

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

October 6, 2005

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

RE: SUP-6504 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO GPA-6273, ZON-6510, VAR-6506, VAR-7665, SUP-8067,
SDR-6507 AND VAC-7679

Dear Mr. McWhorter:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed Use Development.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-6273), Rezoning (ZON-6510) and a subsequent Site Development Plan Review.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,


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

cc: See Attached List

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

EOT-24419
10/17/07 CC

RECEIVED
SEP 05 2007

Mr. Demetrius McWhorter
SUP-6504 – Page Two
October 6, 2005

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

Rosebud Development
2230 Bonanza Road
Las Vegas, Nevada 89106

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

EOT-24419
10/17/07 CC

RECEIVED
SEP 05 2007



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

October 18, 2007

Mr. Demetrius McWhorter
Bud Holdings, LLC
2230 West Bonanza Road
Las Vegas, Nevada 89106

RE: EOT-24419 – EXTENSION OF TIME
CITY COUNCIL MEETING OF OCTOBER 17, 2007

Dear Mr. McWhorter:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-6504) FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone and R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit (SUP-6504) shall expire on October 5th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-6504) and all other related cases and as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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

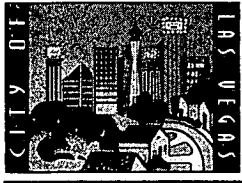
VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 9, 2007

Mr. Demetrius McWhorter
Bud Holdings, LLC
2230 West Bonanza Road
Las Vegas, Nevada 89106

RE: EOT-24419 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **October 17, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

Mayor:
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: October 8, 2007
Re: **EOT-24419** Bud Holdings. LLC NEC of Bonanza Road and Dike Lane
Request for an Extension of Time of an approved Special Use Permit

COMMENTS:

We have no comment on the request for an Extension of Time of an approved Special Use Permit (SUP-6504) for a proposed mixed-use development adjacent to the northeast corner of Bonanza Road and Dike Lane, as long as all original conditions of approval for SUP-6504 and all applicable subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-24419 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: BUD HOLDINGS, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6504) FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone and R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

CITY COUNCIL MEETING: OCTOBER 17, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: OCTOBER 1, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

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

No-Law Enforcement Issue

Route Form



Separator Sheet

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-24420/EOT-24419
EOT-24417/EOT-24422

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US 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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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 >

SUP & SNC
09/27/2007

Final DRT



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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-24419 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: BUD HOLDINGS, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6504) FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone and R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

CITY COUNCIL MEETING: OCTOBER 17, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: OCTOBER 1, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 09/07/2007 08:33 AM

Submitted By

Page 1

A/P # 24419 EXTENSION OF TIME

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	09/05/2007 16:23	983510	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-24419 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: BUD HOLDINGS, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6504) FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone and R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 6504
Project # 24419 Project/Phase Name THE VIEW Phase #
Size/Area 1.88 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13929704019

Location

Owner/Tenant

Contact ID AC1314665 Name BUD HOLDINGS L L C
Mailing Address 9054 BARIUM ROCK AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89143-2308 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked/Addresses

No Addresses are linked to this Application

A/P Linked/Addresses

710 DIKE LN
LAS VEGAS, 89106-

Linked/Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

13929704019
13929704020
13929704021
13929704022
13929704023
13929704024

Report Date 09/07/2007 08:33 AM

Submitted By

Page 2

AP Linked Parcels

13929704025

Check Conditions

Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SUP

Parent Project # 6504

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid

Meeting Date

Comments

Added By

Meeting Type

Add Date

Meeting Status

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

10/17/2007

CC

SCHEDULED

0

0

0

BSTICKA

09/05/2007

Template Type AP

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CK NAME, # WHO PICKED UP PERMIT

984053

09/05/2007 16:35

0.00

DEMETRIUS MCWHORTER, 271-3167, ROSE BUD, CK#1108

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of time SUP-6504
Project Address (Location) 2230 W. Bonanza Road
Project Name The View Proposed Use Mixed-use
Assessor's Parcel #(s) 139-29-704-019 thru 025 Ward # 5
General Plan: existing MU proposed MU Zoning: existing C-1 proposed C-1
Commercial Square Footage 10,000 Floor Area Ratio _____
Gross Acres 1.88 Lots/Units 300 Density _____
Additional Information _____

PROPERTY OWNER BUD HOLDINGS, LLC Contact Demetrius McWhorter
Address 2230 W. Bonanza Rd Phone: 702-271-3167 Fax: 702-646-8866
City Las Vegas State NV Zip 89106

APPLICANT Rose Bud Development, LLC Contact Demetrius McWhorter
Address 2230 W. Bonanza Road Phone: 271-3167 Fax: 646-8866
City Las Vegas State NV Zip 89106

REPRESENTATIVE Demetrius Rose Bud Dev. Contact Demetrius McWhorter
Address 2230 W. Bonanza Rd Phone: 271-3167 Fax: 646-8866
City Las Vegas State NV Zip 89106
demetriusmca@cox.net

Property Owner Signature* Demetrius McWhorter

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

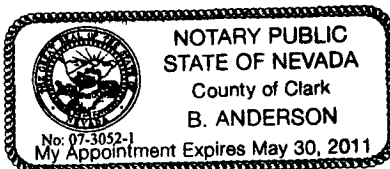
Print Name Demetrius McWhorter

Subscribed and sworn before me

This 5TH day of SEPTEMBER, 20 07
[Signature]

Notary Public in and for said County and State

CLARK, NEVADA



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-24419</u>
Meeting Date:	<u>10/17/07</u>
Total Fee:	<u>\$300</u>
Date Received:	<u>9/5/07</u>
Received By:	<u>Bin S.</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.

SEP 05 2007

SOFI



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-24419** APN: *139-29-704-019 Huv 025*

Name of Property Owner: BUD HOLDINGS, LLC

Name of Applicant: Rose Bud Development, LLC

Name of Representative: Demetrius McWhorter

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: 1

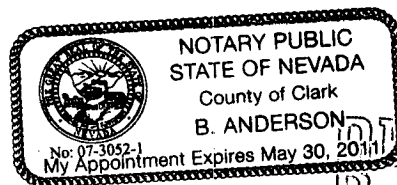
Signature of Property Owner:

Print Name: _____

Subscribed and sworn before me

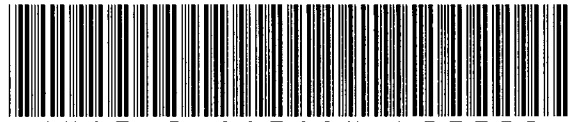
This 5TH day of SEPTEMBER, 2007

Clark, Nevada
Notary Public in and for said County and State



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SEP 05 2007

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

September 5, 2007

**EXTENSION OF TIME
SPECIAL USE PERMIT-6504**

Justification Letter

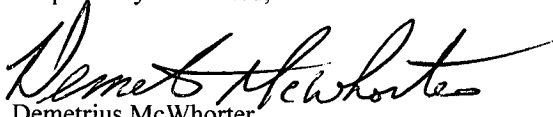
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: APN: 139-29-704-019 thru 139-29-704-025
Subject: Extension of Time on SUP-6504

Dear Sirs:

We respectfully submit this application for an extension of time on a previously approved special use permit (SUP-6504). SUP-6504 was originally approved by the Las Vegas City Council on October 5, 2005 with companion applications: GPA-6273, ZON-6510, VAC-7679, VAR-6506, SUP-8067, and SDR-6507. Subsequent to these approvals, we re-designed our project and re-submitted for a less dense development, in which we received final approval on the revised project on April 20, 2006 (SDR-11707, VAR-11712, VAR-11714). The additional time it took to re-design the project and to re-submit the project through the approval process caused delays in the development of the site. This extension of time is necessary to preserve the special use permit while we work to complete the development process of our project. The project is still moving forward. This special use permit is an integral part of our development.

Respectfully Submitted,


Demetrius McWhorter
Rose Bud Development, LLC

**EOT-24419
10/17/07 CC**

RECEIVED
SEP 05 2007

Deed



Separator Sheet

(27) 1

20061109-0003441

APN: 139-29-704-023 thru 025
ESCROW NO: 01502941-150-MKS
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Fee \$19.00 RPTT: EX#001
M/C Fee: \$25.00

11/09/2006 14:00:18
T20060199379

Requestor:
LAWYERS TITLE OF NEVADA

Charles Harvey RMS
Clark County Recorder Pgs: 7

Bud Holdings, LLC
2230 W. Bonanza Road
Las Vegas, NV 89106

GRANT, BARGAIN, SALE DEED

R.P.T.T. *EXEMPT 1*

THIS INDENTURE WITNESSETH: That **Big Mama's Cooking or Kitchen & McWhorter Enterprises Limited LLC, a Nevada limited liability company** FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Bud Holdings, LLC, a Nevada limited liability company** all that real property situated in the County of Clark, State of Nevada, described as follows: For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2006 - 2007
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 2nd day of Nov, 2006.

McWhorter Enterprises Limited, LLC

Demetrius Gerhard McWhorter

**Demetrius Gerhard McWhorter,
MANaging MEMBER**

See Page 2 for Additional Signatures

****Incorporated, a Nevada corporation**

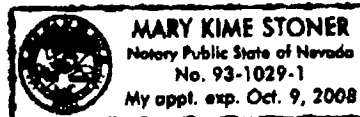
STATE OF NEVADA
COUNTY OF CLARK

} ss:

On 11-2-06, personally appeared before me, a Notary Public in and for said County and State, Demetrius Gerhard McWhorter, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Mary Kime Stoner
NOTARY PUBLIC in and for said County and State.



BIG MAMA'S COOKING OR KITCHEN

Dargin McWhorter, President
Dargin McWhorter, President

MCWHORTER ENTERPRISES LIMITED LLC

Dargin McWhorter, Member
Dargin McWhorter, Member

State of Nevada

County of Clark

This instrument was acknowledged before me on November 2, 2006 by
Dargin McWhorter as President of
Big Mama's Cooking or Kitchen.



(Seal, if any)

Mary Kime Stoner
(Signature of notarial officer)

State of Nevada

County of Clark

This instrument was acknowledged before me on November 2, 2006 by
Dargin McWhorter as Member of
McWhorter Enterprises Limited, LLC



(Seal, if any)

Mary Kime Stoner
(Signature of notarial officer)

EXHIBIT "A"

PARCEL I:

Commencing at the East Quarter corner of said Section 29;
Thence along the North line of said Southeast Quarter (SE ¼) North 88° 27'00" West 1051.00 feet;
Thence parallel with the East line of said Southeast Quarter (SE ¼) 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 118.37 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 61 as Document No. 77568 of Official 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, 1938 in Book 25 of Deeds, Page 167 as Document No. 77601 of said records;
Thence along the West line North 0°25'00" 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 IA:

An undivided 3/640 interest in and to that artesian well located in the Southeast Quarter (SE ¼) of Section 29, Township 20 South Range 61 East, said artesian well being known as the Russell Well, together with a right of way through existing ditches and pipe lines between said land and well.

Assessor Parcel No.: 139-29-704-023

PARCEL II:

Commencing at the East Quarter (E ¼) corner of said Section 29;
Thence along the North line of said Southeast Quarter (SE ¼) North 88° 40'23" West 1051.00 feet;
Thence parallel with the East line of said Southeast Quarter (SE ¼) 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, 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 Official 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 that portion conveyed to the City of Las Vegas, described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) 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 Official 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 recorded April 30, 1963 as Document No. 355358 Official Records;
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 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 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 that portion conveyed to the City of Las Vegas described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) 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 Official 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 recorded April 30, 1963 as Document No. 355358 Official Records; 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 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°37'08" 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 centerline of Bonanza Road; Thence South 89°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 Deed recorded July 16, 1949 in Book 62 of Deeds, Page 284 as Document No. 343411 Official Records; Thence South 00°37'08" 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°03'11" West along said Northerly right of way line a distance of 229.99 feet to the True Point of Beginning.

Assessor Parcel No.: 139-29-704-024

PARCEL III:

Commencing at a point on the North boundary of the Southeast Quarter (SE ¼) of said Section 29 from which the quarter corner between Section 28 and 29, Township 20 South Range 61 East, bears South 87°27'00" East 821.00 feet; Thence South 0°25'00" East and parallel to the East boundary of said Section 29 to a point on the North boundary of Clark Avenue (original alignment 50.00 feet wide) now known as Bonanza Road, said point being further described as the Southeast (SE) corner of that certain parallel of land conveyed by John A. Wilson et ux to Charles E. Catt et ux by deed recorded June 28, 1950 as Document No. 343411 Official Records, said point being the True Point of Beginning; Thence North 88°44'00" West along said North line of Bonanza Road a distance of 75.00 feet to a point; Thence North 0°25'00" West a distance of 160.12 feet to the Northeast (Northeast) corner of that certain parcel of land conveyed by Lloyd G. Tupper to Franchise Realty Interstate Corporation by deed recorded July 6, 1967 as Document No. 648248 Official Records; Thence North 88°44'00" West along the North line of that last mentioned conveyed parcel a distance of 35.00 feet to a point; Thence North 0°25'00" West a distance of 56.19 feet more or less to the Northwest corner of the aforementioned parcel conveyed to Charles E. Catt et ux by Document No. 343411; Thence South 88°44'00" East a distance of 110.00 feet to the Northeast corner of the last mentioned conveyed parcel;

Thence South 0°25'00" East a distance of 216.31 feet more or less to the True Point of Beginning.

EXCEPTING THEREFROM the interest in and to that portion of land lying within the first described parcel as described and conveyed to the State of Nevada by Deed recorded July 23, 1943 in Book 33 of Deeds, Page 253, as Document No. 168450 Official Records.

FURTHER EXCEPTING THEREFROM the interest in and to that portion of land lying within the first described parcel as described and conveyed to the City of Las Vegas by Deed recorded June 26, 1967 as Document No. 646621 Official Records.

Assessor Parcel No: 139-29-704-025

(7)-1

20061109-0003435

APN: 139-29-704-019
ESCROW NO: 01502944-150-MKS
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Fee \$15.00 RPTT: \$1,530.00
NIC Fee: \$0.00

11/09/2006 14:00:18
T20060199379

Requestor:
LAWYERS TITLE OF NEVADA

Bud Holdings, LLC
9054 Barium Rock Avenue
Las Vegas, NV 89143

Charles Harvey RMS
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,530.00

THIS INDENTURE WITNESSETH: That

Jeff Jordan, an unmarried man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

Bud Holdings, LLC

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

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2006 - 2007
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 October, 2006.

Jeff Jordan

STATE OF Oklahoma
COUNTY OF Tulsa } ss:

On Oct. 27th 2006, personally appeared before me, a Notary Public in and for said
County and State, Jeff Jordan, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Vidisha Raj-Newton
NOTARY PUBLIC in and for said County and State.

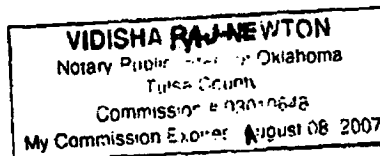


Exhibit "A"

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

That 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.B. & M., described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section 29; thence North 88°27'00" West along the North Line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 29, a distance of 605.00 feet; thence South 00°25'00" East parallel with the East line of said Southeast Quarter (SE $\frac{1}{4}$) to a point bearing North 00°25'00" West a distance of 432.62 feet from the North Line of Clark Avenue (now widened and known as Bonanza Road) as said avenue existed on November 2, 1943, said point being the Southeast Corner of the land described in the deed to Herbert J. Pfeufer, et ux, recorded August 28, 1958 as Document No. 129107 of Official Records of said County; thence Westerly 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 Andrew Pulsipher, et al, recorded November 2, 1943, as Document No. 173147 of Official Records of said County, a distance of 128.00 feet said point being the True Point of Beginning; thence North 00°25'00" parallel with said East Line of Section 29, a distance of 76.00 feet; thence Westerly parallel with the aforementioned South Line described in Document No. 173147, a distance of 108.00 feet to a point in the West Line of land conveyed to Cappie Leo Hennon, et ux in deed recorded April 18, 1945 as Document No. 195808 of Deed Records, Clark County, Nevada; thence South 00°25'00" East along said Westerly Line of Hennons land to the Southwest Corner thereof; thence East along the Southerly Line of said Hennons Land 108 feet more or less to the Point of Beginning.

Excepting therefrom 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.

20061109-0003440

APN: 139-29-704-019 thru 022
ESCROW NO: 01502941-150-MKS
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Dargin McWhorter
2230 W. Bonanza Road
Las Vegas, NV 89106

Fee: \$16.00 RPTT. EX#009
H/C Fee: \$0.00

11/09/2006 14:00:18
T20060193379

Requestor:
LAWYERS, TITLE OF NEVADA

Charles Harvey RMS
Clark County Recorder Pas: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. 00.00

THIS INDENTURE WITNESSETH: That **Demetrius McWhorter, an unmarried man and Dargin McWhorter, a married man as his sole and separate property**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to **Bud Holdings, LLC, A NEVADA LIMITED**

LIABILITY COMPANY

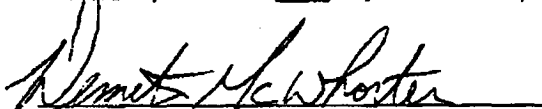
all that real property situated in the County of Clark, State of Nevada, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2006 - 2007
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 7th day of November, 2006.


Demetrius McWhorter


Dargin McWhorter

STATE OF NEVADA
COUNTY OF CLARK

} ss:

On November 7, 2006, personally appeared before me, a Notary Public in and for
said County and State, Demetrius McWhorter and Dargin McWhorter, who acknowledged to me
that they executed the same.

WITNESS my hand and official seal.

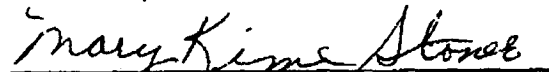

NOTARY PUBLIC in and for said County and State.



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

COMMENCING at a point on the North boundary of the Southeast Quarter (SE ¼) 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 and 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 100 feet;

Thence North 0°25' West and parallel to the East boundary of said Section 29, a distance of 100 feet to said point of beginning.

Assessor Parcel No.: 139-29-704-020

PARCEL II:

Commencing at the East Quarter corner of said Section 29;

Thence along the North line of said Southeast Quarter (SE ¼) North 88°27' West 1051.00 feet;

Thence parallel with the East line of said Southeast Quarter (SE ¼) 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 Official Records of said County, South

File No.: 01502941

EXHIBIT "A" - Continued

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 Official 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.

Assessor Parcel No.: 139-29-704-021

PARCEL III:

Commencing at the East Quarter (E ¼) corner of said Section 29;
Thence along the North line of said Southeast Quarter (SE ¼) North 88°27'00" West 1051.00 feet;
Thence parallel with the East line of said Southeast Quarter (SE ¼) 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 Parcel No.: 139-29-704-022

Plans (PMT)

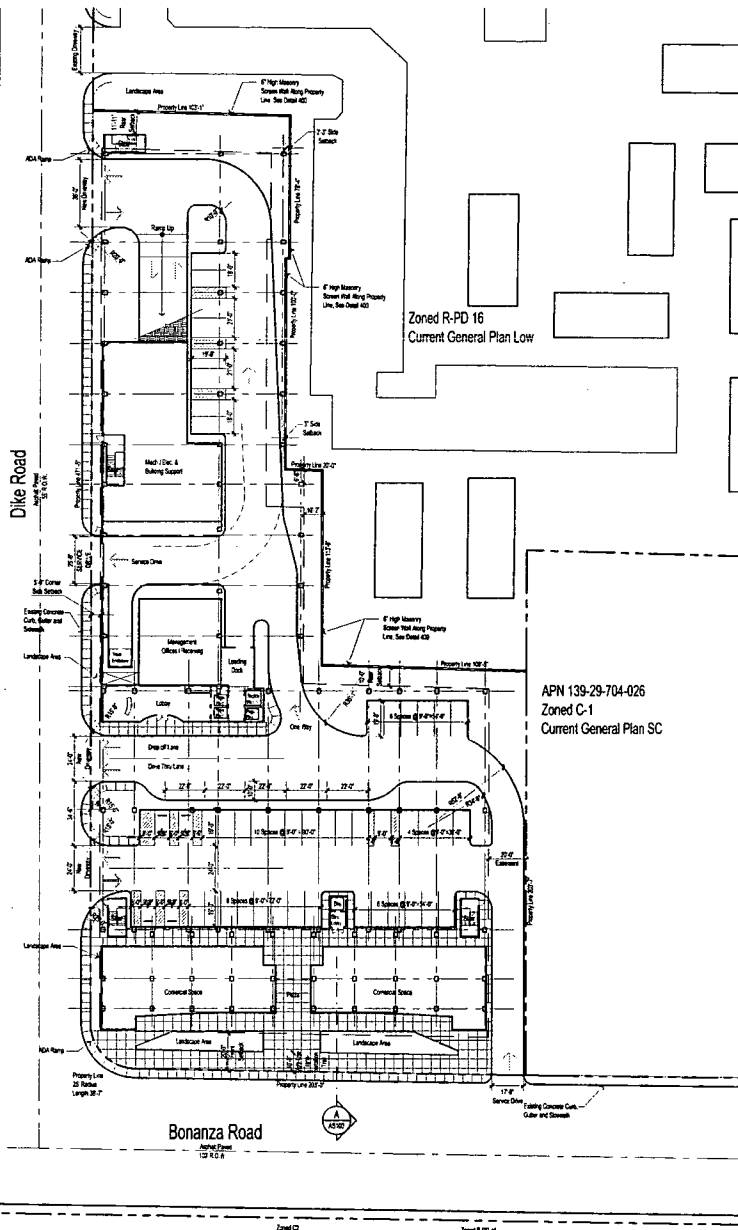


Separator Sheet

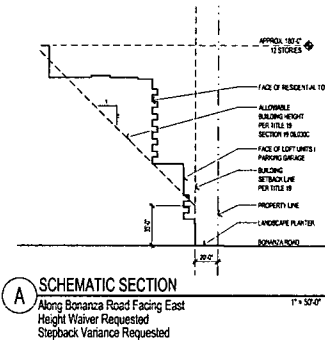
APN 139-29-704-013
Zoned R-1
Current General Plan M-L

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 139-29-704-024
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 78,389 NSF
1.79 ACRES NET

MAX LOT COVERAGE ALLOWED 50%
LOT COVERAGE PROPOSED 83.6% NET (Variance Requested)
UNITS 300
UNITS PER ACRE: 168

SETBACKS:

	REQD	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-8" (Variance Requested)
SIDE	10'	2'-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 298 @ 1.6 units = 50
Total 435 Spaces

PARKING COMPUTATIONS - COMMERCIAL / (RETAIL, OFFICE)

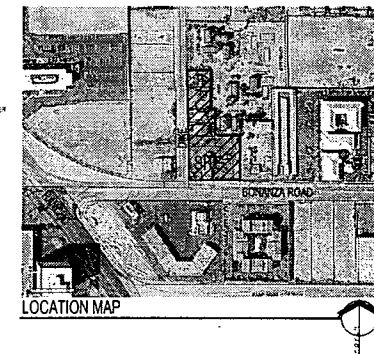
Commercial 10,000 @ 1/175 = 58
Total 58 Spaces

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

Total Required Parking 493 Spaces

Parking Provided 336 Spaces
Compact parking Provided (less than 30%) 75 Spaces
Total Provided Parking (16.2% Variance Requested) 413 Spaces

** Parking is provided in a four story parking structure



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

APTUSA Architecture

1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.891.1300
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info@aptusaarchitecture.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

NOTED

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NO.	DESCRIPTION	DATE
1.	City Of Las Vegas	2.6.06
	Site Development Review	
ISSUED		

TITLE
SITE PLAN /
GROUND
FLOOR PLAN

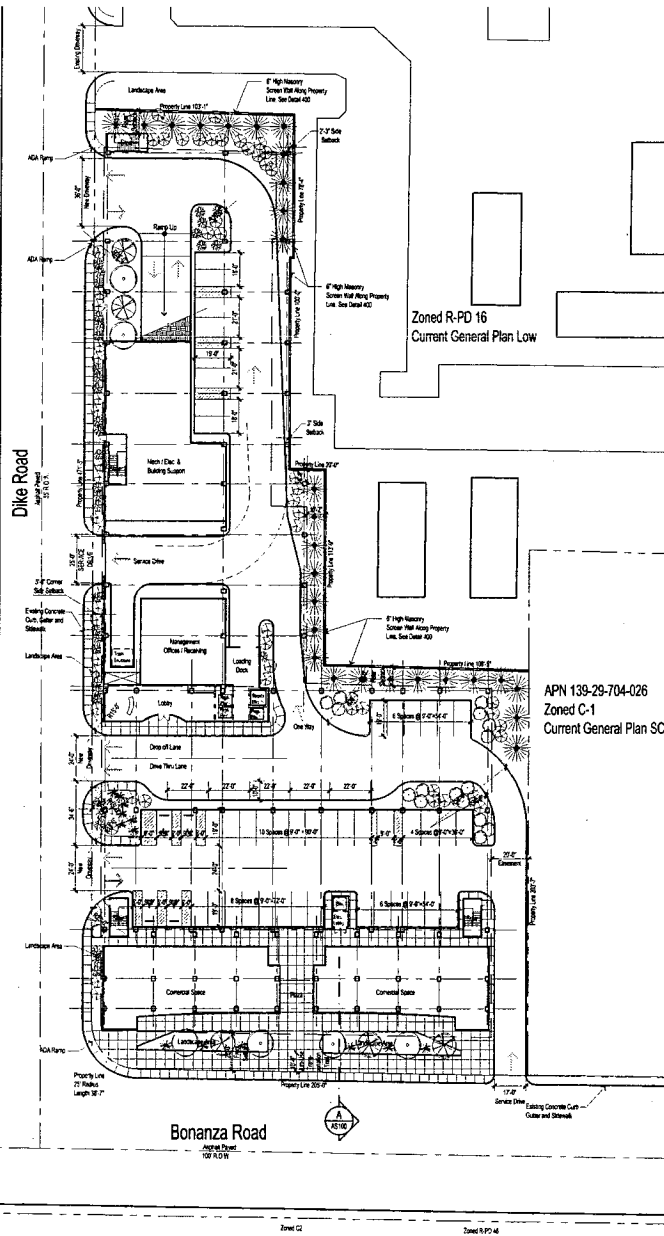
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10/17/07 CC

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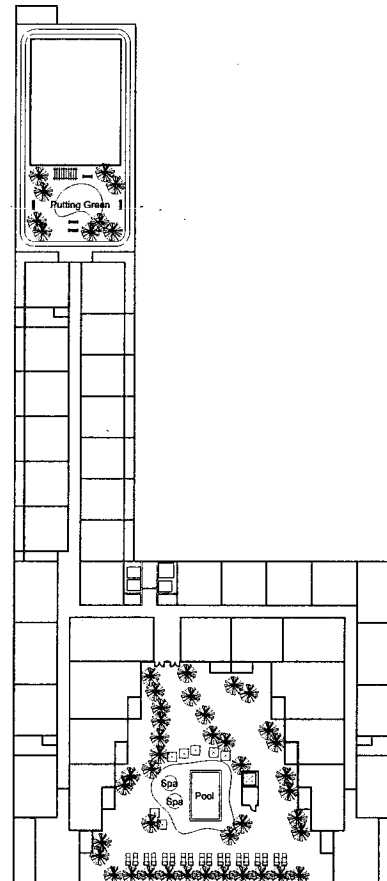
APN 139-29-704-013
Zoned R-1
Current General Plan M-L

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

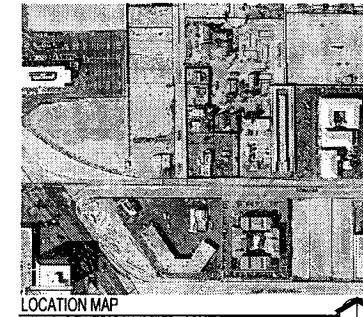
APN 139-29-704-034
Zoned C-V
Current General Plan SC



LANDSCAPE PLAN



LANDSCAPE PLAN
Recreation Deck



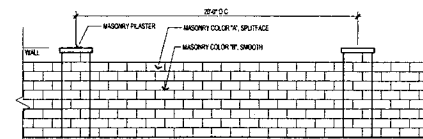
Landscape Legend

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
	MONKEY PINE	pinus edulis	2" Bar	28
	WESTERN HONEY MESQUITE	prosopis juliflora 'torreyana'	2" Bar	14
	RAINWOOD ASH	fraxinus viridis	2" Bar	16
	CALIFORNIA FAN PALM	Washingtonia filifera	24" Bar	47
	TEXAS RANGER AND WHITE CLOUD TEXAS RANGER MIX	Neurospora fusiformis and Neurospora fusiformis 'white cloud'	16 Gal	87
	SILK AMBROSIA	Abutilon pictum	16 Gal	87
	DESERT CASSIA	Cassia torresiana	16 Gal	84
	MOCKERS SHRUB & DEER GRASS 50/50 MIX	Croton baccatus & Muhlenbergia rigens	16 Gal	121

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



PERIMETER WALL ELEVATION

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

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info@aptusarch.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

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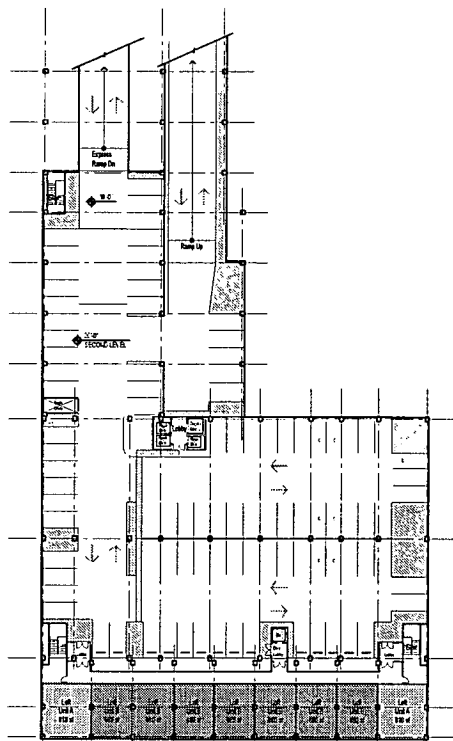
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2	ISSUED	

TITLE
LANDSCAPE PLAN

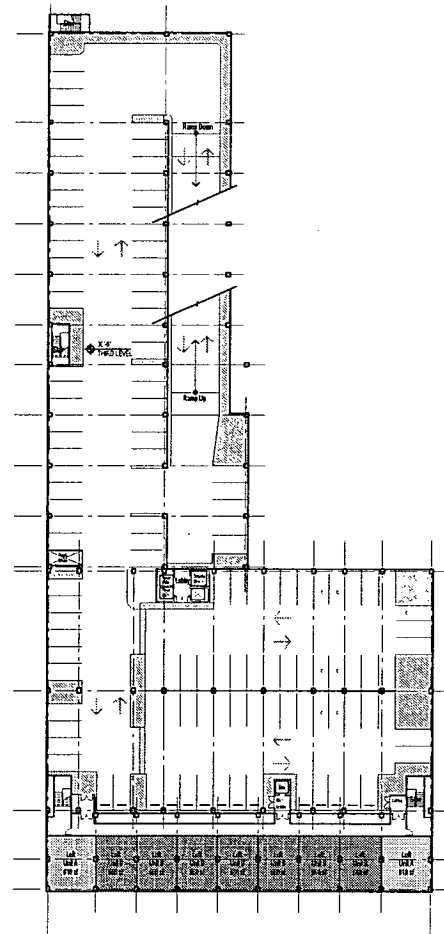
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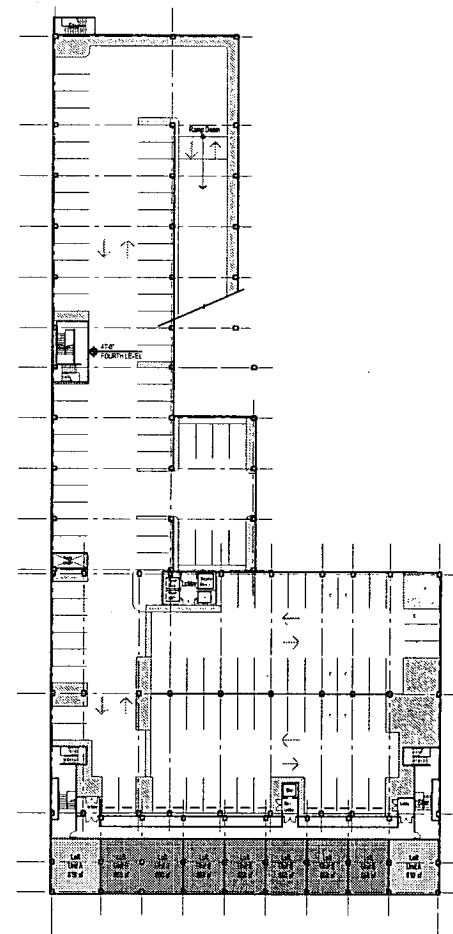
EOT-24419
10/17/07 CC



2. Second Floor



3. Third Floor



4. Fourth Floor

The View
Mixed Use Development
2230 W. Bonanza
Las Vegas, Nevada 89106

APTUS Architecture

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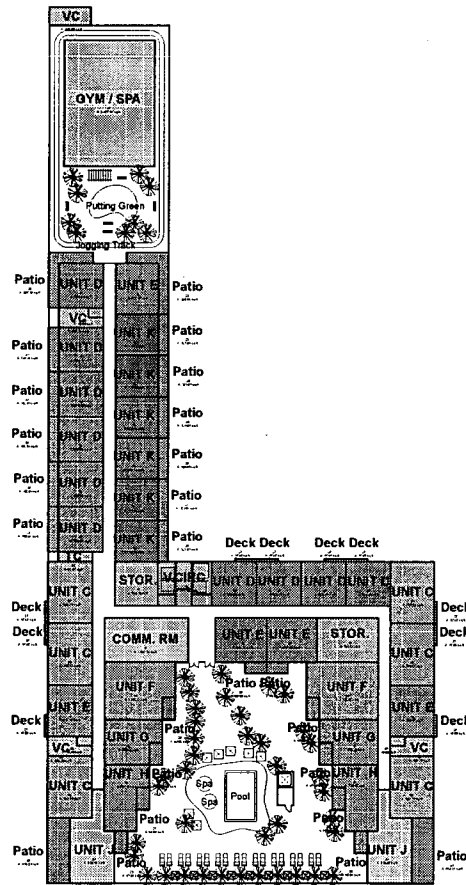
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2	Site Development Review	

ISSUED

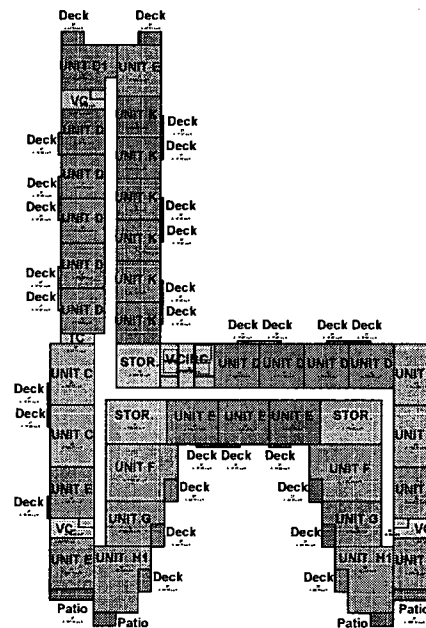
TITLE
SECOND,
THIRD AND
FOURTH
FLOOR PLANS
DRAWING NO. 101

RECEIVED
SEP 05 2007

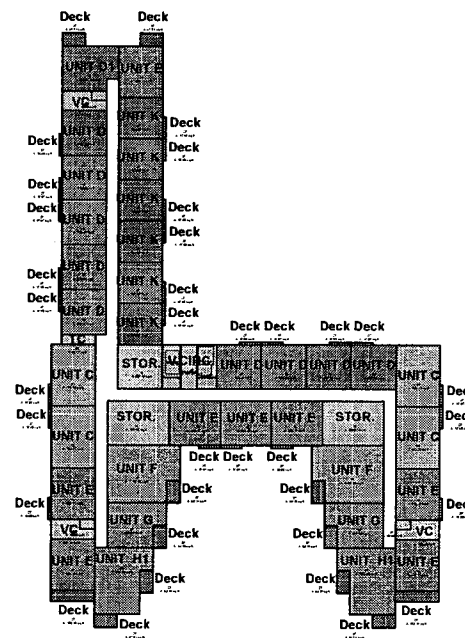
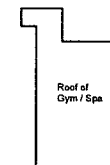
EOT-24419
10/17/07 CC



5. Fifth Floor (Rec Deck)



6. Sixth Floor



7. 7 thru 12



The View
Mixed Use Development
2230 W. Bonanza
Las Vegas, Nevada 89106

APTUS Architecture

1100 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.251.1200
F 702.251.1213
info@aptusarchitecture.com

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NO.	DESCRIPTION	DATE
1	City of Las Vegas	2.8.06
	San Development Review	

ISSUED

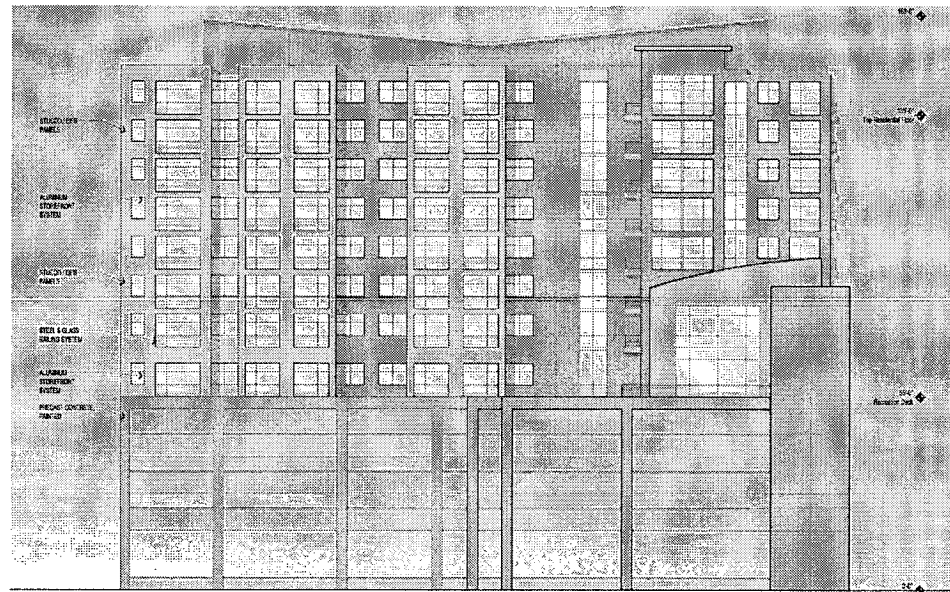
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FIFTH THRU
TWELFTH
FLOOR PLANS

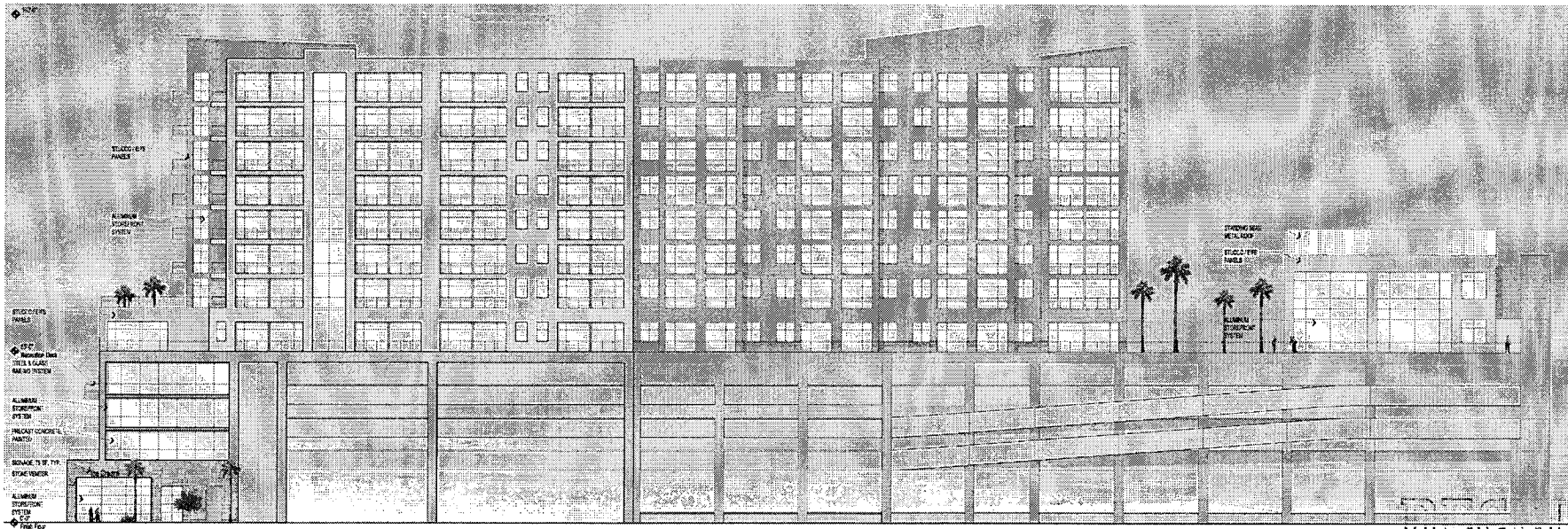
DRAWING NO.
A102

EOT-24419
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NORTH ELEVATION



EAST ELEVATION

The View
Rose Bud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUS Architecture

1200 South Main Street
Suite 204
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1211
info@aptusarch.com aptusarch.com

APTUS PROJECT NO. 05.106

ARCHITECT

ENGINEER

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1 City Of Las Vegas 2.6.06

Site Development Review

NO. DESCRIPTION DATE

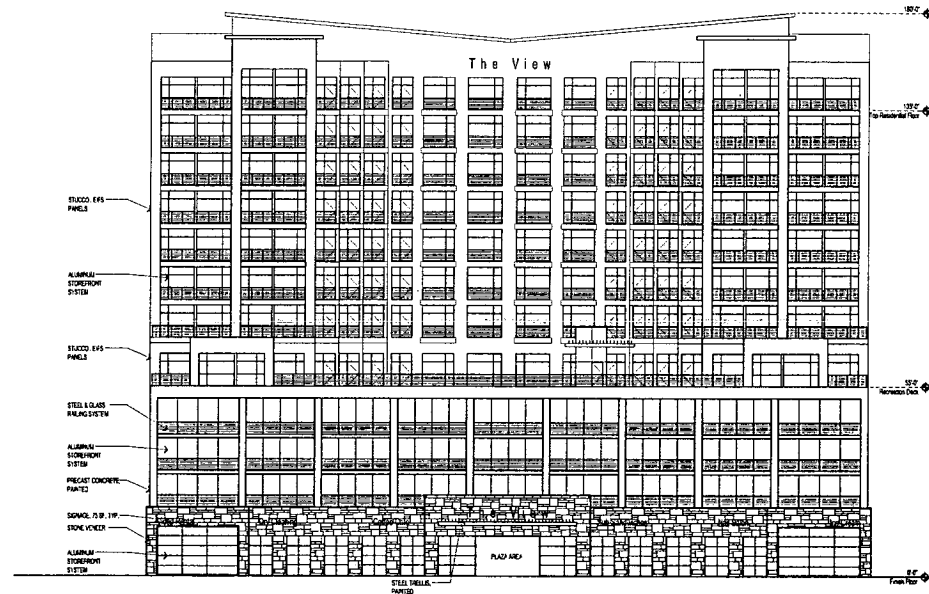
ISSUED

TITLE
EXTERIOR
ELEVATIONS

DRAWING NO.

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THE VIEW



SOUTH ELEVATION

The View
Rosebud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
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NO.	DESCRIPTION	DATE
1	City Of Las Vegas	3.6.06
2	Site Development Review	
ISSUED		

TITLE
EXTERIOR
ELEVATIONS

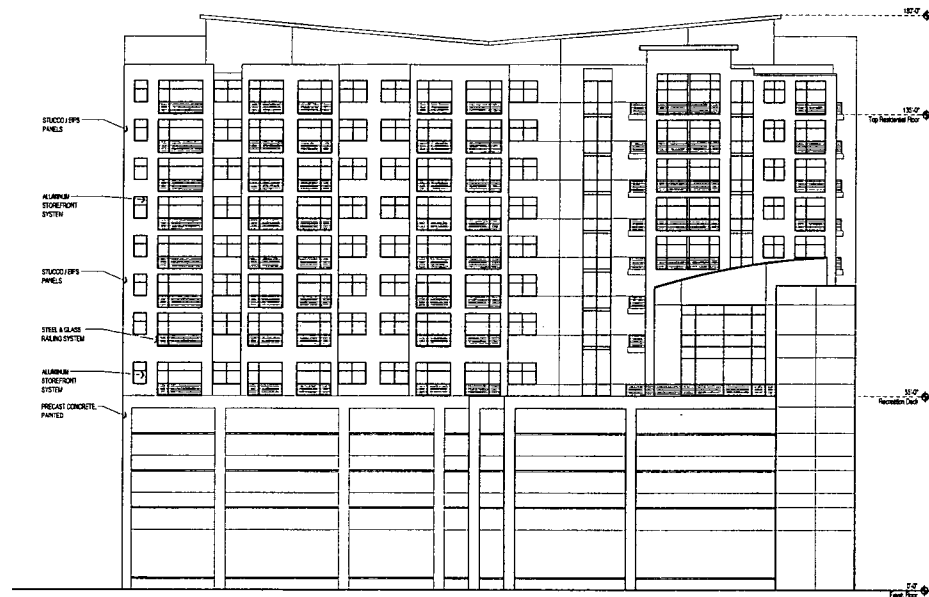
DRAWING NO.



WEST ELEVATION

EOT-24419
10/17/07 CC

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SEP 05 2007



NORTH ELEVATION

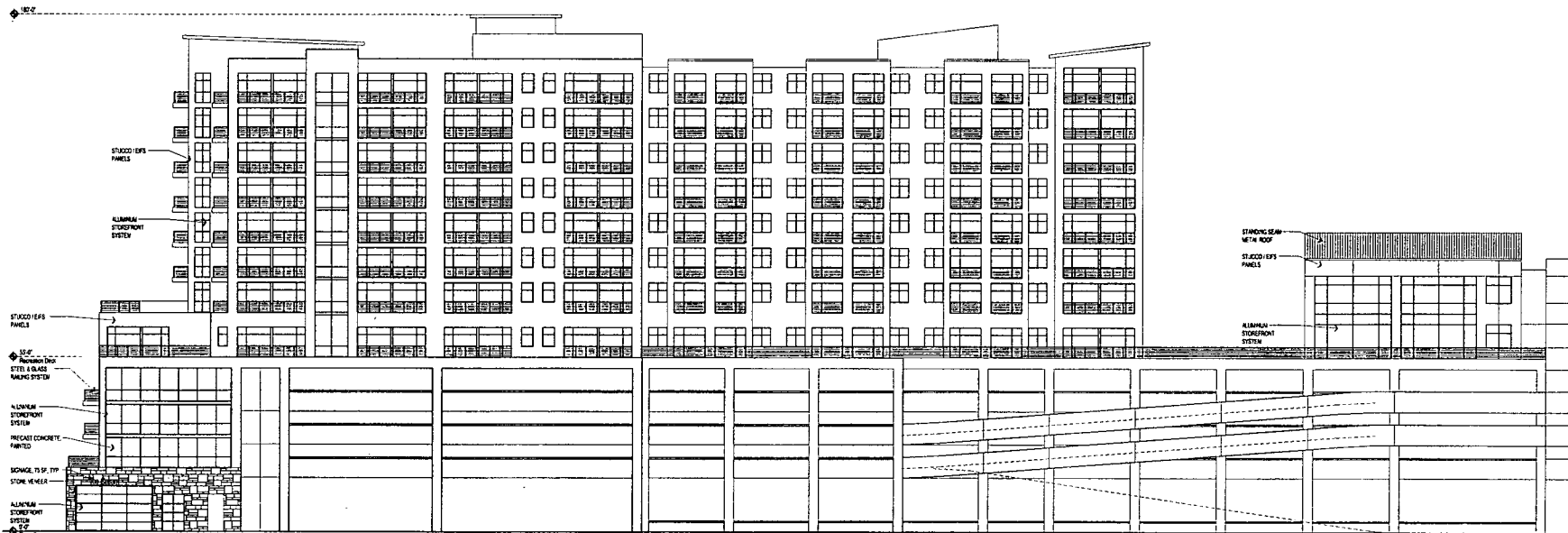
The View
Rosebud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUSA Architecture

1300 South 4th Street
Suite 204
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F 702.879.1313
info@aptusaarchitecture.com

APTUS PROJECT NO. 05.106
ARCHITECT



EAST ELEVATION

ENGINEER

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1	City Of Las Vegas	2.6.06
NO.	Site Development Review	DATE
ISSUED		
TITLE		
EXTERIOR ELEVATIONS		
DRAWING NO.		

EOT-24419
10/17/07 CC

RECEIVED
SEP 05 2007