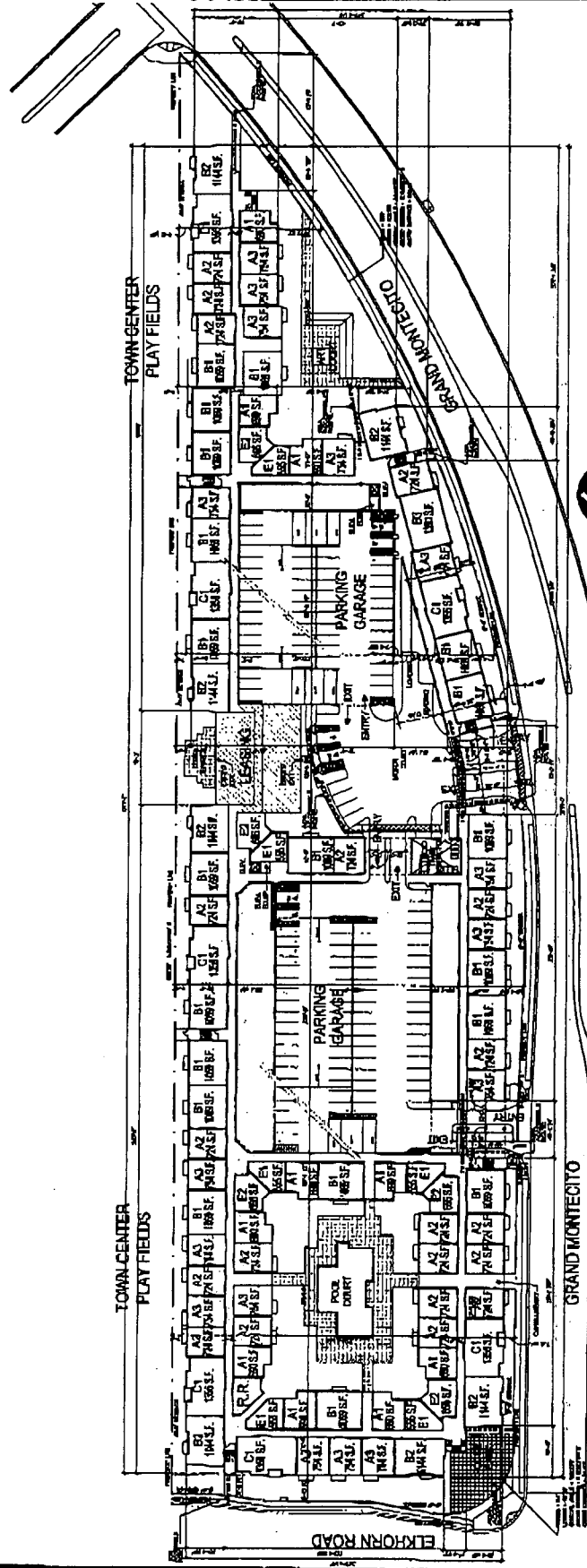


Plans (PMT)



Separator Sheet



01 CONCEPTUAL SITE PLAN - FIRST FLOOR SCALE: 1" = 20'-0"

LOCAL PRESCRIPTION

INDICATE THE TYPE OF LOCAL PRESCRIPTION AND THE LOCATION OF THE PRESCRIPTION IN THE PLAN. THE PRESCRIPTION SHOULD BE INDICATED BY A NUMBER IN THE PLAN. THE PRESCRIPTION SHOULD BE INDICATED BY A NUMBER IN THE PLAN. THE PRESCRIPTION SHOULD BE INDICATED BY A NUMBER IN THE PLAN.

VEGETATION

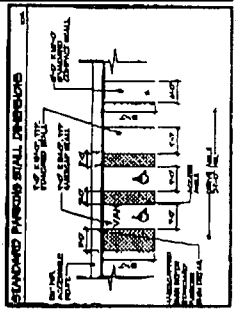
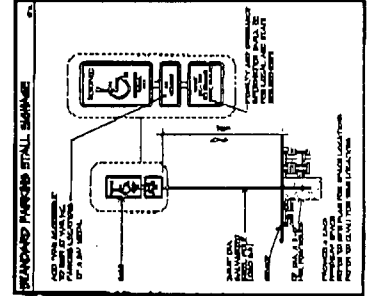
ADJACENT LAND USE

WATER PROGRAM

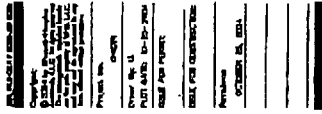
WATER DESCRIPTION	WATER TYPE	WATER VOLUME	WATER LOCATION	WATER STATUS	WATER TYPE	WATER VOLUME	WATER LOCATION	WATER STATUS
1. WATERSHED	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2. WATERSHED	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
3. WATERSHED	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
4. WATERSHED	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
5. WATERSHED	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
6. WATERSHED	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
7. WATERSHED	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
8. WATERSHED	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
9. WATERSHED	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
10. WATERSHED	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
11. WATERSHED	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
12. WATERSHED	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
13. WATERSHED	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00
14. WATERSHED	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00
15. WATERSHED	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
16. WATERSHED	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00
17. WATERSHED	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
18. WATERSHED	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
19. WATERSHED	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00
20. WATERSHED	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
21. WATERSHED	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
22. WATERSHED	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00
23. WATERSHED	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00
24. WATERSHED	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00
25. WATERSHED	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
26. WATERSHED	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00
27. WATERSHED	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00
28. WATERSHED	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00
29. WATERSHED	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00
30. WATERSHED	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
31. WATERSHED	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00
32. WATERSHED	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
33. WATERSHED	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00
34. WATERSHED	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00
35. WATERSHED	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00

SITE DATA

DATE: 10/1/2000
PROJECT: 10/1/2000
SHEET: 10/1/2000
SCALE: 10/1/2000
DRAWN: 10/1/2000
CHECKED: 10/1/2000
APPROVED: 10/1/2000
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EOT-18217
01/03/07 CC
SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04

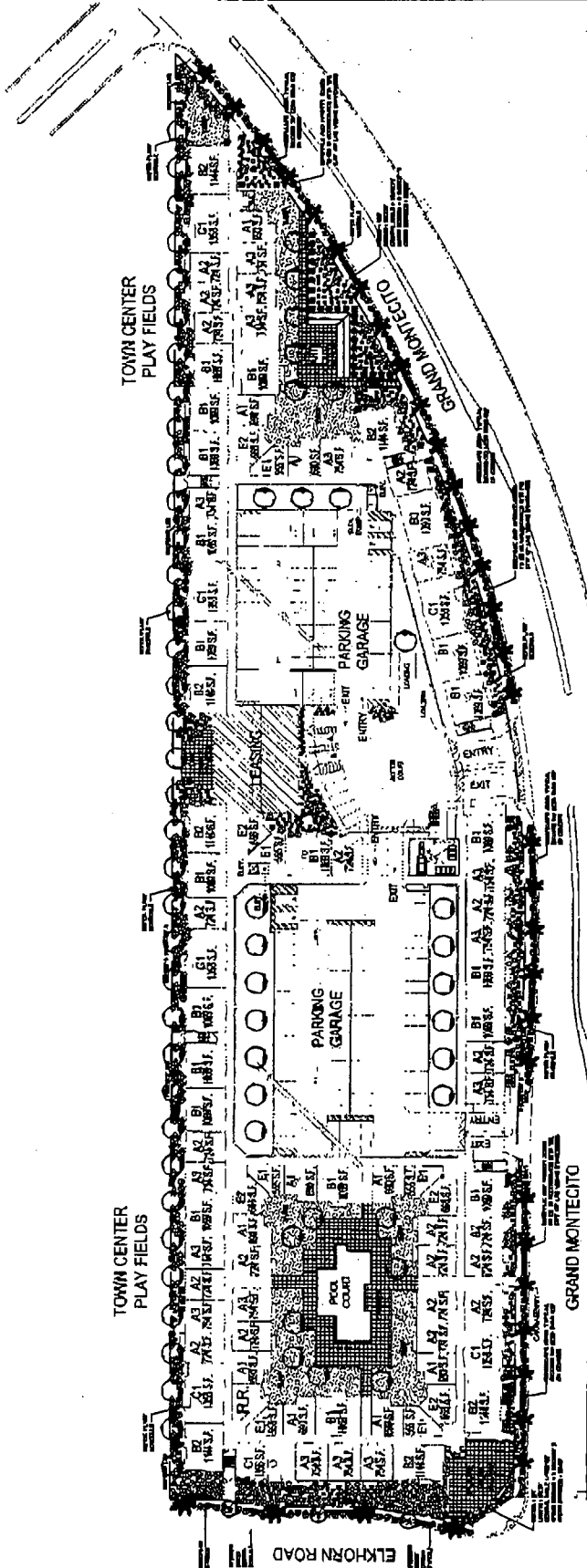


Alta Montecito

Womack+Hampton
ARCHITECTS, L.L.C.
2010 10th St. NW
Washington, DC 20001



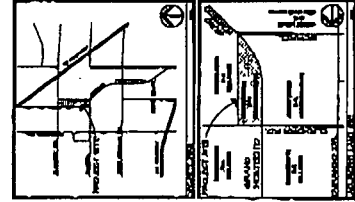
PLAN
AND
BOND
LPT



01 CONCEPTUAL LANDSCAPE PLAN

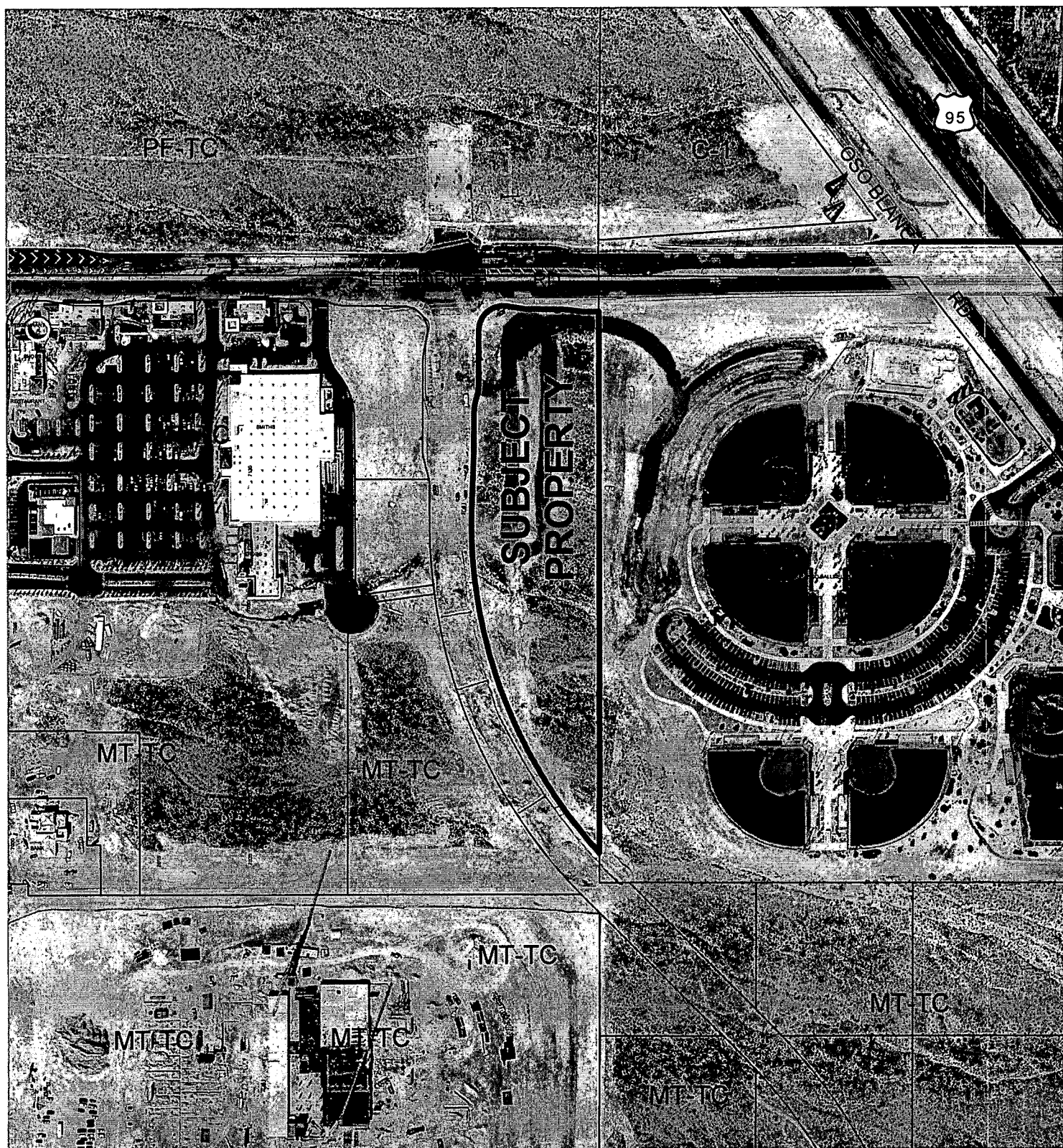
[illegible]

ITEM	SYMBOLICAL NAME	THREE	COMMON NAME	SEX	WT.	HT.	REMARKS
★			HOODED MANTLE		10	27	FROM "MOUNTAIN"
○			ROSEATE PUFFIN	1	34	100	BT MOUNTAIN TUNA
○			FRASER VULTURE	1	34	100	BT MOUNTAIN TUNA
○			CHERRY FINCH	20	10	100	
○			REAR HILL FINCH	4	10	100	
○			FRASER VULTURE	20	10	100	
○			CHERRY FINCH	20	10	100	
○			REAR HILL FINCH	4	10	100	
○			FRASER VULTURE	20	10	100	
○			CHERRY FINCH	20	10	100	
○			REAR HILL FINCH	4	10	100	
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○			CHERRY FINCH	20	10	100	
○			REAR HILL FINCH	4	10	100	
○			FRASER VULTURE				



LIBRARY DESCRIPTION
LIBRARY OF THE NATIONAL ARCHIVES COLLEGE PARK, MARYLAND 1000 PENNSYLVANIA AVE. N.E. WASHINGTON, D.C. 20540 TEL: 202-541-2100 FAX: 202-541-2101 WWW.NATIONALARCHIVES.GOV

EOT-18217
01/03/07 CC



0 100 200 Feet



CASE: EOT-18217



Comments



Separator Sheet

Memorandum

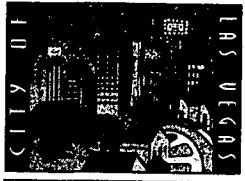
City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BJA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: December 14, 2006
Re: **EOT-18217** Wood Partners SEC of Elkhorn Road and Grand Montecito Parkway
Request for an Extension of Time of an approved Special Use Permit that allowed 66.94 units where 50 units per acre is the maximum allowed

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Special Use Permit application for property located on the southeast corner of Elkhorn Road and Grand Montecito Parkway, as long as all previously imposed conditions of approval for SUP-5296 and all subsequent site-related actions are ultimately complied with.

PLANNING & DEVELOPMENT



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 8, 2006

Ms. Jennifer Lazovich
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, Seventh Floor
Las Vegas, Nevada 89109

RE: *Extension of Time (EOT-18221)*

Dear Ms. Lazovich:

Planning and Development has received your application for an Extension of Time (EOT-18221) of an approved Site Development Plan Review (SDR-5295) that allowed a 399-unit five story high density residential development. Our records indicate that a building permit (#6007189) was issued to JE Dunn Northwest, Inc. for an apartment building with two garages on 12/01/06. Per Title 19.18 of the Las Vegas Municipal Code, a Site Development Plan Review is exercised upon the issuance of a building permit for the principal structure on the site. Consequently, the Extension of Time application is unnecessary and the application fees will be refunded.

The Extension of Time application (EOT-18217) for the associated Special Use Permit (SUP-5296) must be approved by City Council, however, as the issuance of a building permit is not adequate to exercise a Special Use Permit. Title 19.18.060(P) requires the issuance of a certificate of occupancy or approval of a final inspection to exercise the Special Use Permit; as neither of those actions have occurred, the Extension of Time application will be required. Please note that staff is in the process of developing an amendment to the code to address these issues.

If you have any questions please feel free to contact me at (702) 229-6301.

Sincerely,

Mr. Flinn Fagg, AICP
Planning Manager

FF:BS:clb

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

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

EOT-18217 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WOOD PARTNERS - OWNER: ALTA MONTECITO - Request for an Extension of Time of an approved Special Use Permit (SUP-5296) THAT ALLOWED A DENSITY OF 66.94 UNITS WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR AN APPROVED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: JANUARY 03, 2007

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: DECEMBER 15, 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 CAROLE COMBS (ccombs@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: LVMPD INTERAGENCY MEETING SERVICES

REFER TO EOT-18221 COMMENTS

Deed



Separator Sheet

A.P.N.: 125-20-510-002
R.P.T.T.: \$38,250.00

Escrow #04-08-1346-CLB

Mail tax bill to and
When recorded mail to:
ALTA Montecito, L.P.
15150 N. Hayden Road, Suite 104
Scottsdale, AZ 85260

20050207-0002348

Fee \$18.00

RPTT: \$38,250.00

N/C Fee \$25.00

02/07/2005

14:09:19

20050023842

Requestor:

NEVADA TITLE COMPANY

Frances Deane
Clark County Recorder

ARO

Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Montecito Pads, LLC, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey ALTA Montecito, L.P., a Georgia limited partnership, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED
NOV 17 2006

IN WITNESS WHEREOF, this instrument has been executed this 5 day of November, 2004

COPY

Montecito Pads, LLC, a Nevada limited liability company

By: SFI-NIC, LLC, a Nevada limited liability company, its manager

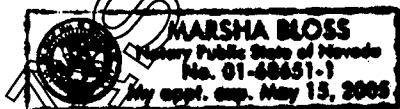
By: [Signature]

Print Name: Frank Nielsen

Title: Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on November 5, 2004
by Frank Nielsen as Manager
of SFI-NIC, LLC, a Nevada limited liability company, manager of Montecito Pads, LLC, a Nevada limited liability company



Marsha Bloss
NOTARY PUBLIC
My Commission Expires: 05/15/05

EXHIBIT "A"

LOT THREE (3) OF MONTECITO TOWN CENTER NORTH A COMMERCIAL
SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 114, OF
PLATS, PAGE 18, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS
VEGAS BY DEED RECORDED OCTOBER 22, 2003 IN BOOK 20031022 AS
DOCUMENT NO. 01983 OF OFFICIAL RECORDS.

ASSESSOR'S

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-20-510-002
b) _____
c) _____
d) _____

2. Type of Property:

- X a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ 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
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$7,500,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$7,500,000.00

Real Property Transfer Tax Due

\$38,250.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090,
Section: _____
b. Explain Reason for
Exemption: _____

5. Partial Interest, Percentage being transferred: 100 %

The undersigned declare(s) 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, 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 owned.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Montecito Pads, LLC, a Nevada
limited liability company

Print Name: ALTA Montecito, LP

Address: 6600 W. Charleston Blvd #120
City/State/Zip: Las Vegas NV 89146

Address: 15150 N. Hayden Rd #104
City/State/Zip: Scottsdale, AZ 85260

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

Print Name: Nevada Title Company

Esc. #: 04-08-1346-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

2348

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-20-510-002
 b) _____
 c) _____
 d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
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Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: Montecito Pads, LLC, a Nevada
limited liability company

Print Name: ALTA Montecito, L.P.

Address: _____

Address: 25150 N. Hayden Rd #104

City/State/Zip: _____

City/State/Zip: Scottsdale, AZ 85260

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

Print Name: Nevada Title Company

Esc. #: 04-08-1346-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

2348

SOFI



Separator Sheet

Justification Letter



Separator Sheet

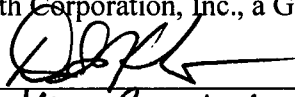
ALTA MONTECITO, L.P., a Georgia limited partnership

By: Alta Montecito GP, LLC, a Georgia limited liability company, its general partner

By: Alta Montecito Holdings, L.P., a Georgia limited partnership, its manager

By: Wood Alta Montecito, LLC, a Georgia limited liability company, its general partner

By: WP South Corporation, Inc., a Georgia corporation, its manager

By: 
Its: Vice President

RECEIVED
NOV 17 2006

EOT-18217
01/03/07 CC

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlaзович@kkbrf.com
702.792.7050

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: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

November 9, 2006

VIA HAND DELIVERY

CITY OF LAS VEGAS PLANNING DEPT.
731 S. Fourth St.
Las Vegas, NV 89101

**Re: *Justification letter
Extension of Time (SDR-5295 and SUP-5296)***

To Whom It May Concern:

Please be advised, this office represents the applicant in the above referenced matter. The applicant is seeking an extension of time for SDR-5295 and SUP-5296. These applications were approved by the City of Las Vegas City Council on December 1, 2004.

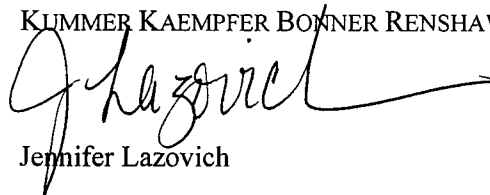
Since that time, the applicant has submitted Civil Plans for review (C-0236-06) and it is our understanding that a building permit can be pulled upon payment of fees.

It is anticipated that construction will begin in December 2006. However, in the interest of preserving the right to commence construction of the project, the applicant is seeking an extension of time for both applications.

Since there has been no significant change in the area, approval of the extension of time applications is appropriate and just.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Jennifer Lazovich

JJL/dmf

Encl.

cc: David Kubin
Christina Graham

RECEIVED
NOV 17 2006



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - SUP-5296

Project Address (Location) Elkhorn & Grand Montecito Parkway

Project Name Alta Montecito Proposed Use _____

Assessor's Parcel #(s) 125-20-510-002 Ward # 6

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 5.96 +/- Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Alta Montecito, LP Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

APPLICANT Wood Partners Contact David Kubin

Address 15150 N. Hayden Rd., Suite 104 Phone: (480) 607-0622 Fax: (480) 607-0625

City Scottsdale State AZ Zip 85260

REPRESENTATIVE Kummer Kaempfer Bonner Renshaw & Ferrario Contact Jennifer Lazovich

Address 3800 Howard Hughes Pkwy. Seventh Floor Phone: (702) 792-7000 Fax: (702) 796-7181

City Las Vegas State NV Zip 89169

Property Owner Signature* [Signature]

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

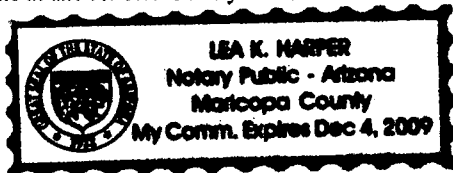
Print Name David T. Kubin

Subscribed and sworn before me

This 16 day of November, 2006

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EDT-18217

Meeting Date: 01/03/07

Total Fee: \$ 300.00

Date Received: * 11/17/06

Received By: [Signature]

*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 17 2006

Hansen Sheet



Separator Sheet

113 CC

Report Date 11/20/2006 10:21 AM

Submitted By

Page 1

A/P # 18217 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/17/2006 11:01	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-18217 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WOOD PARTNERS - OWNER: ALTA MONTECITO - Request for an Extension of Time of an approved Special Use Permit (SUP-5296) THAT ALLOWED A DENSITY OF 66.94 UNITS WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR AN APPROVED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 5296
Project # 18217 Project/Phase Name ALTA MONTECITO Phase #
Size/Area 5.96 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12520510002

Location

Owner/Tenant

Contact ID AC915871 Name ALTA MONTECITO L P
Mailing Address 15150 N HAYDEN RD #104 Organization
City SCOTTSDALE State/Province AZ
ZIP/PC 85260-2514 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

8591 ELKHORN RD
LAS VEGAS, 89149-

7100 GRAND MONTECITO PKWY
LAS VEGAS, 89149-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12520510002

Report Date 11/20/2006 10:21 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1310802 ☐ Foreign
Effective Expire
Name WOOD PARTNERS
Day Phone (480)607-0622 x Eve Phone Organization
Pager PIN # Position
Fax (480)607-0625 Mobile Profession
E-Mail
Address 15150 N HAYDEN RD SUITE 104
SCOTTSDALE, AZ 85260
Seasonal Addr

Valid From To
Comments
dDAVID KUBIN 480-607-0622

Primary N Capacity OTHER Other REP Contact ID AC1270039 ☐ Foreign
Effective Expire
Name KKBR&F
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 3800 HOWARD HUGHES PKWY
LAS VEGAS, NEVADA 89109
Seasonal Addr

Valid From To
Comments
jJENNIFER IAZOVICH 702-792-7000

Primary Y Capacity OWNER Contact ID AC915871 ☐ Foreign
Effective Expire
Name ALTA MONTECITO L P
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 15150 N HAYDEN RD #104
SCOTTSDALE, AZ 85260-2514
Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By JGRIDER Modified Date/Time 11/17/2006 10:54
Comments
No Comments

Report Date 11/20/2006 10:21 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate If item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

EXTENSION OF TIME

- Y Will this go to the City Council? Final City Council letter received
 - Y Will this go DIRECTLY to City Council? Annotated minutes received
- Parent Application Type ^{SUP}
Parent Project # ⁵²⁹⁶ Hearing Type
Public, Non-Public or Admin? ^{NON-PUBLIC}

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/03/2007 JGRIDER	CC 11/17/2006	SCHEDULED	0	0	0

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log
Action Description Entered By Start Stop Hours
Comments

No Log Entries

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

EOT-18217 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WOOD PARTNERS - OWNER: ALTA MONTECITO - Request for an Extension of Time of an approved Special Use Permit (SUP-5296) THAT ALLOWED A DENSITY OF 66.94 UNITS WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR AN APPROVED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: JANUARY 03, 2007

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: DECEMBER 15, 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 CAROLE COMBS (ccombs@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-18217 & EOT-18221

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	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd 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	4 th 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.

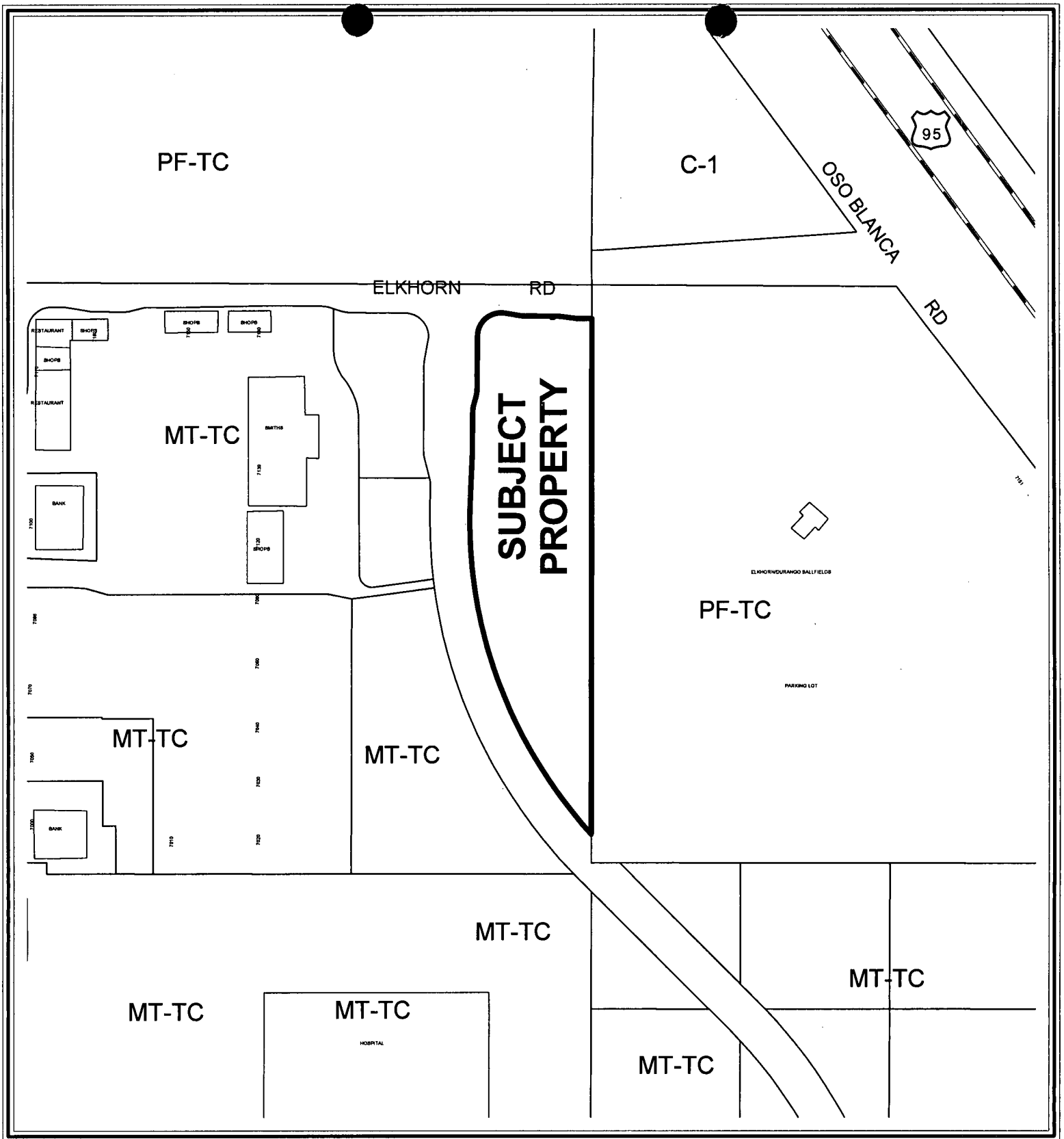
*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
12/04/2006

Public Hearing Notice



Separator Sheet



CASE: EOT-18217

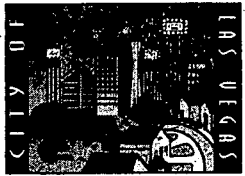


Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



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-21, 2006

Mr. David Kubin
Wood Partners
15150 North Hayden Road, Suite #104
Scottsdale, Arizona 85260

RE: EOT-18217 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **January 3, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Jennifer Lazovich
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

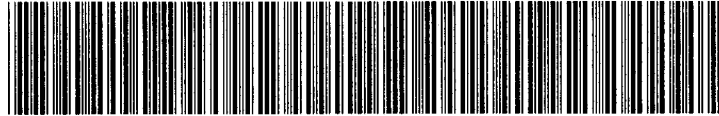
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



January 4, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Kubin
Wood Partners
15150 North Hayden Road, Suite #104
Scottsdale, Arizona 85260

RE: EOT-18217 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 3, 2007

Dear Mr. Kubin:

The City Council at a regular meeting held January 3, 2007 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-5296) THAT ALLOWED A DENSITY OF 66.94 UNITS WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR AN APPROVED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 4, 2007. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5296) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. David Kubin
EOT-18217 – Page Two
January 4, 2007

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

Jennifer Lazovich
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109



051208

December 2, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Matt Werner
Montecito Pads, LLC
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146

RE: SUP-5296 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SDR-5295

Dear Mr. Werner:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. A Site Development Review application (SDR-5295) for a High Density Residential Development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

Yddeena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Jennifer Lazovich
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89109

Mr. William Bollwerk
WP South Acquisitions, LLC
15150 North Hayden Road, Suite #104
Scottsdale, Arizona 85260

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-5/04

NOV 17 2006
EOT-18217
01/03/07 CC