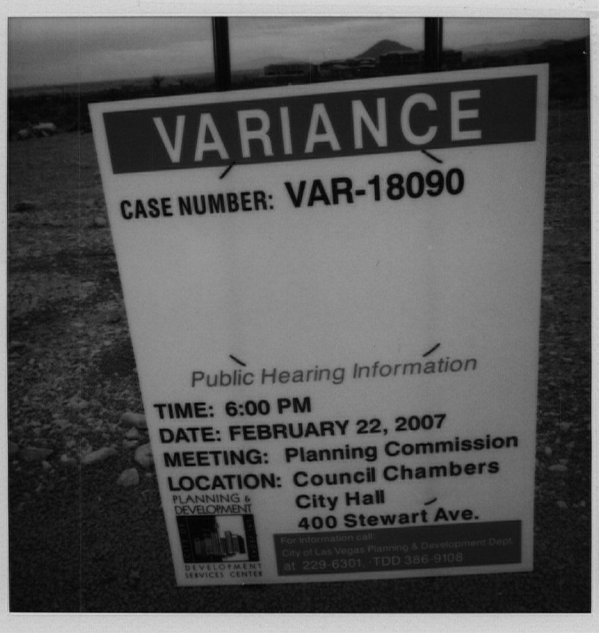
PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

CASE NUMBER: **VAR-18090**

MEETING DATE: **02/22/07 PC**

1 of 4

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



HUALAPAI

ELKHORN

Signature

2-10-07
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

CASE NUMBER: VAR-18090

MEETING DATE: 02/22/07 PC

2 of 4

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ELKHORN

HUALAPAI

Signature

2-10-07
Date

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CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

CASE NUMBER: VAR-18090

MEETING DATE: 02/22/07 PC

3 of 4

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.

SALES INFO ENTRANCE

HUALAPAI

CORRECT

Signature

2-10-07
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

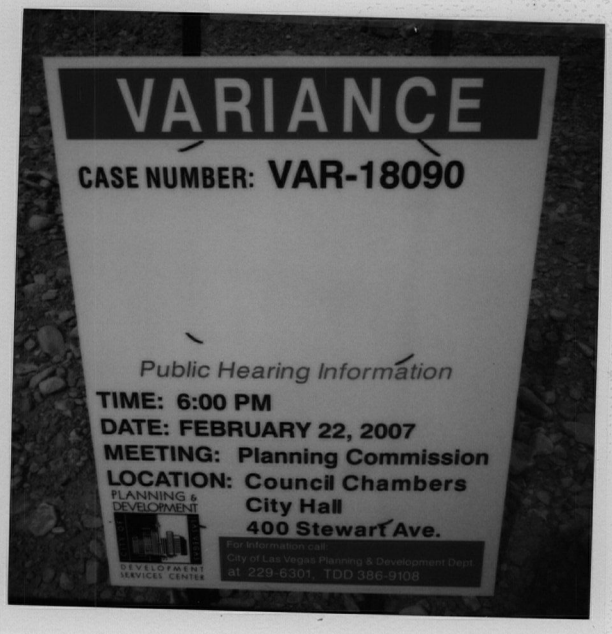
PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

CASE NUMBER: VAR-18090

MEETING DATE: 02/22/07 PC

4 of 4

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



HUALAPAI

DORRELL

Signature

2-10-07
Date

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