

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

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

April 21, 2006

Mr. Demetrius McWhorter
Big Mama's Rib Shack
2230 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-11707 – VARIANCE
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO VAR-11712 AND VAR-11714

Dear Mr. McWhorter:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS, AND TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 540 FEET IS THE MINIMUM SETBACK REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Related Variances (VAR-11712 and 11714) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 03/06/06, and building elevations and landscape plans date stamped 02/07/06, except as amended by conditions herein.
4. Approval of this request shall expunge all previous related approvals for mixed-use development on the site.
5. Waivers from Perimeter Landscaping and Residential Adjacency Standards are hereby approved to allow a reduction of perimeter buffering along the east and west property lines, to allow 39 perimeter trees where 57 are required, and a 2.3-foot Residential Adjacency setback, where 580 feet is required.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reflect an eight-foot screen wall along the north and east property lines.
7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a Pedestrian Path along Bonanza Road as required by the Transportation Trails Element of the City of Las Vegas 2020 Master Plan. The path should consist of a five-foot path in the right-of-way, and a five-foot landscaped transition strip on the subject site. The property owner will be responsible for the maintenance of the trail.
8. Additional review of the proposed signage will be required when a more detailed signage plan is available for the site. All signage must comply with Title 19.14 of the Las Vegas Municipal Code.
9. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
10. 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. The landscape plan shall include irrigation specifications.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. The elevations shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, to ensure that the proposed color palette is in conformance with the Commercial Development Standards outlined in Title 19.08. Buildings shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Black, white and bright colors are not acceptable except as trim or accent colors on architectural details. Fluorescent colors are prohibited.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

16. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
17. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. 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.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits or the submittal of a Map subdividing this site; comply with the recommendations of the City Surveyor. Grant a traffic signal chord easement on the northeast corner of Dike Lane and Bonanza Road.
21. Construct all incomplete half-street improvements on Dike Lane adjacent to this site 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. Also, 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 concurrent with development of this site.
22. Clarify the 20-foot wide easement shown on the east edge of this site plan; to whom is it granted and for what purpose. If it is existing, show book and page of the instrument which granted it.
23. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Dike Lane adjacent to this site.
24. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Bonanza Road and Dike Lane public rights-of-way adjacent to this site prior to occupancy of this site.

25. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right of way adjacent to this site prior to the issuance of any permits.
26. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite relief sewer requirements in Bonanza Road necessary to meet the demands of this development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
27. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
28. 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 submittal 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

Mr. Demetrius McWhorter
SDR-11707 – Page Five
April 21, 2006

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.

29. Site development to comply with all applicable conditions of approval for ZON-6510 and all other applicable site-related actions.
30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings.

Sincerely,

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

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

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter
9054 Barium Rock Avenue
Las Vegas, Nevada 89143

Mr. Demetrius McWhorter
Mr. Jeff Jordan
Rosebud Development
710 Dike Lane
Las Vegas, Nevada 89016

Action Letter



Separator Sheet



March 24, 2006

Mr. Demetrius McWhorter
Big Mama's Rib Shack
2230 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-11707 - SITE DEVELOPMENT PLAN REVIEW

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

Dear Mr. McWhorter:

Your request for a Site Development Plan Review FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS, AND TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 540 FEET IS THE MINIMUM SETBACK REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on March 23, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Related Variances (VAR-11712 and 11714) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan date stamped 03/06/06, and building elevations and landscape plans date stamped 02/07/06, except as amended by conditions herein.
4. Approval of this request shall expunge all previous related approvals for mixed-use development on the site.
5. Waivers from Perimeter Landscaping and Residential Adjacency Standards are hereby approved to allow a reduction of perimeter buffering along the east and west property lines, to allow 39 perimeter trees where 57 are required, and a 2.3-foot Residential Adjacency setback, where 580 feet is required.

CITY OF LAS VEGAS
400 STEWART AVENUE
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18112-001-06-05
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18. 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.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits or the submittal of a Map subdividing this site; comply with the recommendations of the City Surveyor. Grant a traffic signal chord easement on the northeast corner of Dike Lane and Bonanza Road.
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26. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite relief sewer requirements in Bonanza Road necessary to meet the demands of this development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
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Mr. Demetrius McWhorter
SDR-11707 - Page Five
March 24, 2006

28. 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 submittal 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.
29. Site development to comply with all applicable conditions of approval for ZON-6510 and all other applicable site-related actions.
30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This item will be considered by the City Council on *April 19, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

Mr. Demetrius McWhorter
SDR-11707 - Page Six
March 24, 2006

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter
9054 Barium Rock Avenue
Las Vegas, Nevada 89143

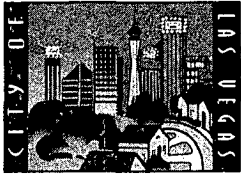
Mr. Demetrius McWhorter
Mr. Jeff Jordan
Rosebud Development
710 Dike Lane
Las Vegas, Nevada 89106

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

March 10, 2006

Mr. Demetrius McWhorter
Big Mama's Rib Shack
2230 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-11707 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. McWhorter:

Please be advised the City Planning Commission at its regular meeting on *March 23, 2006* has 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter
Mr. Jeff Jordan
Rosebud Development
710 Dike Lane
Las Vegas, Nevada 89106

Mr. Demetrius McWhorter
9054 Barium Rock Avenue
Las Vegas, Nevada 89143

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



Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-11707

APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 12-STORY MIXED-USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS, AND TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 540 FEET IS THE MINIMUM SETBACK REQUIRED ON 1.88 ACRES AT 2228 AND 2230 WEST BONANZA ROAD; AND 704, 706, 708, AND 710 DIKE LANE (APNS 139-29-704-019 THROUGH 025), C-1 (LIMITED COMMERCIAL) ZONE, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 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>.



SEE LOCATION MAP ON REVERSE SIDE

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: March 23, 2006

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-11707

Aida Brents Resident Council

Bonanza Village NA

Eastland Heights 1, 2, 3, & 4 NA

G-704 NA

Harry Levy Gardens Resident Council

Palomino Area Preservation NA

Pinto Palomino Residents

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Twin Lakes Village NA

West Las Vegas Neighborhood Executive Board

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR
 Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106
 Project Name THE VIEW Proposed Use MIXED-USE
 Assessor's Parcel #(s) 139-29-704-023, 024, 025 Ward # 5
 General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER BIG MAMAS COOKING, INC Contact DEMETRIUS MCWHORTER
 Address 9054 BARIUM ROCK AVE Phone: 271-3167 Fax: 396-6593
 City LAS VEGAS State NV Zip 89143

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER
 Address 2230 WEST BONANZA ROAD Phone: 271-3167 Fax: 396-6593
 City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN
 Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213
 City LAS VEGAS State NV Zip 89104

FOR DEPARTMENT USE ONLY

Property Owner Signature* Dargin McWhorter

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

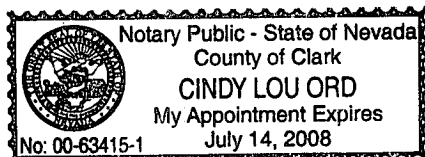
Print Name DARGIN MCWHORTER

Subscribed and sworn before me

This 24th day of January, 20 06

Cindy Lou Ord

Notary Public in and for said County and State



Case #	<u>SDR-11707</u>
Meeting Date:	<u>3/23/06</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>2/7/06</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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR
 Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106
 Project Name THE VIEW Proposed Use MIXED-USE
 Assessor's Parcel #(s) 139-29-704-020, 021, 022 Ward # 5
 General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER DEMETRIUS MCWHORTER Contact DEMETRIUS MCWHORTER
 Address 9054 BARIUM ROCK AVE Phone: 271-3167 Fax: 396-6593
 City LAS VEGAS State NV Zip 89143

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER
 Address 2230 WEST BONANZA ROAD Phone: 7022713167 Fax: 7023966593
 City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN
 Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213
 City LAS VEGAS State NV Zip 89104

FOR DEPARTMENT USE ONLY

Property Owner Signature* Demetrius McWhorter
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name DEMETRIUS MCWHORTER

Subscribed and sworn before me

This 24th day of January, 20 06.
Cindy Lou Ord

Notary Public in and for said County and State



Case #	<u>SDR-11707</u>
Meeting Date:	<u>3/23/06</u>
Total Fee:	<u>\$100</u>
Date Received:*	<u>2/7/06</u>
Received By:	<u>E. Burgos</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.



PLANNING & DEVELOPMENT DEPARTMENT

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Project Name THE VIEW Proposed Use MIXED-USE
Assessor's Parcel #(s) 139-29-704-019 Ward # 5
General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER JEFF JORDAN Contact DEMETRIUS MCWHORTER
Address 710 DIKE LANE Phone: 7022713167 Fax: 7023966593
City LAS VEGAS State NV Zip 89106

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER
Address 2230 WEST BONANZA ROAD Phone: 7022713167 Fax: 7023966593
City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN
Address 1200 S FORTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213
City LAS VEGAS State NV Zip 89104

FOR DEPARTMENT USE ONLY

Property Owner Signature* Demetrius McWhorter

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

Print Name Demetrius McWhorter

Subscribed and sworn before me

This 24th day of January, 2006

Cindy Lou Ord

Notary Public In and for said County and State



Case #	<u>SDR-11707</u>
Meeting Date:	<u>3/23/06</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>2/7/06</u>
Received By:	<u>E. B. [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.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106

Project Name THE VIEW Proposed Use _____

Assessor's Parcel #(s) 139-29-704-019 Ward # 5

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER JEFF JORDAN Contact DEMETRIUS MCWHORTER

Address 710 DIKE LANE Phone: 271-3167 Fax: 396-6593

City LAS VEGAS State NV Zip 89106

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER

Address 2230 WEST BONANZA ROAD Phone: 271-3167 Fax: 396-6593

City LAS VEGAS State NV Zip 89106

REPRESENTATIVE APTUS ARCHTITECTURE Contact KRISTEN NUEMAN

Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213

City LAS VEGAS State NV Zip 89104

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

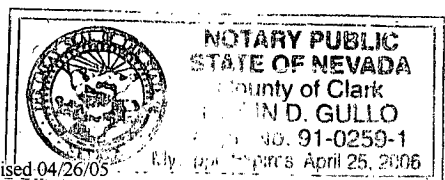
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFF JORDAN

Subscribed and sworn before me

This 4th day of Feb, 20 06

Notary Public in and for said County and State



Revised 04/26/05

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.

Comments



Separator Sheet

CITY OF LAS VEGAS
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION NUMBERS: SDR-11707;VAR-11712;VAR-11714

PROJECT: Rose-bud Development, LLC, 12-story Mixed-use

LOCATION: NE of Bonanza Blvd. & Dike Ln.

MEETING DATE: March 23, 2006

COMMENTS:

The proposed development may be subject to continuing noise and over-flights from aircraft utilizing the North Las Vegas Airport (NLVA). Future demand for air travel and airport operations is anticipated to increase significantly, with a fifty percent increase of flight operations expected to occur at the NLVA over the next two decades. Please note that, while they are limited, nighttime operations regularly occur at the NLVA.

It should also be noted that the FAA no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998. Therefore, Federal funds will not be available in the future should the owners of dwelling units within the proposed project wish to be purchased or have the units soundproofed by Clark County.

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway, or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will be required for any structure, which will exceed the 100:1 slope for North Las Vegas Airport (NLVA).

The proposed development will exceed the 100:1 notice requirement. **Therefore, applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name:

John Korkos

Date:

3/20/06

Title:

Senior Planner

February 7, 2006

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: APN: 139-29-704-019 thru 139-29-704-025
Subject: Site Development Review- Mixed Use

Dear Sirs:

We respectfully re-submit this application for a Site Development Review on the project now formally called The View. The View is a mixed-use mid-rise residential condominium development to be located on the corner of Bonanza Road and Dike Lane in the City of Las Vegas. A Site Development Review was already approved for this project by the Las Vegas City Council on October 5, 2005. Changes to the design of the development have required us to re-submit this application for your review and, hopefully, your approval. The View will provide a true mix of retail, and residential components into one development. The project still contains approximately 10,000 square feet of commercial space on the first level. We envision a fantastic mix of retail shops that will complement the people residing above and, more importantly, the people in the surrounding neighborhood. We have since dramatically reduced the height and intensity of the project, which is now being respectfully re-submitted at 12 stories tall and a total height of 180 feet. We have also reduced the number of condominium units to 300 as opposed to the already approved 329 units. As you can see, we have scaled back the height and intensity of this project to be more in line with the existing neighborhood. Although already approved at a height of 275 feet, we feel that this project will be a better fit at the current proposed height and density. Within this re-submittal application, we are requesting waivers on two already approved items.

The first item we are requesting a waiver from is the perimeter buffer landscaping. The site consists of several parcels of very different sizes. This aspect makes the site very irregular in shape. Also, the property lines within the site are irregular. The property lines are not straight and irregularly angle at varying degrees throughout the site. Because of this, the site has major site constraints, which we feel warrant these requests for the waivers in the perimeter buffer landscaping. We are still providing sufficient landscape buffering on all sides of the property within the setbacks as required by the code with the exception of the east most property line. There is a planned service entrance along the east property line, which will effectively push the actual building 20' away from the abutting property line (where 10' is the required minimum). Also, there will be at least a 6 foot wall separating the property line along with the fact that our building will not start until at least 20' from that property line. With all these factors considered we strongly feel that it will have no negative impact on our project or the surrounding area.

The second waiver we are again requesting is for the residential adjacency standards. According to the residential adjacency standards as set forth in the City of Las Vegas Title 19 Development Standards, we do not meet the requirements for residential adjacency to the following parcels (139-29-704-007 thru 014). These particular parcels are vacant lots that still carry the R-1 single-family residential designation. We feel that this should not be considered for the following reason:

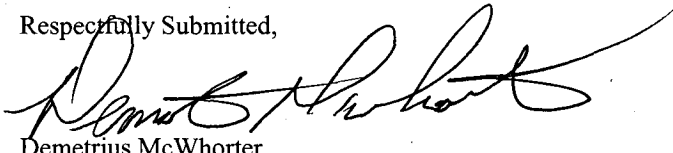
Cox Communications has bought all of those single-family residential parcels (total of 8), which are directly west and across the street (Dike Lane) from our site. Cox Communications has, subsequently, torn down all of the single-family homes that existed on those lots. We have recently met with head

SDR-11707
03/23/06 PC

officials at Cox Communications and it is our understanding that Cox Communications has plans to apply to change the General Plan Designation on their parcels to from M-L to SC for inclusion into their new headquarters at the corner of Bonanza Road and Rancho Drive. There are no other remaining single-family residences along Dike Lane.

In our opinion, these waiver requests will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Development Code as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring a much-needed high caliber project into that area, which has been in a state of decay for several decades now.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Demetrius McWhorter", written over a horizontal line.

Demetrius McWhorter
Rose Bud Development, LLC

SDR-11707
03/23/06 PC

VAR-11714
SDR-11707
VAR-11711

RECEIVED

MAR 15 2006

March 13, 2006

Daniel & Grace Lorenzo
840 Rancho Drive #4207
Las Vegas, NV 89106
SUNSHINE VILLAGE HOA, 712 DIKE LANE, LAS VEGAS, NV 89106

Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: SDR- 11707; VAR-11712; VAR-11714

Dear Sir or Madam:

As part of the Sunshine Village HOA I am writing to express my objection to the proposed development plan and attendant variances as requested by Rose Bud Development, LLC.

Sunshine Village provides much needed low income housing in the Las Vegas Valley. For the past 14 years we have strived to maintain a comfortable and respectable environment for underprivileged residents to call home. This is oftentimes a challenging and time consuming task, but as owners we believe it is important to our tenants and the community.

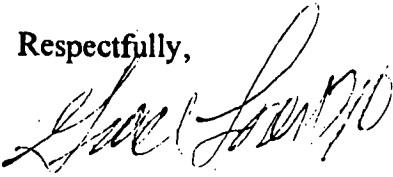
Rose Bud Development, LLC has requested waivers to allow a reduction of landscape requirements as well as a variance of setback requirements. They have also requested a variance to allow fewer parking spots than is required for a proposed mixed-use development of this size. We find the parking spot request most troublesome, as overflow from the proposed mixed-use development will surely end up in the Sunshine Village parking lot. This will necessitate the Sunshine Village HOA taking expensive preventive measures such as erecting a gate, which will in turn necessitate the raising of rents for our tenants.

The request to allow a reduction of landscape and variance of setback requirements is equally alarming. These variances will permit Rose Bud Development, LLC to turn our quaint neighborhood into a virtual "concrete jungle" compromising the esthetic value of our property. If Rose Bud Development, LLC is permitted to move forward with this proposed mixed-use

SDR-11707

development we implore you to hold them to the required standards and to not approve these variances.

Respectfully,

A handwritten signature in cursive script, appearing to read "Grace Lorenzo", written in dark ink.

Grace Lorenzo

RECEIVED
MAR 15 2006

cc: Councilman Lawrence Weekly, Ward 5

Steve Gebeke

From: Steve Gebeke
Sent: Monday, February 02, 2009 10:43 AM
To: 'demetriusmc@cox.net'
Cc: Carolyn Caviness
Subject: VAC-7679, EOT-17438 and EOT-24421

Please be aware that a Vacation (VAC-7679) that was approved as part of the entitlements for the project named "The View", located at the northeast corner of Bonanza Road and Dike Lane, expired on 10/05/08, as no Extension of Time request was submitted as required. Approval of a new Vacation shall be required prior to submittal of any permits for the project.

If you have any questions, please let me know.

Steve Gebeke

Senior Planner
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

2/2/2009

Deed



Separator Sheet

QUITCLAIM DEED

AMT RPTT \$

Exempt #11

②

FOR VALUABLE CONSIDERATION the receipt of which is hereby acknowledged
J. LILLIAN CARTWRIGHT, A WIDOW

do(es) hereby remise(s), release(s) and forever quitclaim(s) to:
JEFF JORDAN, AN UNMARRIED MAN

all that real property situate in the County of _____ State of Nevada, described as follows:

FOR THE LEGAL DESCRIPTION SEE SAME ON EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

APN: 139-29-704-019

DATED: December 22, 1997

J. Lillian Cartwright
J. LILLIAN CARTWRIGHT Fid. C636 432 277290

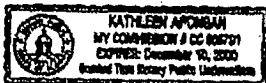
FL.
STATE OF NEVADA
COUNTY OF Clark

On Dec. 23, 1997
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
J. LILLIAN CARTWRIGHT

known to me to be the person(s) described in and who
executed the foregoing instrument, who acknowledged to
me that he executed the same freely and voluntarily
and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Kathleen Apogian
Notary public in and for said County and State



RECORD NO. 97170485
ORDER NO.

WHEN RECORDED MAIL TO: Jeff Jordan
710 Dike Lane, Las Vegas, NV
89106

20050308-0004939

APN: 139-29-704-022
Recording requested by and mail documents and
tax statements to:

Name: DEMETRIUS MCWHORTER
Address: 9054 BARIUM ROCK AVE
City/State/Zip: LAS VEGAS, NV 89143

DED104
Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Fee: \$17.00 RPTT: \$765.00
MC Fee: \$0.00

03/08/2005 15:19:00
T20050042441

Requestor:
DEMETRIUS MCWHORTER

Frances Deane
Clark County Recorder

ADF
Pgs: 4

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESSES that the GRANTOR(S): HENRY H COLLINS JR
AND MARY SUE COLLINS

for and in consideration of TEN Dollars (\$ 10.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

DEMETRIUS G. MCWHORTER

all that real property situated in the City of LAS VEGAS

County of CLARK, State of NEVADA

bounded and described as follows: (Set forth legal description and commonly known address)

784 DIKE LN
LAS VEGAS, NV 89106

SEE ATTACHED EXHIBIT "A" FOR LEGAL
DESCRIPTION.

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

HCTR
MSSC

Together with all and singular hereditament and appurtenances thereto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13th day of August, 20 04.

Mary Sue Collins
Signature of Grantor

Mary Sue Collins
Print or Type Name Here

Henry Collins Jr
Signature of Grantor

HENRY COLLINS JR
Print or Type Name Here

STATE OF Nevada
COUNTY OF Clark

On this 13th day of August, 20 04, personally appeared before me, a Notary Public Mary Sue Collins & Henry Collins personally known to me to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Joan Elise Kissling
Notary Public

My commission expires: Feb 28, 2007

Consult an attorney if you doubt this forms fitness for your purpose.



EXHIBIT
DESCRIPTION

COPY

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 29, thence along the North line of said Southeast Quarter (SE 1/4) North 88°27'00" West 1051.00 feet, thence parallel with the East line of said Southeast Quarter (SE 1/4), South 0°25'00" East to a point distant North 0°25'00" West 270.12 feet from the North line of Clark Avenue (now Bonanza Road), as said Avenue existed on December 3, 1938, said point being the true point of beginning; thence South 0°25'00" East 62.00 feet; thence South 88°44'00" East 120.00 feet; thence North 0°25'00" West 62.00 feet; thence North 88°44'00" West 120.00 feet, to the true point of beginning.

.....

ASSESSOR

704. E. DIKE

HC 31
MSE

RPTT: \$312.50

GRANT, BARGAIN, SALE DEED

98-11-2379-A6

THIS INDENTURE WITNESSETH: That: McDONALD'S REAL ESTATE COMPANY OF COLUMBIA, MARYLAND, the Grantor, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain and Sell to Big Mama's Cooking or Kitchen, Inc. and McWhorter Enterprises Limited, LLC, a Nevada Limited- Liability Company, the Grantee, all that real property situate in the County of Clark, State of Nevada, the Property, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for the complete legal description.

APN: 139-29-704-023; 139-29-704-024 and 139-79-704-025.

As part of the consideration for the sale of the Property from the Grantor to the Grantee, by accepting this deed, Grantee covenants that the Property shall not be used for restaurant purposes for a period of twenty (20) years from the date of this deed. The term "restaurant" as used in this restriction shall apply to any type of food service establishment which serves any amount of any of the following products: hamburgers or cheeseburgers. Provided that any food service establishment which offers as the primary method of service for all meal times, food and drink orders, taken by and served by a waiter or waitress at the customer's table is excluded from the term "restaurant". In addition, and not by way of example, the following restaurants operating under the listed trade names, or operating under any successor trade names are prohibited within the area and for the time period specified in this restriction: Burger King, Carl's Jr., Checker's, Del Taco, Fuddrucker's, Hardee's, Hot-N-Now, In and Out Burgers, Jack in the Box, Rally's, Taco Bell, Wendy's, White Castle, Backyard Burgers and Whataburger. This restriction shall be a covenant running with the land and be binding upon the Grantee, its heirs, administrators, successors and assigns.

SUBJECT TO:

- 1) Taxes for the fiscal year, paid current.
- 2) Conditions, covenants, restrictions, reservations, rights, rights of way, and easements of record, if any.
- 3) Effect of patent executed by the State of Nevada, recorded in Book 1 of Deeds page 115.
- 4) Mineral rights, reservations and exclusions in the patent from the State of Nevada.
- 5) Water rights and claims of title to water.
- 6) Zoning and building laws or ordinances.
- 7) Private, public and utility easements and roads and highways, whether or not of record.
- 8) The terms, reservations and conditions of the sale of the Property from Grantor to Grantee.

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

Witness, this 19 day of June, 1998.

McDONALD'S REAL ESTATE COMPANY
OF COLUMBIA, MARYLAND

By

Martin W. Chimura
Martin W. Chimura, Attorney-in-Fact

Attorney-in-Fact



ACKNOWLEDGMENT - McDONALD'S
(No attestation required)STATE OF ILLINOIS) SS:
COUNTY OF DUPAGE)

I, Rosemary Flanigan, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Martin W. Cheum, Attorney-in-Fact on behalf of McDONALD'S REAL ESTATE COMPANY OF COLUMBIA, MARYLAND, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such authorized party and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of June, 1988.

Rosemary Flanigan
Notary Public
Rosemary Flanigan
My commission expires November 3, 1990

OFFICIAL SEAL
ROSEMARY FLANIGAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV 3 1990

Exhibit A

Parcel One (1)

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the East Quarter corner of said Section 29; Thence along the North line of said Southeast Quarter (SE1/4), North 88°27'00" West 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE1/4) South 07°27'00" East to a point distance North 07°27'00" West 270.12 feet from the North line of Clark Avenue (new Bonanza Road) as said Avenue existed on December 3, 1918, said point being the TRUE POINT OF BEGINNING; Thence South 07°27'00" East 118.37 feet; Thence parallel with the North line of the land described in the Deed to Walter Pulipher, et ux, recorded December 3, 1918, in Book 25 of Deeds, Page 61 as Document No. 77584 of the records of said county, South 88°44'00" East 120.00 feet to the West line of the land described in the Deed to Victoria J. Meyers, et ux, recorded December 7, 1918, in Book 25 of Deeds, Page 167 as Document No. 77661 of said records; Thence along the West line, North 07°19'00" West 118.37 feet; Thence North 88°44'00" West 120.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the North 62.00 feet thereof.

Parcel One A (1A)

An undivided 3/640 interest in and to that artesian well located in the Southeast Quarter (SE1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., said artesian well being known as the Russell Well, together with a right-of-way through existing ditches and pipe lines between said land said well.

Parcel Two (2)

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E1/4) corner of said Section 29; Thence along the North line of said Southeast Quarter (SE1/4) North 88°47'23" West, 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE1/4), South 07°27'00" East, 1194.61 feet, more or less, a point distant North 07°27'00" West 160.12 feet from the North line of Clark Avenue (now Bonanza Road) as said Avenue existed on December 3, 1918, said point also being the TRUE POINT OF BEGINNING; Thence South 07°27'00" East 20 feet to the Northwest Corner (NW) of that parcel conveyed by Martha Bainbridge, a widow and now unmarried, to Luther E. Rapadale and Hazel Rapadale, husband and wife as joint tenants, dated March 24, 1963, recorded April 10, 1963, as Document No. 255584, Clark County, Nevada, records; Thence continuing South 07°27'00" East a distance of 113.98 feet to a point on the present right-of-way line of Bonanza Road as described, and conveyed in the Deed to said State of Nevada, recorded 1987 23, 1942, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada, records; Thence South 89°03'11" East along said present right-of-way of Bonanza Road, 154.99 feet; Thence North 07°27'00" West 152.64 feet; Thence North 88°55'33" West 155.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from the above described Parcel Two (2) that portion conveyed from Luther E. Rapadale et ux, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence South 00° 37' 00" East along the East line of the said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road as said centerline is defined in that certain Deed to the State of Nevada, recorded July 23, 1947, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada, records; Thence North 89° 47' 18" West along said centerline of Bonanza Road a distance of 1650.71 feet to a point in the Southerly right-of-way line of the West line of that certain parcel of land described in the Deed to Luther E. Ragdale, et al., recorded April 30, 1963, as Document No. 355358 of Official Records of Clark County, Nevada; Thence North 00° 37' 00" West along said West line a distance of 50.01 feet to a point in a line that is parallel with and distant 50.00 feet North from said parallel line a distance of 19.71 feet to a point; Thence from a tangent at said which bears North 89° 47' 18" West, Northwesterly along a curve to the right, concave Northeasterly, having a radius of 20.00 feet, through an angle of 89° 10' 10", an arc distance of 71.13 feet to the point of tangency of said curve with the aforementioned West line of said parcel described in the said Deed recorded as Document No. 355358; Thence South 00° 37' 00" East along said West line a distance of 19.71 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING from the above described Parcel Two (2) that portion conveyed from Luther E. Ragdale et al, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being a house in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence South 00° 37' 00" East along the East line of said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road as said centerline is defined in that certain Deed to the State of Nevada, recorded July 23, 1947, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada Records; Thence North 89° 47' 18" West along said centerline of Bonanza Road a distance of 1650.71 feet to a point in the Southerly right-of-way line of the West line of that certain parcel of land described in the Deed to Luther E. Ragdale, et al., recorded April 30, 1963, as Document No. 355358 of Official Records of Clark County, Nevada; Thence North 00° 37' 00" West along said Southerly right-of-way line and along said West line a distance of 48.49 feet to a point in the Northerly right-of-way line of Bonanza Road, as said Northerly right-of-way line is described in said deed to the State of Nevada, recorded as Document No. 168450, said point being the TRUE POINT OF BEGINNING; Thence continuing North 00° 37' 00" West along said West line a distance of 1.52 feet to a point in a line that is parallel with and distant 50.00 feet North from said parallel line a distance of 229.99 feet to a point in the East line of that certain parcel of land described in the Deed to Luther E. Ragdale, et al., recorded July 16, 1949 in Book 62 of Deeds, Page 284, as Document No. 340411, Clark County, Nevada records; Thence South 00° 37' 00" East along said East line a distance of 4.47 feet to a point in the aforementioned Northerly right-of-way line of Bonanza Road; Thence North 89° 00' 11" West along said Northerly right-of-way line a distance of 229.99 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 61 EAST N.D.M., DESCRIBED AS FOLLOWS:

COMMENCING THE EAST QUARTER (SE 1/4) CORNER OF SAID SECTION 29;
THENCE NORTH 88 DEG. 27' 00" WEST ALONG THE NORTH LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, A DISTANCE OF
695.00 FEET; THENCE SOUTH 00 DEG. 25' 00" EAST PARALLEL WITH THE
EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) TO A POINT BEARING
NORTH 01 DEG. 25' 00" WEST A DISTANCE OF 432.63 FEET FROM THE
ROAD; AND SAID POINT BEING THE UNADJUDGED AND KNOWN AS BONANA
ROAD) AS SAID POINT BEING THE UNADJUDGED AND KNOWN AS BONANA
ROAD) BEING THE SOUTHWEST CORNER OF "RE" LAND DESCRIBED, THE POINT TO
HERBERT J. PEURIS, OF OFFICIAL RECORDS OF SAID COUNTY, AS DOCUMENT
NO. 133107, OF RECORDS OF SAID COUNTY, AS DOCUMENT NO. 133107,
ALONG THE SOUTH LINE OF THE "LAST MENTIONED" LAND, A DISTANCE
OF 216.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY
ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN THE DEED TO
NO. 133107, OF RECORDS OF SAID COUNTY, NOVEMBER 21, 1943, AS DOCUMENT
NO. 133107, OF RECORDS OF SAID COUNTY, NOVEMBER 21, 1943, AS DOCUMENT
NO. 133107, OF RECORDS OF SAID COUNTY, NOVEMBER 21, 1943, AS DOCUMENT
SAID POINT BEING THE TRUE POINT OF BEGINNING OF SECTION 29, A
DISTANCE OF 25' 00" PARALLEL WITH SAID EAST LINE OF SECTION 29, A
DISTANCE OF 76.00 FEET; THENCE WESTERLY PARALLEL WITH THE
ADJACENT MENTIONED SOUTH LINE, THENCE WESTERLY PARALLEL WITH THE
CONVEYED TO 1082.10 FEET TO A POINT IN THE WEST LINE OF LAND
NO. 13415, AS DOCUMENT NO. 13415, OF RECORDS OF SAID COUNTY, APRIL 18,
1945, AS DOCUMENT NO. 13415, OF RECORDS OF SAID COUNTY, APRIL 18,
NEVADA; THENCE SOUTH 00 DEG. 25' 00" EAST ALONG SAID WESTERLY
LINE OF BENNONS LAND TO THE SOUTHWEST CORNER THEREOF; THENCE
EAST ALONG THE SOUTHERLY LINE OF SAID BENNONS LAND 108 FEET
MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING FROM THE MOST WESTERLY SIX (6) FEET OF THE ABOVE DESCRIBED LAND, THE INTEREST IN AND TO SAID WESTERLY SIX (6) FEET CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED JULY 20, 1945, AS DOCUMENT NO. 200444 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER RECORDER
RECORDED AT REQUEST OF

STEWART TITLE OF NEVADA
12-31-97 16:03 BSM
BOOK 971231 INST 08225
FEE 8.00 APPT. E70011

APN: 139-29-704-020
Affix R.P.T.T. \$663.00
ESCROW NO. 15041391-JW
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
DEMETRIUS GERHARD MCWHORTER

9054 Barium Rock Ave.
Las Vegas, NV 89143

20050113-0003900

Fee: \$16.00 RPTT: \$612.00
N/C Fee: \$0.00

01/13/2005 14:11:37
120050009161

Requestor:
LAND TITLE OF NEVADA

Frances Deane DMU
Clark County Recorder Pas: 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ELSA M. RODRIGUEZ**, a married woman as her sole and separate property, in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **DEMETRIUS GERHARD MCWHORTER**,

all that real property situate in the County of **CLARK**, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. New Deed of Trust to record concurrently herewith.

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

Witness my hand(s) this 13TH day of DECEMBER, 2004.

ELSA M. RODRIGUEZ
ID. B.S. PP1. 204872126

~~STATE OF NEVADA~~
~~CLERK OF COUNTY~~

On this 13th day of December, 2004, personally appeared before me, a Notary Public, **ELSA M. RODRIGUEZ**, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Eric G. Flaxman
Vice Consul of the United States of America

EXHIBIT "A"

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTION 28 & 29. SAID TOWNSHIP AND RANGE BEARS SOUTH 88°27' EAST, 1051.00 FEET DISTANT; THENCE SOUTH 0°25' EAST, AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29 TO A POINT 432.52 FEET NORTH 0°25' WEST FROM THE NORTH BOUNDARY OF THE RIGHT OF WAY OF CLARK AVENUE, PRODUCED, AS THE SAME IS NOW ESTABLISHED THE POINT OF BEGINNING. THENCE SOUTH 88°44' EAST AND PARALLEL TO THE NORTH BOUNDARY OF SAID CLARK AVENUE RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0°25' EAST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100 FEET; THENCE NORTH 88°44' WEST AND PARALLEL TO THE NORTH BOUNDARY OF 100.00 FEET; THENCE NORTH 0°25' WEST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100.00 FEET TO THE SAID POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM JOHNNIE E. MORGAN AND ELSA M. RODRIGUEZ, HUSBAND AND WIFE AS GRANTOR TO ELSA M. RODRIGUEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS GRANTEE, RECORDED ON APRIL 15, 1994 IN BOOK 940415 AS INSTRUMENT NO. 02337, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSED

APN: 139-29-704-021
ESCROW NO.

MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:

DEMETRIUS MCWHORTER
9054 BARIUM ROCK AVE
LAS VEGAS, NV 89143

20040909-0005546
Fee: \$17.00 RPTT: \$943.50
09/09/2004 16:00:35 T20040096881
Reg: DEMETRIUS MCWHORTER
Frances Deane N/C: \$0.00
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$

THIS INDENTURE WITNESSETH That HENRY H COLLINS JR.
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does
hereby Grant, Bargain, Sell and Convey to
DEMETRIUS MCWHORTER

all that real property situate in the County of CLARK, State of Nevada, bounded and described
as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERIN

706 DIKE LN
LAS VEGAS, NV 89106

SUBJECT TO:

1. Taxes for the fiscal year 2004-2005.
2. Rights of way, reservations restrictions, easements
and conditions of record.

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

WITNESS my hand this day of , 2004.

Together with all and singular hereditament and appurtenances thereto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13th day of August, 2004.

Henry Collins Jr

Signature of Grantor

Henry Collins Jr

Print or Type Name Here

Mary Sue Collins

Signature of Grantor

Mary Sue Collins

Print or Type Name Here

STATE OF
COUNTY OF

On this 13th day of August, 2004, personally appeared before me, a Notary Public, Henry Collins Jr & Mary Sue Collins personally known to me to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Joan Elise Kissling
Notary Public

My commission expires: 2-28-07

Consult an attorney if you doubt this forms fitness for your purpose.



Legal Description



Separator Sheet

EXHIBIT "A"

LEGAL DESCRIPTION

COPY

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

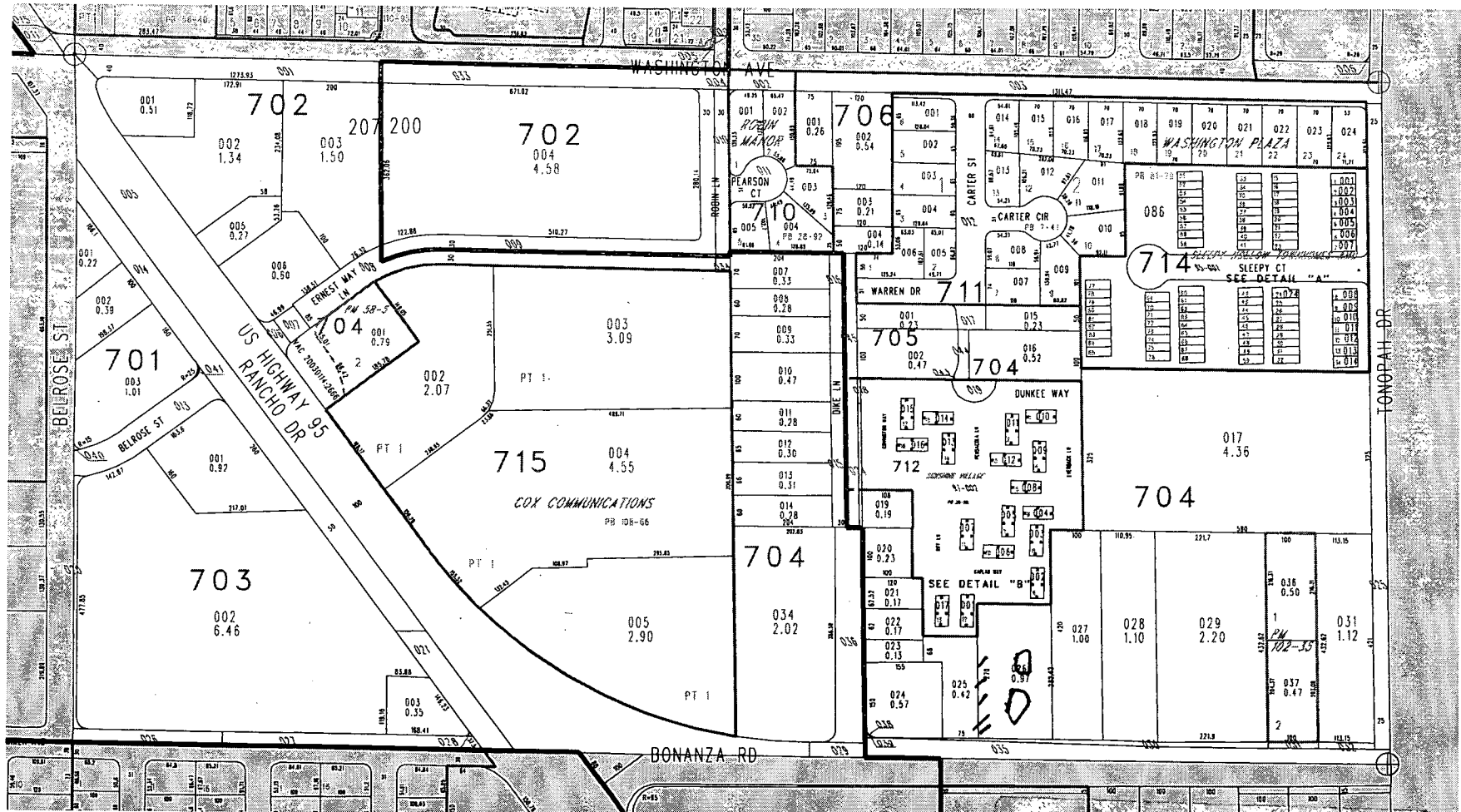
Commencing at the East Quarter corner of said Section 29; thence along the North line of said Southeast Quarter (SE 1/4) North, 88°27' West, 1051.00 feet; thence parallel with the East line of said Southeast Quarter (SE 1/4) South, 0°25' East, to a point distant North 0°25' West, 332.62 feet from the North line of Clark Avenue (now Bonanza Road) as said avenue existed on December 3, 1938, said point being the true point of beginning; thence South 0°25' East 62.50 feet; thence parallel with the North line of the land described in the deed to Walter Pulsipher, et ux, recorded December 3, 1938 in Book 25 of Deeds, Page 161, as Document No. 77568 of Records of said County, South 88°44' East, 120.00 feet to the West line of the land described in the deed to Victor J. Meyers, et ux, recorded December 7, 1938, in Book 25 of Deeds, Page 167 as Document No. 77601 of records of said County; Thence along said West line, North 0°25' West, 62.50 feet; thence North 88°44' West, 120.00 feet to the true point of beginning.

ASSESS

706 E. Dike

H C sr
M S E.

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E 29		N 2 SE 4 139-29-7	
	AVERAGE OR VALUE 35		PARCEL BOUNDARY 001 SUBD BOUNDARY 1.00 ROAD EASEMENT 202 PM/LD BOUNDARY 202 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 001		PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER		1 R60E R61E R62E 125 124 123 138 139 140 163 162 161 31 32 33 34 35 36 7 8 9 10 11 12 18 17 16 15 14 13 28 20 21 22 23 24 30 29 28 27 26 25 31 32 33 34 35 36	
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:17 ORIGINAL 0 50 100 200 400 600 800		MAP LEGEND		Scale: 1"=200' Rev: 06/27/03			
	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.							



SDR-11707
03/23/06 PC

TAX DIST 200,207

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. Riekkki, Survey (FM, PM, & A's only)
Date: February 28, 2006
Re: SDR-11707 Rose Bud Development, LLC NEC of Bonanza Road and Dike Lane
Request for a Site Development Plane Review for a proposed mixed use development

CONDITIONS OF APPROVAL:

1. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits or the submittal of a Map subdividing this site; comply with the recommendations of the City Surveyor. Grant a traffic signal chord easement on the northeast corner of Dike Lane and Bonanza Road.
2. Construct all incomplete half-street improvements on Dike Lane adjacent to this site 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. Also, 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 concurrent with development of this site.
3. Clarify the 20 foot wide easement shown on the east edge of this site plan; to whom is it granted and for what purpose. If it is existing, show book and page of the instrument which granted it.
4. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Dike Lane adjacent to this site.
5. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Bonanza Road and Dike Lane public rights-of-way adjacent to this site prior to occupancy of this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite relief sewer requirements in Bonanza Road necessary to meet the demands of this development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. 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 submittal 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.
10. Site development to comply with all applicable conditions of approval for ZON-6510 and all other applicable site-related actions.
11. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

COMMENTS:

We note that there is a Multi-Use Transportation Trail adjacent to this site along Bonanza Road that is shown on the site plan. We also note that the neighboring properties appear to be encroaching into the parcel boundaries of this site; the existing block walls separating this site from its neighbors appear to be located substantially interior to this site.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11707** APN: 139-29-704-019
Name of Property Owner: JEFF JORDAN
Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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: _____

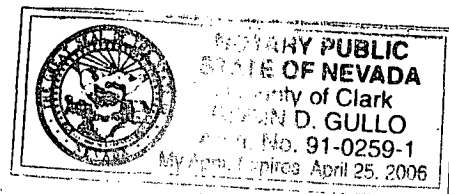
Signature of Property Owner: _____

Print Name: JEFF JORDAN

Subscribed and sworn before me

This 9th day of Feb., 20 06

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11707** APN: 139-29-704-019

Name of Property Owner: JEFF JORDAN

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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: _____

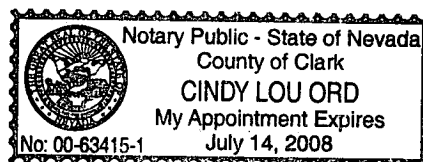
Signature of Property Owner: *Jeff Jordan* authorized for

Print Name: JEFF JORDAN

Subscribed and sworn before me

This 24TH day of JANUARY, 2006

Cindy Lou Ord
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11707** APN: 139-29-704-020, 021, 022

Name of Property Owner: DEMETRIUS MCWHORTER

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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: _____

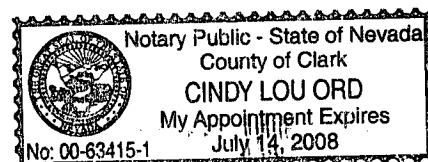
Signature of Property Owner: _____

Print Name: DEMETRIUS MCWHORTER

Subscribed and sworn before me

This 24TH day of JANUARY, 2006

Cindy Lou Ord
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11707** APN: 139-29-704-023, 024, 025

Name of Property Owner: Big Mama's Cooking or Kitchen, Inc. & McWhorter Enterprises, LLC

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

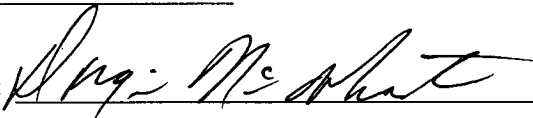
☒ No

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: DARGIN MCWHORTER

Subscribed and sworn before me

This 24TH day of JANUARY, 2006


Notary Public in and for said County and State



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 <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> 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>	Waivers of Perimeter Buffer Landscaping + Residential Adjacency standards
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>19.10</u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> 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		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> 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 <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans: <u>1</u> Rolled Plans: <u>1</u>	
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> 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: Rose Bud Application Type: SDR - Mixed - Use
 APN: 139-29-704-019 to -025 Location: Bonanza/Dyke
 Planner: _____ Pre-App Meeting Date: 1-26-06 Earliest PC Date: 3/23/06

Deed



Separator Sheet

SDR 11707				
Rose Bud Development				
NEC Bonanza & Dike				
Proposed 300 unit condominium development.				
Traffic produced by proposed development:				
proposed use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	300	5.86	1,758
AM Peak Hour			0.44	132
PM Peak Hour			0.52	156
(heaviest 60 minutes)				
previous use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10	42.94	429
AM Peak Hour			1.03	10
PM Peak Hour			3.75	38
(heaviest 60 minutes)				
Difference	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	300		2,187
AM Peak Hour				142
PM Peak Hour				194
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available in this vicinity for Dike				
Bonanza Road				
Average Daily Traffic (ADT)	14,056			
PM Peak Hour	1124			
(heaviest 60 minutes)				
Rancho Drive				
Average Daily Traffic (ADT)	50,164			
PM Peak Hour	4013			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Dike Street	16200			
Bonanza Road	32585			
Rancho Drive	51700			
This project will add approximately 2,187 trips per day on Dike, Bonanza and Rancho.				
This will increase expected volumes by about 16 percent on Bonanza and 4 percent on				
Rancho. Bonanza is at about 43 percent of capacity and Rancho is at about 97 percent				
of capacity. Counts are not available for Dike in this vicinity, but it is believed to be				
under capacity.				
Based on Peak Hour use, this development will add roughly 194 additional				
car into the area; which works out to about three every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

Received

3-2-06 F.S.

SDR-11707



OLD REPUBLIC TITLE COMPANY OF NEVADA

2900 N. GREEN VALLEY PARKWAY • HENDERSON, NV • 89014 • (702) 433-2088 • Fax: (702) 433-8687

PRELIMINARY REPORT

Issued for the sole use of:

DEMETRIUS GERHARD MC WHORTER, ETAL

Our Order No. 5114006542-TR

Reference

When Replying Please Contact:

Trina Reynolds (702) 433-2088

Property Address:

See Exhibit "A", Las Vegas, NV

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY of Nevada hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 18th, 2006, at 7:30 A.M.

OLD REPUBLIC TITLE COMPANY of Nevada

Title Officer

Stephanie J. Gines

For Exceptions Shown or Referred to, See Attached

Page 1 of 19 Pages

EXHIBIT "A"

PROPERTY ADDRESSES:

2230 W. Bonanza Road

708 Dike Lane

706 Dike Lane

704 Dike Lane

OLD REPUBLIC TITLE COMPANY of Nevada

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The form of policy of title insurance contemplated by this report is:

an ALTA Loan Policy. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

a FEE.

Title to said estate or interest at the date hereof is vested in:

DEMETRIUS GERHARD MC WHORTER, as to Parcel I; DEMETRIUS MC WHORTER, a single man, as to Parcel II; DEMETRIUS G. MC WHORTER, as to Parcel III; BIG MAMA'S COOKING OR KITCHEN, INC. and MC WHORTER ENTERPRISES LIMITED, LLC, A NEVADA LIMITED-LIABILITY COMPANY, as to Parcel IV.

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

The land referred to in this Report is situated in the County of Clark, City of Las Vegas,
State of Nevada, and is described as follows:

Parcel I:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., described as follows:

COMMENCING at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada, from which the Quarter Section corner between Section 28 & 29, said Township and Range bears South 88°27' East, 1051.00 feet distant; Thence South 0°25' East, and parallel to the East boundary of said Section 29 to a point 432.52 feet North 0°25' West from the North boundary of the right of way of Clark Avenue, produced, as the same is now established the Point of Beginning, Thence South 88°44' East and parallel to the North boundary of said Clark Avenue right of way, a distance of 100.00 feet; Thence South 0°25' East and parallel to the East boundary of said Section 29, a distance of 100 feet; Thence North 88°44' West and parallel to the North boundary of 100.00 feet; Thence North 0°25' West and parallel to the East boundary of said Section 29, a distance of 100.00 feet to the said Point of Beginning.

Said legal description is the same as shown in the previous Deed from Johnnie E. Morgan and Elsa M. Rodriguez, husband and wife as Grantor to Elsa M. Rodriguez, a married woman as her sole and separate property as Grantee, recorded on April 15, 1994 in Book 940415 as Instrument No. 02337, Official Records, Clark County, Nevada.

Parcel II:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the East Quarter corner of said Section 29; Thence along the North line of said Southeast Quarter (SE 1/4) North 88°27' West 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE 1/4) South 0°25' East to a point distant North 0°25' West 332.62 feet from the North line of Clark Avenue (now Bonanza Road) as said Avenue existed on December 3, 1938, said point being the True Point of Beginning; Thence South 0°25' East, 62.50 feet; Thence parallel with the North line of the land described in the Deed to Walter Pulsipher, et ux, recorded December 3, 1938 in Book 25 of Deeds, Page 161, as Document No. 77568 of Records of said County, South 88°44' East 120.00 feet to the West line of the land described in the Deed to Victor J. Meyers, et ux, recorded December 7, 1938, in Book 25 of Deeds, Page 167 as Document No. 77601 of Records of said County; Thence along said West line, North 0°25' West 62.50 feet; Thence North 88°44' West 120.00 feet to the True Point of Beginning.

TOGETHER with an undivided One-Fourth (1/4) of a Three-Fourth's (3/4's) interest of an undivided 1/80th interest in and to all water flowing from that certain Artesian well located in the Southeast Quarter (SE 1/4) of Section 29, Township

OLD REPUBLIC TITLE COMPANY of Nevada

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20 South, Range 61 East, M.D.B. & M., Clark County, Nevada, said Artesian well being known as the Russell Well, with a right-of-way through existing ditches and pipe lines over the land between said well and the land herein described for the purpose of conveying water from said well to said land.

Parcel III:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M. & M., in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) corner of said Section 29, Thence along the North line said Southeast Quarter (SE 1/4) North 88°27'00" West 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE 1/4), South 00°25'00" East to a point distant North 00°25'00" West 270.12 feet from the North line of Clark Avenue (now Bonanza Road), as said Avenue existed on December 3, 1938, said point being the True Point of Beginning; Thence South 00°25'00" East 62.00 feet; Thence South 88°44'00" East 120.00 feet; Thence North 00°25'00" West 62.00 feet; Thence North 88°44'00" West 120.00 feet, to the True Point of Beginning.

Parcel IV:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) corner of said Section 29; Thence along the North line of said Southeast Quarter (SE 1/4) North 88°40'23" West, 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE 1/4), South 0°37'08" East, 1194.61 feet, more or less, to a point distant North 0°37'08" West 160.12 feet from the North line of Clark Avenue (now Bonanza Road) as said Avenue existed on December 3, 1938, said point also being the True Point of Beginning; Thence South 0°37'08" East 20 feet to the Northwest Corner (NW) of that parcel conveyed by Martha Bainbridge, a widow and now unmarried, to Luther E. Ragsdale and Ethel Ragsdale, Husband and Wife as Joint Tenants, dated March 28, 1963, recorded April 30, 1963, as Document No. 355564, Clark County, Nevada, Records; Thence continuing South 0°37'08" East a distance of 132.98 feet to a point on the present right-of-way line of Bonanza Road as described, and conveyed in the deed to said State of Nevada, recorded July 23, 1943, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada, Records; Thence South 89°03'11" East along said present right-of-way of Bonanza Road, 154.99 feet; Thence North 0°37'08" West 152.64 feet; Thence North 88°55'33" West 155.00 feet to the True Point of Beginning.

Excepting from the above described Parcel IV that portion conveyed from Luther E. Ragsdale et ux, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast

OLD REPUBLIC TITLE COMPANY of Nevada

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Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

COMMENCING at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence South 00°37'08" East along the East line of the said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road as said centerline is defined in that certain Deed to the State of Nevada, recorded July 23, 1943, in the Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada, Records; Thence North 89°47'18" West along said centerline of Bonanza Road a distance of 1050.71 feet to a point in the Southerly prolongation of the West line of that certain Parcel of land described in the Deed to Luther E. Ragsdale, et ux, recorded April 30, 1963, as Document No. 355358 of Official Records of Clark County, Nevada; Thence North 00°37'08" West along said West line a distance of 50.01 feet to a point in a line that is parallel with and distant 50.00 feet Northerly, measured at right angles, from the aforementioned centerline of Bonanza Road; Thence South 89°47'18" East along said parallel line a distance of 19.71 feet to a point; Thence from a tangent at said point which bears North 89°47'18" West, Northwesterly along a curve to the right, concave Northeasterly, having a radius of 20.00 feet, through a central angle of 89°10'10", an arc distance of 31.13 feet to the point of tangency of said curve with the aforementioned West line of said parcel described in the said Deed recorded as Document No. 355358; Thence South 00°37'08" East along said West line a distance of 19.71 feet to the True Point of Beginning.

Further excepting from the above described Parcel IV that portion conveyed from Luther E. Ragsdale et al, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29; Thence South 00°37'08" East along the East line of said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road as said centerline is defined in that certain deed to the State of Nevada, recorded July 23, 1943, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada Records; Thence North 89°47'18" West along said centerline of Bonanza Road a distance of 1050.71 feet to a point in the Southerly prolongation of the West line of that certain parcel of land described in the Deed to Luther E. Ragsdale, et ux, recorded April 30, 1963, as Document No. 355358 of Official Records of Clark County, Nevada; Thence 00°37'08" West along said Southerly prolongation and along said West line a distance of 48.49 feet to a point in the Northerly right-of-way of Bonanza Road, as said Northerly right-of-way line is described in said Deed to the State of Nevada, recorded as Document No. 168450, said point being the True Point of Beginning; Thence continuing North 00°37'08" West along said West line a distance of 1.52 feet to a point in a line that is parallel with and distant 50.00 feet Northerly measured at right angles; from the aforementioned

OLD REPUBLIC TITLE COMPANY of Nevada

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centerline of Bonanza Road; Thence South $89^{\circ}47'18''$ East along said parallel line a distance of 229.93 feet to a point in the East line of that certain parcel of land described in the Deed to Charles E. Catt, recorded July 16, 1949 in Book 62 of Deeds, Page 284, as Document No. 343411, Clark County, Nevada Records; Thence South $00^{\circ}37'08''$ East along said Easterly line a distance of 4.47 feet to a point in the aforementioned Northerly right-of-way line of Bonanza Road; Thence North $89^{\circ}03'11''$ West along said Northerly right-of-way line a distance of 229.99 feet to the True Point of Beginning.

OLD REPUBLIC TITLE COMPANY of Nevada

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At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, general and special, for the fiscal year 2005-2006, as follows:

Assessor's Parcel No.	: 139-29-704-020	
District No.	: 200	
1st Installment	: \$ 133.83	Delinquent
Penalty	: \$ 20.07	
Due On or Before	: Third Monday in August	
2nd Installment	: \$ 133.82	Delinquent
Penalty	: \$ 14.72	
Due On or Before	: First Monday in October	
3rd Installment	: \$ 133.82	Delinquent
Penalty	: \$ 8.03	
Due On or Before	: First Monday in January	
4th Installment	: \$ 133.82	NOT Marked Paid
Due On or Before	: First Monday in March	
Total Taxes	: \$ 535.29	
Land Value	: \$ 11,200.00	
Improvements	: \$ 5,114.00	
Personal Property	: \$ 0.00	
Exemption	: \$ 0.00	
Net Total	: \$ 16,314.00	
Tax Rate	: \$ 3.2812	

(Affects Parcel I).

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

2. Taxes, general and special, for the fiscal year 2005-2006, as follows:

Assessor's Parcel No.	: 139-29-704-021	
District No.	: 200	
1st Installment	: \$ 149.83	Marked Paid
Due On or Before	: Third Monday in August	
2nd Installment	: \$ 149.85	Marked Paid
Due On or Before	: First Monday in October	
3rd Installment	: \$ 149.85	Marked Paid
Due On or Before	: First Monday in January	
4th Installment	: \$ 149.85	NOT Marked Paid
Due On or Before	: First Monday in March	
Total Taxes	: \$ 599.38	
Land Value	: \$ 11,200.00	
Improvements	: \$ 7,067.00	
Personal Property	: \$ 0.00	
Exemption	: \$ 0.00	
Net Total	: \$ 18,267.00	
Tax Rate	: \$ 3.2812	

(Affects Parcel II).

3. Taxes, general and special, for the fiscal year 2005-2006, as follows:

Assessor's Parcel No.	: 139-29-704-022	
District No.	: 200	
1st Installment	: \$ 136.82	Marked Paid
Penalty	: \$ 41.48	
Due On or Before	: Third Monday in August	
2nd Installment	: \$ 136.84	Delinquent
Penalty	: \$ 5.26	
Due On or Before	: First Monday in October	
3rd Installment	: \$ 136.84	Delinquent
Penalty	: \$ 7.31	
Due On or Before	: First Monday in January	
4th Installment	: \$ 136.84	NOT Marked Paid
Due On or Before	: First Monday in March	
Total Taxes	: \$ 547.34	
Land Value	: \$ 11,200.00	
Improvements	: \$ 5,481.00	
Personal Property	: \$ 0.00	
Exemption	: \$ 0.00	
Net Total	: \$ 16,681.00	
Tax Rate	: \$ 3.2812	

(Affects Parcel III).

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

4. Taxes, general and special, for the fiscal year 2005-2006, as follows:

Assessor's Parcel No.	: 139-29-704-024	
District No.	: 207	
1st Installment	: \$ 1,114.68	Marked Paid
Penalty	: \$ 4,176.85	
Due On or Before	: Third Monday in August	
2nd Installment	: \$ 1,114.67	Marked Paid
Due On or Before	: First Monday in October	
3rd Installment	: \$ 1,114.67	Marked Paid
Due On or Before	: First Monday in January	
4th Installment	: \$ 1,114.67	NOT Marked Paid
Due On or Before	: First Monday in March	
Total Taxes	: \$ 4,458.69	
Land Value	: \$ 52,141.00	
Improvements	: \$ 83,745.00	
Personal Property	: \$ 0.00	
Exemption	: \$ 0.00	
Net Total	: \$ 135,886.00	
Tax Rate	: \$ 3.2812	

(Affects Parcel IV).

5. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.

6. Water rights, claims or title to water, whether or not shown by the public records.

7. Reservations, mineral rights, and exclusions in the patent from the State of Nevada.

Recorded : November 24th, 1909 in Book 1 of Deeds of Official Records, Doc No. 569.

Page 115.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Recorded : December 3rd, 1938 in Book 25 of Deed of Official Records, Doc No. 77568

Affects : (Affects Parcel I)

Page 161.

OLD REPUBLIC TITLE COMPANY of Nevada

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9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement
Reserved by: L.E. Ragsdale and Ethel Ragsdale
For : Utility easement
Recorded : April 30th, 1963 in Book 441 of Official Records, Doc No. 355358
Affects : (Parcel II, III, IV, and with other property)

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement
Reserved by: Arlis B. Curtis and R. Darlene Curtis, husband and wife and James E. Roche and Wilma M. Roche, husband and wife
For : Utility purposes, sewer purposes
Recorded : April 30th, 1963 in Book 441 of Official Records, Doc No. 355361
Affects : (Parcels II and III)

and re-recorded April 30, 1963 as Document No. 355567 in Book 441, Official Records.

11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Reserved by: County of Clark
For : Sewer line
Recorded : November 24th, 1972 in Book 281 of Official Records, Doc No. 240701
Affects : Over east five (5) feet of said land - Affect Parcels III and with other property.

12. Terms and provisions as contained in an instrument

Recorded : February 22nd, 1980 in Book 1190 of Official Records, Doc No. 1149304

(Affects Parcel III).

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

13. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$49,855.00
Trustor/Borrower : HENRY H. COLLINS, JR. AND MARY SUE COLLINS, HUSBAND AND WIFE
Trustee : NORWEST MORTGAGE, INC.
Beneficiary/Lender : NORWEST MORTGAGE, INC., A MINNESOTA COMPANY
Dated : March 4th, 1993
Recorded : March 19th, 1993 in Book 930319 of Official Records, Doc No. 01118
Loan No : 1006848
Returned to Address: P.O. BOX 5137, DES MOINES, IA 50306-5137

(Affects Parcel III).

The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,

Vested In : ROOSEVELT BANK
By Assignment From : NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION
Dated : June 4th, 1996
Recorded : August 28th, 1996 in Book 960828 of Official Records, Doc No. 01721

Returned to Address: 1 S. LIMESTONE ST., STE. 350, SPRINGFIELD, OH 45502 ATTN: POST PRODUCTION

Modification/amendment of the terms of said Deed of Trust by an instrument

Entitled : LOAN MODIFICATION AGREEMENT
Executed by : HENRY H. COLLINS, MARY SUE COLLINS AND US BANK
Dated : March 28th, 2002
Recorded : July 24th, 2002 in Book 20020724 of Official Records, Doc No. 03732
Returned to Address : US RECORDINGS, INC., 2925 COUNTRY DR., STE. 201, ST. PAUL, MN 55117

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

14. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$330,000.00
Trustor/Borrower : BIG MAMA'S COOKING OR KITCHEN, INC. AND MCWHORTER ENTERPRISES, LLC, A NEVADA LIABILITY COMPANY
Trustee : NEVADA TITLE COMPANY
Beneficiary/Lender : INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Dated : April 23rd, 2002
Recorded : April 26th, 2002 in Book 20020426 of Official Records, Doc No. 01688

Returned to Address: 5740 HOLLYWOOD BLVD., STE. 600, HOLLYWOOD, FL 33021

(Affects Parcel IV and with other property).

The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,

Vested In : WACHOVIA BANK, N.A. AS TRUSTEE F/K/A FIRST UNION NATIONAL BANK
By Assignment From : INTERBAY FUNDING, LLC
Dated : April 26th, 2002
Recorded : October 29th, 2002 in Book 20021029 of Official Records, Doc No. 03561
Loan No. : 2010957
Returned to Address: 2601 S. BAYSHORE DR., STE. 400, MIAMI, FL 33133

Substitution of Trustee under said Deed of Trust,

Executed by : WACHOVIA BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK BY BAYVIEW LOAN SERVICING, LLC
New Trustee : SPECIALIZED INC.
Dated : March 15th, 2005
Recorded : March 22nd, 2005 in Book 20050322 of Official Records, Doc No. 03718
New Trustee's No : 05-77783-NV
Returned to Address : 4180 VIA REAL, STE. B, CARPINTERIA, CA 93014-5013

In connection therewith, said trustors executed an Assignment of Rents

Dated : April 23rd, 2002
Recorded : April 26th, 2002 in Book 20020426 of Official Records, Doc No. 01689
Returned to Address: 5740 HOLLYWOOD BLVD., #600, HOLLYWOOD, FL 33021

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5114006542-TR

15. Judgment and/or Order, as follows:

For : CONTRIBUTIONS
In Favor of : STATE OF NEVADA, DEPT. OF EMPLOYMENT, TRAINING & REHABILITATION,
EMPLOYMENT SECURITY DIV.
Against : BIG MAMA'S COOKING OR KITCHEN, INC.
Court : DISTRICT COURT, CLARK COUNTY, NEVADA
Case No. : A450838
Dated : May 17th, 2002
Recorded : May 21st, 2002 in Book 20020521 of Official Records, Doc No. 00325

16. Notice of Federal Tax Lien as follows:

District : SMALL BUSINESS/SELF EMPLOYED AREA #11
Serial No. : 860394067
Name of Taxpayer : BIG MAMA'S COOKING INC., A CORPORATION
Residence : 2230 W. BONANZA RD., LAS VEGAS, NV 89106-4714
Identifying Number : 88-0281973
Amount : \$24,142.89
Dated : March 7th, 2003
Recorded : March 20th, 2003 in Book 20030320 of Official Records, Doc
No. 01216
Place of Filing : County Recorder, Clark County, Las Vegas, NV 89155
Notice Prepared by : GEORGE NIEMIEC
At : PHOENIX, AZ

17. Notice of Federal Tax Lien as follows:

District : SMALL BUSINESS/SELF EMPLOYED AREA #11
Serial No. : 860394068
Name of Taxpayer : BIG MAMA'S COOKING, INC., A CORPORATION
Residence : 2230 W. BONANZA RD., LAS VEGAS, NV 89106-4714
Identifying Number : 88-0281973
Amount : \$13,043.83
Dated : March 7th, 2003
Recorded : March 20th, 2003 in Book 20030320 of Official Records, Doc
No. 01217
Place of Filing : County Recorder, Clark County, Las Vegas, NV 89155
Notice Prepared by : GEORGE NIEMIEC
At : PHOENIX, AZ

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-11707

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

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

SDPR
02/08/2006

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-11707 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11712, VAR-11714, AND VAR-11716 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A XXXX FOOT RESIDENTIAL ADJACENCY SETBACK WHERE XXXX FEET IS THE MINIMUM SETBACK REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **MARCH 23, 2006**

CITY COUNCIL: **APRIL 19, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



PUBLIC HEARING

Comments Due:

FEBRUARY 22, 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 Carman Burney (cburney@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:

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 02/08/2006 01:24 PM**Submitted By**

Page 1

A/P # 11707 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	02/07/2006 15:12	983486	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-11707 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11712, VAR-11714, AND VAR-11716 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF 300 RESIDENTIAL UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A XXXX FOOT RESIDENTIAL ADJACENCY SETBACK WHERE XXXX FEET IS REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Parent A/P #

Project #	11707	Project/Phase Name	THE VIEW	Phase #	
Size/Area	1.88 ACRE	Size Description		% Completed	0.00
Proposed Start		Proposed Stop			
% Complete Formula					

Property/Site Information**Parcel** 13929704023**Location****Owner/Tenant**

Contact ID AC154987	Name	BIG MAMA'S COOKING OR KITCHEN	Organization	MCWHORTER ENTERPRISES LTD L L	
Mailing Address	2230 W BONANZA RD		State/Province	NV	
City	LAS VEGAS		Country		☐ Foreign
ZIP/PC	89106-4714		Evening Phone		
Day Phone	(702)271-3167 x		Mobile #		
Fax	(702)396-6593				
Contact ID AC1131920	Name	JEFF JORDAN	Organization		
Mailing Address	710 DIKE		State/Province	NV	
City	LAS VEGAS		Country		☐ Foreign
ZIP/PC	89106		Evening Phone		
Day Phone	(702)271-3167 x		Mobile #		
Fax	(702)396-6593				
Contact ID AC797715	Name	MCWHORTER DEMETRIUS GERHARD	Organization		
Mailing Address	9054 BARIUM ROCK AVE		State/Province	NV	
City	LAS VEGAS		Country		☐ Foreign
ZIP/PC	89143-2308		Evening Phone		
Day Phone	(702)271-3167 x		Mobile #		
Fax	(702)396-6593				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 02/08/2006 01:24 PM**Submitted By**

Page 2

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses2228 W BONANZA RD
LAS VEGAS, 89106-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels13929704019
13929704020
13929704021
13929704022
13929704023
13929704024
13929704025

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

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				If yes, when does it need to be reviewed?
Public, Non-Public, Admin				PUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/23/2006	PC	SCHEDULED		0	0	0
EBERZINA	02/07/2006					

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 02/08/2006 01:24 PM**Submitted By**

Page 3

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	02/07/2006 15:14		0.00
	ROSE BUD DEVELOPMENT LLC CK 1060 / DEMETRIUS / 271-3167				

Plans (PMT)



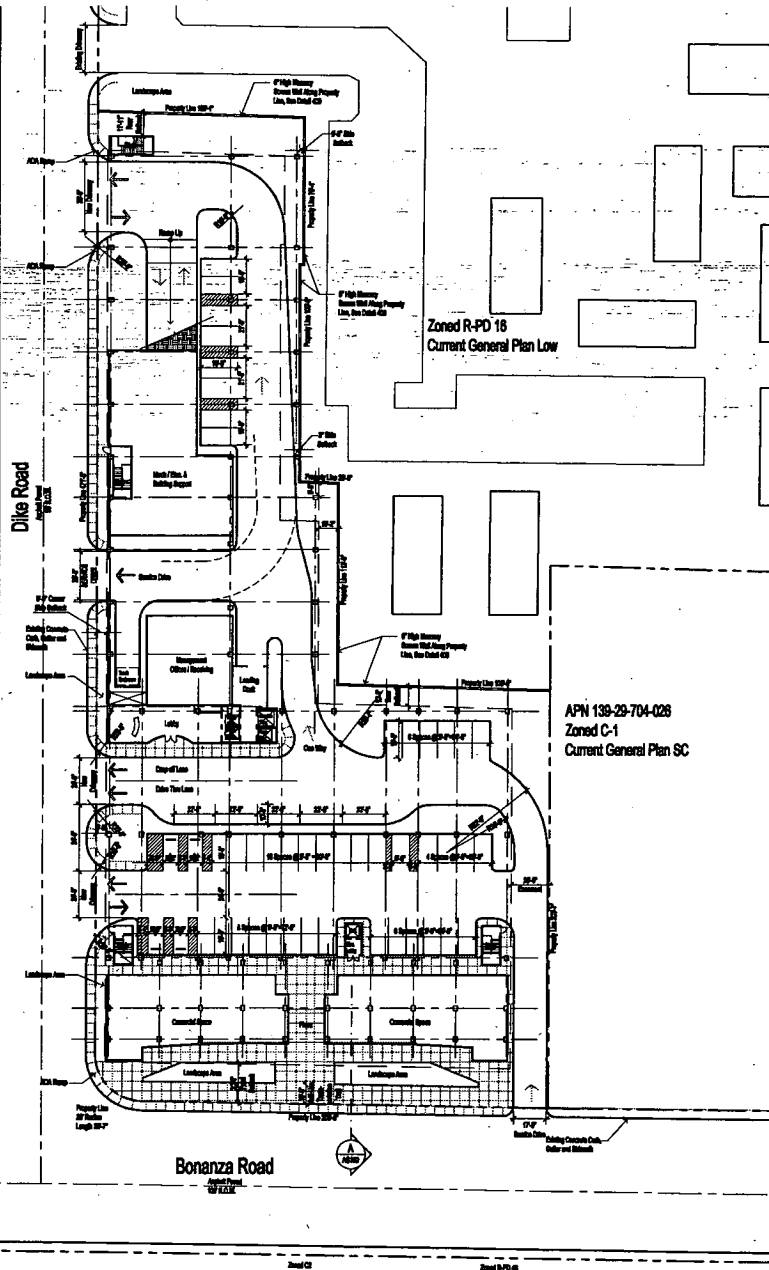
P L A N S - P M T

Separator Sheet

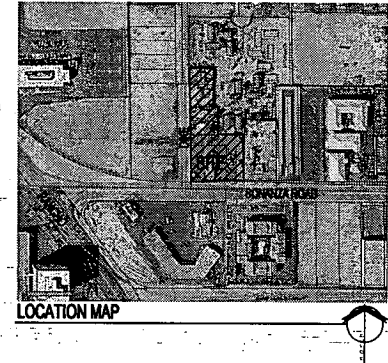
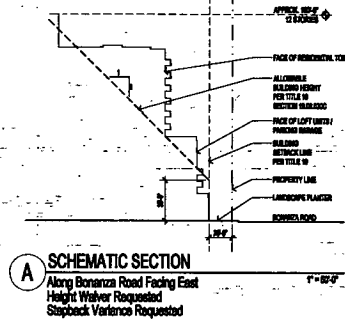
APN 139-29-704-013
Zoned R-1
Current General Plan M-L

APN 139-29-704-014
Zoned R-1
Current General Plan M-L

APN 139-29-704-034
Zoned C-V
Current General Plan SC



SITE PLAN AND GROUND FLOOR



Site Zoning

SITE DATA:

PARCEL NUMBERS 139-29-704-034
139-29-704-023
139-29-704-022
139-29-704-021
139-29-704-020
139-29-704-019

JURISDICTION CITY OF LAS VEGAS
EXISTING ZONING C-1
EXISTING GENERAL PLAN DESIGNATION SC
SITE IS LOCATED IN THE "REDEVELOPMENT AREA" AND THE "NEIGHBORHOOD REVITALIZATION AREA"

PROPOSED ZONING (for all parcels) C-1
PROPOSED GENERAL PLAN (for all parcels) SC

SITE AREA 78,388 NSF
1.79 ACRES NET

MAX LOT COVERAGE ALLOWED 50%
LOT COVERAGE PROPOSED 63.6% NET (Variance Requested)
UNITS 300
UNITS PER ACRE 188

SETBACKS:

	REQD	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-0" (Variance Requested)
SIDE	10'	20'-0", 10'-2", 3", 2'-3" (Variance Requested)
CORNER SIDE	15'	5'-0" (Variance Requested)

MAX HEIGHT: NONE
PROPOSED HEIGHT: 12 STORIES and 180' MAX. HEIGHT

LANDSCAPE BUFFERS
SEE LANDSCAPE PLAN L100

Site Data

CONDOMINIUM UNITS:

UNIT INFORMATION
RESIDENTIAL TOWER 300 UNITS
TOTAL UNITS 300 UNITS

BUILDING AREAS:

TOTAL COMMERCIAL 10,000 S.F.

PARKING ANALYSIS:

CONDOMINIUM (300 UNITS)
2 Bedroom Units 18 @ 1.75 = 32
1 Bedroom/ Studio Units 282 @ 1.25 = 353
Visitors 238 @ 1/8 units = 50
Total 435 Spaces

PARKING COMPUTATIONS - COMMERCIAL / (RETAIL) OFFICE
Commercial 10,000 @ 1/175 = 58
Total 58 Spaces

Total Spaces Required
Residential 435 Spaces
Commercial 58 Spaces
Total 493 Spaces

Total Required Parking 493 Spaces

Parking Provided
Compact parking Provided (less than 30%) 336 Spaces
Total Provided Parking (18.2% Variance Requested) 413 Spaces

The View
Rose Bud Development LLC
2230 W. Bonanza
Las Vegas, NV 89106

APTUSA Architecture

1300 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213
info@aptusaarchitecture.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

NOTES

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City Of Las Vegas
Site Development Review
NO. DESCRIPTION DATE

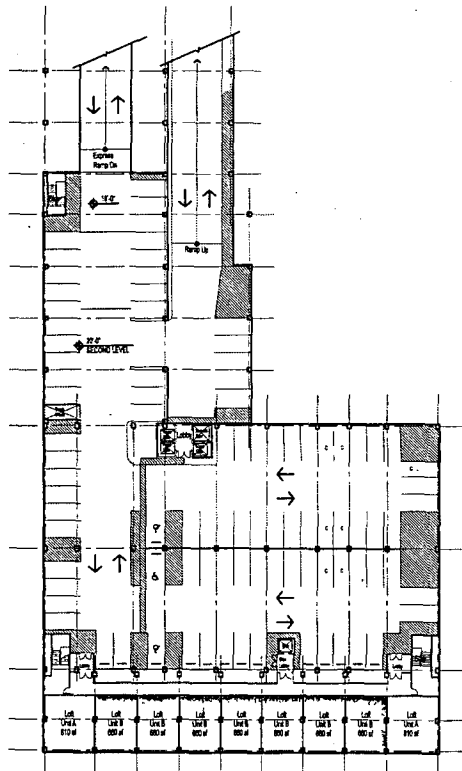
ISSUED

TITLE SITE PLAN /
GROUND
FLOOR PLAN

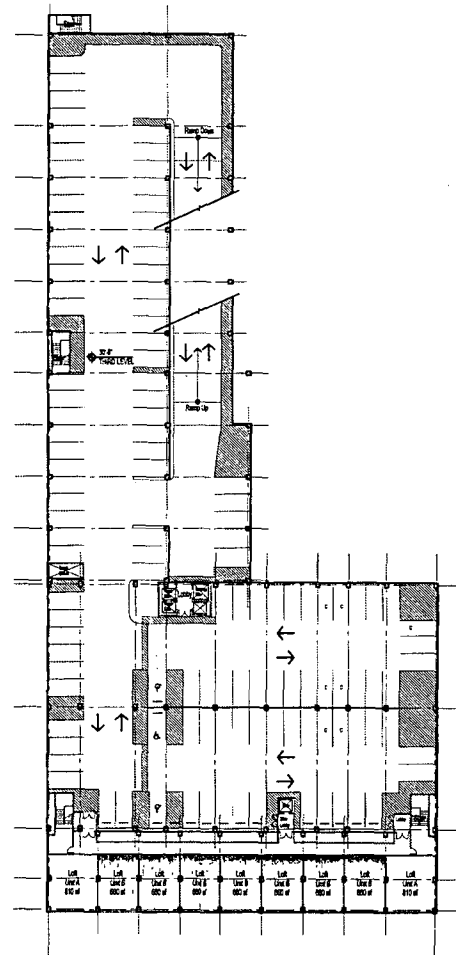
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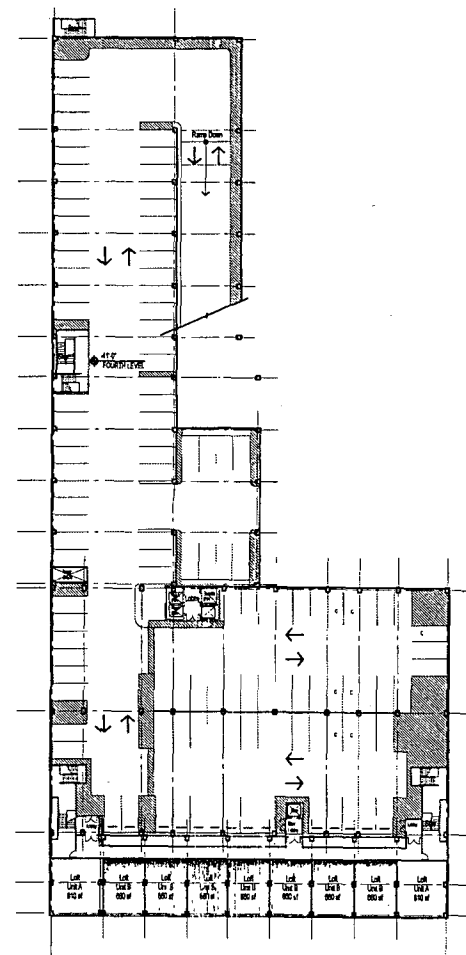
SDR-11707
03/23/06 PC
AS100
THE VIEW

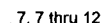


2. Second Floor



3. Third Floor





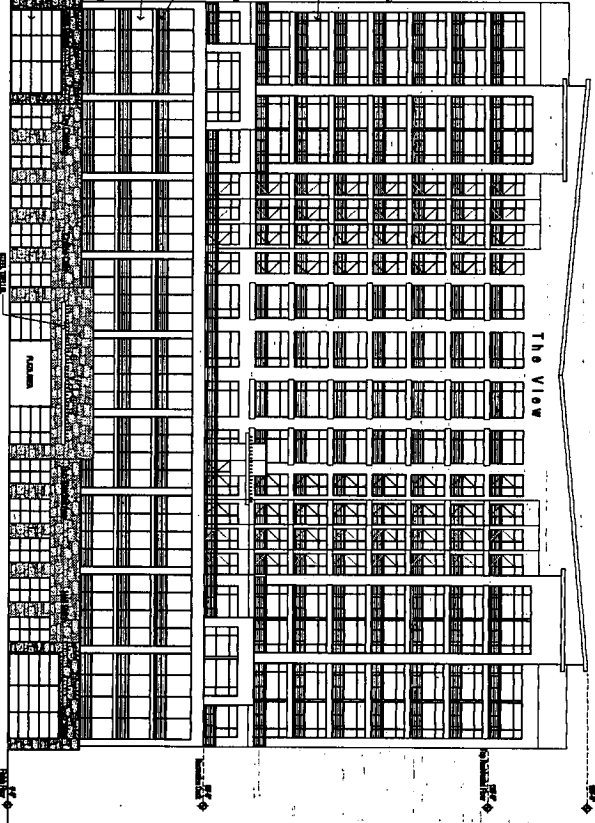
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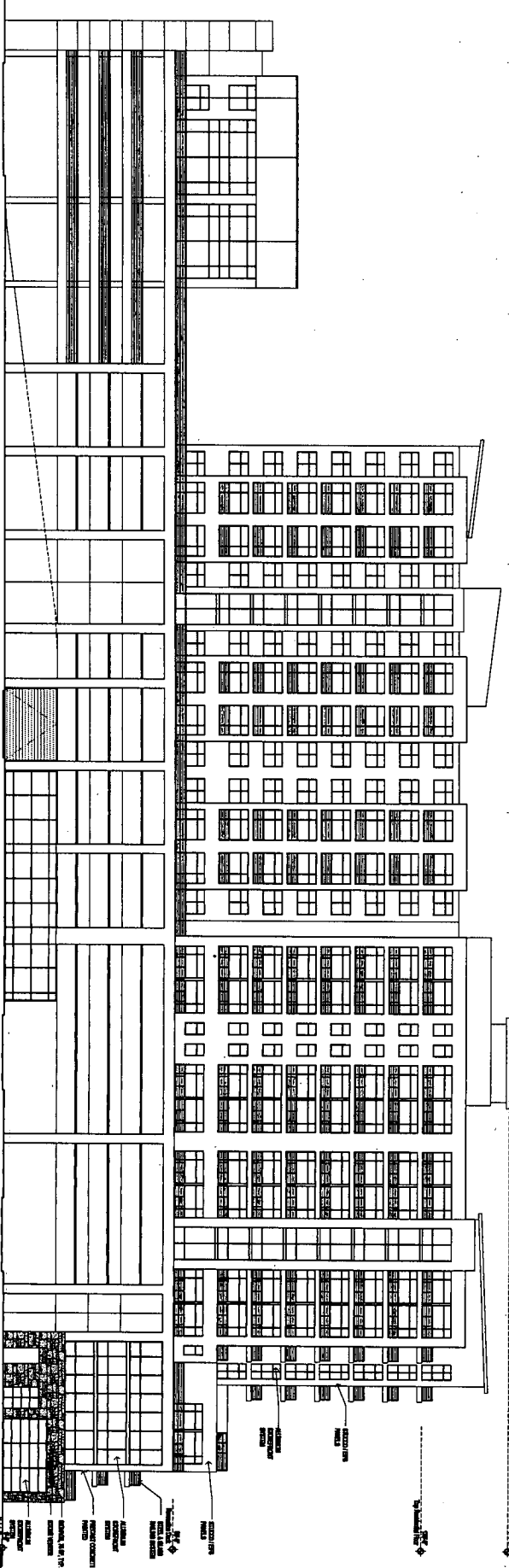
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PROJECT LOCATION: LAS VEGAS, NV
DATE: FEB 07 2006
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
APPROVED BY: [unintelligible]



SOUTH ELEVATION

APTUSA Architecture
1000 South 4th Street
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702.251.1200
info@aptusa.com
APTUSA PROJECT NO. 05.106
ARCHITECT

The View
Rose Bud Development LLC
2230 W. Bonanza
Las Vegas, NV 89106



WEST ELEVATION

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702.251.1200
info@aptusa.com
APTUSA PROJECT NO. 05.106
ARCHITECT

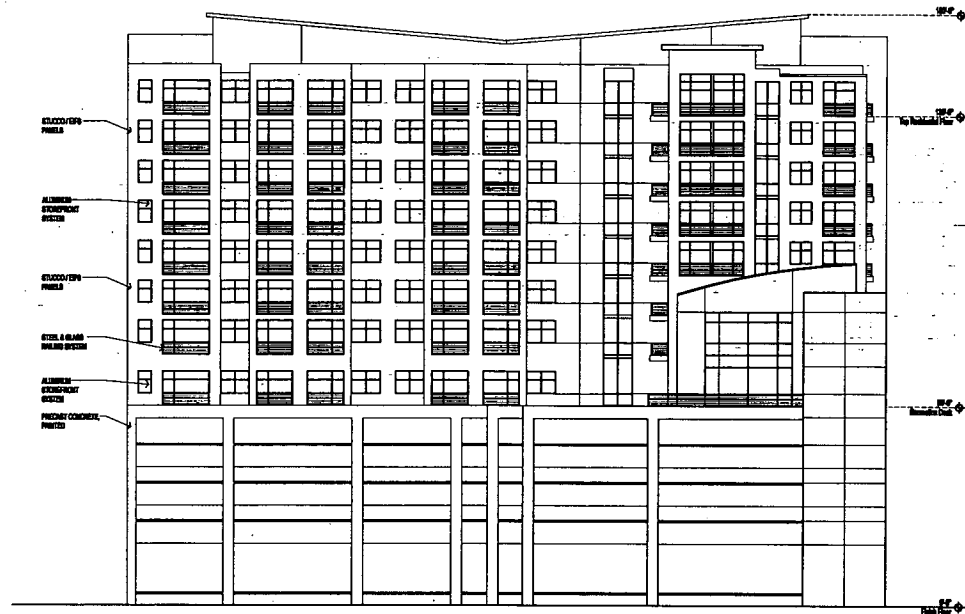
SDR-11707
03/23/06 PC

A200

THE VIEW

TITLE
EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	DATE
1	Issue Development Review	3.16.06
2	ISSUED	



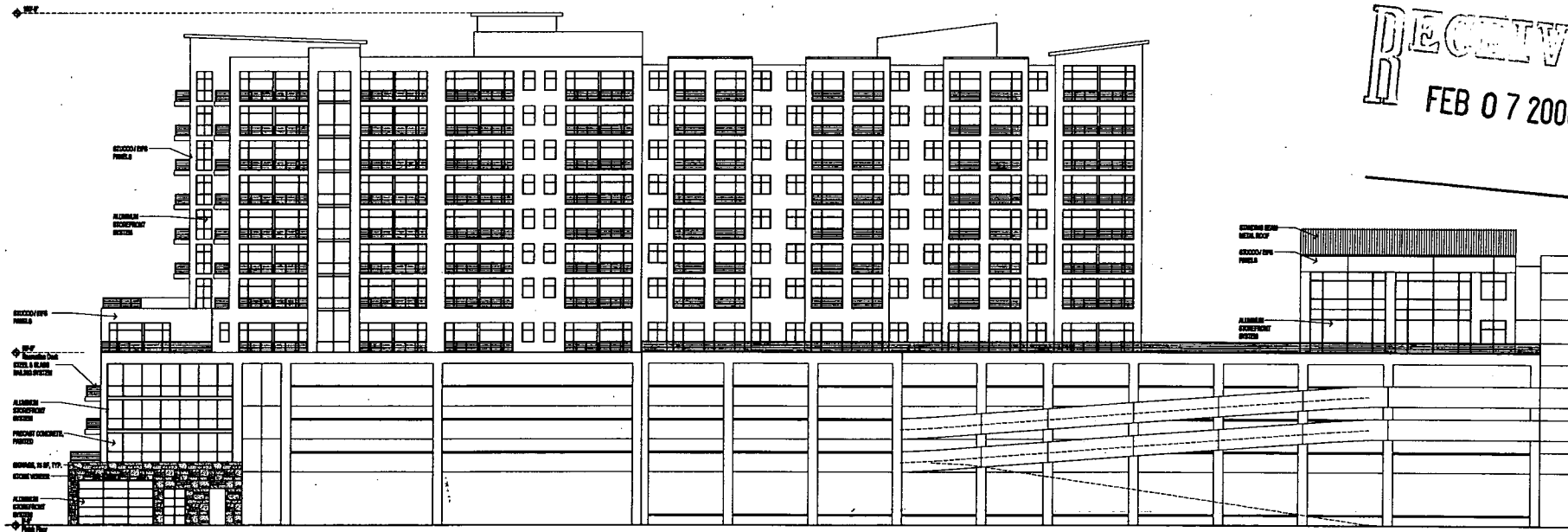
NORTH ELEVATION

The View
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Las Vegas, NV 89106

APTUSA Architecture

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info@aptusaarchitecture.com

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EAST ELEVATION

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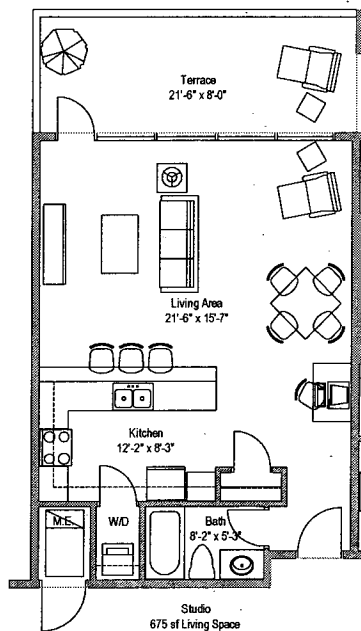
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ELEVATIONS**

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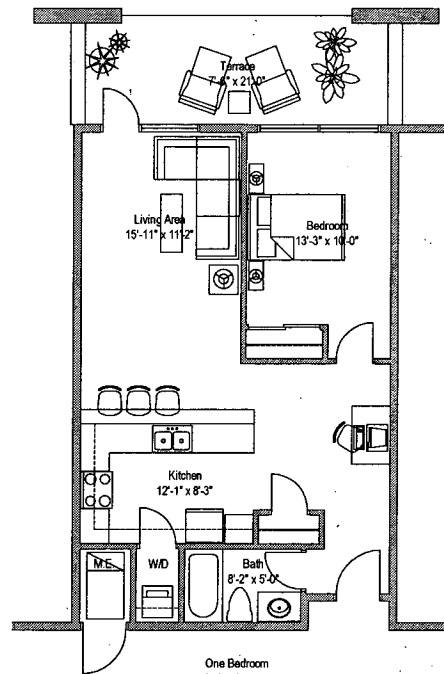
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THE VIEW

SDR-11707
03/23/06 PC



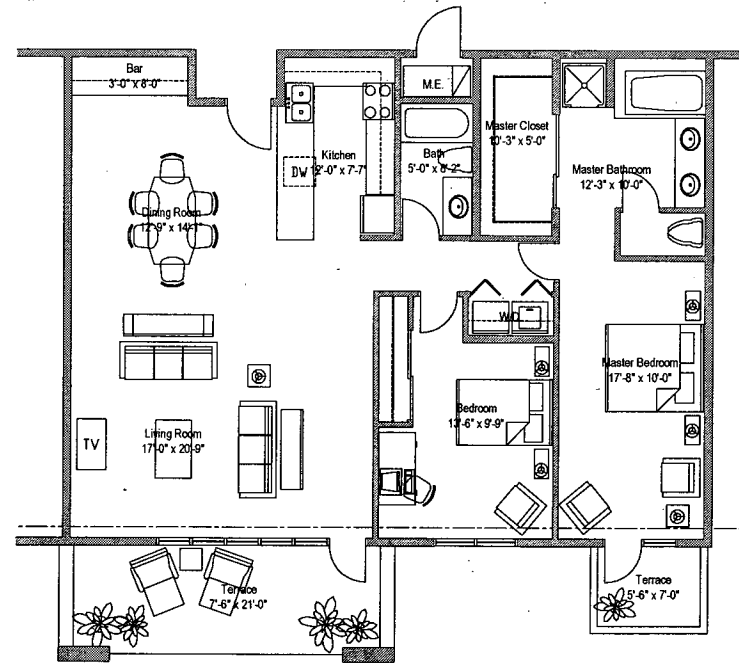
FLOOR PLAN
STUDIO

1/4" = 1'-0"



FLOOR PLAN
ONE BEDROOM

1/4" = 1'-0"



FLOOR PLAN
TWO BEDROOM

1/4" = 1'-0"

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1 City Of Las Vegas 2.6.06
Site Development Review

NO. DESCRIPTION DATE

ISSUED

TITLE

UNIT PLANS

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DA110
THE VIEW

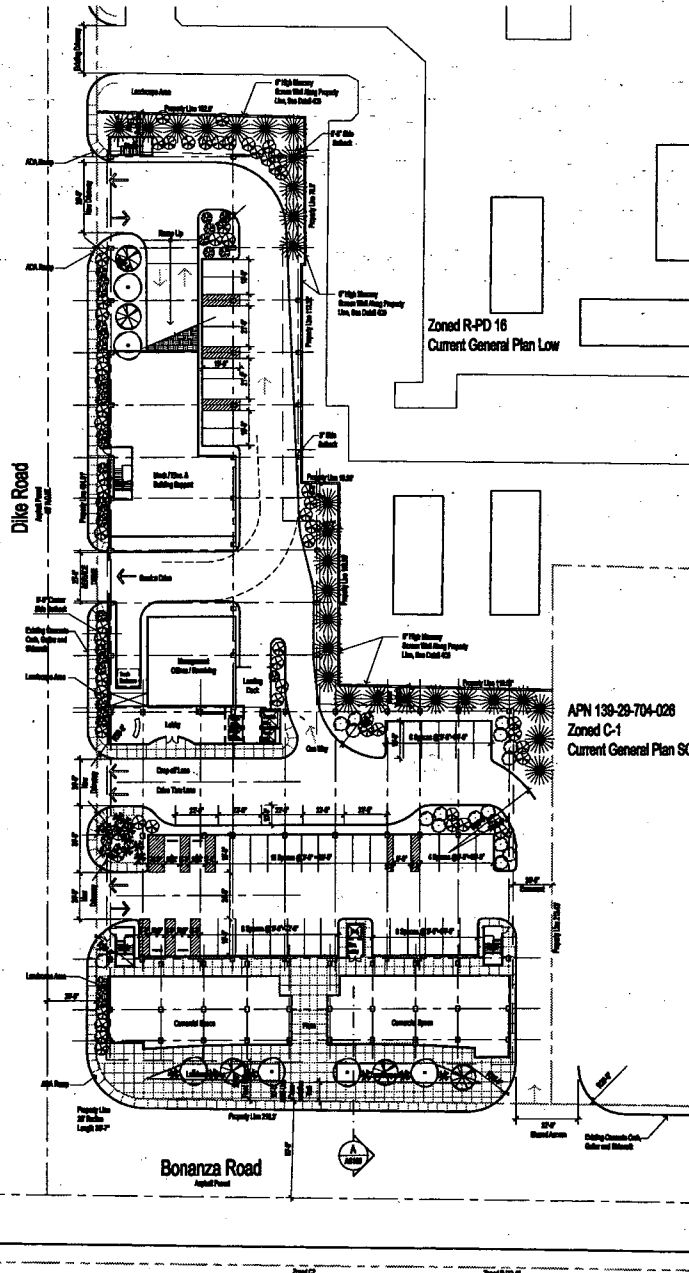
SDR-11707

03/23/06 PC

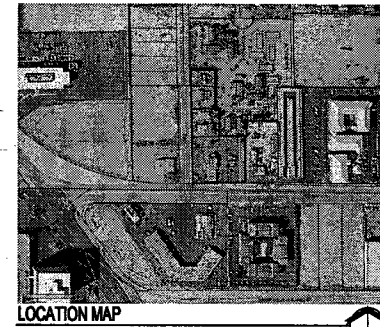
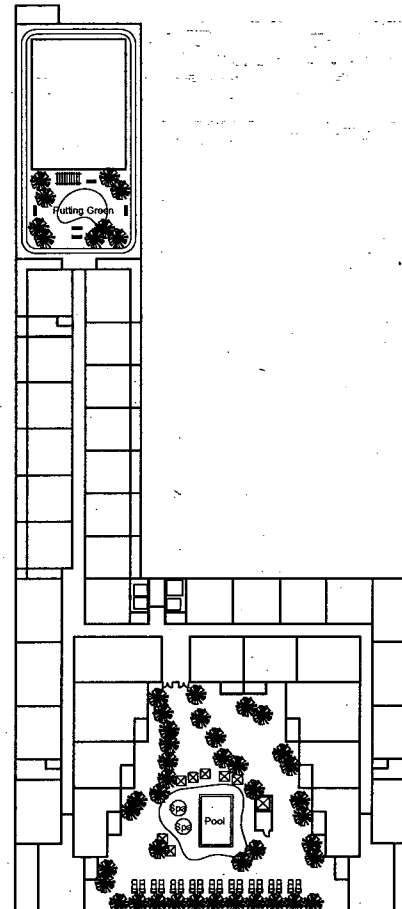
APN 139-29-704-013
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APN 139-29-704-034
Zoned C-V
Current General Plan SC



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MAR 23 2006



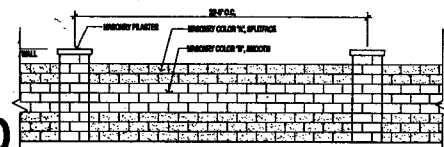
Landscape Legend

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
	WESTERN HONEY MESQUITE	<i>Prosopis juliflora</i>	12" Dia.	15
	REDWOOD TREE	<i>Sequoia sempervirens</i>	12" Dia.	15
	CALIFORNIA FAN PALM	<i>Washingtonia filifera</i>	12" Dia.	15
	TEXAS BURSERA AND WHITE FLOWERED TEXAS BURSERA	<i>Bursera graveolens</i>	12" Dia.	15
	SILK TREE	<i>Albizia julibrissin</i>	12" Dia.	15
	DESERT CEREUS	<i>Cylindropuntia</i>	12" Dia.	15
	DESERT SHRUB & GREEN SHRUB	<i>Quercus agrifolia</i>	12" Dia.	15

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

Landscape Buffers

WEST 5'-0" (Waiver Requested)
NORTH VARIES, SEE DRAWING (Waiver Requested)
EAST VARIES, SEE DRAWING (Waiver Requested)
SOUTH 20'-0" INCLUDES MULTI-USE TRANSPORTATION TRAIL



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APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

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NO.	DESCRIPTION	DATE
1	City Of Las Vegas SDR (Revised)	3.2.06
2	City Of Las Vegas SDR (Revised)	2.6.06
3	City Of Las Vegas Site Development Review	2.6.06

ISSUED

TITLE
LANDSCAPE
PLAN

DRAWING NO.

L100
THE VIEW

SDR-11707
03/23/06 PC REVISED

