

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

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

APN: 139-26-508-016

RPTT: \$2,499.00

WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:

A.G. ROBINS

2261 ROSEANNA STREET
LAS VEGAS, NV 89117

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

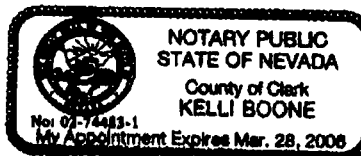


Exhibit A

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 _____

\$ 2,499.00

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 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity 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

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EDT-17462 APN: 139-26-508-016

Name of Property Owner: SEANES 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: _____

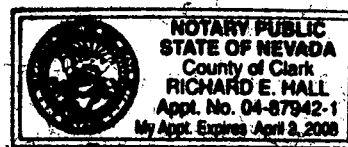
Signature of Property Owner: Scott R Stephens

Print Name: SCOTT R STEPHENS

Subscribed and sworn before me

This 9th day of OCT, 20 06

Richard E. Hall
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

EXTENSION OF TIME OF ZON-5062

Application/Petition For: SEARLES PROPERTY DEVELOPMENT, LLC

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

Project Name _____ Proposed Use APARTMENT

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 FRATERNITY AVE. Phone: 491-1295 Fax: 897-1318
City HENDERSON State NV Zip 89052

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-17462</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.

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.

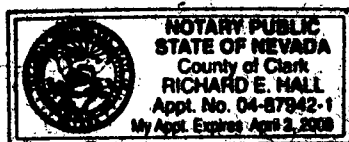
Print Name SCOTT R STEPHENS

Subscribed and sworn before me

This 9th day of OCT, 20 06

[Signature]

Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

Report Date 10/11/2006 05:22 PM

Submitted By

Page 1

A/P # 17462 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/09/2006 14:22	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-17462 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5062) 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), Ward 3 (Reese).

Parent A/P # 5062
Project # 17462 Project/Phase Name SEARLES & 23RD
Size/Area 2.48 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

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 05:22 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
Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By SSWANTON Modified Date/Time 10/09/2006 14:19
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Report Date 10/11/2006 05:22 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 ZON

Hearing Type

Parent Project # 5062

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 14:30		0.00
SCOTT STEPHENS, 491-1295, HOLLY DUSUN INC, CK#2150					

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-17462 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5062) 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), 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>**

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

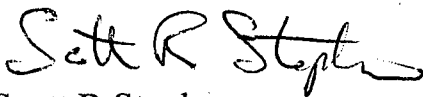
Las Vegas, Nevada 89101

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-17462

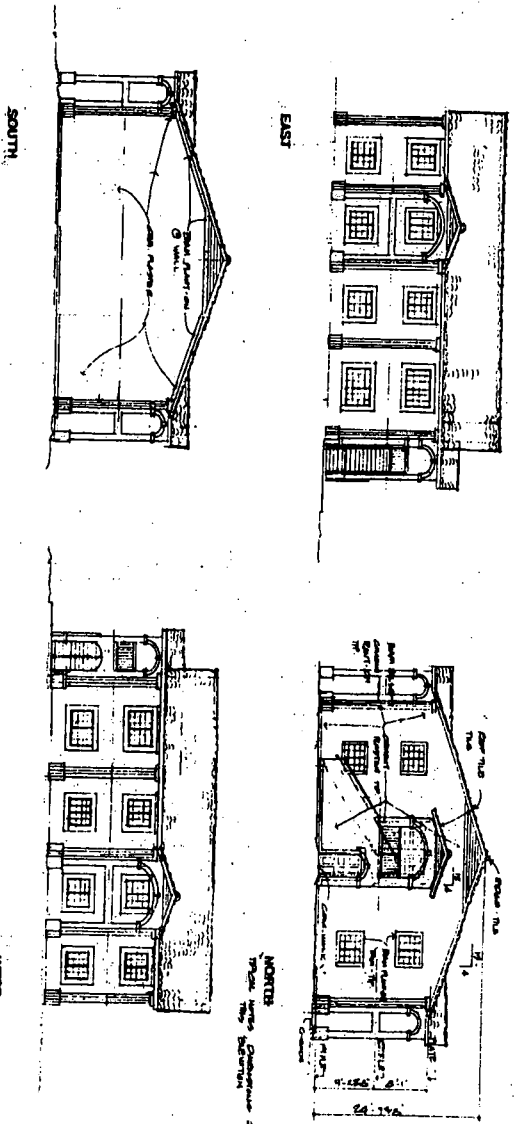
12-06-06 CC

Plans (PMT)



Separator Sheet

APPROVED
 CITY COUNCIL DATE: 12/6/06
 PLANNING COMMISSION DATE: N/A
 BY: John Roberts
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS



BUILDING #4
 EXTERIOR ELEVATION
 SCALE: 1/8\"/>

Approved 5-0

EOT-17462
 EOT-17460
 12-06-06 CC E-A
 OCT 09 2006
 RECEIVED

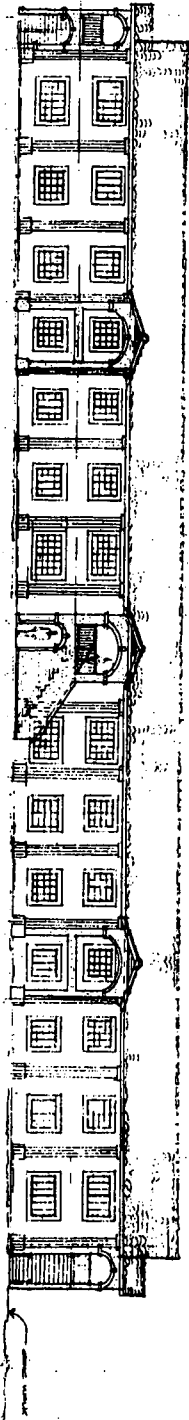
APPROVED

CITY COUNCIL DATE 12/6/06

PLANNING COMMISSION DATE N/A

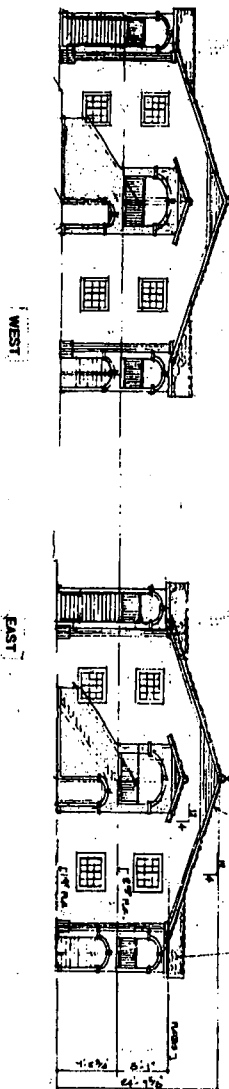
BY: John Roberts

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



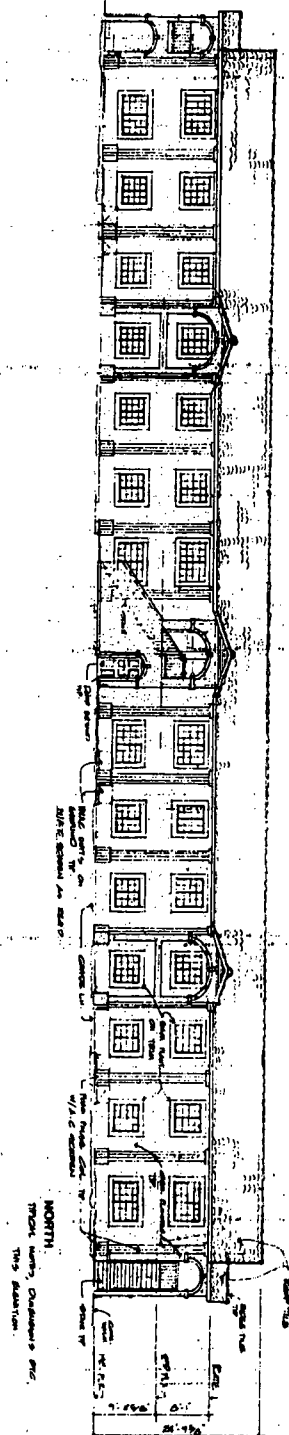
BUILDING 41 THERU BUILDING #3
EXTERIOR ELEVATIONS

SOUTH
SCALE 1/8" = 1'-0"



WEST

EAST



NORTH
THICK WALLS, OUTSTANDING EYE
THIS ELEVATION

EOT-17462
EOT-17460
12-06-06 CC

E-B

RECEIVED
OCT 09 2006

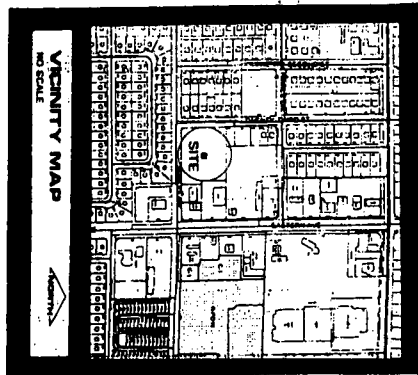
Approved 5-0

CITY COUNCIL DATE: 12/6/06
 PLANNING COMMISSION DATE: N/A
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

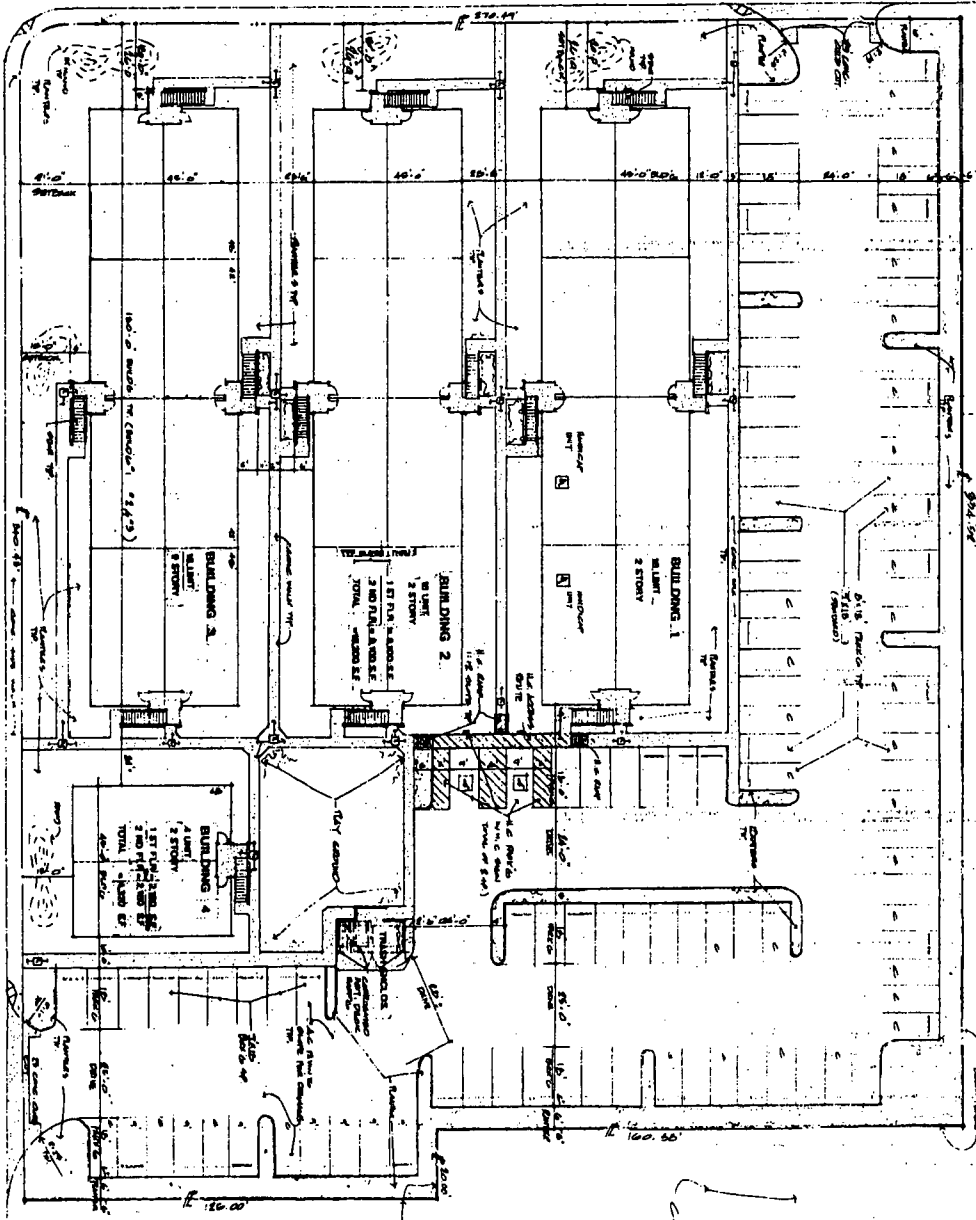
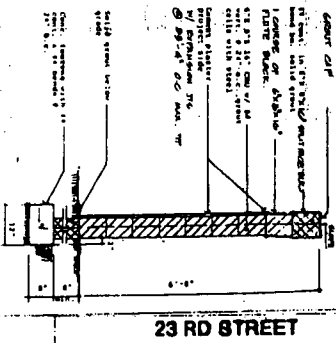
SCALE UP = 1" = 0'
1ST FLOOR PLAN
A.Y.O. S.F.

EOT-17462
EOT-17460
12-06-06 CC F
RECEIVED
OCT 09 2006

Approved 5-0



52 UNIT APARTMENTS
 AT 23 RD STREET & SEALES AVE
 GREYMOOUTH HOLDING LLC OWNER
 23RD STREET, NEVADA 89101
 ERROL HILL ARCHITECT LTD. ARCHITECT
 1815 MARLBOROUGH PARKWAY
 LAS VEGAS, NEVADA 89104



SEALES AVENUE

PARKING REQUIREMENT RECAP:

1 REQUIRED PARKING	50
2 REQUIRED PARKING	50
3 REQUIRED PARKING	50
4 REQUIRED PARKING	50
5 REQUIRED PARKING	50
6 REQUIRED PARKING	50
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49 REQUIRED PARKING	50
50 REQUIRED PARKING	50

SITE PLAN

SCALE 1/8" = 1'-0"

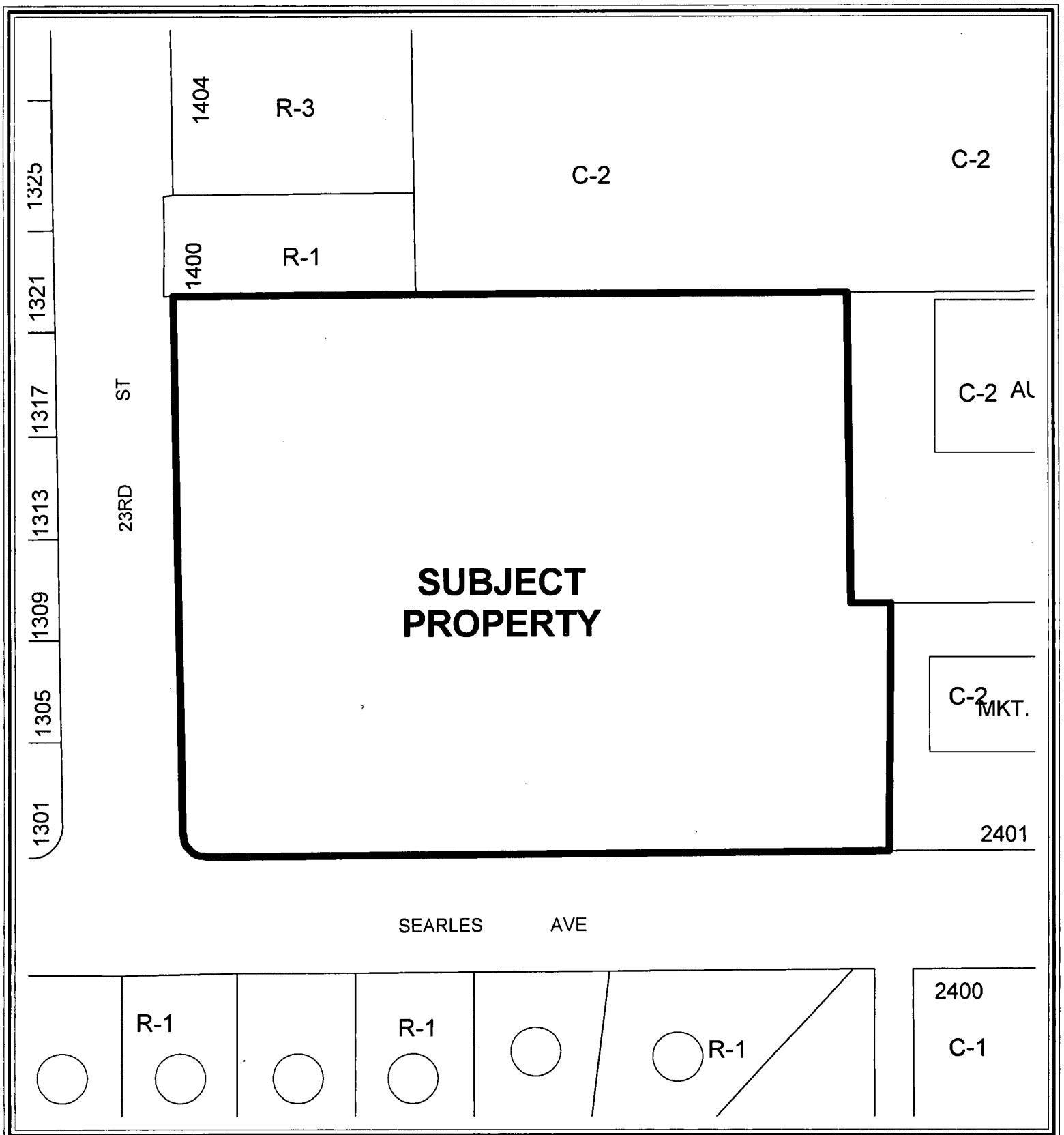
APR 08 - 20 - 200 - 01
 NET SITE 123.4

APPROVED

CITY COUNCIL DATE: 12/6/00
 PLANNING COMMISSION DATE: N/A
 BY: John K. [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

Approved 5-0

EOT-17462
 EOT-17460
 12-06-06 CC
 OCT 09 2006



CASE: **EOT-17462**

ZONING OF SUBJECT PROPERTY:

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



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. Riecki, Survey (FM, PM, & A's only)
Date: November 8, 2006
Re: EOT-17462 Searles Property Development, LLC NEC of Searles Avenue and 23rd Street
Request for an Extension of Time of an approved Zoning Reclassification

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Zoning Reclassification from: C-2 (General Commercial) to: R-3 (Medium Density Residential) for property located on the northeast corner of Searles Avenue and 23rd Street, as long as all previously imposed conditions of approval for ZON-5062 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-17462 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5062) 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), 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:

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

No Law Enforcement Issue

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-17462 – 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

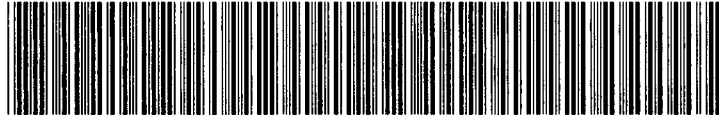
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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-17462 – 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 Rezoning (ZON-5062) 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). 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 Rezoning (ZON-5062) 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, appearing to read "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

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





050561



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

November 4, 2004

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

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

Dear Mr. Marx:

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). 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. A General Plan Amendment (GPA-5060) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-5063) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Searles Avenue and 23rd Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

EOT-17462
12-06-06 CC

Mr. Steven Marx
ZON-5062 -- Page Two
November 4, 2004

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

EOT-17462
12-06-06 CC

APN Map

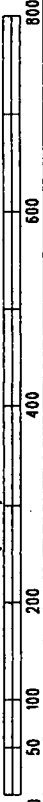


Separator Sheet

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 1X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- SSN ROAD ID NUMBER

AVERAGE
ON VALUE
45

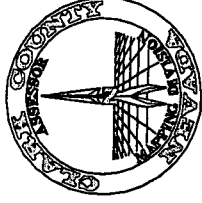
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E

26

N 2 NE 4

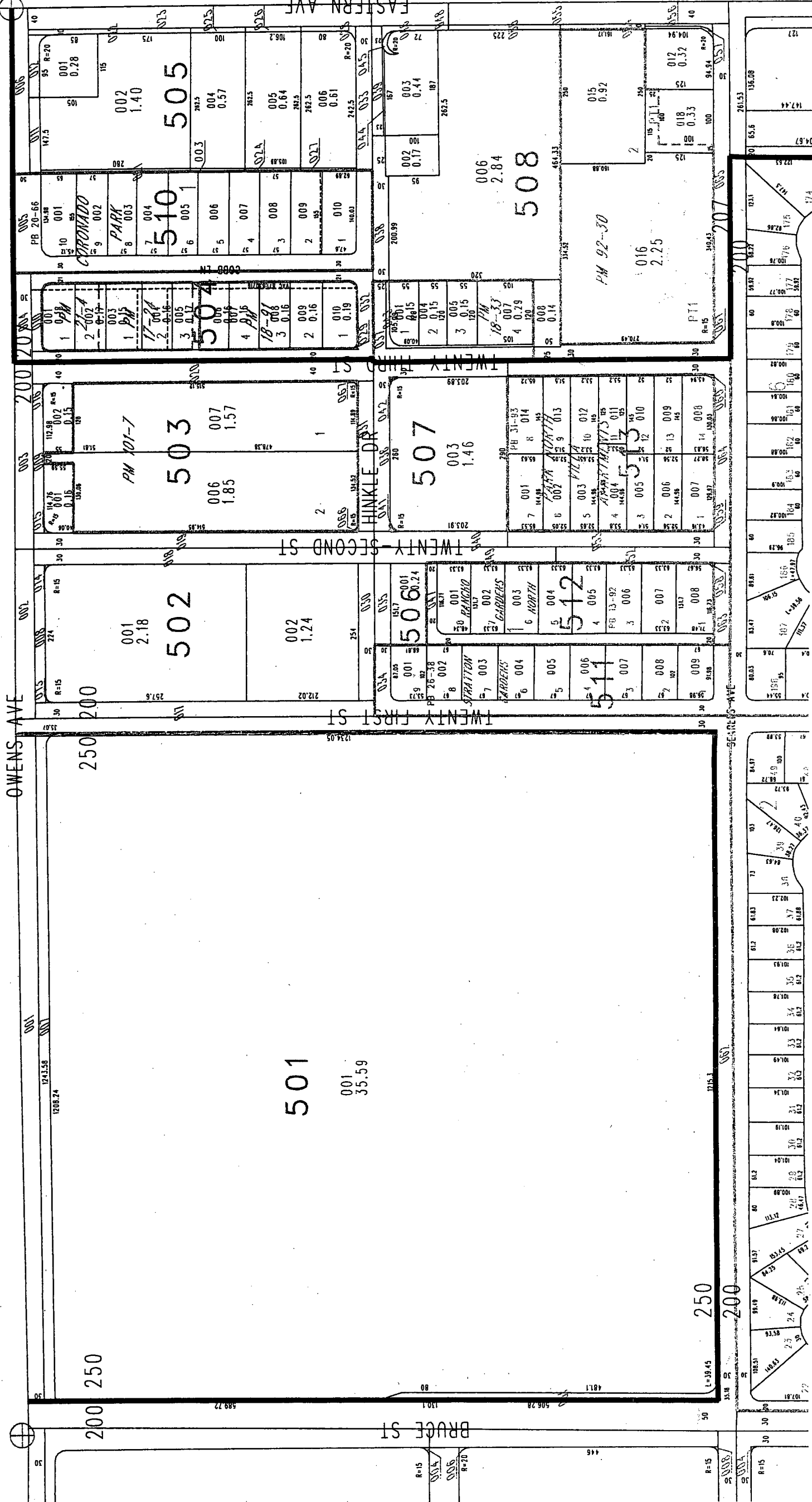
139-26-5



R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

Scale: 1"=200'

Rev: 11/04/02



STAFF

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