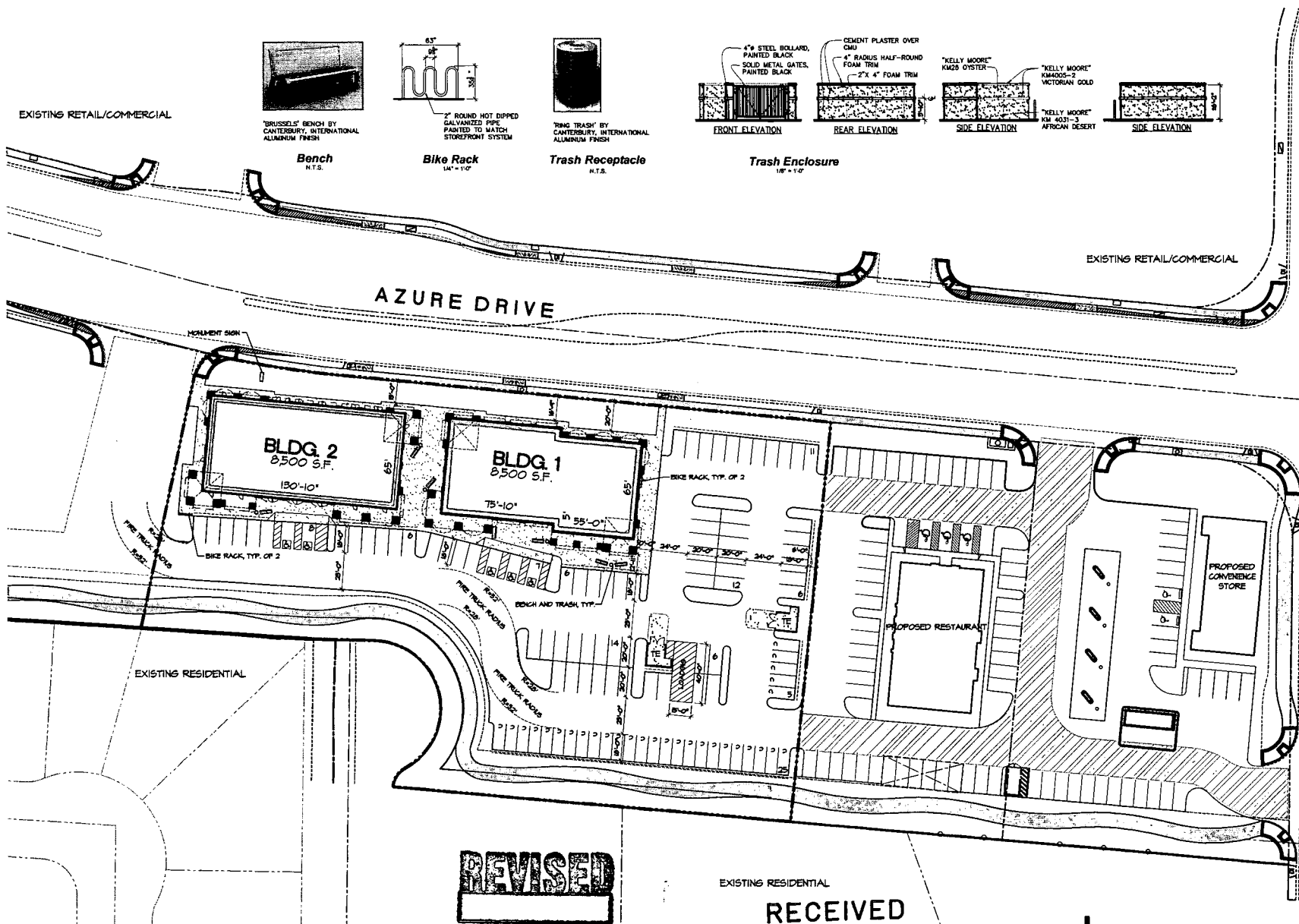


Plans (PMT)



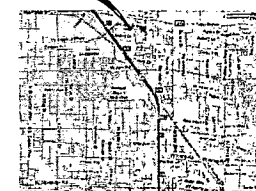
Separator Sheet



Site Statistics

Gross Site Area	1101,380 sf (25.33 AC)
Assessor's Parcel Number	125-27-222-013
Zoning	BX-TC (Suburban Mixed Use)
Building Area	8,500 sf Gross
Building 1	8,500 sf Gross
Building 2	8,500 sf Gross
Total	17,000 sf Gross
Maximum	35% 4,800 sf
Minimum	80% 11,000 sf
Parking Required	1 stall per 250 sf of Restaurant
Building 1	8,500 sf of 1 stall/100 sf
Building 2	8,500 sf of 1 stall/100 sf
Total Required	11,000 sf of 1 stall/100 sf
Parking Provided	71 Stalls
Standard	71 Stalls
Commuter	30 Stalls
Accommodate	2 Stalls
Total	103 Stalls
Site Coverage	17,000 sf 18.7%
Building	25,327 sf 28.8%
Landscaping/Open Space	101,380 sf 11.5%
Total	101,380 sf 100%
*This project can be performed at 1 stall per 250 square foot of building area because the project is part of a multi-modal Shopping Center with approximately 110,000 square feet of aggregate building area.	
Site Plan complies with 20% Landscaping/Open Space requirement.	

Subject Parcel



Vicinity Map
N.T.S.

Project:
Tenaya Commercial
Tenaya Way & Azure Drive
Las Vegas, NV

Developer:
O'CONNELL COMMERCIAL, LLC
1104 Nevada Blvd, Ste. 200
Reno, NV 89501
(P) 916.772.7500
(F) 916.772.7505

SITE PLAN

Preliminary

Job Number:	100-000
Date:	06/22/06
Drawn By:	RAE
Revised:	AK 11/30/06

Sheet:

A.1

Rauschenbach
Marcelli
Becker

architects

2277 Watt Ave - 2nd Floor P 916.488.8300
Sacramento, CA 95825 F 916.488.8306
www.rauschenbach.com

Tenaya Commercial

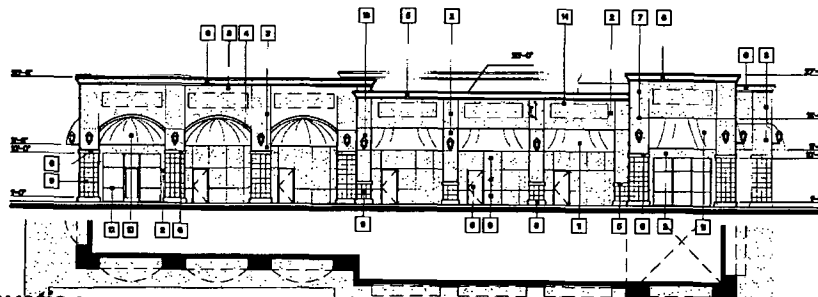
Tenaya Way & Azure Drive
Las Vegas, NV

RECEIVED

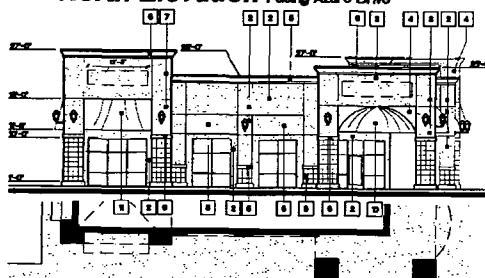
DEC 26 2006

SDR-18372
REVISED
01/11/07 PC

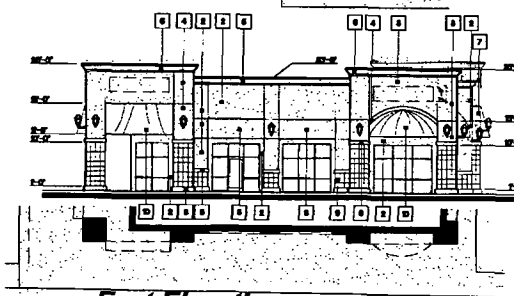
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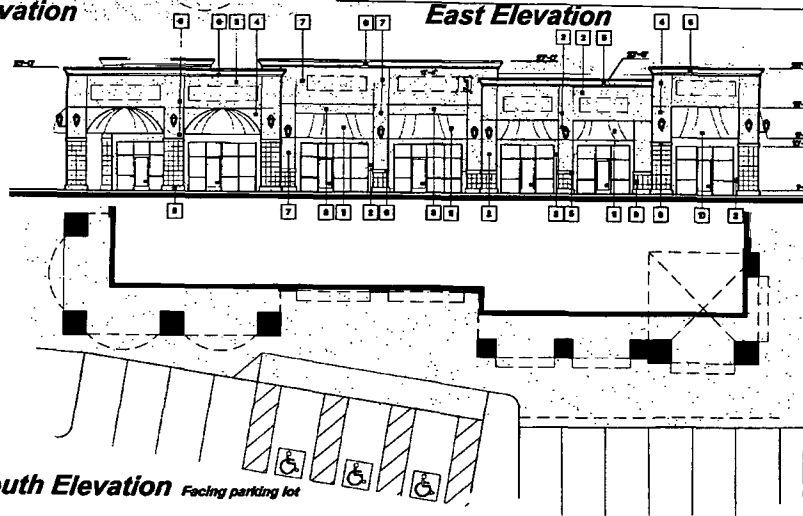
North Elevation Facing Azure Drive



West Elevation



East Elevation



South Elevation Facing parking lot

REVISED

RECEIVED
DEC 26 2005

SDR-18372
REVISED
01/11/07 PC

Tenaya Commercial

□ Tenaya Way & Azure Drive
Las Vegas, Nevada

**SDR-18372
REVISED
01/11/07 PC**

RECEIVED
DEC 26 2006

SDR-18372 Revised 01/11/07 PC

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 *BAA*
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 20, 2006
Re: **SDR-18372** Tenaya Partners LP SWC Azure Dr. & Tenaya Way
Request for a Site Development Plan Review for two proposed retail buildings

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and Town Center Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. If not already constructed at the time of development, construct the full width of the driveway that will serve this site and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
3. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
6. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

COMMENTS:

We note that there is a Multi-Use Transportation Trail adjacent to the south side of this site and should be commented on by the Planning and Development Department.

December 12, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,



Doa J. Meade
Sr. Civil Engineer

DJM:TLL:lar
Attachment

Jim Ross, Electronics Supervisor, w/attach, M/S 1080

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

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

SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS on 2.33 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 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 Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 **Fax:** (702) 385-7268
CC: Land Development Civil Plan Ref. # 22159
Date: 05/23/07 1st Review
Re: Tenaya Commercial

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
2. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width) and sidewalks that are less than 7-feet wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops (see Horizontal Control Plan for required locations).
3. Please revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk. Please place a general note within the Utility Plan stating "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
4. Revise Section A on sheet D-1 to depict the maximum height of the retaining wall. Call out landscape areas.
5. Revise Section B on sheet D-1 to depict the minimum required landscape width of 15'-0" as approved by SDR-18372.
6. Revise Section C on sheet D-1 to call out landscape areas.
7. Revise Section D on sheet D-1 to depict the minimum required landscape width of 6'-0" as approved by SDR-18372.
8. Revise Sections E, F and G to depict existing and proposed landscape areas. Call out the height of the existing wall(s).
9. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

Extraction List



Separator Sheet

13/9

C

PARCELS	208
LABELS	183

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
AHRENS STEPHEN R	7420 JOCKEY AVE LAS VEGAS NV	12527297003
ANDERSON EDWIN B	7405 JOCKEY AVE LAS VEGAS NV	12527297001
ARANCIBIA DANTE & GRACIELA I	7329 YOUNG DOE AVE LAS VEGAS NV	12527220008
ARENDT PAUL T	7336 BACKSTRETCH AVE LAS VEGAS NV	12527220013
ARMIJO HENRY	6112 BREEDERS CUP ST LAS VEGAS NV	12527221019
ARNESON PENNIE K LIVING TRUST	4271 SW 106 TERRACE DAVIE FL	12527220050
AZURE SOUTH INC	6600 W CHARLESTON #120 LAS VEGAS NV	12527221026
BANK OF AMERICA NA	5953 ROUND CASTLE ST LAS VEGAS NV	12527214030
BARKER WILLIAM SHANE	7317 YOUNG DOE AVE LAS VEGAS NV	12527222012
BATESEL DEBRA L	7316 JOCKEY AVE LAS VEGAS NV	12527312015
BEISING STEVEN E	7313 BACKSTRETCH AVE LAS VEGAS NV	12527221022
BENNETT LESTER J JR	7501 BOWLES DR LAS VEGAS NV	12527220029
BRAUN WILLIAM H	7304 JOCKEY AVE LAS VEGAS NV	12527220037
BROOKS ELSA R & GARY J JR	5956 SILVER HEIGHTS ST LAS VEGAS NV	12527212034
BROWNING MICHAEL GENE & TINA M	6109 BREEDERS CUP ST LAS VEGAS NV	12527220026
BRUNER JANET G & JERRY L	7160 AZURE DR LAS VEGAS NV	12527312006
BRYAN WANDA H	6040 N MONTE CRISTO WY LAS VEGAS NV	12527220043
BUCKNER VICKIE L	7421 JOCKEY AVE LAS VEGAS NV	12527503009
BUKOWSKI KENNETH M JR	7504 HICKORY HILLS DR LAS VEGAS NV	12527203006
C W HOME EQUITY	%COUNTRYWIDE HOME LOANS 400 COUNTRYWIDE WY SIMI VALLEY CA	12527220009
CALZADILLA MAYELA IRERI	3802 TUNDRA SWAN ST LAS VEGAS NV	12527212024
CARACHURI FERNANDO	6105 BREEDERS CUP ST LAS VEGAS NV	12527221037
CASTANEDA ALEJANDRO	7404 HICKORY HILLS LAS VEGAS NV	12527221005
CASTANEDA LEOPOLDO	4816 SHADOW STONE ST BAKERSFIELD CA	12527220044
CENTENNIAL 95 L P	6600 W CHARLESTON BLVD #120 LAS VEGAS NV	12527221006
CENTENNIAL-AZURE L L C	7150 W SAHARA LAS VEGAS NV	12527221009
CHUNN JEANNETTE	7316 MAIDEN RUN AVE LAS VEGAS NV	12527113006
CLAYTON SHANE WILLIAM & PAUL A	2816 AUTUMN HAZE LN LAS VEGAS NV	12527101035
COLLINS MARCIE S	P O BOX 570691 LAS VEGAS NV	12527214020
COMBS CLINT	6171 STARLIGHT DR LAS VEGAS NV	12527221036
		12527221012
		12527610023

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COOK SHERRY L	7329 MAIDEN RUN AVE LAS VEGAS NV	12527214032
COOKSEY MICHAEL G	1700 BROADWAY #2120 DENVER CO	12527214002
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102009
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102007
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102006
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102002
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102005
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102001
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102003
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102008
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527102004
COWAN LEANNA S & DAVID W	8228 OLD CISTERN CT LAS VEGAS NV	12527220018
CROST LIVING TRUST	10650 ALPINE FROST CT LAS VEGAS NV	12527218009
CUEVAS ROBERTO	6104 BREEDERS CUP ST LAS VEGAS NV	12527220042
CUMMINGS JASON L	7501 HICKORY HILLS DR LAS VEGAS NV	12527212023
DAI SHEILA	2171 HANDEL AVE HENDERSON NV	12527221020
DAKAY FAMILY TRUST	8540 W LONE MTN RD LAS VEGAS NV	12527610030
DAUPHINAIS PATRICK SR & SUZANNE	P O BOX 1515 VAIL CO	12527203007
DAUPHINAIS PATRICK SR & SUZANNE	P O BOX 1515 VAIL CO	12527203008
DECRESCENT CANDICE	6008 CROWN JEWEL ST LAS VEGAS NV	12527220022
DEFEO REGINA R	6113 BREEDERS CUP ST LAS VEGAS NV	12527221024
DIBBLE KATHLEEN	7413 EXOTIC BLOOM DR LAS VEGAS NV	12527221001
DUKES JAMES F & OPHELIA L	7332 MAIDEN RUN AVE LAS VEGAS NV	12527218013
DUMAS VICTOR EUGENE	7301 MAIDEN RUN AVE LAS VEGAS NV	12527214025
EMMY & ELE REVOCABLE LIVING TR	2560 SILVER SHADOW DR LAS VEGAS NV	12527218008
ESCALERA ZENEN & MARIA	7316 BACKSTRETCH AVE LAS VEGAS NV	12527220045
ESTERBROOK NICOLE	7409 BOWLES DR LAS VEGAS NV	12527213004
EWING JAMES L JR & DIXIE L	6075 N TENAYA WY LAS VEGAS NV	12527203004
FARMANALI FAMILY TRUST	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610005
FARMANALI FAMILY TRUST	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610020
FARMANALI FAMILY TRUST	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610021
FARMANALI FAMILY TRUST	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610006

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FARMANALI FAMILY TRUST	6370 W FLAMINGO #40 LAS VEGAS NV	12527610022
FARMANALI FAMILY TRUST	6370 W FLAMINGO #40 LAS VEGAS NV	12527610003
FARMANALI FAMILY TRUST	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610004
FERREIRA LUIZ N	6075 STARLIGHT DR LAS VEGAS NV	12527610069
FITZGERALD PATRICK & SUZANNE	7341 MAIDEN RUN AVE LAS VEGAS NV	12527214035
FITZGIBBONS ROBERTA L	HCR-38 BOX 566 MT CHARLESTON NV	12527218002
FREDERICK REGINA M	7305 BACKSTRETCH AVE LAS VEGAS NV	12527220039
FREDRICKSON LANCE	7230 YOUNG DOE AVE LAS VEGAS NV	12527221033
FRY FAMILY TRUST 2006	7324 YOUNG DOE AVE LAS VEGAS NV	12527221034
FUNK HEATHER	7320 JOCKEY AVE LAS VEGAS NV	12527220030
FURNEY SCOTT & DARLENE	7328 YOUNG DOE AVE LAS VEGAS NV	12527221035
GALLINA RONALD W JR & SHERI	7317 BACKSTRETCH AVE LAS VEGAS NV	12527220036
GARCIA LISA	7405 HICKORY HILLS DR LAS VEGAS NV	12527221014
GARLAND BEVERLY D & RICHARD W	7125 W REGENA AVE LAS VEGAS NV	12527503006
GASPAR JOAQUIN & ISILDA O	8024 VILLA FIESTA ST LAS VEGAS NV	12527221004
GATTI ROBERT D & JENNIFER	7145 W REGENA AVE LAS VEGAS NV	12527503004
GIL LUIS	7328 BACKSTRETCH AVE LAS VEGAS NV	12527220048
GIUMMARRA ROSARIO & CAROLINE	7409 HICKORY HILLS DR LAS VEGAS NV	12527221013
GONZALEZ DANIEL & ALICIA D	6012 CROWN JEWEL ST LAS VEGAS NV	12527220023
GOODWIN JEFFREY L	7401 JOCKEY AVE LAS VEGAS NV	12527220014
GRAYBEAL JULIA	7320 BACKSTRETCH AVE LAS VEGAS NV	12527220046
GRIFFITH THOMAS R & MAUREEN L	6013 CROWN JEWEL ST LAS VEGAS NV	12527220020
GUAN QI YUAN	8101 N JONES BLVD LAS VEGAS NV	12527214024
GUILLEN RODOLFO	1820 WINNERS CUP DR LAS VEGAS NV	12527221003
HALLE PROPERTIES L L C	7295 W AZURE DR LAS VEGAS NV	12527222005
HALLER KRISTIE	6100 BREEDERS CUP ST LAS VEGAS NV	12527220041
HIRSCH STEPHANIE	7325 MAIDEN RUN AVE LAS VEGAS NV	12527214031
HURD DARBY	7500 BOWLES DR LAS VEGAS NV	12527212001
JABLON WLADYMYR & GINA MARIE	7404 EXOTIC BLOOM DR LAS VEGAS NV	12527221017
JACKSON LARRY & V REV LIV FAM TR	6121 N TENAYA WY LAS VEGAS NV	12527202007
JESLAN ENTERPRISES	%K HIGA 3023 CARBONDALE ST LAS VEGAS NV	12527312005
JOHNSON TIMOTHY R	7332 BACKSTRETCH AVE LAS VEGAS NV	12527220049

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
KAPLAN DARREN B & DARREN BRET	7328 MAIDEN RUN AVE LAS VEGAS NV	12527218014
KAPPERT JUDITH L	7401 HICKORY HILLS DR LAS VEGAS NV	12527221015
KASCHAK GINA M	7300 JOCKEY AVE LAS VEGAS NV	12527220025
KILLIAN CHARLES R	7304 YOUNG DOE AVE LAS VEGAS NV	12527221029
KORTE KELLY L	7416 HICKORY HILLS DR LAS VEGAS NV	12527221008
KROEGEL CHARLES & DAWN	8712 CASTLE HILL AVE LAS VEGAS NV	12527220016
KUSNADI RAMALI S	%NORTHSTAR REALTY GROUP LLC 1421 N JONES BLVD #116 LAS VEGAS NV	12527220038
LACKER ROBERT P & MARY ANN	6065 N TENAYA WY LAS VEGAS NV	12527203005
LAS VEGAS 9-B II L L C	%ACACIA CAPITAL CORP 101 S ELLSWORTH AVE #300 SAN MATEO CA	12527302007
LAS VEGAS MORTGAGE CO INC	44 ROOSEVELT CIR PALO ALTO CA	12527503010
LASSEK FLORIAN J & JOAN M	7312 YOUNG DOE AVE LAS VEGAS NV	12527221031
LAVOIE SUSAN L	7300 YOUNG DOE LAS VEGAS NV	12527221028
LENTES DAVID E	24 ANTHEM CREEK CIR HENDERSON NV	12527213003
LISTON SANDY G	7412 JOCKEY AVE LAS VEGAS NV	12527220006
LIVRERI MICHAEL C	7333 YOUNG DOE AVE LAS VEGAS NV	12527221018
LOUCKS GWEN L TRUST	7165 W REGENA AVE LAS VEGAS NV	12527503003
LOWMAN DEBORAH	7185 W REGENA AVE LAS VEGAS NV	12527503001
M F E INC	%M ENAMORADO 955 TEMPLE VIEW LAS VEGAS NV	12527222009
MARITAL DEDUCTION TRUST	4485 S PECOS RD LAS VEGAS NV	12527203010
MARTINEZ YANET	7321 YOUNG DOE AVE LAS VEGAS NV	12527221021
MARTINEZ-VITELA ESTHER FABIOLA	7416 JOCKEY AVE LAS VEGAS NV	12527220007
MCCAFFERY KENNETH	7417 HICKORY HILLS DR LAS VEGAS NV	12527221011
MCGRATH COLLEEN M	176 ROXBURY RD STAMFORD CT	12527220002
MEALEY JASON & CRYSTAL	6020 BARDSTOWN DR LAS VEGAS NV	12527220031
MEDINA SHEILA & GLENN	7333 MAIDEN RUN AVE LAS VEGAS NV	12527214033
MERIDIAS CAPITAL INC	375 N STEPHANIE ST #1911 HENDERSON NV	12527503011
MILLER JAMES C	6140 N MONTE CRISTO WY LAS VEGAS NV	12527202003
MILONAS STANLEY & RENEE FAM TR	8004 SAFARI LN LAS VEGAS NV	12527220035
MIRACLE L L C	%B & L DADOURIAN 1901 S REALEZA CT LAS VEGAS NV	12527221007
MITCHELL LYNDA	7308 JOCKEY AVE LAS VEGAS NV	12527220027
MONACO KIMBERLY A	6024 BARDSTOWN DR LAS VEGAS NV	12527220032
MONTECITO MINI STORAGE PTNRS LLC	1120 LAS VEGAS BLVD S LAS VEGAS NV	12527102010

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MONTECITO MINI STORAGE PTNRS LLC	6600 W CHARLESTON BLVD #120 LAS VEGAS NV	12527113005
MONTERREY PLAZA L L C	101 S RAINBOW #30 LAS VEGAS NV	12527222011
MONTOYA LARRY J	6004 CROWN JEWEL ST LAS VEGAS NV	12527214023
MOORE RICHARD H	7417 BOWLES DR LAS VEGAS NV	12527213002
MORGAN DENNIS	9717 NORTHERN DANCUN DR LAS VEGAS NV	12527218001
NALL CANDACE I	7320 MAIDEN RUN AVE LAS VEGAS NV	12527214019
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12527101026
NEWSOM JEFFREY & SUZANNE	6117 BREEDERS CUP ST LAS VEGAS NV	12527221023
NOLASCO HUMBERTO	6028 BARDSTOWN DR LAS VEGAS NV	12527220033
O'DELL KATHLEEN A	6105 BARDSTOWN DR LAS VEGAS NV	12527220001
OLIPHANT JOHN R III & RACHEL	7421 BOWLES DR LAS VEGAS NV	12527213001
OROZCO VANESSA	7421 HICKORY HILLS DR LAS VEGAS NV	12527221010
PALLADINO ANTHONY M III	7405 BOWLES DR LAS VEGAS NV	12527213005
PANICH RICHARD L & KAY	7324 MAIDEN RUN AVE LAS VEGAS NV	12527214018
PASTOR LAURA	P O BOX 1350 ABINGDON MD	12527214001
PELLA ROSEANNA	7309 MAIDEN RUN AVE LAS VEGAS NV	12527214027
PFAU EXOTIC BLOOM L L C	%N PFAU 2309 SCISSORTAIL CT NO LAS VEGAS NV	12527221002
POPJOY JOHN T	2135 BLEDSOE LN LAS VEGAS NV	12527203002
PORTER JERRY D & JULIE	6015 STARLIGHT DR LAS VEGAS NV	12527610072
POST DAVID A	6016 CROWN JEWEL ST LAS VEGAS NV	12527220024
PRISBREY JOSEPHINE & WALDO L	101 ELM ST HENDERSON NV	12527610031
RAJCZI CHRISTOPHER & KRISTEE	7135 W REGENA AVE LAS VEGAS NV	12527503005
RAMOS JENNIFER ROSE & JOSEPH D	7316 YOUNG DOE AVE LAS VEGAS NV	12527221032
REED PATRICIA K	7312 JOCKEY AVE LAS VEGAS NV	12527220028
RICKS CARL K & VICTORIA L	7337 MAIDEN RUN AVE LAS VEGAS NV	12527214034
ROBINSON ROBIN A & DEBORAH	7280 TROPICAL PKWY LAS VEGAS NV	12527203009
RODEGHIER TROY A	7175 W REGENA AVE LAS VEGAS NV	12527503002
ROJAS CAROL A & GILBERTO C JR	7301 BACKSTRETCH AVE LAS VEGAS NV	12527220040
ROMERO OSCAR	7409 JOCKEY AVE LAS VEGAS NV	12527220012
ROTH MARILYN	5039 PHILMAR AVE LAS VEGAS NV	12527610015
RUEDA BENJAMIN C	6029 BARDSTOWN DR LAS VEGAS NV	12527220003
RUTH LEE & ANNA	6109 STARLIGHT DR LAS VEGAS NV	12527610019

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
S M A REVOCABLE LIVING TR ETAL	5815 N JULIANO RD LAS VEGAS NV	12527610071
S M A TRUST ETAL	%A SIRIANNI 5815 N JULIANO RD LAS VEGAS NV	12527610026
S M A TRUST ETAL	%A SIRIANNI 5815 N JULIANO RD LAS VEGAS NV	12527610029
S M A TRUST ETAL	%A SIRIANNI 5815 N JULIANO RD LAS VEGAS NV	12527610028
S M A TRUST ETAL	%A SIRIANNI 5815 N JULIANO RD LAS VEGAS NV	12527610025
S M A TRUST ETAL	%A SIRIANNI 5815 N JULIANO RD LAS VEGAS NV	12527610027
SAMS GEORGE R SR & DAVID R	7413 JOCKEY AVE LAS VEGAS NV	12527220011
SATO FAMILY TRUST	11308 ASILO BIANCO AVE LAS VEGAS NV	12527220017
SCHOMIG SUZANNE J	7400 MAIDEN RUN AVE LAS VEGAS NV	12527218012
SCHUETZ KURT	7308 YOUNG DOE AVE LAS VEGAS NV	12527221030
SERENE INVESTMENTS	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610001
SERENE INVESTMENTS	6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610024
SHELEY JENE & JOANNA	6005 CROWN JEWEL ST LAS VEGAS NV	12527214022
SHIELDS CHARLES H & GAIL W	7180 W AZURE DR LAS VEGAS NV	12527503008
SLOAN FAMILY TRUST	7400 EXOTIC BLOOM DR LAS VEGAS NV	12527221016
SMITH COLLEEN	6108 BREEDERS CUP ST LAS VEGAS NV	12527221025
SMITH DEBORAH	P O BOX 6448 GARDNERVILLE NV	12527218010
SMITH HOWARD	6021 BARDSTOWN DR LAS VEGAS NV	12527220005
SNELL CARROLL C	6445 WHISPERING SANDS LAS VEGAS NV	12527202006
SORRENTINO MARJORIE J FAMILY TR	10256 RIO DE THULE LN LAS VEGAS NV	12527214003
STICKEL ROLAND SCOTT	7401 BOWLES DR LAS VEGAS NV	12527213006
STOLLSTEIMER DAVID A & WENDY C	7404 MAIDEN RUN AVE LAS VEGAS NV	12527218011
STRAND ALOIS J	7404 WITTIG AVE LAS VEGAS NV	12527503012
STURTZE DAVID	7317 MAIDEN RUN AVE LAS VEGAS NV	12527214029
SZUMILO ANDREW	7305 MAIDEN RUN AVE LAS VEGAS NV	12527214026
T V C 707 L L C	%THE EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	12527113007
TANNER JERRY	6116 BREEDERS CUP ST LAS VEGAS NV	12527221027
TAXPAYER	LAS VEGAS NV	12527221038
TENAYA AZURE L L C	%ALLAY INVEST LLC %F FARMANALI 6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610007
TENAYA AZURE L L C	%ALLAY INVEST LLC %F FARMANALI 6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610002
TENAYA AZURE L L C	%ALLAY INVEST LLC %F FARMANALI 6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610008
TENAYA AZURE L L C	%ALLAY INVEST LLC %F FARMANALI 6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610009

Report of All Selected Parcels**Case Number:** SDR-18372**Printed On:** Mon: December 11, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TENAYA AZURE L L C	%ALLAY INVEST LLC %F FARMANALI 6370 W FLAMINGO RD #40 LAS VEGAS NV	12527610010
TENAYA PARTNERS L P	1504 EUREKA RD #230 ROSEVILLE CA	12527222013
TENAYA VILLAGE INVESTORS L L C	14287 N 87TH ST #220 SCOTTSDALE AZ	12527114001
TONG YIU PING	6328 OBANNON DR LAS VEGAS NV	12527203001
TORRES PATRICIA	7417 JOCKEY AVE LAS VEGAS NV	12527220010
VALDENEGRO JOHNNY B & LINDA M	7313 MAIDEN RUN AVE LAS VEGAS NV	12527214028
VIGLIONE RUTH M	6009 CROWN JEWEL ST LAS VEGAS NV	12527220021
VOGT JUSTIN J & JOSEPH W	7313 JOCKEY AVE LAS VEGAS NV	12527220019
VRAA DANNY T & IONE V	6025 BARDSTOWN DR LAS VEGAS NV	12527220004
WALDRIP APRIL	6095 N TENAYA WY LAS VEGAS NV	12527203003
WANG CHIN-HUEI	19288 BECKONRIDGE LN HUNTINGTON BEACH CA	12527220015
WATTERS JAMES M & SUSAN F	5222 SAWYER WY LAS VEGAS NV	12527202005
WAYNE GLEN D JR & CHERYL A	7500 RED CINDER ST LAS VEGAS NV	12527220034
WEBB WILLIAM J	6665 #2 LOOKOUT LODGE LAS VEGAS NV	12527202004
WILLIAMS SHARON L & JERRY D	6265 PARK ST LAS VEGAS NV	12527214021
ZAFFUTO MIKE & TANYA	7324 BACKSTRETCH AVE LAS VEGAS NV	12527220047

Deed



Separator Sheet



State of California Secretary of State

AMENDMENT TO CERTIFICATE OF LIMITED PARTNERSHIP

A \$30.00 filing fee must accompany this form.

IMPORTANT – Read instructions before completing this form

This Space For Filing Use Only

1. SECRETARY OF STATE FILE NUMBER 200631200003		2. NAME OF LIMITED PARTNERSHIP Willow Creek Fund, LP	
3. COMPLETE ONLY THE BOXES WHERE INFORMATION IS BEING CHANGED. ADDITIONAL PAGES MAY BE ATTACHED, IF NECESSARY:			
A. LIMITED PARTNERSHIP NAME (END THE NAME WITH THE WORDS "LIMITED PARTNERSHIP" OR THE ABBREVIATION "L.P.") D'Andrea Pointe Pad E, LP			
B. THE STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE		CITY AND STATE	ZIP CODE
C. THE STREET ADDRESS IN CALIFORNIA WHERE RECORDS ARE KEPT		CITY	STATE CA ZIP CODE
D. THE ADDRESS OF THE GENERAL PARTNER(S) NAME ADDRESS		CITY AND STATE	ZIP CODE
E. NAME CHANGE OF GENERAL PARTNER(S) FROM:		TO:	
F. GENERAL PARTNER(S) CESSATION			
G. NAME OF GENERAL PARTNER(S) ADDED ADDRESS		CITY AND STATE	ZIP CODE
H. THE PERSON(S) AUTHORIZED TO WIND UP THE AFFAIRS OF THE LIMITED PARTNERSHIP NAME ADDRESS		CITY AND STATE	ZIP CODE
I. THE NAME OF THE AGENT FOR SERVICE OF PROCESS			
J. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL		CITY	STATE CA ZIP CODE
K. NUMBER OF GENERAL PARTNERS' SIGNATURES REQUIRED FOR FILING CERTIFICATES OF AMENDMENT, RESTATEMENT, MERGER, DISSOLUTION, CONTINUATION AND CANCELLATION:			
L. OTHER MATTERS (ATTACH ADDITIONAL PAGES, IF NECESSARY):			

4. I DECLARE THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

SIGNATURE OF AUTHORIZED PERSON

Managing Member of O'Connell Commercial, LLC
POSITION OR TITLE OF AUTHORIZED PERSON

Michael J. O'Connell
TYPE OR PRINT NAME OF AUTHORIZED PERSON

11/9/06
DATE

SIGNATURE OF AUTHORIZED PERSON

POSITION OR TITLE OF AUTHORIZED PERSON

TYPE OR PRINT NAME OF AUTHORIZED PERSON

DATE



BRUCE McPHERSON | SECRETARY OF STATE | STATE OF CALIFORNIA

BUSINESS PROGRAMS | BUSINESS ENTITIES

1500 11th Street, 3rd floor | Sacramento, CA 95814 | tel 916.657.5448 | www.ss.ca.gov

EXPANSION OF PRECLEARANCE AND EXPEDITED FILING SERVICES (Effective Monday, October 2, 2006)

We are pleased to announce that our preclearance and expedited filing services have been expanded to include all business entity documents filed with the Secretary of State pursuant to the California Corporations Code, the California Financial Code or the California Insurance Code. These services, previously offered only for specified corporate documents, are now available for all corporate, limited liability company and limited partnership documents, including interspecies mergers and conversions, and for all other documents filed by other entity types. In addition, the number of copies required to be submitted for the preclearance service has been reduced from two to one.

Preclearance service provides a customer with the opportunity to submit a business entity document in person to the Secretary of State's Sacramento office prior to filing to determine if the document conforms to law and to receive a preclearance response within a guaranteed time frame.

Expedited filing service provides a customer with the opportunity to submit for filing a business entity document in person to the Secretary of State's Sacramento office and to receive a filing response within a guaranteed time frame.

Please refer to the Secretary of State's website at <http://www.ss.ca.gov/business/precexp.htm> for detailed information regarding the preclearance and expedited filing services.

Authority cited: Title 2, California Code of Regulations, sections 21904 and 21905; and Government Code section 12182.

INSTRUCTIONS FOR COMPLETING THE AMENDMENT TO CERTIFICATE OF LIMITED PARTNERSHIP (FORM LP-2)

For easier completion, this form is available in a "fillable" version online at the Secretary of State's website at <http://www.ss.ca.gov/business/business.htm>. The form can be filled in on your computer, printed and mailed to the Secretary of State, Document Filing Support Unit, P O Box 944225, Sacramento, CA 94244-2250 or can be delivered in person to the Sacramento office, 1500 11th Street, 3rd Floor, Sacramento, CA 95814. If you are not completing this form online, please type or legibly print in black or blue ink.

FILING FEE: The filing fee is \$30.00. Make the check(s) payable to the Secretary of State and send the executed document and filing fee to the address stated above.

Statutory filing provisions can be found in California Corporations Code section 15622 and 15624. All statutory references are to the California Corporations Code, unless otherwise stated.

- An Amendment to Certificate of Limited Partnership (LP-2) shall be filed within thirty (30) days after any information set forth in the Certificate of Limited Partnership (LP-1) or a previously filed Amendment to Certificate of Limited Partnership (LP-2) or Restated Certificate of Limited Partnership (LP-10), becomes inaccurate, or in order to add information to a Certificate of Limited Partnership (LP-1), a previously filed Amendment to Certificate of Limited Partnership (LP-2) or a Restated Certificate of Limited Partnership (LP-10).

Complete the Amendment to Certificate of Limited Partnership (Form LP-2) as follows:

Item 1. Enter the file number issued by the California Secretary of State.

Item 2. Enter the name of the limited partnership as filed with the California Secretary of State.

Item 3A-L. Enter only the information which is being amended. Provide the text of each amendment adopted, using the space provided and/or attaching additional pages.

Item 4. The Amendment to Certificate of Limited Partnership (LP-2) shall be executed, with original signatures, by all general partners (or a lesser number provided in the Certificate of Limited Partnership (LP-1)) and by each general partner designated in an Amendment to Certificate of Limited Partnership as a new partner, except as provided in Section 15624(a)(2). Any general partner whose name has been withdrawn (Box 3F) need not sign. Attach additional signature pages, if necessary.

If the Certificate is filed by any person other than the general partner(s), the signature must be followed by the words "signature pursuant to Section _____." (Section 15625(c).)

If the Certificate is signed by an attorney-in-fact, the signature must be followed by the words "attorney-in-fact for (name of the partner)."

If an association is designated as a general partner, the person who signs for the association must note the exact association name, his/her name, and his/her position/title.

If a trust is designated as a general partner, the certificate must be signed by a trustee as follows: _____, trustee for _____ trust (including the date of the trust, if applicable). Example: Mary Todd, trustee of the Lincoln Family Trust (U/T/A 5-1-94).

- For further information contact the Business Filings Section at (916) 657-5448.

EXHIBIT B

TRUSTOR'S CERTIFICATE

The undersigned is the Managing Member of O'CONNELL COMMERCIAL, LLC, the general partner of ANTELOPE FUND L.P. (the "**Trustor**"), and has made due investigation as to the matters hereinafter set forth and does hereby certify the following to induce **PRUDENTIAL MORTGAGE CAPITAL COMPANY, INC., and its successors and assigns** (collectively, "**Beneficiary**"), to advance the aggregate sum of \$ 37.12 (the "**Disbursement**") [from the Replacement Reserve or the Leasing Reserve] to Trustor pursuant to the terms of that certain Deed of Trust and Security Agreement, dated as of December 29, 2005, between Beneficiary and Trustor (together with any amendments, modifications, supplements and replacements thereof or therefor, the "**Deed of Trust**"), pursuant to that certain Disbursement request which is being submitted to Beneficiary. (Capitalized terms used and not otherwise defined shall have the respective meanings given to them in the Deed of Trust.)

1. No Default exists under the Deed of Trust or under any of the other Loan Documents.
2. The [Repairs,] or [Leasing Costs] relative to the Disbursement have been delivered or provided to Trustor and are properly, completely and permanently installed on or about the Property or otherwise properly completed, as applicable.
3. All of the statements, invoices, receipts and information delivered in connection with the Disbursement request being submitted to Beneficiary in connection herewith are true and correct as of the date hereof, and the amount requested in said Disbursement request accurately reflects the precise amounts due and payable during the period covered by such Disbursement request. All of the funds to be received pursuant to such Disbursement request shall be used solely for the purpose of reimbursing Trustor for items previously paid.
4. Nothing has occurred subsequent to the date of the Deed of Trust which has or may result in the creation of any lien, charge or encumbrance upon the Real Estate or the Improvements or any part thereof, or anything affixed thereto or used in connection therewith, or which has or may substantially and adversely impair the ability of Trustor to make any payments of principal and interest on the Note or the ability of Trustor to meet its obligations under the Deed of Trust.
5. None of the labor, materials, overhead or other items of expense specified in the Disbursement request submitted herewith has previously been the basis of any Disbursement request by Trustor or any payment by Beneficiary and, when added to all sums previously disbursed by Beneficiary on account of the [Repairs] or [Leasing Costs], do not exceed the costs of all [Repairs or Leasing Costs] services completed, installed and/or delivered, as applicable, to the date of that certificate.

6. The amount remaining in the [Account] allocated to the payment of items on the [Repairs] or [Leasing Costs] will be sufficient to pay in full the entire remaining cost of [Repairs or Leasing Costs] required to be completed in accordance with the Deed of Trust.

7. All work required permits and approvals required to complete the work which work is now in process or was previously completed have been obtained.

8. All terms and conditions relating to the Disbursement request as set forth in the Deed of Trust have been satisfied in full.

By: _____

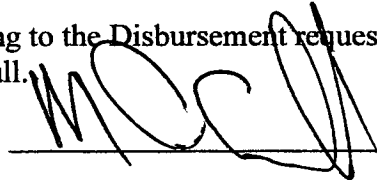
A handwritten signature in black ink, appearing to be "MCC", is written over a horizontal line.

EXHIBIT B

TRUSTOR'S CERTIFICATE

The undersigned is the Managing Member of O'CONNELL COMMERCIAL, LLC, the general partner of ANTELOPE FUND L.P. (the "**Trustor**"), and has made due investigation as to the matters hereinafter set forth and does hereby certify the following to induce **PRUDENTIAL MORTGAGE CAPITAL COMPANY, INC., and its successors and assigns** (collectively, "**Beneficiary**"), to advance the aggregate sum of **\$ 129,737.65** (the "**Disbursement**") [from the Replacement Reserve or the Leasing Reserve] to Trustor pursuant to the terms of that certain Deed of Trust and Security Agreement, dated as of December 29, 2005, between Beneficiary and Trustor (together with any amendments, modifications, supplements and replacements thereof or therefor, the "**Deed of Trust**"), pursuant to that certain Disbursement request which is being submitted to Beneficiary. (Capitalized terms used and not otherwise defined shall have the respective meanings given to them in the Deed of Trust.)

1. No Default exists under the Deed of Trust or under any of the other Loan Documents.

2. The [Repairs,] or [Leasing Costs] relative to the Disbursement have been delivered or provided to Trustor and are properly, completely and permanently installed on or about the Property or otherwise properly completed, as applicable.

3. All of the statements, invoices, receipts and information delivered in connection with the Disbursement request being submitted to Beneficiary in connection herewith are true and correct as of the date hereof, and the amount requested in said Disbursement request accurately reflects the precise amounts due and payable during the period covered by such Disbursement request. All of the funds to be received pursuant to such Disbursement request shall be used solely for the purpose of reimbursing Trustor for items previously paid.

4. Nothing has occurred subsequent to the date of the Deed of Trust which has or may result in the creation of any lien, charge or encumbrance upon the Real Estate or the Improvements or any part thereof, or anything affixed thereto or used in connection therewith, or which has or may substantially and adversely impair the ability of Trustor to make any payments of principal and interest on the Note or the ability of Trustor to meet its obligations under the Deed of Trust.

5. None of the labor, materials, overhead or other items of expense specified in the Disbursement request submitted herewith has previously been the basis of any Disbursement request by Trustor or any payment by Beneficiary and, when added to all sums previously disbursed by Beneficiary on account of the [Repairs] or [Leasing Costs], do not exceed the costs of all [Repairs or Leasing Costs] services completed, installed and/or delivered, as applicable, to the date of that certificate.

6. The amount remaining in the [Account] allocated to the payment of items on the [Repairs] or [Leasing Costs] will be sufficient to pay in full the entire remaining cost of [Repairs or Leasing Costs] required to be completed in accordance with the Deed of Trust.

7. All work required permits and approvals required to complete the work which work is now in process or was previously completed have been obtained.

8. All terms and conditions relating to the Disbursement request as set forth in the Deed of Trust have been satisfied in full.

By: _____

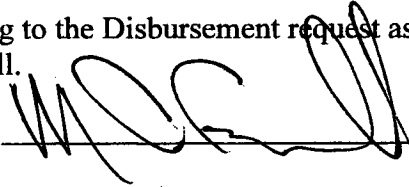
A handwritten signature in black ink, appearing to be "M. G. [unclear]", written over a horizontal line.

EXHIBIT B

TRUSTOR'S CERTIFICATE

The undersigned is the Managing Member of O'CONNELL COMMERCIAL, LLC, the general partner of ANTELOPE FUND L.P. (the "**Trustor**"), and has made due investigation as to the matters hereinafter set forth and does hereby certify the following to induce **PRUDENTIAL MORTGAGE CAPITAL COMPANY, INC., and its successors and assigns** (collectively, "**Beneficiary**"), to advance the aggregate sum of **\$ 179,929.99** (the "**Disbursement**") [from the Replacement Reserve or the Leasing Reserve] to Trustor pursuant to the terms of that certain Deed of Trust and Security Agreement, dated as of December 29, 2005, between Beneficiary and Trustor (together with any amendments, modifications, supplements and replacements thereof or therefor, the "**Deed of Trust**"), pursuant to that certain Disbursement request which is being submitted to Beneficiary. (Capitalized terms used and not otherwise defined shall have the respective meanings given to them in the Deed of Trust.)

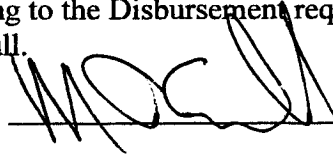
1. No Default exists under the Deed of Trust or under any of the other Loan Documents.
2. The [Repairs,] or [Leasing Costs] relative to the Disbursement have been delivered or provided to Trustor and are properly, completely and permanently installed on or about the Property or otherwise properly completed, as applicable.
3. All of the statements, invoices, receipts and information delivered in connection with the Disbursement request being submitted to Beneficiary in connection herewith are true and correct as of the date hereof, and the amount requested in said Disbursement request accurately reflects the precise amounts due and payable during the period covered by such Disbursement request. All of the funds to be received pursuant to such Disbursement request shall be used solely for the purpose of reimbursing Trustor for items previously paid.
4. Nothing has occurred subsequent to the date of the Deed of Trust which has or may result in the creation of any lien, charge or encumbrance upon the Real Estate or the Improvements or any part thereof, or anything affixed thereto or used in connection therewith, or which has or may substantially and adversely impair the ability of Trustor to make any payments of principal and interest on the Note or the ability of Trustor to meet its obligations under the Deed of Trust.
5. None of the labor, materials, overhead or other items of expense specified in the Disbursement request submitted herewith has previously been the basis of any Disbursement request by Trustor or any payment by Beneficiary and, when added to all sums previously disbursed by Beneficiary on account of the [Repairs] or [Leasing Costs], do not exceed the costs of all [Repairs or Leasing Costs] services completed, installed and/or delivered, as applicable, to the date of that certificate.

6. The amount remaining in the [Account] allocated to the payment of items on the [Repairs] or [Leasing Costs] will be sufficient to pay in full the entire remaining cost of [Repairs or Leasing Costs] required to be completed in accordance with the Deed of Trust.

7. All work required permits and approvals required to complete the work which work is now in process or was previously completed have been obtained.

8. All terms and conditions relating to the Disbursement request as set forth in the Deed of Trust have been satisfied in full.

By: _____

A handwritten signature in black ink, appearing to be "MOC", is written over a horizontal line.

Requestor:

NEVADA TITLE COMPANY

05/15/2006 14:37:24 T20060085638

Book/Instr: 20060515-0004318

Deed Page Count: 6

Fees: \$17.00 N/C Fee: \$0.00

RPTT: \$14,522.25

Frances Deane
Clark County Recorder

A.P. N.: 125-27-222-010

R.P.T.T.: \$14,522.25

Escrow #06-03-0987-JJA

Mail tax bill to and
When recorded mail to:
Tenaya Partners L.P.
1504 Eureka Rd. Suite 230
Roseville, CA 95661

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Azure South, Inc., a Nevada corporation,, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Tenaya Partners L.P., a California 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".**

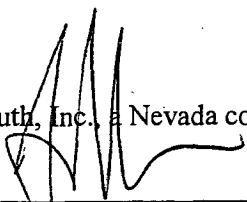
SUBJECT TO:

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.

**SDR-18372
01/11/07 PC**

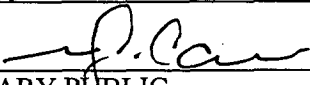
IN WITNESS WHEREOF, this instrument has been executed this 9th day of May, 2006


Azure South, Inc., a Nevada corporation

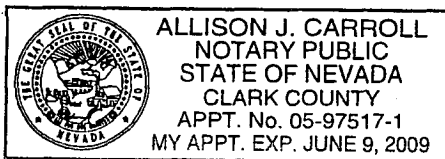
By: Frank Nielsen, Secretary/Treasurer

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on MAY 9, 2006
by Frank Nielsen as Secretary/Treasurer
of Azure South, Inc., a Nevada corporation


NOTARY PUBLIC

My Commission Expires: June 9, 2009



Escrow No.: 06-03-0987-JJA

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 2, MONTECITO EAST – A COMMERCIAL SUBDIVISION, ON FILE IN BOOK 113, PAGE 26 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, BEING WITHIN THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE SOUTH LINE OF AZURE DRIVE AS IT EXISTS AT 45.00 FOOT HALF-WIDTH, BEING THE NORTHWEST CORNER OF LOT 2-2 OF RECORD OF SURVEY IN FILE 153, PAGE 57 OF SURVEYS, BEING 1251.48 FEET SOUTH 0°51'56" WEST ALONG THE QUARTER SECTION LINE TO THE SIXTEENTH SECTION CORNER MONUMENT AT THE INTERSECTION OF AZURE DRIVE AND TENAYA WAY; 352.78 FEET NORTH 84°35'59" WEST; AND 45.00 FEET SOUTH 5°24'01" WEST FROM THE NORTH QUARTER CORNER MONUMENT OF SAID SECTION 27; AND RUNNING THENCE SOUTH 5°24'02" WEST 269.77 FEET ALONG THE WEST LINE OF LOT 2-2 OF SAID RECORD OF SURVEY TO THE SOUTH LINE OF SAID LOT 2, MONTECITO EAST – A COMMERCIAL SUBDIVISION; THENCE ALONG SAID LOT 2 THE FOLLOWING 5 COURSES: NORTH 85°01'54" WEST 269.00 FEET TO THE EAST LINE OF MONTE CRISTO WAY; NORTHEASTERLY ALONG THE ARC OF A 14.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 15.46 FEET (CENTRAL ANGLE EQUALS 61°05'32" AND LONG CHORD BEARS NORTH 31°25'41" EAST 14.74 FEET) TO A POINT OF REVERSE CURVATURE; NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 120.23 FEET (CENTRAL ANGLE EQUALS 151°24'14" AND LONG CHORD BEARS NORTH 13°43'40" WEST 88.18 FEET) TO A POINT OF TANGENCY; NORTH 89°25'47" WEST 45.25 FEET TO THE WEST LINE OF MONTE CRISTO WAY; AND NORTH 86°19'21" WEST 113.97 FEET; THENCE NORTH 13°18'53" EAST 190.93 FEET TO THE SOUTH LINE OF SAID AZURE DRIVE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE COURSES: SOUTHEASTERLY ALONG THE ARC OF A 239.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.12 FEET (CENTRAL ANGLE EQUALS 3°08'38" AND LONG CHORD BEARS SOUTH 79°15'54" EAST 13.11 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 745.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 89.81 FEET (CENTRAL ANGLE EQUALS 6°54'24"

AND LONG CHORD BEARS SOUTH $81^{\circ}08'47''$ EAST 89.75 FEET) TO A POINT OF TANGENCY; AND SOUTH $84^{\circ}35'59''$ EAST 321.49 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS LOT 2-3 ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 156 OF SURVEYS, PAGE 35 OF OFFICIAL RECORDS.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18372** APN: 125-27-222-013

Name of Property Owner: TENAYA PARTNERS, LP

Name of Applicant: RMB ARCHITECTS, ATTN: JENNIFER KRAUTER

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

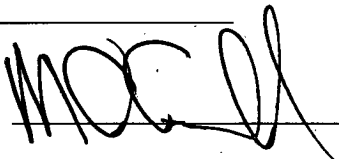
☒ No

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: _____

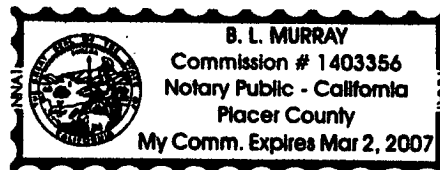
Signature of Property Owner: 

Print Name: Michael J. O'Connell

Subscribed and sworn before me

This 9 day of November, 2006

B.L. Murray, Notary Public
Notary Public in and for said County and State
Placer County, CA



Justification Letter



Separator Sheet

*Rauschenbach Marvelli Becker*

architects

November 22, 2006

To: James Marshall
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Tenaya Commercial
Tenaya Way and Azure Drive
RMB Project No. A06-046

Justification Statement

The proposed 'Tenaya Commercial' project is a retail project in the Tenaya Village neighborhood. The site encompasses approximately 2.33 acres fronting Azure Drive. Street frontage improvements and landscaping along Azure Drive are existing. A public walkway/meandering trail with bollard lights and landscaping is existing along the southerly property line. The site plan is designed to allow free circulation through the adjacent parcels. Cross access easements are in place.

This project encompasses two single-story buildings at 8,500 square feet each. The buildings are situated near the Azure frontage, to allow for a pedestrian friendly streetscape. The 15'-0" landscape setback along Azure Drive has been observed. The site allows fire truck circulation and direct approach trash enclosures. A single loading zone is situated along the northerly property line, in order to allow all loading activities to take place at the 'back of house' for the tenants.

The style of the buildings is consistent with the guidelines set forth in the 'Town Center Development Standards Manual'. The buildings have a lot of architectural interest, with tower elements, covered walkways, awnings, attractive light fixtures and a variety of colors and textures. The parapet height varies, and the use of pop-outs and pilasters make for a visually interesting pair of buildings. The color palette consists of earth tones, as set forth in the standards. The style and the colors of these two buildings are complementary to the buildings north across Azure Drive.

The two buildings are situated close to one another, to allow for a 'plaza', or gathering space. Generous walkways around the buildings will encourage pedestrian circulation. The submittal package includes information on site furnishings.

The site plan as proposed has 106 parking stalls. This would allow a mix of 65% retail space and 35% restaurant space. The tenants will be determined at a later date.

Underground utilities have been stubbed to the site during a previous phase of development.

Thank you for your consideration.

SDR-18372
01/11/07 PC

SDR 18372				
Tenaya Partners LP				
SS Azure, W of Tenaya				
Proposed 17 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	17	11.01	187
AM Peak Hour			1.55	26
PM Peak Hour			1.49	25
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour	421			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	10,763			
PM Peak Hour	861			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Azure Drive	34300			
Tenaya Way	34300			
This project will add approximately 187 trips per day on Azure and Tenaya. This will increase expected volumes by about four percent on Azure and about two percent on Tenaya. Azure is at about 15 percent of capacity and Tenaya is at about 31 percent of capacity.				
Based on Peak Hour use, this development will add roughly 25 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

(SDR)

Application/Petition For: SITWORK AND BUILDINGS TOTALING 17,000 SF OF RETAIL

Project Address (Location) NEAR SWC OF TENAYA WAY + AZURE DRIVE

Project Name TENAYA MARKETPLACE Proposed Use RETAIL

Assessor's Parcel #(s) 125-27-222-013 Ward #

General Plan: existing TC proposed TC Zoning: existing SX-TC proposed SX-TC

Commercial Square Footage 17,000 Floor Area Ratio 16.7% BLDG AREA

Gross Acres ± 2.33 Lots/Units N/A Density N/A

Additional Information

PROPERTY OWNER TENAYA PARTNERS, LP Contact BRANDY SALAZAR
Address 1504 EUREKA ROAD, SUITE 230 Phone: 916-772-7500 Fax: 916-772-7505
City ROSEVILLE State CA Zip 95661

APPLICANT RMB ARCHITECTS Contact JENNIFER KRAUTER
Address 2277 WATT AVE, 2ND FLOOR Phone: 916-488-8500 Fax: 916-488-8566
City SACRAMENTO State CA Zip 95825

REPRESENTATIVE Contact
Address Phone: Fax:
City State Zip

Property Owner Signature* [Signature]

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

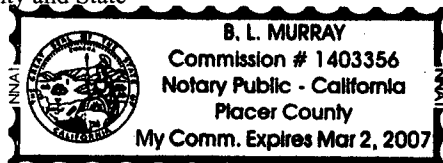
Print Name Michael J. O'Connell

Subscribed and sworn before me

This 9 day of November, 20 06

B. L. Murray, Notary Public - Placer County, CA

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR 18372</u>
Meeting Date:	<u>11/11/06</u>
Total Fee:	<u>\$800</u>
Date Received:	<u>11/29/06</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.

Hansen Sheet



Separator Sheet

WII PC RL

Report Date 11/29/2006 01:58 PM

Submitted By

Page 1

A/P # 18372 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages		Date / Time	By		Date / Time	By
Processed		11/29/2006 11:33	984224	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

SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT OFFICE BUILDINGS on 2.33 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P #

Project #	18372	Project/Phase Name	TENAYA MARKETPLACE	Phase #	
Size/Area	2.33	ACRE Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12527222013

Location

Owner/Tenant

Contact ID	AC1194758	Name	TENAYA PARTNERS L P	Organization	
Mailing Address	1504 EUREKA RD #230			State/Province	CA
City	ROSEVILLE			Country	☐ Foreign
ZIP/PC	95661-3058			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12527222013

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 11/29/2006 01:58 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1194758 ☐ Foreign
Effective Expire

Name TENAYA PARTNERS L P

Day Phone

Eve Phone

Organization

Pager

PIN #

Position

Fax

Mobile

Profession

E-Mail

Address 1504 EUREKA RD #230
ROSEVILLE, CA 95661-3058

Seasonal Addr

Valid From To

Comments

brandy salazar 916-772-7500

Primary Y Capacity APPL Contact ID AC1313550 ☐ Foreign
Effective Expire

Name RMB ARCHITECTS

Day Phone

Eve Phone

Organization

Pager

PIN #

Position

Fax

Mobile

Profession

E-Mail

Address 2277 WATT AVE
SACRAMENTO, CA 95825

Seasonal Addr

Valid From To

Comments

jennifer krauter 916-488-8500

Contractors

No Contractors

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

No Conditions

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type Public, Non-Public, Admin PUBLIC If yes, when does it need to be reviewed?

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

01/11/2007 PC SCHEDULED

0 0 0

GKAPOVICH 11/29/2006

Report Date 11/29/2006 01:58 PM

Submitted By

Page 3

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

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	984018	11/29/2006 11:38		0.00
Coleen Bauman, Tenaya Partners LP ck #1026, 916-772-7500					

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by all property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☒	☐	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size		PARKING <u>4</u> per 175	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>General Retail 3500 or more</u>			
☒	☐	Parking space count and typical dimensions labeled #regular <u>114</u> #compact <u> </u> #handicap <u>5</u> Total <u>114</u>			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All required perimeter landscape planters shown			
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of all buildings			
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u> </u> Rolled Plans: <u> </u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	All building entrances/exits shown			
☒	☐	Use of all rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Jennifer Krauter Application Type: Site Development Review

APN: 125-27-222-013 Location: Azure drive, west of Tenaya

Planner: [Signature] Pre-App Meeting Date: 4-13-06 Earliest PC Date: 11-16-06

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1
Date 9/13/06
Time 10:00 am pmConversation between CLV Representative(s): Jim Marshall
and, _____

Name	Company/Department	Phone	FAX
<u>Jennifer Krauter</u>	<u>RMB Architects</u>	<u>(916) 488-8500</u>	

☐ see Meeting Attendance Sheet

Comments:

GENERAL RETAILTwo 10,000 square foot Retail Buildings on SX-TC - Town Center.Landscaping & open space -

- 20% open space requirement (SEE pg. 109) Towncenter manual

- 15 foot wide landscape planter exterior.

(1 per 30 linear feet) • Trees in Town Center (mexican Palm, Rio Grande Ash, Chitalpa, Purple Robe LocustParking Island - 1 per 6 spaces (5ft in width)

- no diamonds permitted
- waiver of landscaping

Parking = 1 per 175 (General Retail) = 114 spaces

- Handicap Parking = 5 spaces (1 space needs to be Van accessible.)
- 30% of the required on-site parking may be designated as compact parking spaces (8x18)

On-site Loading Space requirement = 2 Loading spaces (15x25)* Cross Access AgreementWalls

Oct 3, 2006

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

SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS on 2.33 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007

CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 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 Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18372
REVISED 01/11/07 PC **

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. DANIEL	7 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>

** RELOCATION OF A TRASH ENCLOSURE AND RELOCATION OF LOADING SPACE

SDPR
12/26/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18372
REVISED 01/11/07 PC **

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
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<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
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< US MAIL DELIVERY>**

**** RELOCATION OF A TRASH ENCLOSURE AND RELOCATION OF LOADING SPACE**

SDPR
12/26/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18372

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
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<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.

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ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

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

SDR-18372

Ambiance Estates HOA

Canyon Creek North HOA

Cimarron Village North HOA

Desert Creek HOA

Gilcrease NA

Grand Entries

Lone Mountain Citizens Advisory Council

Sheep Mountain #5 NA

Solana Del Mar at Painted Desert HOA

Tropical Meadows HOA

Vintage Hills HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18372

APPLICANT/OWNER: TENAYA PARTNERS LP - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS, A WAIVER TO THE BUILD-TO-LINE REQUIREMENT AND A WAIVER TO REDUCE PARKING LOT LANDSCAPING ON 2.33 ACRES ON THE SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 330 FEET WEST OF TENAYA WAY (APN 125-27-222-013), T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS).

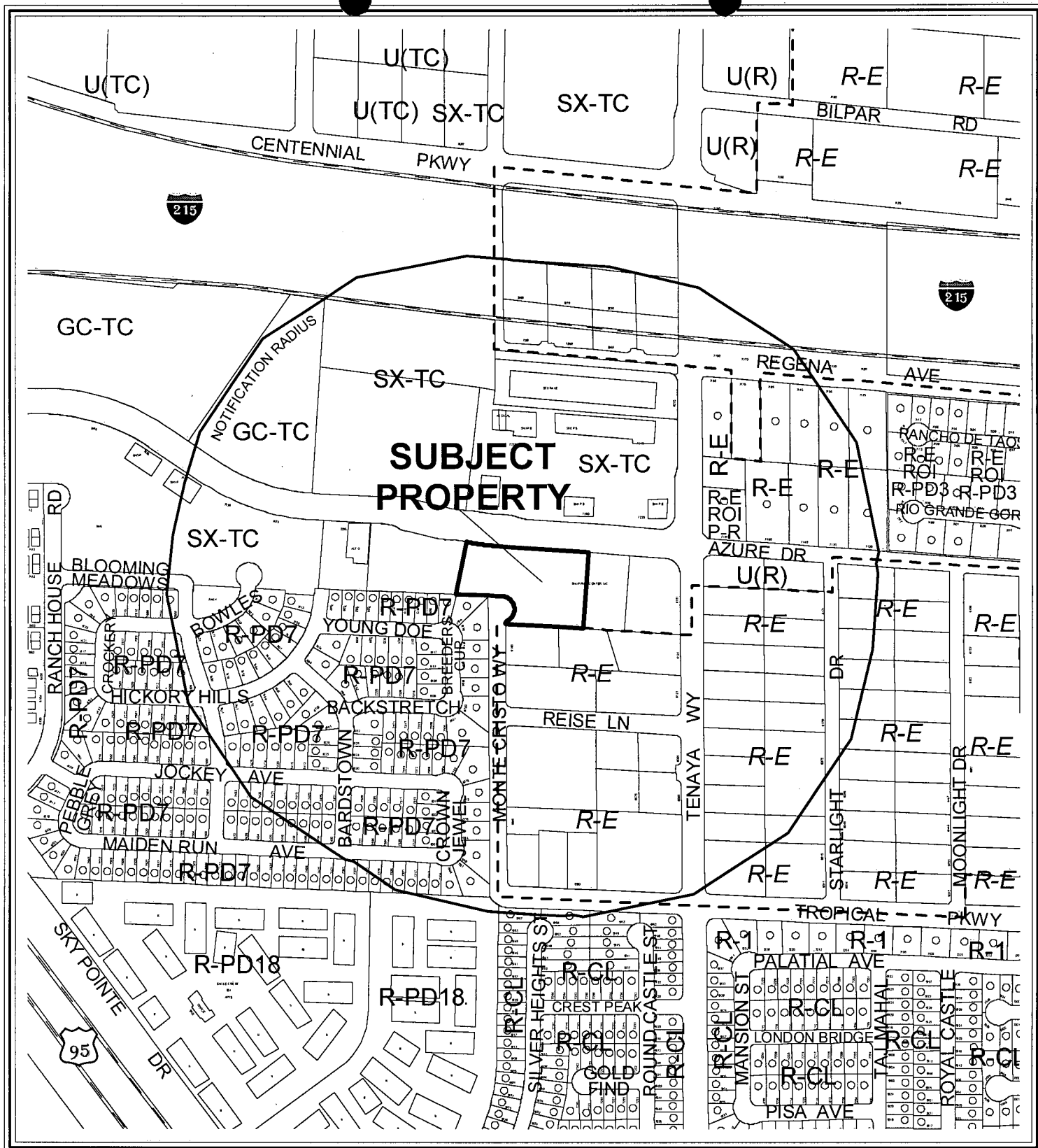
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-18372**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 400 800 Feet



Applicant Letter



Separator Sheet

CITY OF LAS VEGAS**Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: SDR-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in black ink, appearing to read "Michael J. O'Connell".

Signature

A handwritten date "1/9/07" in black ink.

Date

Michael J. O'Connell

Please print name

Tenaya Marketplace LP

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

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 29, 2006

Ms. Brandy Salazar
Tenaya Partners, LP
1504 Eureka Road, Suite 230
Roseville, California 95661

RE: SDR-18372 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Salazar:

Please be advised the City Planning Commission at its regular meeting on *January 11, 2007* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

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

JK:dm

cc: Ms. Jennifer Krauter
RMB Architects
2277 Watt Avenue, Second Floor
Sacramento, California 95825

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



Appeal Memo



APPEAL MEMO

Separator Sheet

INTER-OFFICE MEMORANDUM

January 12, 2007

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-18372 - SITE DEVELOPMENT PLAN REVIEW

APPLICANT: APPLICANT/OWNER: TENAYA PARTNERS LP

WARD: WARD 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

DATE

1/29/2007

CITY CLERK

Beverly K. Bridges

By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

January 11, 2007

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

January 22, 2007

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

January 22, 2007

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

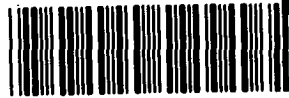
Voice:

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065496

January 12, 2007

Ms. Brandy Salazar
Tenaya Partners, LP
1504 Eureka Road, Suite 230
Roseville, California 95661

RE: SDR-18372 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Salazar:

Your request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS, A WAIVER TO THE BUILD-TO-LINE REQUIREMENT AND A WAIVER TO REDUCE PARKING LOT LANDSCAPING on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 12-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)], Ward 6 (Ross), was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-76-98), if approved.
2. This approval shall be void two years from the date of final approval, unless building permit has been issued for the principal building on the site. Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped (12/26/06), and the landscape plan date stamped 11/29/06 except as amended by conditions herein.
4. A Waiver from the Town Center Build-to-Line requirements is hereby approved to allow a building setback of 20 feet where 15 feet is the standard.
5. A Waiver from 19.10.010(K) Figure Six is hereby approved, to allow reduced parking lot trees (six fewer than code requires) to be made up within the perimeter landscaping (two additional in the north landscape buffer and two additional in the south landscape buffer).

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



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. The Idaho Locust trees along the Azure Drive street frontage shall be 36-inch box; 2. The Mexican Fan Palm trees along the Azure Drive street frontage shall be 25-foot high brown trunk.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. 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.
13. Prior to the submittal of a building permit application, 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.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and Town Center Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. If not already constructed at the time of development, construct the full width of the driveway that will serve this site and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

Ms. Brandy Salazar
SDR-18372 - Page Four
January 12, 2007

This action by the Planning Commission on *January 11, 2007* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *January 12, 2007*.

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz", with a stylized, cursive script.

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

JK:dm

cc: Ms. Jennifer Krauter
RMB Architects
2277 Watt Avenue, Second Floor
Sacramento, California 95825

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