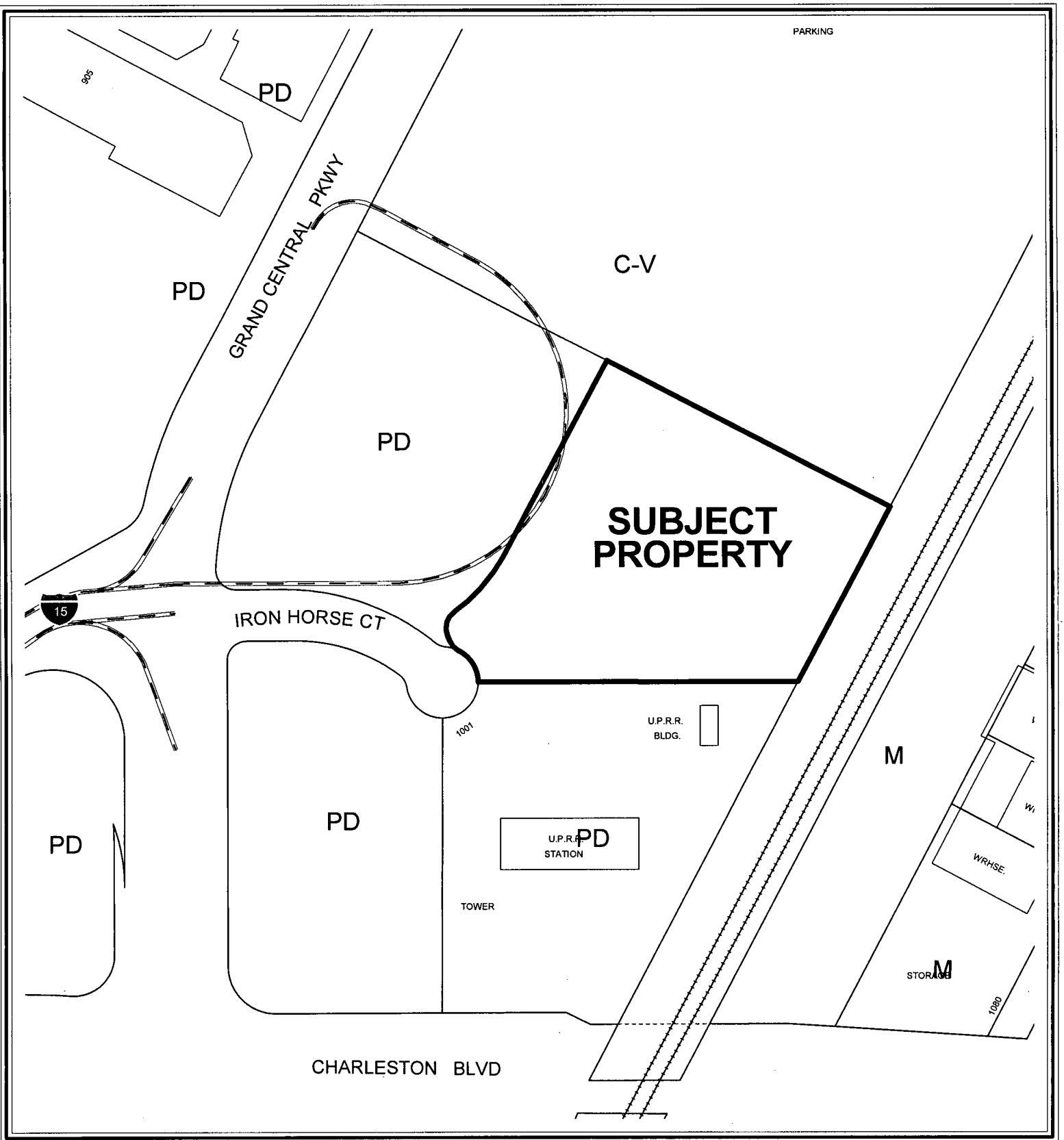


Plans (PMT)



PLANS - PMT

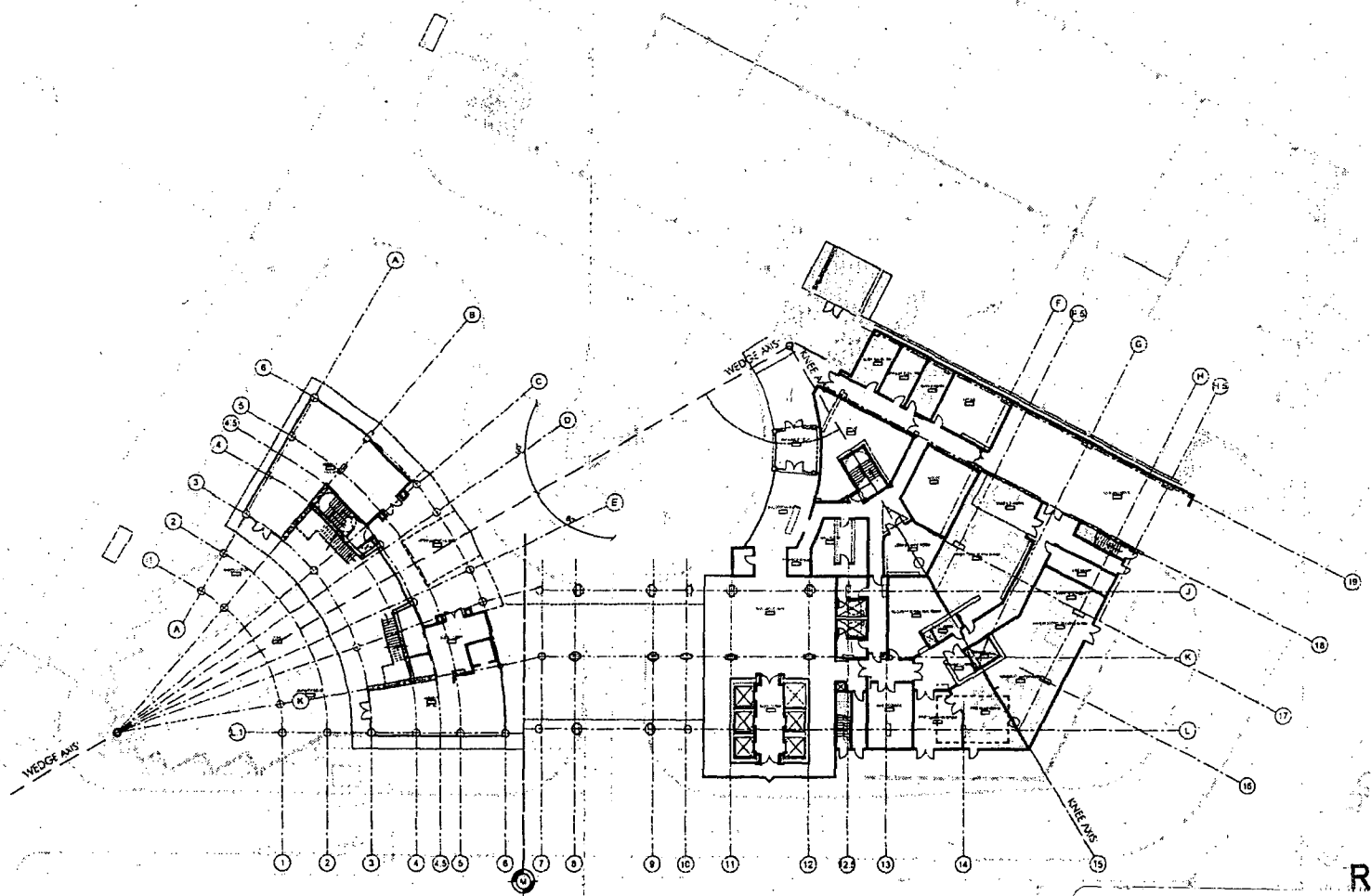
Separator Sheet



CASE: **EOT-18770**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





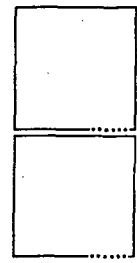
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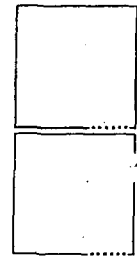
EOT-18770 DEC 14 2006
02-07-07 CC

RECEIVED

Project No.	EOT-18770
Date	November 27, 2006
Scale	1/8"=1'-0"
Drawn By	...
Checked By	...
Project Name	Sandhurst Las Vegas North Tower
Location	Iron Horse Court, Las Vegas, Nevada
Sheet Title	Floor Plan, Level 1

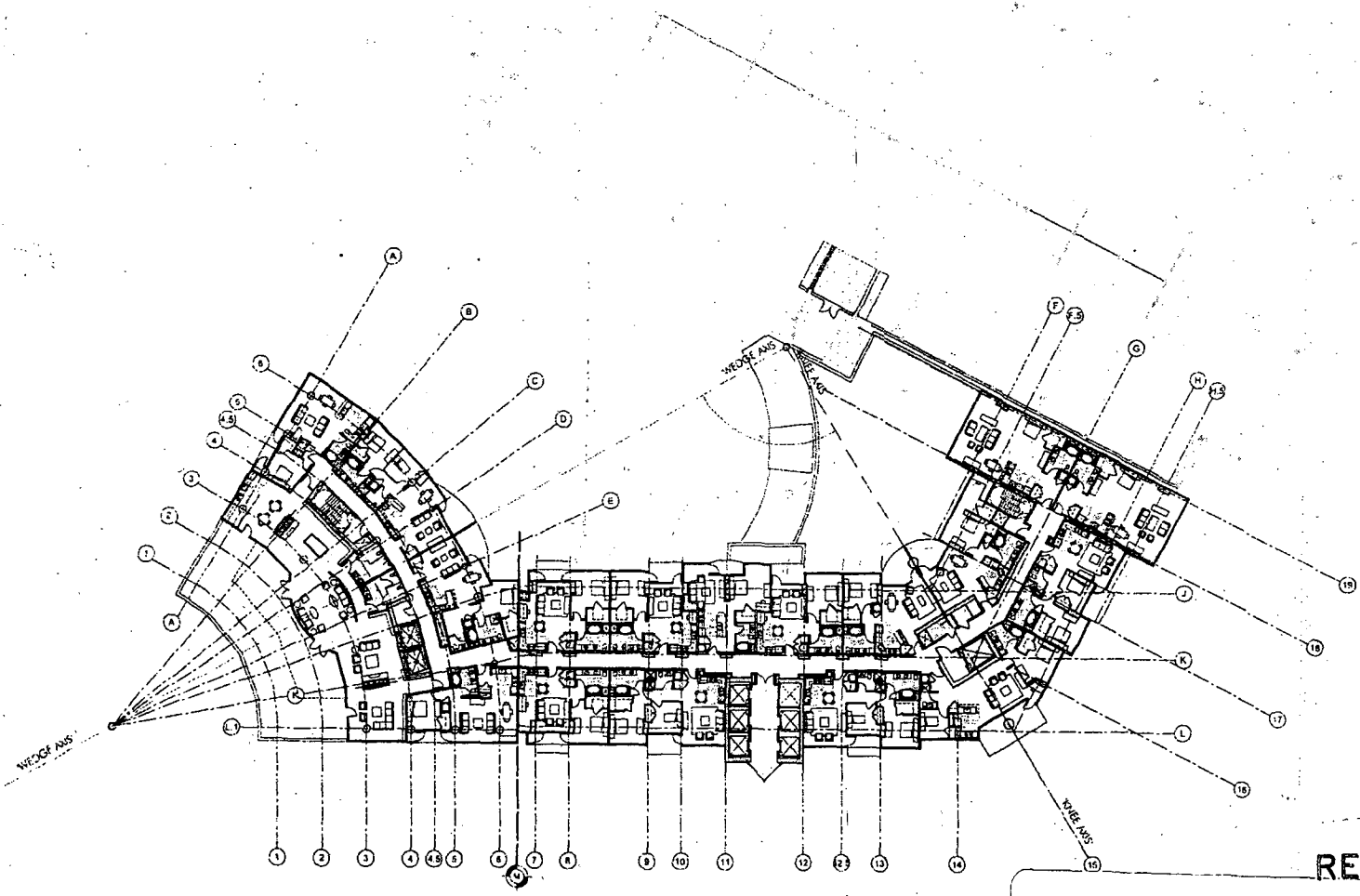
SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA





SANDHURST LAS VEGAS
 NORTH TOWER
 IRON HORSE COURT
 LAS VEGAS, NEVADA

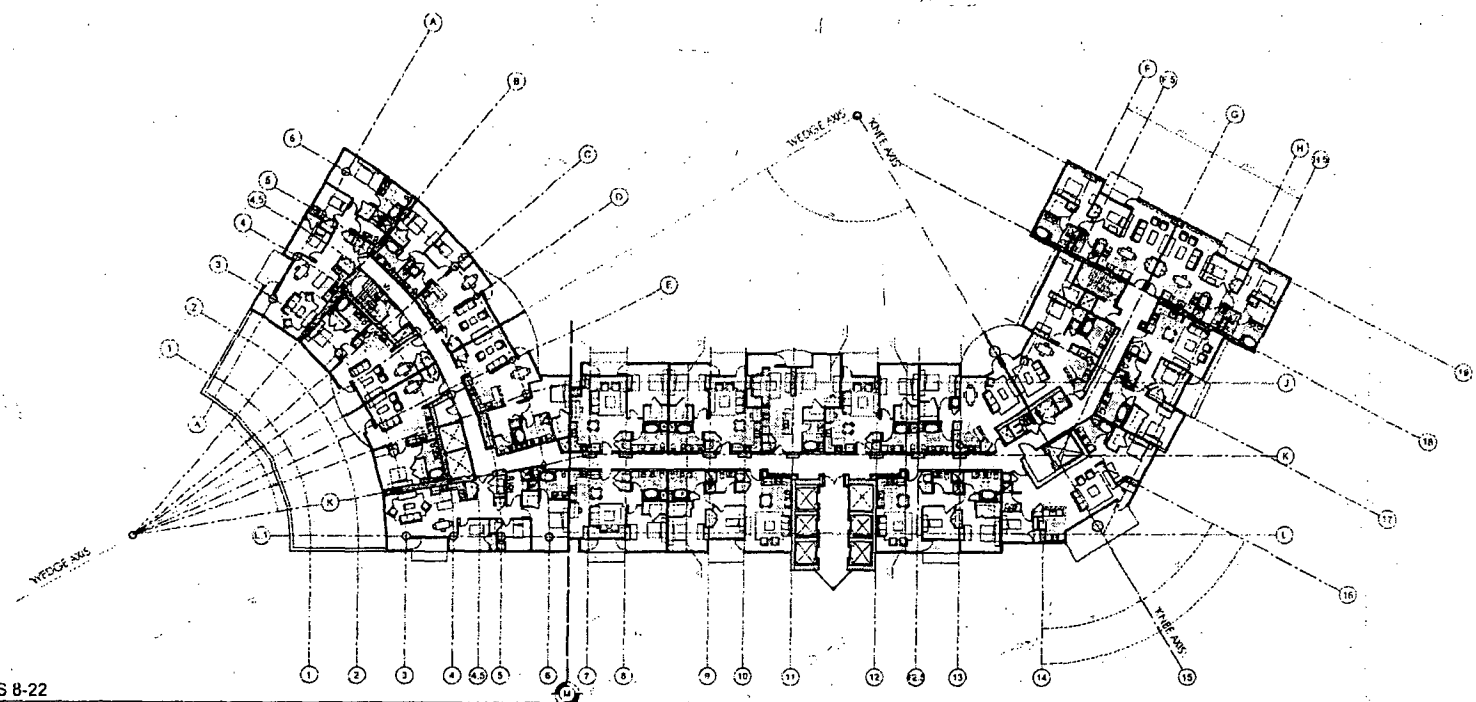
<small>Project Name</small> SANDHURST LAS VEGAS NORTH TOWER	
<small>Copyright and Architectural Firm</small> JMA ARCHITECTURE STUDIOS	
<small>Label</small>	<small>Quantity</small>
001	1
<small>Date</small> December 27, 2006	
<small>Drawn By</small> JMA	
<small>Check By</small> JMA	
<small>Scale</small> As Shown	
<small>Sheet No.</small> A2.07	
<small>Face Plan Level</small> Floor Plan Level 7	



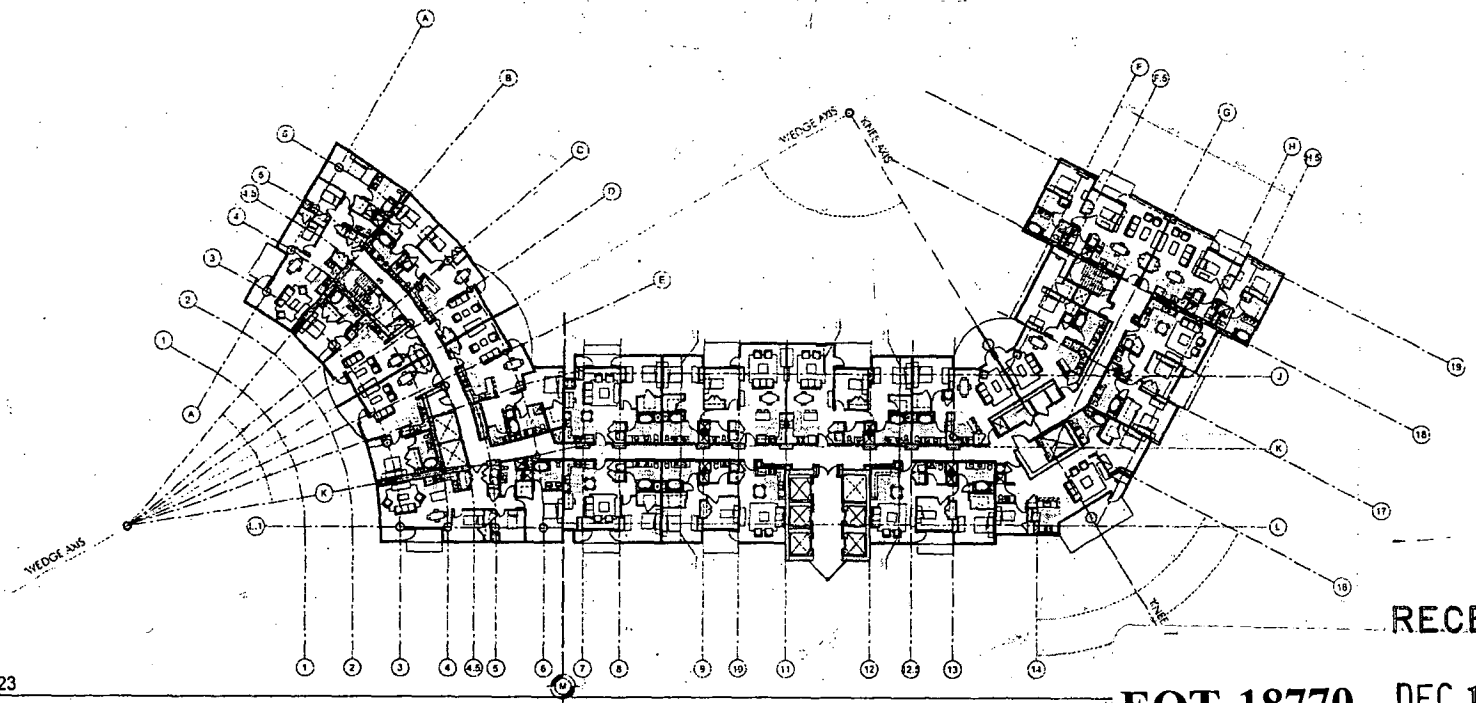
1 FLOOR PLAN LEVEL 7

RECEIVED
 EOT-18770
 02-07-07 CC
 DEC 14 2006

A2.07

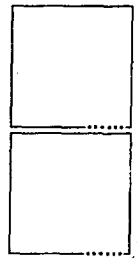


1 FLOOR PLAN LEVELS 8-22
1/8"=1'-0"



2 FLOOR PLAN LEVEL 23
1/8"=1'-0"

JMA ARCHITECTURE STUDIOS
10000 W. LAS VEGAS BLVD. SUITE 200
LAS VEGAS, NEVADA 89135



SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	
Floor Plan Levels	8-23 and 22

RECEIVED
EOT-18770 DEC 14 2006
02-07-07 CC

A2.08

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



March 22, 2007

Taurus Sandhurst, LP, a Delaware LP
1350 East Newport Drive, Suite #2006
Deerfield Beach, Florida 33442

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

RE: EOT-18770 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007

Dear Applicant:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006). The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on August 15, 2007 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5179) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



Taurus Sandhurst, LP, a Delaware LP
EOT-18770 – Page Two
March 22, 2007

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

Mr. Joseph Manzella
Sandhurst Development
2295 D Renaissance Drive
Las Vegas, Nevada 89119



February 8, 2007

Taurus Sandhurst, LP, a Delaware LP
1350 East Newport Drive, Suite #2006
Deerfield Beach, Florida 33442

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

RE: EOT-18770 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007

Dear Applicant:

The City Council at a regular meeting held February 7, 2007 HELD IN ABEYANCE the request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the February 21, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Leann Coleman".

Leann Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

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

Mr. Joseph Manzella
Sandhurst Development
2295 D Renaissance Drive
Las Vegas, Nevada 89119

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



Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet



January 14, 2005

Mr. Robert S. DeMartino
Sandhurst Development, LLC
1871 Morganton Drive
Henderson, Nevada 89052

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-5179 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2004

Dear Mr. DeMartino:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped November 8, 2004, except as amended by conditions herein.
3. The Waiver from the Parkway Center build-to requirement is hereby approved, due to the lack of frontage along the public right-of-way.
4. The Waiver from the Downtown Centennial Plan streetscape requirements is hereby approved, provided that the site plan is revised to show the future public sidewalk connections on the abutting properties; the Waiver from the Parkway Center landscape standards for reduced buffer width is also approved. The revised site plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of building permits.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

EOT-18770
02-07-07 CC

5. A direct pedestrian connection shall be provided from the residential and commercial lobbies to the future public sidewalk on Iron Horse Court in order to clearly indicate the location of the building entries from the public right-of-way. A revised plan depicting this change shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.
6. The elevations of the lower three stories of the building shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to continue the level of architectural expression on the upper stories and to enhance façade articulation.
7. The elevations of the parking structure shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to be compatible with the color, texture, architectural features, and articulation of the main building.
8. The Waiver from the requirement for the use of stone veneer on the lower floors of the building is hereby approved; decorative pre-cast concrete panels may be used in place of the required stone, subject to approval of the Planning and Development Department.
9. All landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
11. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

EOT-18770
02-07-07 CC

14. 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.
15. Signage for the development shall be permitted in conformance with the requirements of Parkway Center Development Standards.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Construct any incomplete half street improvements, including the entire cul-de-sac bulb, adjacent to this site and remove any 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. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. 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. 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.

EOT-18770
02-07-07 CC

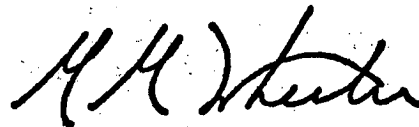
Mr. Robert S. DeMartino
SDR-5179 – Page Four
January 14, 2005

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

Sincerely,



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



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

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

Mr. Kenneth Levesque
JMA Architecture
2285 Corporate Circle, Suite #250
Henderson, Nevada 89074

EOT-18770
02-07-07 CC

Applicant Letter



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

January 26, 2007

Taurus Sandhurst, LP, a Delaware LP
1350 East Newport Drive, Suite #2006
Deerfield Beach, Florida 33442

RE: EOT-18770 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **February 7, 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

cc: Mr. Joseph Manzella
Sandhurst Development
2295 D Renaissance Drive
Las Vegas, Nevada 89119

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



Hansen Sheet



HANSEN SHEET

Separator Sheet

Report Date 12/14/2006 02:24 PM Submitted By Page 1

A/P # 18770 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/14/2006 13:08	983052	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-18770 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: SANDHURST DEVELOPMENT - OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE ON 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), Ward 5 (Weekly).

Parent A/P #	5179	Project/Phase Name	SANDHURST	Phase #	
Project #	18770	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop		% Complete Formula			

Property/Site Information

Parcel 13933810006

Location

Owner/Tenant

Contact ID	AC1311760	Name	TAURUS SANDHURST L P	Organization	
Mailing Address	1350 E NEWPORT CENTER DR #206	State/Province	FL	Country	<input type="checkbox"/> Foreign
City	DEERFIELD BEACH	Evening Phone		Mobile #	
ZIP/PC	33442-7712				
Day Phone					
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1003 IRON HORSE CT
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933810006

Applicants/Contacts

Report Date 12/14/2006 02:24 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1311760 Foreign
Effective Expire
Name TAURUS SANDHURST L P
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1350 E NEWPORT CENTER DR #206
DEERFIELD BEACH, FL 33442-7712
Seasonal Addr

Valid From To

Comments
No Comments

Primary Y Capacity APPL Contact ID AC867873 Foreign
Effective Expire
Name SANDHURST DEVELOPMENT L L C
Day Phone (702)740-4141 x Eve Phone Organization
Pager PIN # Position
Fax (702)740-4041 Mobile Profession
E-Mail
Address 2295-D RENAISSANCE DR
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To

Comments
joseph manzella

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By FSOLIS Modified Date/Time 12/14/2006 13:04

Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Report Date 12/14/2006 02:24 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 5179

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/07/2007	CC	SCHEDULED		0	0	0
FSOLIS	12/14/2006					

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

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME, # WHO PICKED UP PERMIT Joseph Manzella, paid ck #1423, 740-4141 x202	984018	12/14/2006 13:09		0.00

Application



APPLICATION

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR STR-5179
 Project Address (Location) 1001 IRON HORSE COURT, LAS VEGAS, NV 89106
 Project Name SANDHURST, LAS VEGAS Proposed Use MIXED USE
 Assessor's Parcel #(s) 139-33-810-006 Ward # 5
 General Plan: existing MXU proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage 35,435 S.F. Floor Area Ratio _____
 Gross Acres 3.23 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Taurus Sandhurst, Limited Partnership, a Delaware Limited Partnership Contact _____
 Address 1350 E. Newport Drive, Suite 2006 Phone: (954) 428-4585 Fax: (954) 350-9430
 City Deerfield Beach State FL Zip 33442

APPLICANT SANDHURST DEVELOPMENT Contact JOSEPH MANZELLA
 Address 2295 D RENAISSANCE DR Phone: 740-4141 Fax: 740-4041
 City LAS VEGAS State NV Zip 89119

REPRESENTATIVE SANDHURST DEVELOPMENT Contact JOSEPH MANZELLA
 Address 2295 D RENAISSANCE DR Phone: 740-4141 Fax: 740-4041
 City LAS VEGAS State NV Zip 89119

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

Print Name Peter A. Merrigan

Subscribed and sworn before me

This 13th day of December, 20 06

Mark D Donohoe

Notary Public in and for said County and State
Suffolk County
Commonwealth of Massachusetts

Mark D Donohoe
 NOTARY PUBLIC
 My commission expires Mar. 21 2008



FOR DEPARTMENT USE ONLY	
Case #	<u>EOT 18720</u>
Meeting Date:	<u>2-7-07</u>
Total Fee:	<u>300</u>
Date Received:*	<u>12-14-06</u>
Received By:	<u>F.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.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18770 APN: 139-33-810-006

Name of Property Owner: Taurus Sandhurst, Limited Partnership

Name of Applicant: SANDHURST DEVELOPMENT LLC

Name of Representative: JOSEPH MANZELLA

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: _____

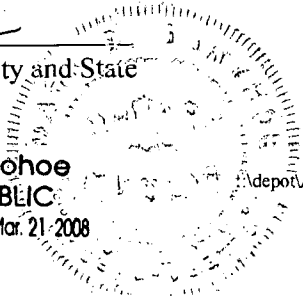
Print Name: Peter A. Merrigan

Subscribed and sworn before me

This 13th day of December, 20 06

Mark D Donohoe
Notary Public in and for said County and State

Suffolk County
Cannawalla of Massachusetts



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



December 14, 2006

Planning and Development Department
Extension of time – Site Development

Re: SDR-5179
Assessor's parcel#: 139-33810-006

To whom it may concern:

This letter is a justification of the existing approval for site development in regards to SDR-5179 & assessor's parcel # 139-33810-006. We are requesting for an extension of time for the original approved site development approval for a proposed 35 story mixed-use development in Parkway Center, which includes 398 residential units, and 35,435 SF of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The zoning is PD (planned development) and there will be no changes to the original approval letter and final submissions.

Please note that this requested extension does not in any way request for alterations to the original approval and the applicant intends to abide by all subject to qualifications as documented by the Planning and Development Department and City Counsel.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Manzella", is written over a circular stamp or seal.

Joseph Manzella
Managing Member
Sandhurst Development

cc: Michael Mirolla
Robert DeMartino

EOT-18770
02-07-07 CC

Deed



Separator Sheet

APN:139-33-810-006

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

**TAURUS SANDHURST, LTD. PTR.
1350 E. NEWPORT CENTER DR. STE. 206
DEERFIELD BEACH, FL 33442**

ESCROW NO: 06017017-074-DCA

Receipt/Conformed Copy

Requestor:

CHICAGO TITLE

10/12/2006 09:45:40 T20060178990

Book/Instr: 20061012-0001199

Trustee Deed Page Count: 5

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

RPTT: \$11,518.35

Charles Harvey
Clark County Recorder

TRUSTEE'S DEED UPON SALE

This indenture, made October 11, 2006 between CHICAGO TITLE OF NEVADA, INC. A NEVADA CORPORATION (Chicago Title), as Trustee as hereinafter stated, herein called Trustee, and Grantee named herein: Witnesseth:

Whereas, Iron Horse, LLC., a Nevada limited liability company, By Deed of Trust dated August 3, 2005, and recorded August 3, 2005 in Book 20050803 as Instrument No. 01253, of Official Records in the office of the County Recorder of Clark County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

Whereas, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

Whereas, on March 2, 2006, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on March 8, 2006 in the office of the County Recorder of Clark County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation(s) secured by said Deed of Trust, which Notice was recorded in Book 20060308, as Instrument No. 00652 of Official Records of said County, and,

ESCROW NO: 06017017-074-DCA

Whereas, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in Nevada Legal News, a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on the final postponement sale date of October 11, 2006, at the hour of 1:00 o'clock P. M. of said day, at the main entrance of Nevada Legal News, 930 S. Fourth Street, Las Vegas, NV 8910, and,

Whereas, three true and correct copies of said Notice were posted in three of the most public places in the County of Clark, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and

Whereas, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Two Million Two Hundred Fifty Eight Thousand One Hundred Eighty Two and no/100 (\$2,258,128.00) Dollar, said Grantee being the highest and best bidder therefor.

Now, therefore, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, the receipt of which whereof is hereby acknowledged, and by virtue of these premises, does Grant and Convey, but without warranty or covenants, express or implied, unto the Grantee, Taurus Sandhurst, Limited Partnership, a Delaware limited partnership

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 139-33-810-006

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: \$ 2,258,182.00

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

Transfer Tax Value: \$ 2,258,182.00

Real Property Transfer Tax Due: \$ 11,517.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Taurus Sandhurst, Limited Partnership, a Delaware limited partnership
By: Taurus Sandhurst GP, LLC, a Delaware limited liability company, its General Partner

Signature *Linda G. Kassof*

Linda G. Kassof

Capacity Manager

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Iron Horse, LLC

Address: 2295-D Renaissance Dr.

City: Las Vegas

State: NV Zip: 89119

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Taurus Sandhurst, Ltd Ptr.

Address: 1350 E. Newport Center Drive, Suite 206

City: Deerfield Beach

State: FL Zip: 33442

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

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169

Escrow #: 06017017-074

Legal Description



Separator Sheet

ESCROW NO: 06017017-074-DCA

EXHIBIT A

A portion of Lot Seven (7) of Parkway Center, as shown by map thereof on file in Book 53 of Plats, Page 61 in the Office of the County Recorder of Clark County, Nevada lying within the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 33, Township 20 South, Range 61 East, M.D.M., being described as follows:

COMMENCING at the most Northerly corner of said Lot Seven (7) on the Easterly right of way line of Grand Central Parkway (varying width); thence along the Southwesterly line of Lot Six (6) of said "Parkway Center", South $62^{\circ}04'44''$ East, 352.00 feet to the Point of Beginning; thence South $27^{\circ}55'16''$ West, 275.81 feet to a point on the Easterly line of an easement to the City of Las Vegas described by Document recorded May 13, 1996 in Book 960513 of Official Records as Instrument No. 01711 in the Clark County Recorder's Office, Clark County, Nevada; thence along said Easterly line the following Four (4) courses; from a tangent bearing South $27^{\circ}55'16''$ West, curving to the right along the arc of a 210.50 foot radius curve, concave Westerly, through a central angle of $26^{\circ}22'49''$, an arc length of 96.92 feet to a point of reverse curvature through which a radial line bears South $35^{\circ}41'55''$ East; thence curving to the left along the arc of a 25.00 foot radius curve, concave Easterly, through a central angle of $76^{\circ}29'39''$, an arc length of 33.38 feet; thence South $22^{\circ}11'34''$ East, 7.39 feet; thence curving to the left along the arc of a 25.00 foot radius curve, concave Northeasterly, through a central angle of $38^{\circ}12'48''$, an arc length of 16.67 feet to a point on the Northeasterly right of way line of Iron Horse Court (varying width); thence along said right of way line, from a tangent curve bearing South $60^{\circ}23'35''$ East, curving to the right along the arc of a 45.00 foot radius curve, concave Southwesterly, through a central angle of $60^{\circ}41'24''$, an arc length of 47.67 feet to a point on the Northerly line of Lot Eight (8) of said "Parkway Center" to which a radial line bears South $89^{\circ}42'11''$ East; thence along said Northerly line, South $89^{\circ}42'11''$ East, 399.57 feet to a point on the Northeasterly line of the Union Pacific Railroad right of way; thence along said right of way line, North $27^{\circ}55'16''$ East, 249.02 feet to a point on the Southwesterly line of said Lot Six (6); thence along said Southwesterly line, North $62^{\circ}04'44''$ West, 397.99 feet to the POINT OF BEGINNING.

Said land is also known on a Record of Survey filed in File 139, Page 82 of Surveys recorded July 30, 2004 in Book 20040730 Document No. 00730 of Official Records.

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-18770

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

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

SDPR
01/10/2007

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: January 17, 2007
Re: **EOT-18770** Sandhurst Development N side of Iron Horse Court, E of Grand Central Parkway
Request for an Extension of Time of an approved Site Development Plan Review

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Site Development Plan Review that allowed a 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space for property located on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, as long as all previously imposed conditions of approval for SDR-5179 and all 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-18770 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: SANDHURST DEVELOPMENT - OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), Ward 5 (Weekly).

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

CITY COUNCIL MEETING: FEBRUARY 7, 2007

PUBLIC HEARING: NO

CASE PLANNER: PETER LOWENSTEIN

Comments Due: JANUARY 16, 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: LUMPED INTER-GOVERNMENTAL SERVICES

THIS PROPOSED PROJECT WILL INCREASE THE SERVICE POPULATION IN THE DOWNTOWN AREA COMMAND. THIS WILL INCREASE CALLS FOR SERVICE AND RESPONSE TIMES.

THE HIGHRISE COULD HAVE A NEGATIVE IMPACT ON RADIO COMMUNICATIONS FOR RESPONDING OFFICERS IF NOT INSTALLED WITH A RADIO SIGNAL RESTRICTION SYSTEM.