

Plans (PMT)

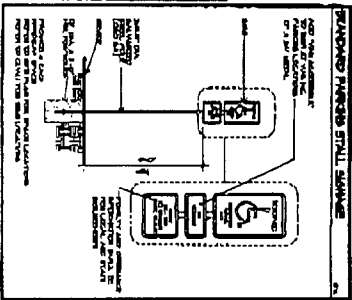
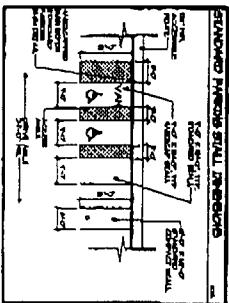
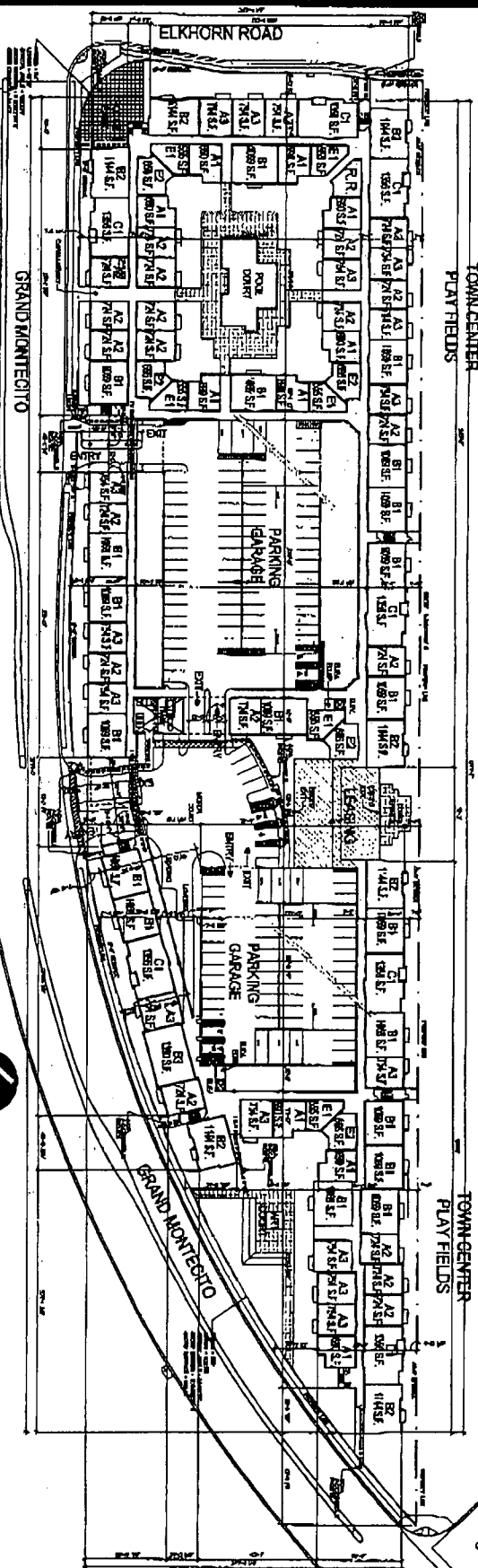


Separator Sheet

ELKHORN ROAD

SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04

EOT-18221
01/03/07 CC

[illegible][illegible]

01 CONCEPTUAL SITE PLAN - FIRST FLOOR

SCALE: F = 60-2

SP1
SITE PLAN
1ST FLOOR

Womack+Hampton
ARCHITECTS, L.L.C.
440 The Loop, Suite 400 • Phone: 314-241-4000
St. Louis, MO 63102 • Fax: 314-241-4002

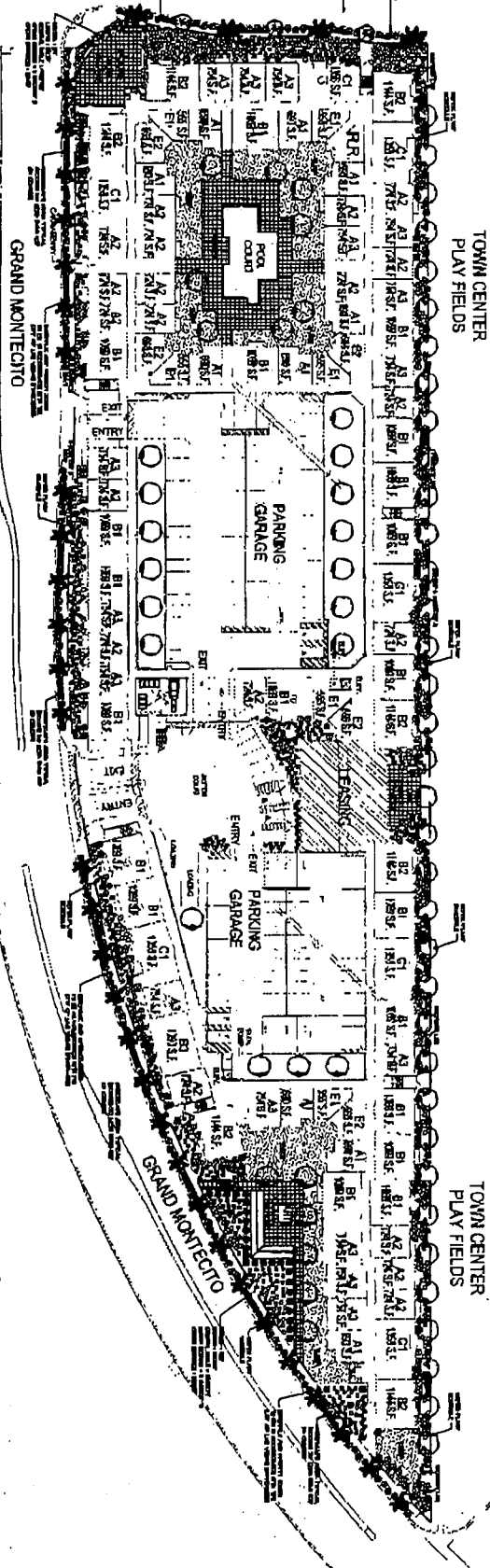
Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS



YH 1 LC:01 0007/1C/01

ELKHORN ROAD

ELKHORN ROAD



01 CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE NOTES

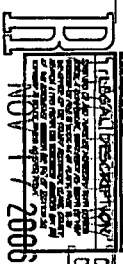
1. CONCEPTUAL LANDSCAPE PLAN TO BE USED FOR ALL FUTURE DEVELOPMENT. THE PLAN SHOULD BE USED TO GUIDE THE DEVELOPMENT OF THE SITE AND TO PROVIDE A FRAMEWORK FOR THE FINAL LANDSCAPE DESIGN.
2. THE PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS TO BE DEVELOPED AS A COMMUNITY CENTER. THE PLAN SHOULD BE USED TO GUIDE THE DEVELOPMENT OF THE SITE AND TO PROVIDE A FRAMEWORK FOR THE FINAL LANDSCAPE DESIGN.
3. THE PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS TO BE DEVELOPED AS A COMMUNITY CENTER. THE PLAN SHOULD BE USED TO GUIDE THE DEVELOPMENT OF THE SITE AND TO PROVIDE A FRAMEWORK FOR THE FINAL LANDSCAPE DESIGN.
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10. THE PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS TO BE DEVELOPED AS A COMMUNITY CENTER. THE PLAN SHOULD BE USED TO GUIDE THE DEVELOPMENT OF THE SITE AND TO PROVIDE A FRAMEWORK FOR THE FINAL LANDSCAPE DESIGN.

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	ACACIA	10	10' x 10' x 10'
2	ALBANY	10	10' x 10' x 10'
3	ALBANY	10	10' x 10' x 10'
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100	ALBANY	10	10' x 10' x 10'

EOT-18221
01/03/07 CC

SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04



Womack+Hampton
ARCHITECTS, L.L.C.
LAS VEGAS, NEVADA

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS



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

Montecito Pads, LLC, a Nevada limited liability company

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

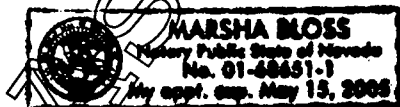
By: _____

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

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 owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: 2000 Bluebird, Eero) Apt 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
☐ 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: _____ %

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. It is 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 owed.

Signature: _____ Capacity: GRANTOR/SELLERSignature: William H. Bell Capacity: GRANTEE/BUYERSELLER (GRANTOR) INFORMATION
(REQUIRED)BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: Montecito Pads, LLC, a Nevada limited liability companyPrint 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 CompanyEsc. #: 04-08-1346-CLBAddress: 2500 N Buffalo, Suite 150City: Las VegasState: NVZip: 89128

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

2348

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

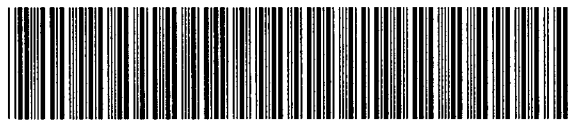
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Separator Sheet



Justification Letter



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

EOT-18221
01/03/07 CC

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NOV 17 2006

**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.

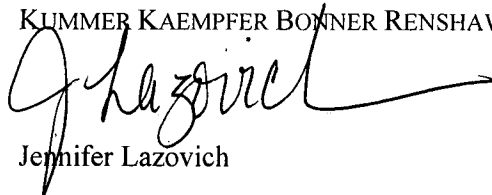
Since that time, the applicant has submitted Civil Plans for review (C-0236-06) and it is our understanding that a building permit can be pulled upon payment of fees.

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

EOT-18221
01/03/07 CC

12598.5



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - SDR-5295

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 5.96 +/- Floor Area Ratio _____

Gross Acres _____ 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.

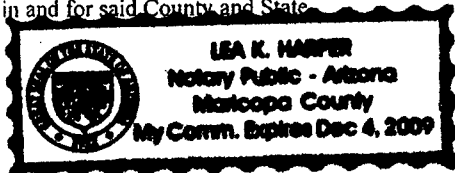
Print Name David T. Rubin

Subscribed and sworn before me

This 16 day of November, 2006

Lea K. Harper

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EOT - 18221

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

Hansen Sheet



Separator Sheet

Report Date 11/20/2006 10:16 AM

Submitted By

Page 1

A/P # 18221 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/17/2006 11:08	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-18221 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WOOD PARTNERS - OWNER: ALTA MONTECITO - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5295) THAT ALLOWED A 399-UNIT FIVE-STORY 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 # 5295
Project # 18221 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 10:16 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
dAVID 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
JENNIFER 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 11:07
Comments
No Comments

Report Date 11/20/2006 10:16 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justification 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 ^{SDR}
Parent Project # ⁵²⁹⁵ 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
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT CK NAME,# WHO PICKED UP PERMIT 984018 11/17/2006 11:21 0.00
Tom Combs, Kummer Kaemper Bonner Renshaw \$ Ferrario ck #59431, 792-7000

Report Date 11/20/2006 10:16 AM

Submitted By

Page 4

Log Action Comments	Description	Entered By	Start	Stop	Hours
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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-18221 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT: WOOD PARTNERS - OWNER: ALTA MONTECITO - Request for an
Extension of Time of an approved Site Development Plan Review (SDR-5295) THAT
ALLOWED A 399-UNIT FIVE-STORY 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



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

Refund



Separator Sheet



City of Las Vegas Claim for Refund

Refund to be issued to:

Wood Partners
15150 N Hayden Rd Suite 104
Scottsdale, AZ 85260
(480)607-0622 x

Transaction Date: December 13, 2006 2:19 pm

EOT-18221

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

Refund Total: \$ 300.00

Reason for refund: APPLICATION IS NO LONGER NEEDED PER DOUG RANKIN. FEE
REFUNDED.

Claimant Signature

**CITY of LAS VEGAS
CLAIM FOR REFUND**

12-13-06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

WOOD PARTNERS

Name

15150 N. HAYDEN RD., SUITE 104

Address

SPOTTSDALE, AZ 85260

City, State, Zip Code

In the amount of

\$ 300 -

For the following:

NIC GR#

Document # (i.e., GR#, Business License #, Permit #)

12-13-06

Date

\$ 300 -

Amount

EOT-18221

For

Deposited by

Reason for refund:

APPLICATION IS NO LONGER

NEEDED PER DULG KANKIN

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

[Signature]

Authorized by

PLANNING MANAGER

Title

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
					\$300 -

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

Credit Memo

Report Date 12/13/2006 02:21 PM

Submitted By

Page 1

Trn #	82555	Trn Date	12/13/2006 14:20	Template Type	PRJ	A/P #	18221
Customer	WOOD PARTNERS						
Address	15150 N HAYDEN RD SUITE 104						
	SCOTTSDALE AZ 85260						

Refunded Fees

Item	Amount
------	--------

Overpayment	300.00
-------------	--------

Total Amount	300.00
---------------------	--------

Total Amount Due	300.00
-------------------------	--------

CREDIT MEMO

Trn Date	12/13/2006 14:20
Customer	WOOD PARTNERS

A/P # 18221

000082555000000030000

000082555000000030000

Joni Johnson

From: Doug Rankin
Sent: Tuesday, December 12, 2006 1:34 PM
To: Joni Johnson
Subject: RE: Refund for EOT-18221

Please refund as the application is no longer needed.

From: Joni Johnson
Sent: Tuesday, December 12, 2006 1:33 PM
To: Doug Rankin
Subject: FW: Refund for EOT-18221

From: Benjamin Sticka
Sent: Friday, December 08, 2006 12:15 PM
To: Joni Johnson
Cc: Carole Combs
Subject: FW: Refund for EOT-18221

Please refund Extension of Time (EOT-18221). Thanks.

From: Flinn Fagg
Sent: Friday, December 08, 2006 11:03 AM
To: Benjamin Sticka
Subject: RE: Refund for EOT-18221

Yes.

From: Benjamin Sticka
Sent: Friday, December 08, 2006 8:53 AM
To: Flinn Fagg
Subject: Refund for EOT-18221

Can I send Joni an email to refund EOT-18221?

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

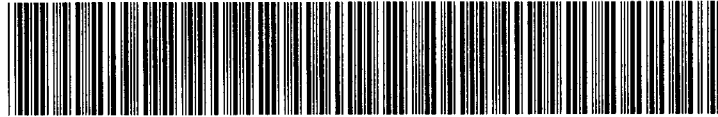
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



052366



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK

STEVE WOLFSON

LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

February 9, 2005

Mr. Matt Werner
Montecito Pads, LLC
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146RE: SDR-5295 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SUP-5296

Dear Mr. Werner:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY 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 December 2, 2004. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5296) for a High Density residential development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The elevations shall be modified to include more articulation by using boxouts and staggering of the footprint of the buildings and use of arcades. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof line shall be modified to include more vertical articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the buildings be limited to three stories or portions being five stories, subject to approval of the Planning and Development Department.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All development shall be in conformance with the site plan and recording elevations, date stamped December 1, 2004, except as amended by conditions herein.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov
18112-001-1-05

EOT-18221

01/03/07 CC

RECEIVED
NOV 17 2004

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement..
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.
18. If not already constructed by the Master Developer, coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Grand Montecito Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Grand Montecito Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact

Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, the Montecito Town Center North commercial subdivision and all other applicable site-related actions.

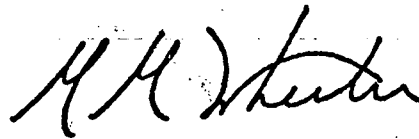
Mr. Matt Werner
SDR-5295 – Page Five
February 9, 2005

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Colli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

EOT-18221
01/03/07 CC