

Deed



Separator Sheet

SEARLES PROPERTY DEVELOPMENT, LLC

Business Entity Information			
Status:	Active	File Date:	4/22/2005 8:10:54 AM
Type:	Domestic Limited-Liability Company	Corp Number:	E0233472005-5
Qualifying State:	NV	List of Officers Due:	4/30/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	PETER KASAMA	Address 1:	11620 EVERGREEN CREEK LN
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☒ Include Inactive Officers
Manager - RICHARD E HALL				
Address 1:	3916 COUNTRY LIGHTS	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89129	Country:		
Status:	Active	Email:		
Manager - H. PETER KAPAMA				
Address 1:	11620 EVERGREEN CREEK LN.	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89135	Country:		
Status:	Active	Email:		
Manager - SCOTT STEVENS				
Address 1:	2295 FEATHERTREE AVE.	Address 2:		
City:	HENDERSON	State:	NV	
Zip Code:	89052	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20050142231-10	# of Pages:	1
File Date:	04/22/2005	Effective Date:	
FEDEX PRIORITY 4/22/05.1FSC.EXP.PAB			
Action Type:	Initial List		
Document Number:	20050193822-32	# of Pages:	1
File Date:	05/23/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060228074-41	# of Pages:	1

File Date: 04/10/2006	Effective Date:
(No Notes for this action)	

20060208-0003672

31

APN: 139-26-508-016
RPTTS 2694.50 2,499.00
WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:
A.G. ROBINS
2261 ROSEANNA STREET
LAS VEGAS, NV 89117

SPACE FOR RPCC

Fee: \$15.00 RPTT: \$2,499.00
N/C Fee: \$0.00

02/08/2006 14:24:52

T20060024735

Requestor:
COMMUNITY TITLE

Frances Deane
Clark County Recorder

SOL
Pgs: 3

ACCOMMODATION

ESCROW NO: 00004825-041-KBD

GRANT, BARGAIN, SALE DEED

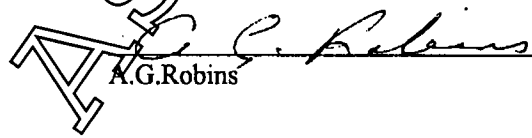
THIS INDENTURE WITNESSETH: That A.G. Robins, A Married Man As His Sole and Separate Property
For a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

A.G. Robins, A Married Man As His Sole and Separate Property as to an undivided 30% interest and Searles Property Development, LLC A Nevada Limited Liability Company, as to an Undivided 70% Interest

all that real property situated in the City of Las Vegas, County of Clark, State of NEVADA, described as follows:

See Exhibit A attached hereto and made a part hereof.

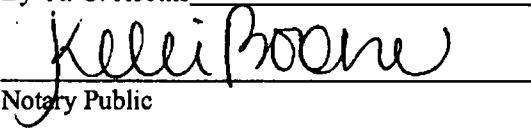
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


A.G. Robins

STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on February 3, 2006,
By A. G. Robins


Notary Public

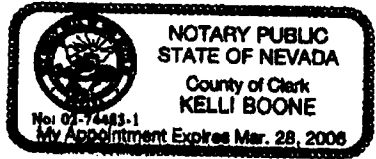


Exhibit A

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 26, Township 20 South, Range 61, East, M.D.M., more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 26; thence South 89°34'13" West along the South line thereof, also being the centerline of Searles Avenue (60.00 feet wide) a distance of 280.00 feet; Thence departing said South line and centerline of Searles Avenue North 00°37'45" West a distance of 30.00 feet to a point on the North right-of-way line of said Searles Avenue and the True Point Of Beginning; Thence continuing North 00°37'45" West a distance of 125.00 feet; thence South 89°34'13" West a distance of 20.00 feet; Thence North 00°37'45" West a distance of 160.88 feet; Thence South 89°30'11" West a distance of 334.52 feet to a point on the Easterly right-of-way line of 23rd street (60.00) feet wide); Thence South 00°26'53" East along said Easterly right-of-way line a distance of 270.49 feet to a point on a tangent curve concave to the Northeast having a radius of 15.00 feet; Thence along the arc of said curve through a central angle of 89°58'54" and arc length of 23.58 feet to a point in the Northerly right-of-way of the aforementioned Searles Avenue; Thence along said Northerly right-of-way North 89°34'13" East a distance of 340.43 feet to the True Point Of Beginning.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-26-508-016
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$ 700,000.00

Deed in Lieu of Foreclosure Only (value of property) () _____

Transfer Tax Value

\$ _____

Real Property Transfer Tax Due

\$ 2,100.00

4. If Exemption Claimed

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 70 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.10, 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 grantor

Signature _____

A.G. Robins

Capacity grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: A.G. Robins

Print Name: Searles Property Development, LLC

Address: 2261 Roseanna Street

Address: 3320 Sunrise Avenue #101

City: Las Vegas

City: Las Vegas

State: NV

Zip: 89117

State: NV

Zip: 89101

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3672

Justification Letter



Separator Sheet

Searles Property Development, LLC
11620 Evergreen Creek Lane
Las Vegas, NV 89125
(702) 804-1331

October 9, 2006

Planning & Development
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: SDR-5063 – Rezoning Extension *20N-5062*

To Whom It May Concern:

The City Council at a regular meeting held November 3, 2004 approved the request for a Rezoning From: C-2 (General Commercial) to: R-3 (Medium Density Residential) on 2.48 acres adjacent to the Northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016). We would like to file for an extension of our rezoning. Our new plan for 52 unit apartments is better suited for the residents and it meets all of the City of Las Vegas requirements.

Sincerely,



Scott R Stephens
Manager
Searles Property Development, LLC

EOT-17460
12-06-06 CC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-17460 APN: 139-26-508-016

Name of Property Owner: SEARLES PROPERTY DEVELOPMENT, LLC

Name of Applicant: SCOTT R STEPHENS

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: _____

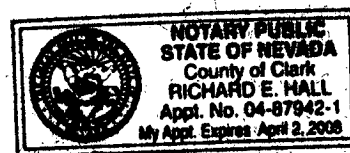
Signature of Property Owner: Scott R Stephens

Print Name: SCOTT R STEPHENS

Subscribed and sworn before me

This 9th day of Oct, 2006
[Signature]

Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

EXTENSION OF TIME OF SDR-5063

Application/Petition For: SEARLES PROPERTY DEVELOPMENT, LLC

Project Address (Location) SEARLES AND 23RD (NORTH EAST CORNER)

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 139-26-508-016 Ward # _____

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SEARLES PROPERTY DEVELOPMENT, LLC Contact PETER KASAMA
Address 11620 EVERGREEN CREEK LANE Phone: 804-1331 Fax: 804-6449
City LAS VEGAS, NV State NV Zip 89125

APPLICANT SEARLES PROPERTY DEVELOPMENT, LLC Contact PETER KASAMA
Address 11620 EVERGREEN CREEK LANE Phone: 804-1331 Fax: 804-6449
City LAS VEGAS State NV Zip 89125

REPRESENTATIVE SCOTT R STEPHENS Contact SCOTT R. STEPHENS
Address 2295 FEATHERTREE AVE Phone: 491-1295 Fax: 897-1318
City HENDERSON, State NV Zip 89052

Property Owner Signature* Scott R Stephens MANAGER

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

Print Name SCOTT R. STEPHENS

Subscribed and sworn before me

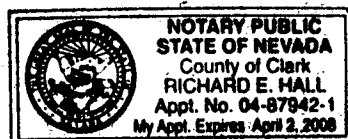
This 9TH day of OCT, 2006
[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-17460</u>
Meeting Date:	<u>12/6/06</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:*	<u>10/9/06</u>
Received By:	<u>[Signature]</u>

*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.



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-17460 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC - Request for an
Extension of Time of an approved Site Development Plan Review (SDR-5063) THAT
ALLOWED A 52 UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast
corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial)
under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

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

CITY COUNCIL MEETING: DECEMBER 6, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: NOVEMBER 13, 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-17460/EOT-17462

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 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEBUS
*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
11/03/2006

Hansen Sheet



Separator Sheet

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

12/6 CC
EOT Application

Report Date 10/11/2006 05:27 PM

Submitted By

Page 1

A/P # 17460 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/09/2006 14:15	982110	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-17460 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5063) THAT ALLOWED A 52 UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

Parent A/P # 5063
Project # 17460 Project/Phase Name SEARLES & 23RD Phase #
Size/Area 2.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13926508016

Location

Owner/Tenant

Contact ID AC1138638 Name ROBINS A G
Mailing Address 2261 ROSANNA ST Organization SEARLES PROPERTY DEVELOPMENT L
City LAS VEGAS State/Province NV
ZIP/PC 89117-2823 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2380 SEARLES AVE
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13926508016

Applicants/Contacts

Report Date 10/11/2006 05:27 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1138638 ☐ Foreign
Effective Expire
Name ROBINS A G
Day Phone Eve Phone Organization SEARLES PROPERTY DEVELOPMENT L
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2261 ROSANNA ST
LAS VEGAS, NV 89117-2823
Seasonal Addr

Valld From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By SSWANTON Modified Date/Time 10/09/2006 14:15
Comments
No Comments

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

Report Date 10/11/2006 05:27 PM

Submitted By

Page 3

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

Hearing Type

Parent Project # 5063

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
12/06/2006	CC	SCHEDULED		0	0	0
SSWANTON	10/09/2006					

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 Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	10/09/2006 14:31		0.00
SCOTT STEPHENS, 491-1295, HOLLY DUSUN INC, CK#2150					

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

November 22, 2006

Mr. Peter Kasama
Searles Property Development, LLC
11620 Evergreen Creek Lane
Las Vegas, Nevada 89125

RE: EOT-17460 – EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **December 6, 2006**. 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: Mr. Scott Stephens
2995 Feathertree Avenue
Henderson, Nevada 89052

Mayor
Oscar B. Goodman

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

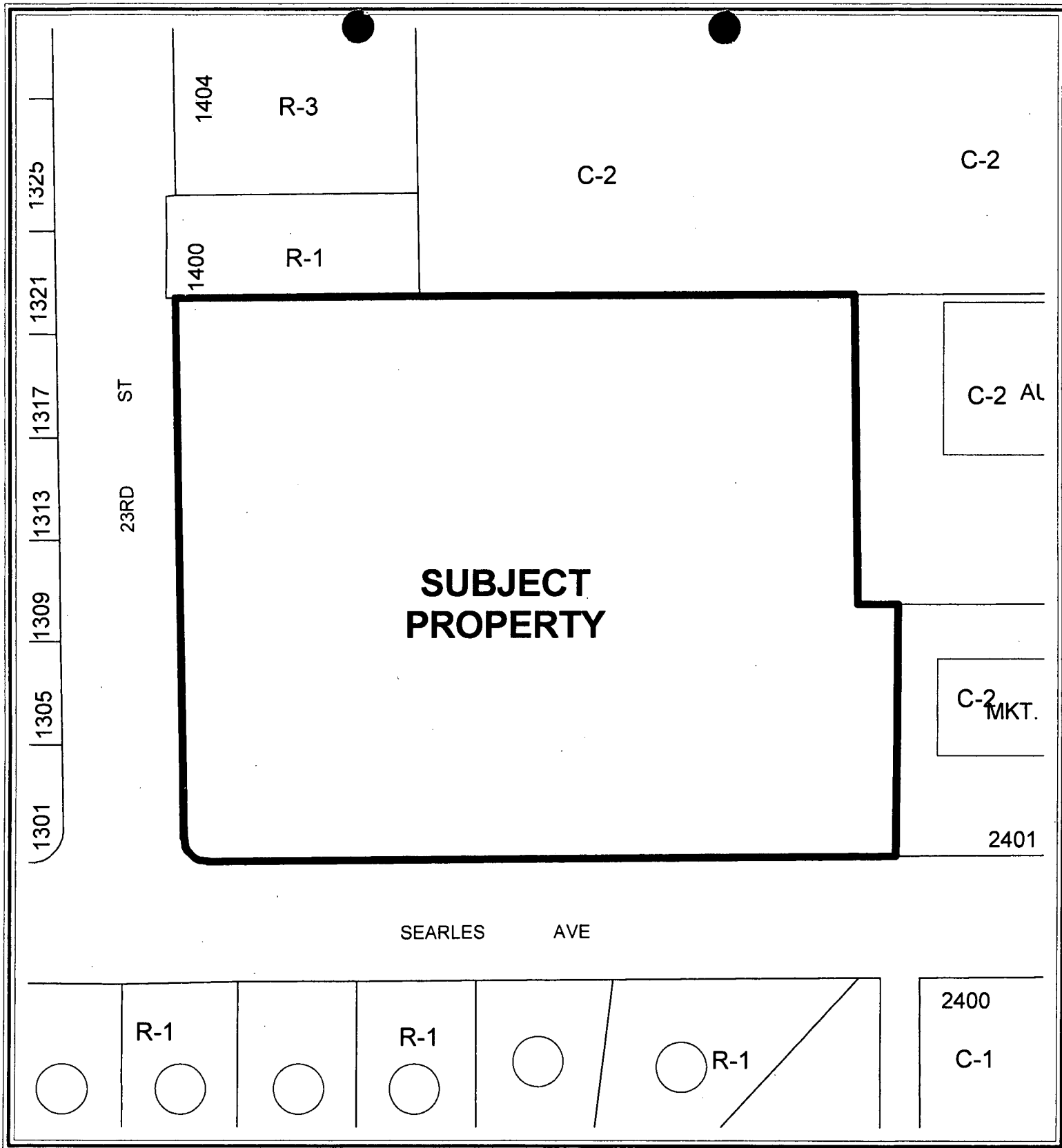
City Manager
Douglas A. Selby



Plans (PMT)



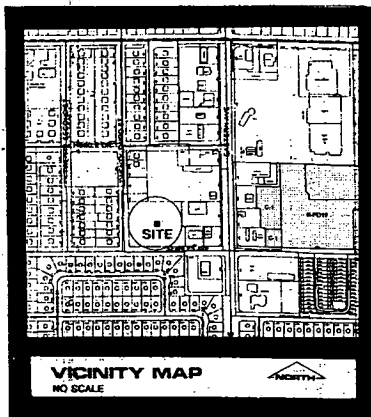
Separator Sheet



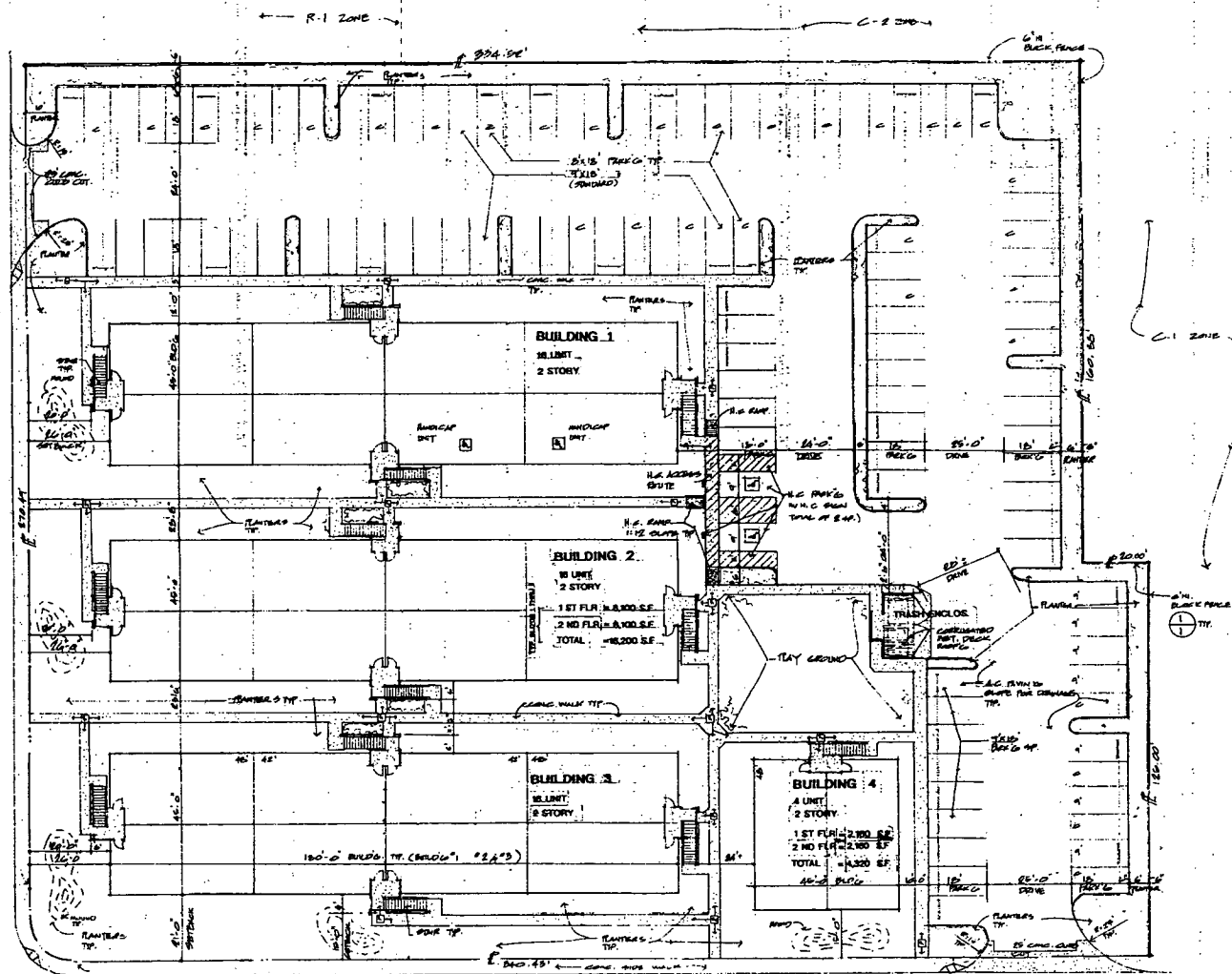
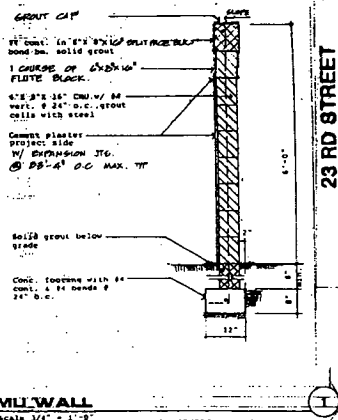
CASE: EOT-17460

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)



52 UNIT APARTMENTS
 AT 23 RD STREET & SEARLES AVE LAS VEGAS, NEVADA
GREYMOOUTH HOLDING LLC OWNER
 3320 SUNRISE AVE SUITE 101 LAS VEGAS, NEVADA 89101
ERROL HILL ARCHITECT LTD. ARCHITECT
 1614 MARYLAND PARKWAY LAS VEGAS, NEVADA 89104



PARKING REQUIREMENT RECAP:

1 REQUIRED PARKING		
10 THREE BEDROOM UNITS @ 2/UNIT	=	20
GRANT PARKING @ 1/6 UNITS	=	5
26 TWO BEDROOM UNITS @ 1.75/UNIT	=	46
GRANT PARKING @ 1/6 UNITS	=	4
TOTAL REQUIRED PARKING		75 SPACES
2 PROVIDED PARKING		
10' x 18' SPACES (STANDARD)	=	74
10' x 18' - (BUILT UP ON EXIST)	=	52
10' x 18' HANDICAP SPACES	=	2
TOTAL PROVIDED PARKING		128 SPACES

SITE PLAN
 APR 130 - 78 - 508 - 01
 NET SITE 2.25 A

SCALE 1/8" = 1'-0"

SHEET 1
 OF 1

EOT-17460
12-06-06 CC
OCT 09 2006



TRICAL NOTES DIMENSIONAL REC
THIS ELEVATION

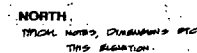


BUILD'G #4
EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

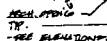
EOT-17460
12-06-06 CC

RECEIVED
OCT 09 2006



SCALE 1/8" = 1'-0"

RECEIVED
OCT 09 2006



SCALE 1/8" = 1'-0"

8100 SF



RECEIVED
OCT 09 2006

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. Riekk, Survey (FM, PM, & A's only)
Date: November 8, 2006
Re: **EOT-17460** Searles Property Development, LLC NEC of Searles Avenue and 23rd Street
Request for an Extension of Time of an approved Site Development Plan Review

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Site Development Plan Review for a 52 unit apartment complex on the northeast corner of Searles Avenue and 23rd Street, as long as all previously imposed conditions of approval for SDR-5063 and all applicable subsequent site-related actions are ultimately complied with.

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-17460 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
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APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: DECEMBER 6, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: NOVEMBER 13, 2006*

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LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

City Council Action Letter



Separator Sheet



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

December 7, 2006

Mr. Peter Kasama
Searles Property Development, LLC
11620 Evergreen Creek Lane
Las Vegas, Nevada 89125

RE: EOT-17460 – EXTENSION OF TIME
CITY COUNCIL MEETING OF DECEMBER 6, 2006

Dear Mr. Kasama:

The City Council at a regular meeting held December 6, 2006 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-5063) THAT ALLOWED A 52 UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on November 3, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5063) 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: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Scott Stephens
2995 Feathertree Avenue
Henderson, Nevada 89052

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

VOICE 702.229.6011

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18112-001-06-05
CLV 7009



LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



052041

January 24, 2005

Mr. Steven Marx
5990 Thiros Circle
Las Vegas, Nevada 89146

RE: SDR-5063 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 3, 2004
Related to GPA-5060 and ZON-5062

Dear Mr. Marx:

The City Council at a regular meeting held November 3, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 52-UNIT APARTMENT COMPLEX on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. Councilman Weekly's office shall be consulted on the color of the finished project.
2. A Rezoning (ZON-5062) to an R-3 (Medium Density Residential) Zoning District and a General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan and building elevations date stamped 08/23/04, except as amended by conditions herein.
5. The standards for this development shall include the following: minimum lot size of 6,500 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
6. 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.

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EOT-17460
12-06-06 CC

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January 24, 2005

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any 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.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Site development to comply with all applicable conditions of approval for ZON-5062 and all other subsequent site-related actions.

**EOT-17460
12-06-06 CC**

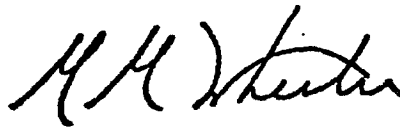
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17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited 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,



Vicky Darling
Assistant Deputy City Clerk 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. Geoff Robins
Greymouth Holdings, LLC
3320 Sunrise Avenue, Suite #101
Las Vegas, Nevada 89101

Mr. Errol Hill
Errol Hill - Architects
1614 Maryland Parkway
Las Vegas, Nevada 89104

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12-06-06 CC

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

AVERAGE
QA VALUE
45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001

1.00

202

5

5

GL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

T20S R6E

26

N 2 NE 4

139-26-5

R6E R6E R6E

T19S 125 124 123

T20S 138 139 140

T21S 163 162 161

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

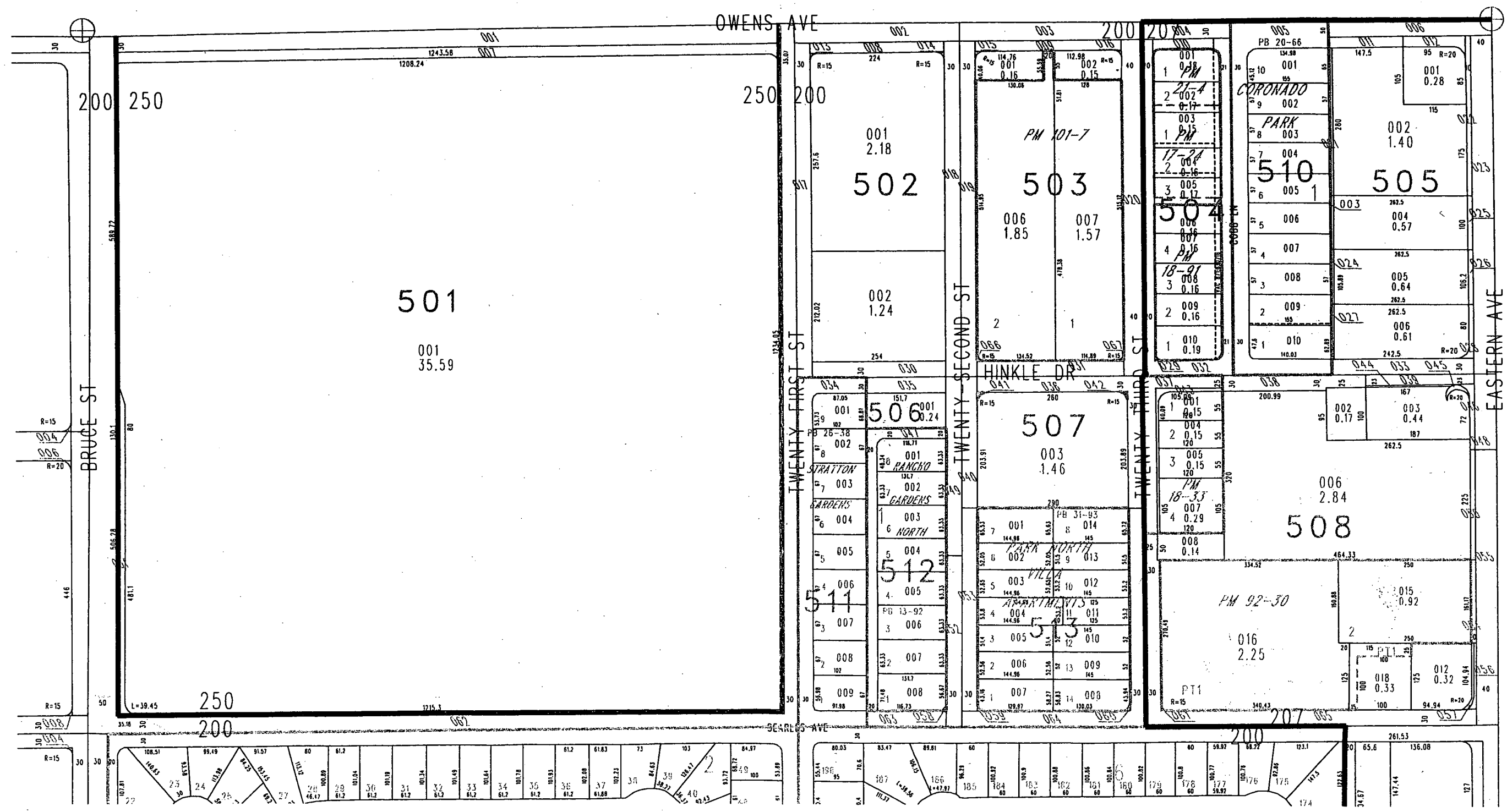
7 3 7 3

8 4 8 4

5 1 5 1

Scale: 1"=200'

Rev: 11/04/02



STAFF

ZON-5062
SDR-5063
10-07-04 PC