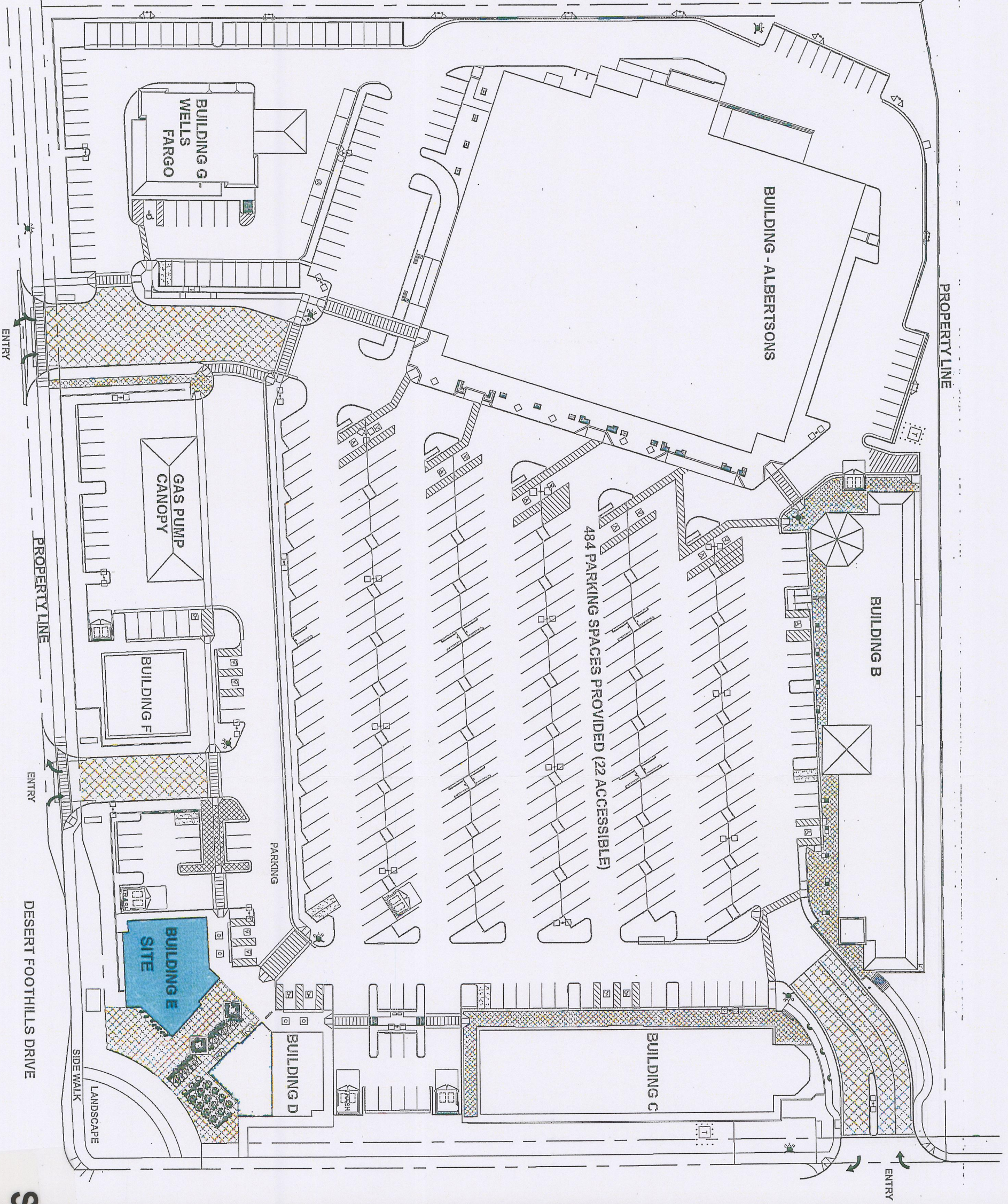
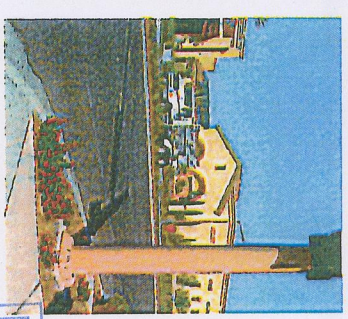
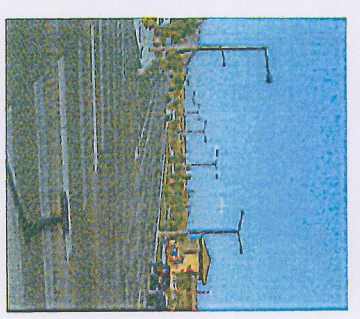
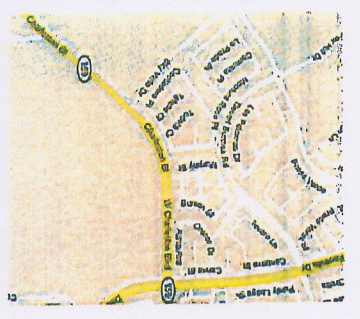




Parking Requirement		Required		Provided	
Use	Gross Floor Area or Number of Units	Parking Ratio	Parking	Parking	Handi-capped
Shopping Center	102,600 s.f.	1:250	402	462	22
SubTotal			402	462	22
TOTAL (including handicap)			402	462	22

*The proposed Supper Club will be within the Vista Commons Shopping

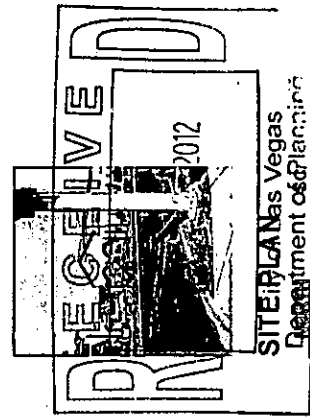
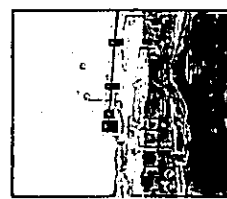


SITE PLAN
SUP-44665
SUP-44667

RECEIVE
 FEB 22 2012
 City of Las Vegas
 Department of Planning

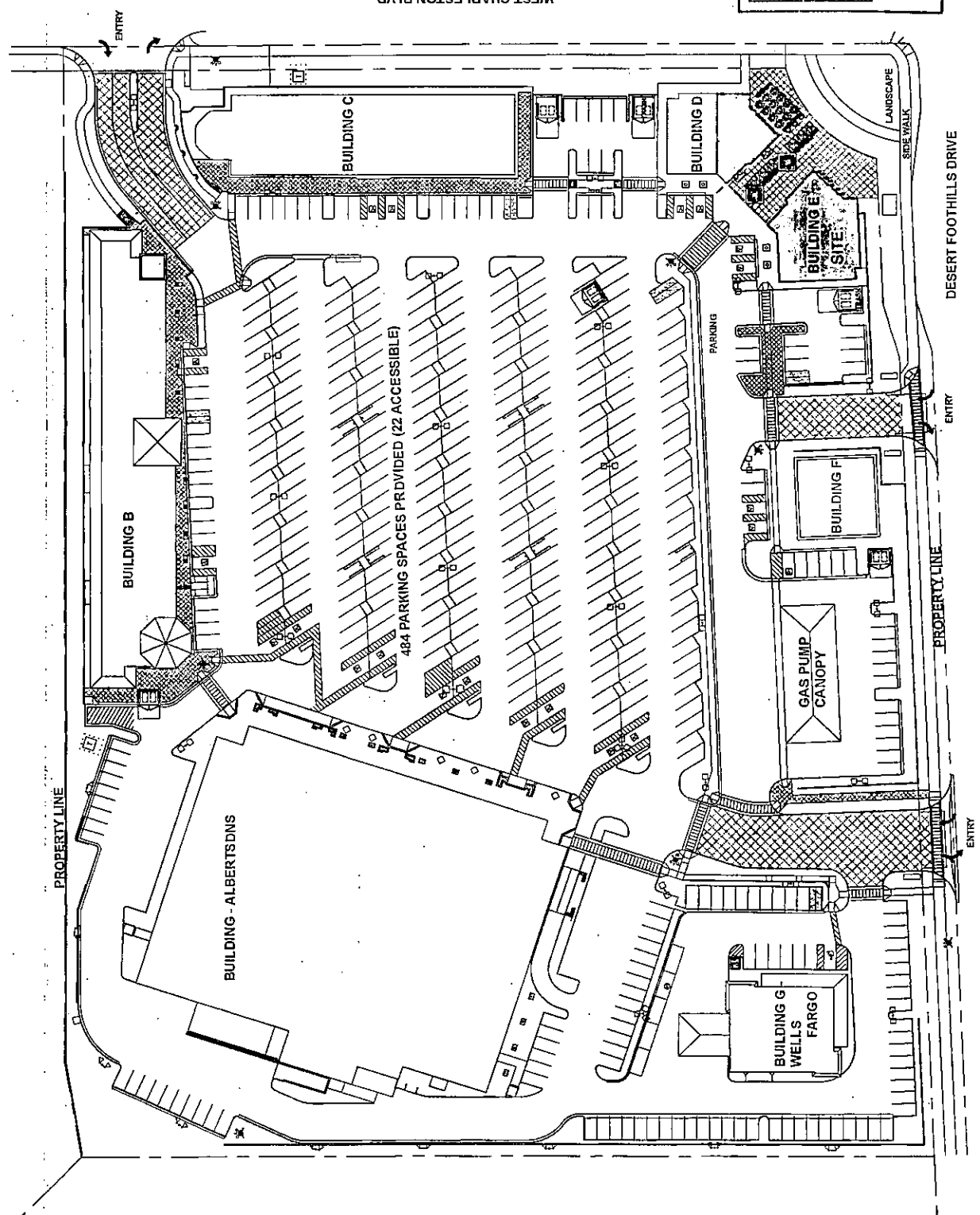
Parking Requirement		Required		Provided	
Use	Gross Floor Area (Square Feet)	Parking Rate	Parking	Parking	Parking
Shopping Center	102,800 S.F.	1:250	412	411	411
Sub Total			412	411	411
SOVA (Existing Handicap)			9	9	9
			421	420	420

*The proposed Supper Club will be located within the Vista Commons Shopping Center



SITE PLAN Las Vegas Department of Planning

SUP-44665
SUP-44667



WEST CHARLESTON BLVD.

KEY NOTES:

RESTAURANT
14710 W CHARLESTON BLVD
BUILDING E
LAS VEGAS, NV 89138

FEB 22 2012

City of Las Vegas
Department of Planning

SUP-44665
SUP-44667



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 9, 2012

The Vista Commons Center, LLC
4350 Von Karman Avenue, 4th Floor
Newport Beach, California 92660

**RE: ABEYANCE - SUP-44667 - SPECIAL USE PERMIT RELATED TO
SUP-44665
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Beers), was considered by the Planning Commission on May 8, 2012.

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

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

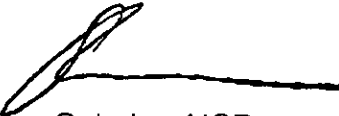
www.lasvegasnevada.gov



The Vista Commons Center, LLC
SUP-44667 - Page Two
May 9, 2012

This action by the Planning Commission on **May 8, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Adam Corrigan
VC Torros, LLC
4100 West Flamingo Road, Suite #1100
Las Vegas, Nevada 89103

Mr. Tom Amick
Keampfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

April 26, 2012

The Vista Commons Center, LLC
4350 Von Karman Avenue, 4th Floor
Newport Beach, California 92660

**RE: ABEYANCE - SUP-44667 - SPECIAL USE PERMIT RELATED TO
SUP-44665
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 8, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 2, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Adam Corrigan
VC Torros, LLC
4100 West Flamingo Road, Suite #1100
Las Vegas, Nevada 89103

Mr. Tom Amick
Keampfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

April 11, 2012

The Vista Commons Center, LLC
4350 Von.Karman Avenue, 4th Floor
Newport Beach, California 92660

**RE: SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Beers), was considered by the Planning Commission on April 10, 2012.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant

This item is scheduled to be heard again at the **May 8, 2012** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Adam Corrigan
VC Torros, LLC
4100 West Flamingo Road, Suite #1100
Las Vegas, Nevada 89103

Mr. Tom Amick
Keampfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



KAEMPFER

CROWELL

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnylaw.com
702.693.4265

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.952.3000
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8380
Fax: 775.882.0257

April 10, 2012

VIA E-MAIL

sgebeke@lasvegasnevada.gov

Steve Gebeke
CITY OF LAS VEGAS PLANNING AND DEVELOPMENT
333 N. Rancho Drive
Las Vegas, NV 89106

*RE: VC TOROS - Toros
SUP-44665 and SUP-44667
Request to Continue items #33 and #34 to 5/8/12 Planning Commission
Agenda*

Dear Steve:

As you know, this office represents the applicant, VC TOROS, LLC, regarding the above-referenced applications. These applications are currently scheduled to be heard by the Planning Commission on Tuesday, April 10, 2012. We are respectfully requesting that this matter be continued to the Tuesday, May 8, 2012 Planning Commission agenda. We are still working to resolve a few lease issues with the landlord on the tenant space.

Please do not hesitate to contact me with any further questions or concerns. Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Thomas D. Amick

TDA/ccd
cc: Adam Corrigan

RECEIVED

APR 10 2012



March 29, 2012

The Vista Commons Center, LLC
4350 Von Karman Avenue, 4th Floor
Newport Beach, California 92660

**RE: SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, April 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Adam Corrigan
VC Torros, LLC
4100 West Flamingo Road, Suite #1100
Las Vegas, Nevada 89103

Mr. Tom Amick
Keampfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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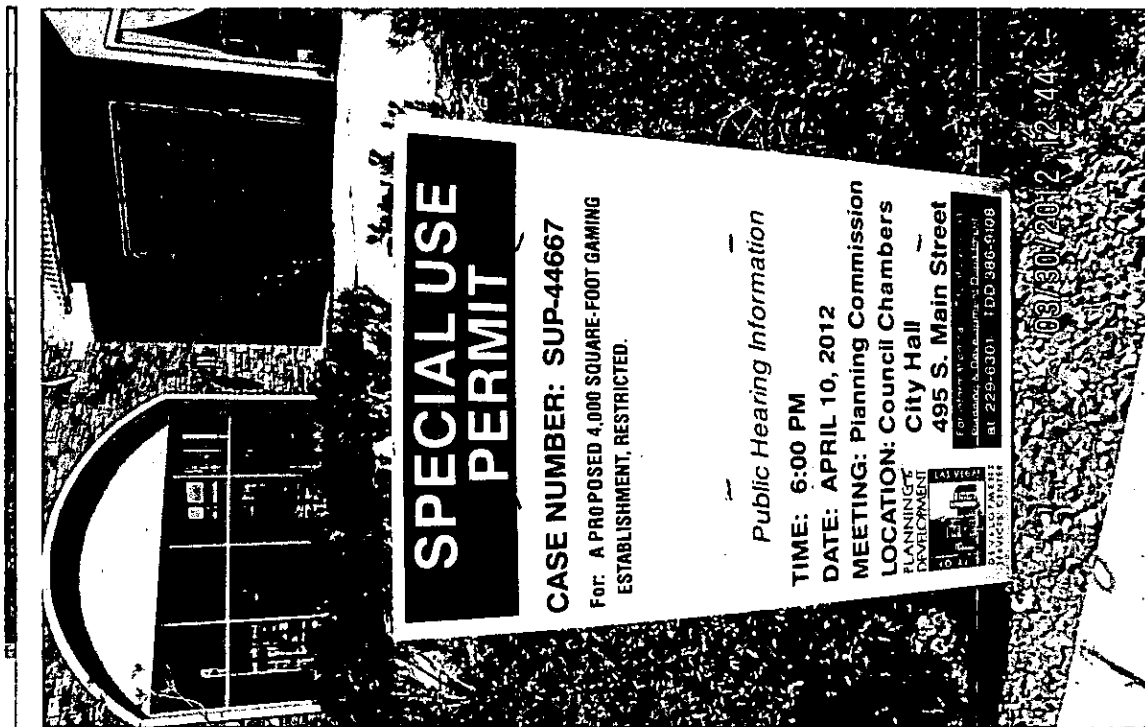
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-44667

MEETING DATE: 4/10/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

3-30-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

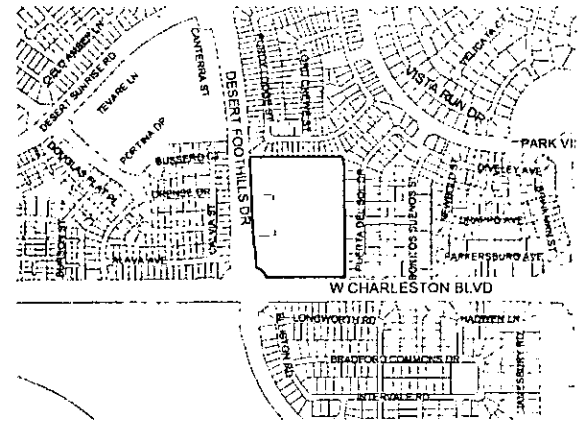
Application Information

SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 Las Vegas, Nevada

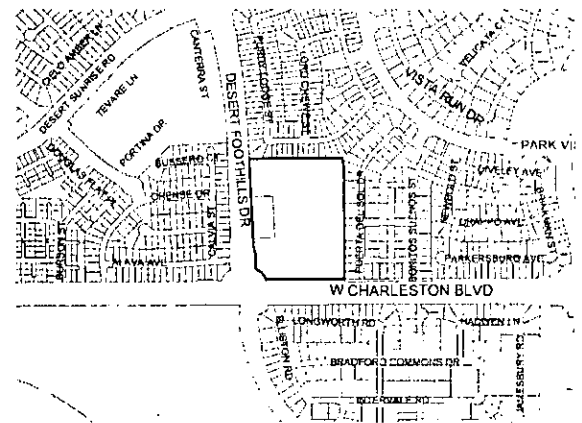
Application Information

SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

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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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



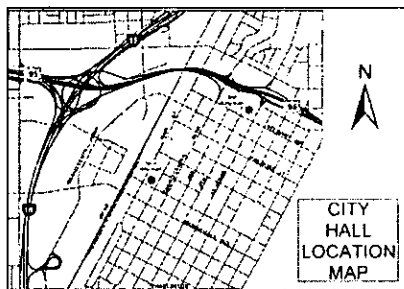
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

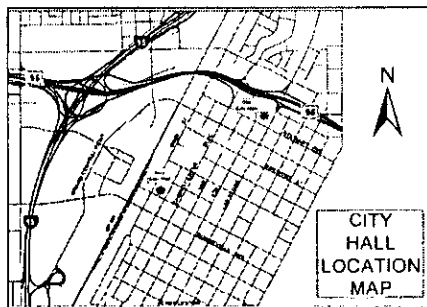
Please use available blank space on card for your comments.

SUP-44665 & SUP-44667

Planning Commission Meeting of 4/10/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44665 & SUP-44667

Planning Commission Meeting of 4/10/2012

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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 14, 2012
Re: **SUP-44667** VC Toros, LLC 11760 W. Charleston Blvd.
Request for a Special Use Permit for a proposed gaming establishment, restricted

COMMENTS:

We have no comment on the Request for a Special Use Permit for a proposed gaming establishment, restricted, at 11760 West Charleston Boulevard.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: April 10, 2012

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

SUP-44667

Capri At The Vistas Neighborhood Watch

Marbella HOA

Paradiso Community Association

Solano HOA

Talaverde HOA

The Granada Palomar Community Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44667

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

PLANNING COMMISSION: **APRIL 10, 2012**

CITY COUNCIL: **MAY 16, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 9, 2012**

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:

Report Date 02/22/2012 02:58 PM

Submitted By

Page 1

A/P # 44667 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2012 08:29	982998	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

SUP-44665 - SPECIAL USE PERMIT RELATED TO SUP-44667 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

Parent A/P #

Project #	44667	Project/Phase Name	TOROS GAMING	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13734818002

Location

Owner/Tenant

Contact ID	AC1863502	Name	VISTA COMMONS CENTER L L C	
Mailing Address	4350 VON KARMAN AVE 4TH FLR	Organization		
City	NEWPORT BEACH	State/Province	CA	
ZIP/PC	92660-2043	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

11700 W CHARLESTON BLVD
LAS VEGAS, 89138-

11700 W CHARLESTON BLVD 190
LAS VEGAS, 89138-

11770 W CHARLESTON BLVD
LAS VEGAS, 89138-

11760 W CHARLESTON BLVD
LAS VEGAS, 89138-

11720 W CHARLESTON BLVD

LAS VEGAS 89138-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 02/22/2012 02:58 PM**Submitted By**

Page 2

Address**Parcel Link****AP Link**11730 W CHARLESTON BLVD
LAS VEGAS, 89138-11710 W CHARLESTON BLVD 110
LAS VEGAS, 89138-11710 W CHARLESTON BLVD 150
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 150
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 120
LAS VEGAS, 89138-11770 W CHARLESTON BLVD 110
LAS VEGAS, 89138-11770 W CHARLESTON BLVD 150
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 140
LAS VEGAS, 89138-11710 W CHARLESTON BLVD 140
LAS VEGAS, 89138-11710 W CHARLESTON BLVD 170
LAS VEGAS, 89138-11710 W CHARLESTON BLVD 130
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 130
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 170
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 175
LAS VEGAS, 89138-11700 W CHARLESTON BLVD 110
LAS VEGAS, 89138-

Report Date 02/22/2012 02:58 PM

Submitted By

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Address

Parcel Link

A/P Link

11700 W CHARLESTON BLVD 180
LAS VEGAS, 89138-

11700 W CHARLESTON BLVD 155
LAS VEGAS, 89138-

11700 W CHARLESTON BLVD 160
LAS VEGAS, 89138-

11710 W CHARLESTON BLVD
LAS VEGAS, 89138-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13734818002

Applicants/Contacts

Primary N Capacity OWNER

Contact ID AC1863502 ☐ Foreign

Effective Expire

Name VISTA COMMONS CENTER L L C

Day Phone Eve Phone

Pager PIN #

Fax Mobile

E-Mail Organization

Address 4350 VON KARMAN AVE 4TH FLR

NEWPORT BEACH, CA 92660-2043

Seasonal Addr Profession

Valid From To

Comments No Comments

CONTACT ADDITIONAL

WORKCARD: Work Card #

0

Expiration Date

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 02/22/2012 02:58 PM**Submitted By**

Page 4

CONTACT REQUIREMENTSLicense # ☐ Percent Owned ☐ Waiver ☐ Health Card ☐ Director Letter ☐ Original Transcripts ☐Orientation Attended ☐

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments Tom Amick

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTSLicense # ☐ Percent Owned ☐ Waiver ☐ Health Card ☐ Director Letter ☐ Original Transcripts ☐Orientation Attended ☐

There are no items in this list

Primary Y Capacity APPL Contact ID AC1995006 ☐ Foreign
Effective Expire
Name VC TOROS, LLC
Day Phone (702)222-4300 x Eve Phone Organization
Pager PIN # Position
Fax (702)251-5421 Mobile Profession
E-Mail
Address 4100 W. FLAMINGO, SUITE 100
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments Adam Corrigan

Report Date 02/22/2012 02:58 PM

Submitted By

Page 5

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
485123 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
485121 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
485133 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
485132 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
485124 FLOOD #1 (FLOOD CONTROL)	Incomplete
485131 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
485122 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
485130 ROW #1 (RIGHT-OF-WAY)	Incomplete
485129 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
485128 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
485127 SURVEY #1 (SURVEY)	Incomplete
485126 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	incomplete
485125 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	

Report Date 02/22/2012 02:58 PM

Submitted By

Page 6

Item Description	Item Status
(PT-SIZE OF NOTIFICATION AREA) (STAFF RECOMMENDATION) Check Licenses Check Children Status Check Open Cases	Not Checked Children Successful 0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/22/2012 08:37	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/22/2012 08:37	30.00
PROCESSING FEE	P	02/22/2012 08:37	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections
There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
485121	DEVCO	1	Incomplete	☐	02/22/2012 14:55			
485122	NEIGH P&S	1	Incomplete	☐	02/22/2012 14:55			
485123	B&S PLAN	1	Incomplete	☐	02/22/2012 14:55			
485124	FLOOD	1	Incomplete	☐	02/22/2012 14:55			
485125	TRAFFIC	1	Incomplete	☐	02/22/2012 14:55			
485126	TEFO	1	Incomplete	☐	02/22/2012 14:55			
485127	SURVEY	1	Incomplete	☐	02/22/2012 14:55			
485128	SID	1	Incomplete	☐	02/22/2012 14:55			
485129	SEWER	1	Incomplete	☐	02/22/2012 14:55			
485130	ROW	1	Incomplete	☐	02/22/2012 14:55			
485131	LAND DEV	1	Incomplete	☐	02/22/2012 14:55			
485132	FIRE ENG	1	Incomplete	☐	02/22/2012 14:55			
485133	ENGDESIGN	1	Incomplete	☐	02/22/2012 14:55			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By JMARSHALL

Modified Date/Time 02/22/2012 08:29

Comments

No Comments

Report Date 02/22/2012 02:58 PM

Submitted By

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SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description Y Laser Print Site Plan
Y Justification Letter Y Laser Print Floor Plan
Y DINA (Not Always Required) Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL				982786	02/22/2012 14:55	
N						

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

Y DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
Y Project of Regional Significance?
N Parent Project link required? is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use

GAMING

N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

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

04/10/2012	PC	SCHEDULED				
------------	----	-----------	--	--	--	--

0 0 0

JMARSHALL	02/22/2012					
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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 02/22/2012 02:58 PM**Submitted By**

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

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	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/22/2012 08:40		0.00
ANN PIERCE, VISTA COMMONS INVESTMENT LLC DBA JOHN CUTTER CK 2935, 702.222.4300 (PRJ 44665, 44667)					

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Gaming

Project Address (Location) 11760 West Charleston

Project Name TOROS Proposed Use Tavern

Assessor's Parcel #(s) 137-34-818-002 Ward # 2

General Plan: existing Summerlin proposed n/a Zoning: existing PC-VC proposed n/a

Commercial Square Footage 6000± Floor Area Ratio

Gross Acres Portion of 10± Lots/Units 1 Density

Additional Information

PROPERTY OWNER The Vista Commons Center, LLC Contact

Address 4350 Von Karman Ave., 4th Floor Phone: Fax:

City Newport Beach State CA Zip 92660

E-mail Address

APPLICANT VC TOROS, LLC Contact Adam Corrigan

Address 4100 W. Flamingo, Suite 1100 Phone: 222-4300 Fax: 251-5421

City Las Vegas State NV Zip 89103

E-mail Address adamc@corrigancompanies.com

REPRESENTATIVE Kaempfer Crowell Contact Tom Amick

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Scott Hamilton

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

Print Name Scott Hamilton

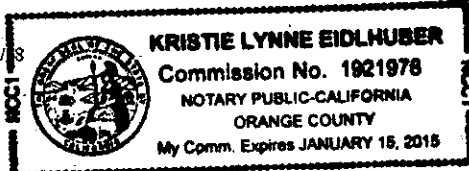
Subscribed and sworn before me

This 16th day of February, 20 12

Kristie Eidlhuber

Notary Public in and for said County and State Orange County California

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-44667</u>
Meeting Date:	<u>4-10-12</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2-22-12</u>
Received By:	<u>J. F. Muel</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.

Envelop Application Packet Application Form.pdf

City of Las Vegas
Department of Planning



1089158.1

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK

tamick@kcnvlaw.com
702.693.4265

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.684.8300
Fax: 775.882.0257

March 7, 2012

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

**Re: Revised Justification Letter – APN 137-34-818-002
Special Use Permit Application
VC TOROS, LLC dba TOROS**

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern) and gaming, within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "TOROS" will be located in an approximately 4,000 square foot inline space on the southeast end of the site within Building E.

TOROS is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Thomas D. Amick

TDA/EED



**SUP-44665
SUP-44667
REVISED**

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

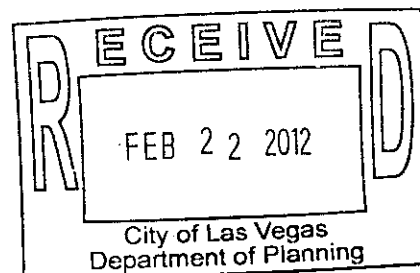
Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements



SUP-44667

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Toro's, located at 11760 W. Charleston Blvd. also known as Assessor's Parcel Number (APN) 137-34-818-002.

This document is being prepared by:

Company Name: Moser Architecture Studio

Address: 5975 Edmond Street
Las Vegas, NV 89178

Contact Person:

Name: Tom Amick

Title: Attorney with Kaempfer Crowell Renshaw Gronauer & Fiorentino

Telephone: 702-792-7000

Fax: 702-796-7181

E-mail: tamick@kcnvlaw.com

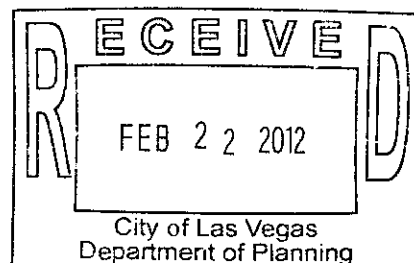
I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: 02/16/2012

Name: Brent Cajthaml



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Toro's

1.b Application #: t.b.d.

1.c Project location: 11760 W. Charleston

1.d Project sponsor

Name: Vista Commons Center LLC

Address: 11700 W. Charleston Blvd.

Telephone: 702-227-9267

1.e G. P. designation: Planned Community Development

1.f Zoning: Planned Community District (P-C)

1.g Project description:

Total site acreage: 10.03 acres

i) Residential

Total units: 0

FAR per Lot: -

Lot Coverage per Lot: -

ii) Hospitality

Total rooms: 0

Total entertainment: 0

iii) Commercial

Total S.F.: Existing

Total FAR: Existing

Total Lot Coverage: Existing

1.h Briefly describe the project's surrounding land use and setting:

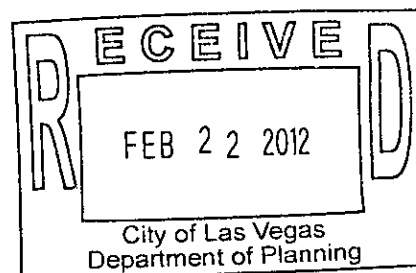
North: Existing Residential zoned P-C

East: Existing Residential zoned P-C

South: Multi Family development zoned P-D

West: CC / Zoned R-U

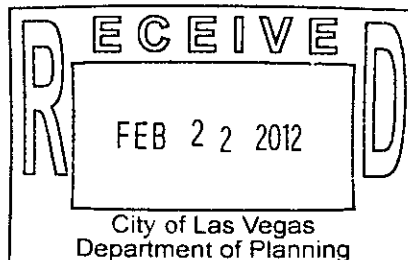
1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):



City of Las Vegas

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The proposed project is an existing Pub/Bar & Lounge in the northwest part of Las Vegas. The project is located at northeast corner of Charleston Boulevard and Desert Foothills, also known as APN 137-34-818-002. The project exists and there are NO modifications being made. DINA is required as part of the Special Use Permit Request as the property is within 500' of Clark County.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: N/A - Existing

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: N/A - Existing

Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

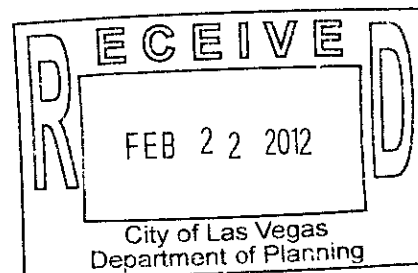
Explain: N/A - Existing

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: N/A - Existing

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

N/A. Refer to approved traffic report. No modifications to site or building. Dina report being issued by special use permit.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 0

Age-restricted units: 0

3.bBa sed upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Linda Rankin Givens Elementary School

Distance from site²: 1.91 miles

Number of pupils: 0 pupils

Junior High/Middle School

School name: Sig Rogich Middle School

Distance from site²: 2.86 miles

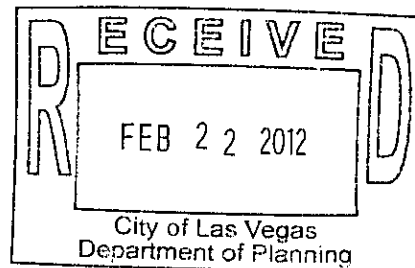
Number of pupils: 0

High School

School name: Palo Verde High School

Distance from site²: 2.47 miles

Number of pupils: 0

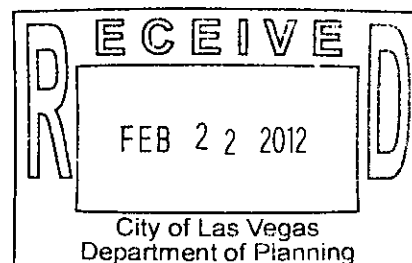
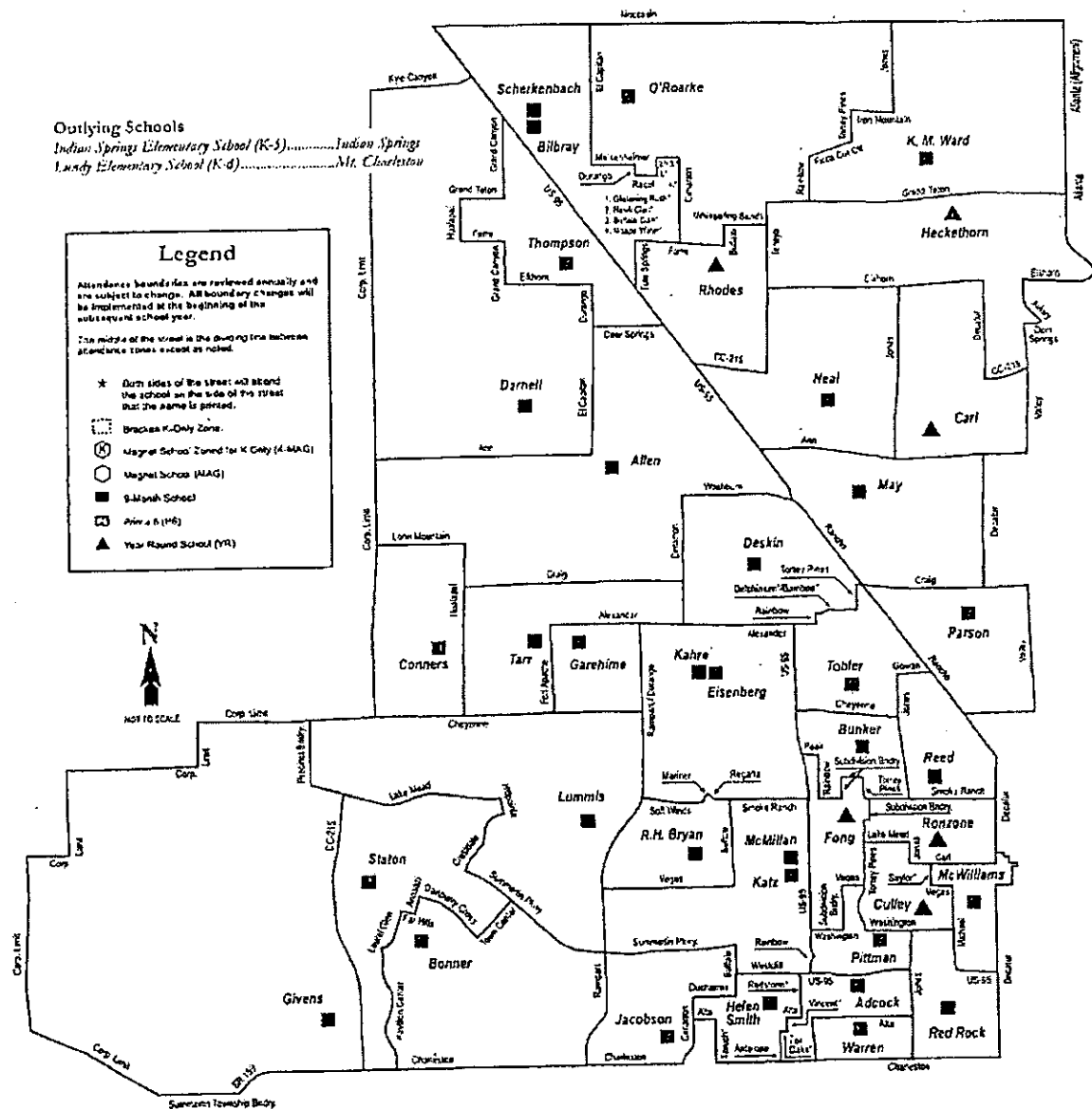


¹ See Exhibit 1

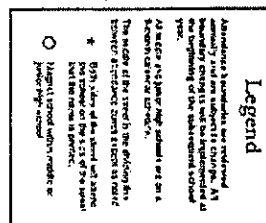
² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

**Clark County School District
2008-09 Elementary School – Northwestern Attendance Boundaries
(K-5th Grades)**

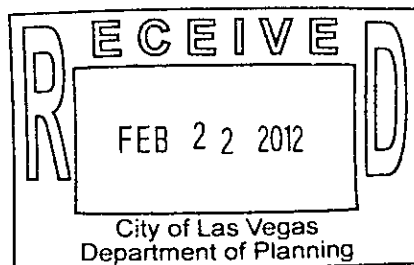


ENVIRONMENTAL IMPACT ASSESSMENT



Page 8 of 24

2008-09 High School – Northern Attendance Boundaries (9-12th Grades)



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: City of Las Vegas Fire Department Station No. 28
Existing/proposed: Existing
Distance from site³: 2.19 miles

Police

Name of the facility: Las Vegas Metropolitan Police Department Northwest Area Command
Existing/proposed: Existing
Distance from site³: 6.54 miles

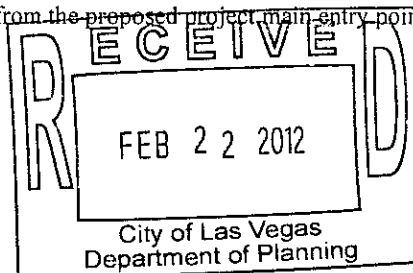
Emergency Services

Name of the facility: Las Vegas Office of Emergency Management
Existing/proposed: Existing
Distance from site³: 12.74 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

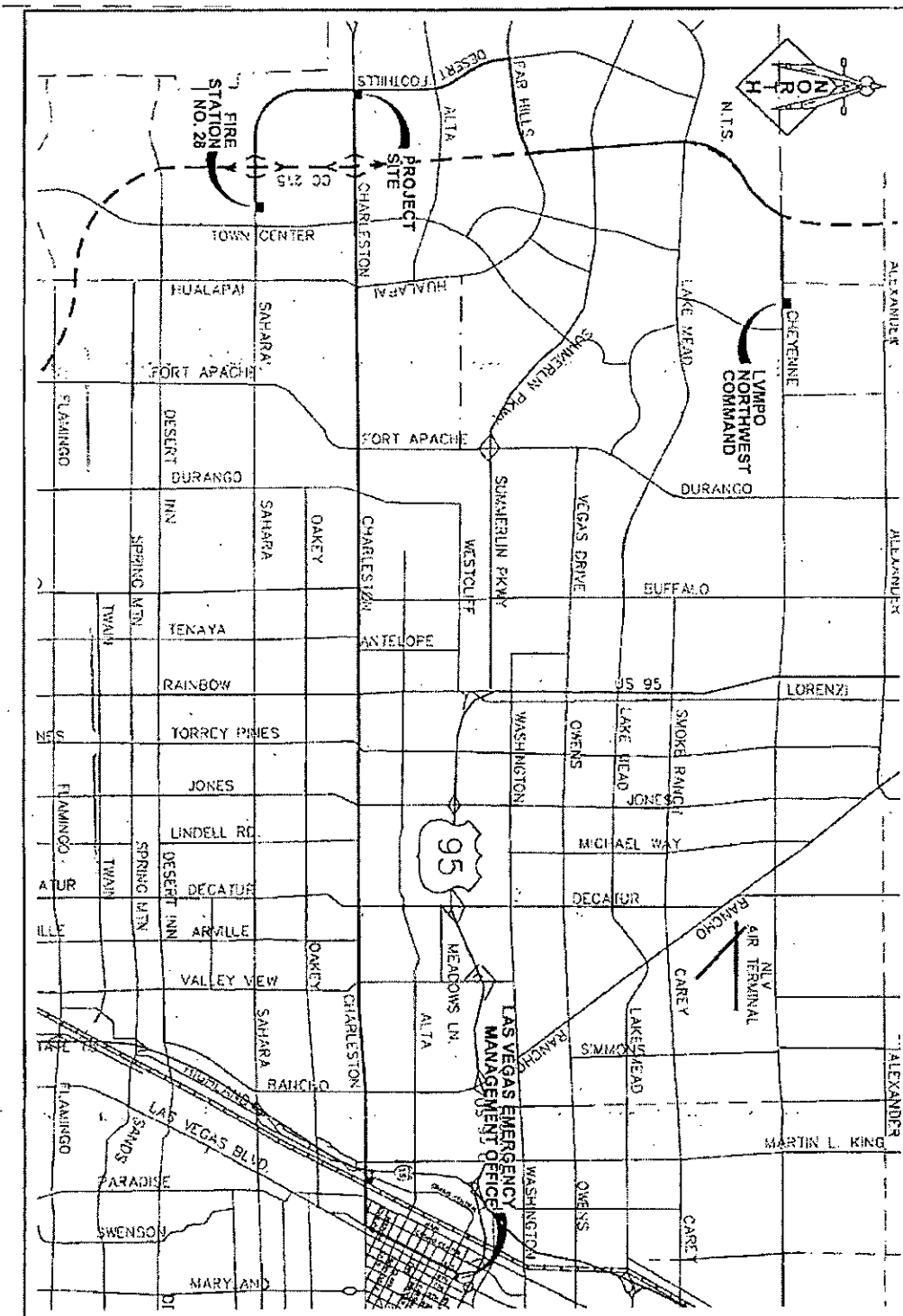
Explain: No. The existing developments adjacent to this site are currently serviced by the above named facilities. It is not expected that the proposed project shall create a significant increase in need for emergency services.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Emergency Service Map



RECEIVED

FEB 22 2012

City of Las Vegas
Department of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No.

- 5.b Would the project displace or eliminate existing housing?

Explain: No.

- 5.c What are the project characteristics, in terms of:

Density: N/A

Height: Single story level with mezzanine

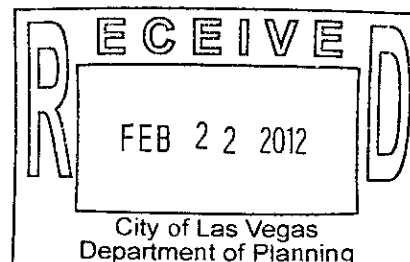
Gated community: N/A

Housing Type: N/A

Home ownership: N/A

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The proposed project shall not provide housing.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Citizens Area Transit (CAT) Route 206 – Charleston

Location: Charleston Boulevard, adjacent to Red Rock Casino Resort

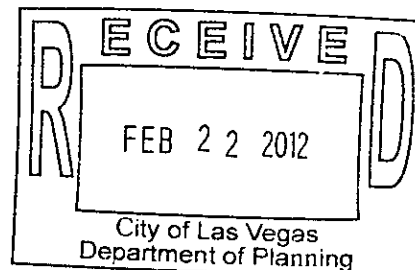
Distance from site⁴: 1 miles

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: It is not expected that this project shall result in a change to the existing mass transit route.

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

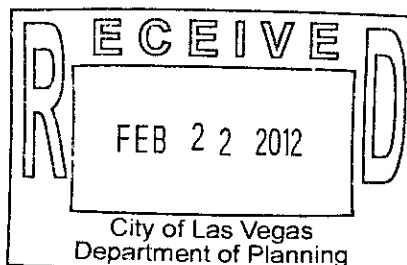
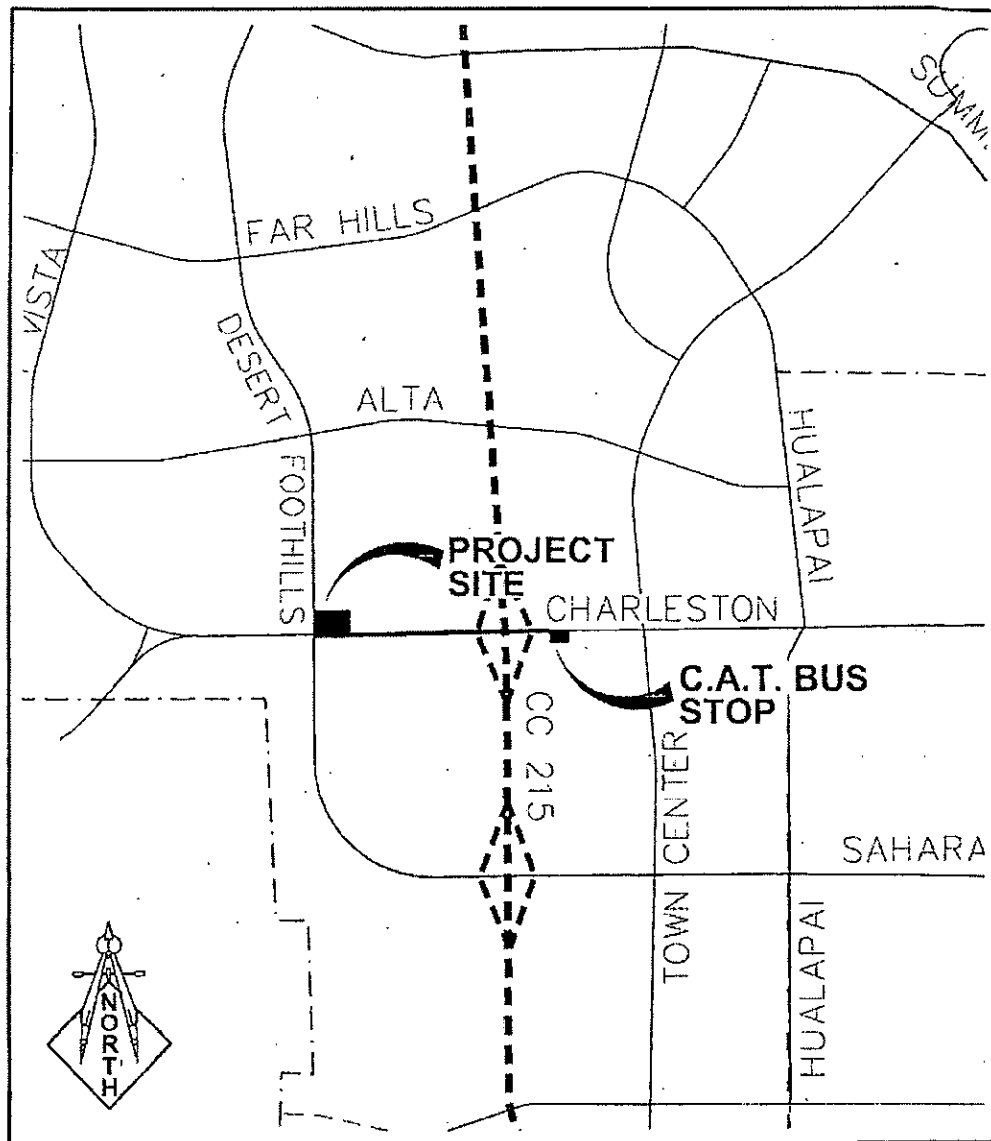
Explain: CAT route 206 is located within the vicinity of the project. However, the nearest bus stop is located approximately one mile east of the site, and an increase in ridership due to the proposed development is not anticipated.



⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Mass Transit Map



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Veteran Memorial Ball Fields

Location: NWC of Alta Drive and Pavilion Center Drive

Distance from site⁷: 2.36 miles

Community Park

Park name: Veterans Memorial Ball Fields

Location: NWC of Alta Drive and Pavilion Center Drive

Distance from site⁷: 2.36 miles

Regional Park

Park name: Veterans Memorial Ball Fields

Location: NWC of Alta Drive and Pavilion Center Drive

Distance from site⁷: 2.36 miles

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

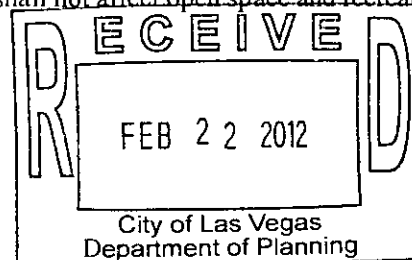
Explain: None.

- 7.c How much public parkland would be included in the proposed project?

Explain: None.

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The project shall neither increase nor decrease open space and recreation, and therefore, shall not affect open space and recreation.



⁵ See Exhibit 2

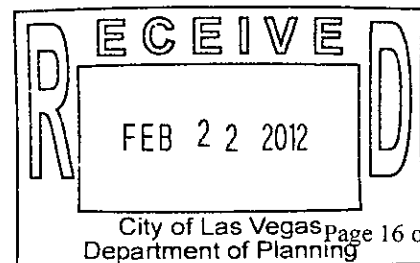
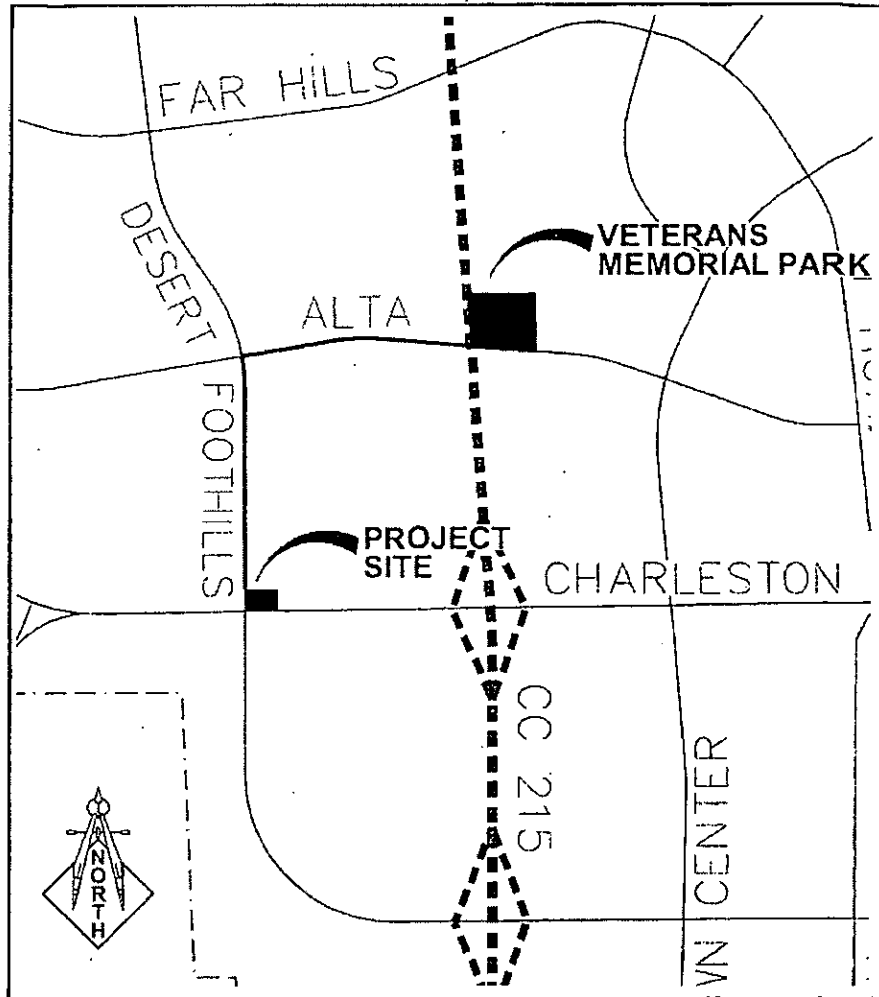
⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Parks and Recreation Map



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No.

8.bW What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: No increase, as structure and associated in fracture, including drainage facilities, are existing.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

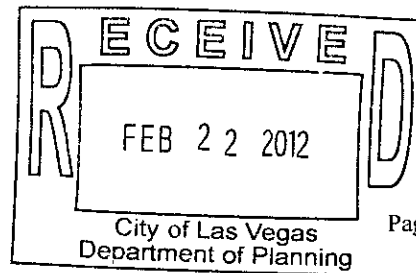
Explain: No, the proposed development is not located within a 100 –year special flood hazard area as mapped on the FEMA FIRM panel. The entire site is located with an area designated by FEMA as Other Areas: Zone “X”. Zone “X” is defined as “Areas determined to be outside the 0.2% annual chance floodplain.” Refer to Attachment E for the FEMA FIRM panel.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

NOTES TO USERS The purpose of this map is to show the location of the project area within the City of Las Vegas. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose.	The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose.
THIS AREA IS SHOWN ON MAP NUMBER 31000C2135 The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose.	THIS AREA IS SHOWN ON MAP NUMBER 31000C2135 The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose. The map is based on the City of Las Vegas map of 1990. The map is not intended to be used for any other purpose.
FIRM PLANNING AND DESIGN CLARK COUNTY PO BOX 1000 LAS VEGAS, NV 89102 DATE: 12/18/2011 BY: [Signature]	LEGEND 1. Project Area 2. City of Las Vegas 3. Clark County 4. Other 5. Other 6. Other 7. Other 8. Other 9. Other 10. Other

RECEIVED

FEB 22 2012

City of Las Vegas
Department of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 **Water Quality**

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Yes. Water service shall be provided to the site by existing facilities located within and adjacent to the Vista Commons commercial center.

9.bW Could the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No, the existing water facilities are expected to have adequate capacity to service the site.

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: N/A – Site Exists



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Yes. Sanitary sewer services shall be provided to the project via existing facilities located within and adjacent to the Vista Commons commercial center.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

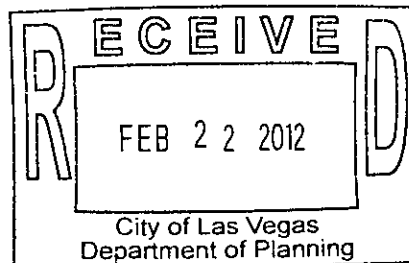
Explain: N/A – Site Exists

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No. The total quantity of sewage effluent generated by the project is not expected to exceed capacity of existing sewer system and wastewater treatment facilities.

10.d Would the proposed project generate any industrial waste?

Explain: No.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

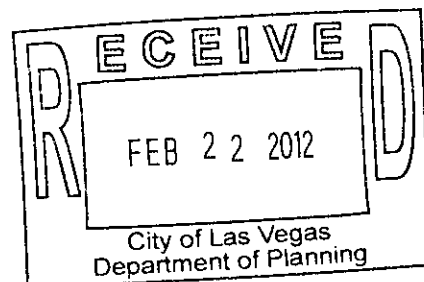
2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

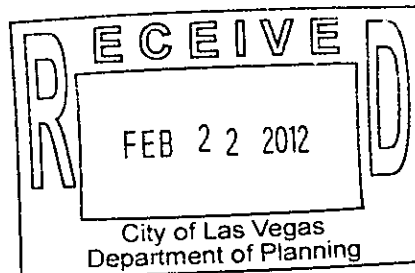
Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

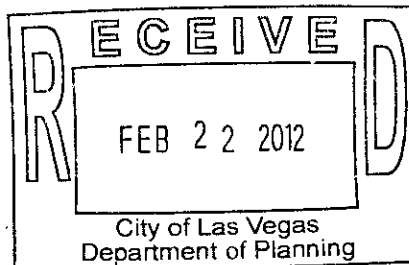
EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

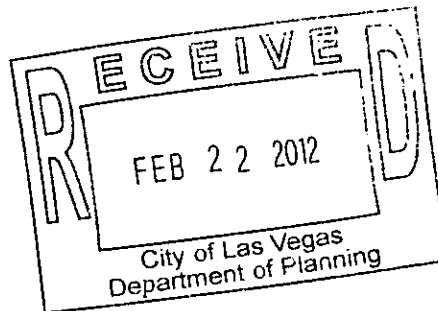
EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87



THE VISTA COMMONS CENTER, LLC

Business Entity Information

Status:	Active	File Date:	1/12/2011
Type:	Foreign Limited-Liability Company	Entity Number:	E0031982011-0
Qualifying State:	DE	List of Officers Due:	1/31/2013
Managed By:		Expiration Date:	
NV Business ID:	NV20111045694	Business License Exp:	1/31/2013

Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	1000 EAST WILLIAM STREET SUITE 204
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

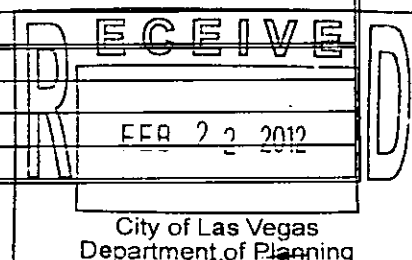
Officers

☐ Include Inactive Officers

Manager - GREG MERAGE MIG REAL ESTATE LLC			
Address 1:	4350 VON KARMAN AVE 4TH FLR	Address 2:	
City:	NEWPORT BEACH	State:	CA
Zip Code:	92660	Country:	
Status:	Active	Email:	

Actions/Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20110029698-78	# of Pages:	1
File Date:	1/12/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110306055-83	# of Pages:	1
File Date:	4/25/2011	Effective Date:	
11-12			
Action Type:	Annual List		
Document Number:	20120044946-22	# of Pages:	1
File Date:	1/23/2012	Effective Date:	
12-13			



**LIMITED LIABILITY COMPANY AGREEMENT
OF
THE VISTA COMMONS CENTER, LLC**

This LIMITED LIABILITY COMPANY AGREEMENT (this "Agreement") dated as of January 5, 2011 is entered into by MIG Retail Properties I, LLC, a Delaware limited liability company, as sole equity member (the "Member") of the Company. Capitalized terms used and not otherwise defined herein have the meanings set forth on Schedule A, hereto:

The Member, by execution of this Agreement, hereby forms the Company as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del. C. 18-101 et seq.), as amended from time to time (the "Act"), and this Agreement, and the Member hereby agrees as follows:

SECTION 1. Name. The name of the limited liability company formed hereby is The Vista Commons Center, LLC (the "Company").

SECTION 2. Principal Business Office. The principal business office of the Company shall be located at 4350 Von Karman Avenue, 4th Floor, Newport Beach, CA 92660, or such other location as may hereafter be determined by the Member.

SECTION 3. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o National Registered Agents, Inc., 160 Greentree Drive, Suite 101, Dover, County of Kent, Delaware 19904. The address of the registered office of the Company in the State of Nevada is c/o National Registered Agents, Inc. of NV, 1000 East William Street, Suite 204, Carson City, County of Carson City, Nevada 89701. At any time, the Member may designate another registered office.

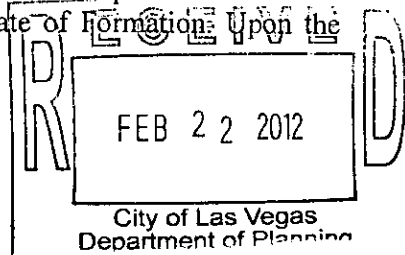
SECTION 4. Registered Agent. The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is: National Registered Agents, Inc., 160 Greentree Drive, Suite 101, Dover, County of Kent, Delaware 19904. The address of the registered office of the Company in the State of Nevada is c/o National Registered Agents, Inc. of NV, 1000 East William Street, Suite 204, Carson City, County of Carson City, Nevada 89701. At any time, the Member may designate another registered agent.

SECTION 5. Members.

(a) The mailing address of the Member is set forth on Schedule B attached hereto. The Member was admitted to the Company as a member of the Company on January 5, 2011.

(b) The Member may act by written consent.

SECTION 6. Certificates. L. Bruce Fischer, an "authorized person" within the meaning of the Act, has executed, delivered and filed the Certificate of Formation. Upon the



filing of the Certificate of Formation with the Secretary of State of the State of Delaware, his powers as an "authorized person" ceased. The Member thereupon became the designated "authorized person" and shall continue as the designated "authorized person" within the meaning of the Act. The Member, the Manager or an Officer shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in Delaware and in any other jurisdiction in which the Company may wish to conduct business.

The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate of Formation as provided in the Act.

SECTION 7. Purposes.

Notwithstanding anything to the contrary in this Agreement or in any other document governing the formation, management or operation of the Company, the sole purpose to be conducted or promoted by the Company is to engage exclusively in the following activities:

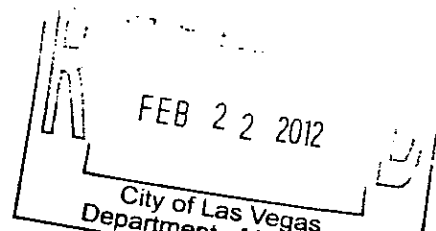
- (a) to acquire, own, hold, finance, operate, and maintain the real property located in the City of Las Vegas, County of Clark, State of Nevada and commonly referred to as "Vista Commons";
- (b) to conduct its business for any and all purposes relating to the above allowed under the Act and under the laws of the State of Delaware; and
- (c) to engage in any lawful act or activity and to exercise any powers permitted to limited liability companies organized under the laws of the State of Delaware that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above mentioned purposes.

SECTION 8. Powers. The Company, the Manager and the Officers of the Company on behalf of the Company, (i) shall have and exercise all powers necessary, convenient or incidental to accomplish its purposes as set forth in Section 7 and (ii) shall have and exercise all of the powers and rights conferred upon limited liability companies formed pursuant to the Act.

SECTION 9. Management.

(a) Manager. The business and affairs of the Company shall be managed by or under the direction of the Person designated by the Member as the Manager. The Member hereby designates MIG Real Estate, LLC as the initial Manager. The Company shall compensate the Manager for its services in the management of the Company as determined by the Member. The Company shall reimburse the Manager for all ordinary and necessary out-of-pocket expenses incurred by the Manager on behalf of the Company.

(b) Powers. The Manager shall have the power to do any and all acts necessary, convenient or incidental to or for the furtherance of the purposes described herein,



IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Limited Liability Company Agreement as of the date first above written.

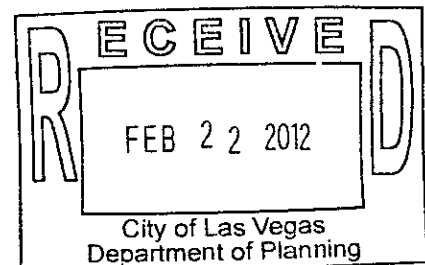
MEMBER:

MIG RETAILPROPERTIES I, LLC,
a Delaware limited liability company

By: MIG REAL ESTATE, LLC,
a Delaware limited liability company,
its Manager

By: _____

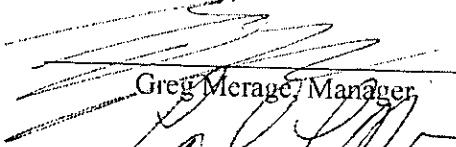
Greg Merage,
its Manager

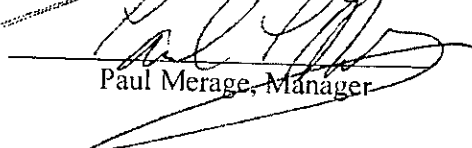


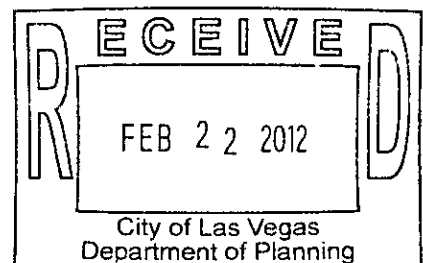
**WRITTEN CONSENT OF MIG REAL ESTATE, LLC
FOR
ADOPTION OF LEGAL PROTOCOLS FOR MIG REAL ESTATE, LLC**

The undersigned, the managers of MIG Real Estate, LLC, a Delaware limited liability company (the "Company"), do hereby consent to and adopt the Legal Protocols For MIG Real Estate, LLC (last updated January 23, 2012), as attached hereto as Schedule I, as the Legal Protocols of the Company.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent as of the 23rd day of January, 2012.


Greg Merage, Manager

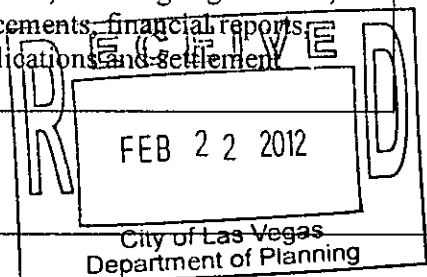

Paul Merage, Manager



**SCHEDULE I TO WRITTEN CONSENT OF MIG REAL ESTATE, LLC FOR
ADOPTION OF LEGAL PROTOCOLS FOR MIG REAL ESTATE, LLC**

**LEGAL PROTOCOLS FOR MIG REAL ESTATE, LLC
(last updated January 23, 2012)**

Matter	Protocol
MIG Real Estate, LLC:	<u>Purpose:</u> MIG Real Estate, LLC ("MIG Real Estate") will generally be the employer of all MIG real estate personnel and the manager of all MIG real estate related entities. <u>Management:</u> The managers of MIG Real Estate are Greg Morage and Paul Morage. <u>Officers:</u> Greg Morage is the Chief Executive Officer of MIG Real Estate. There are currently no other officers of MIG Real Estate. <u>Execution of Contracts:</u> Greg Morage is the only person who should be executing a contract for MIG Real Estate, LLC.
MIG Real Estate Services, LLC:	<u>Formation:</u> MIG Real Estate will form and engage MIG Real Estate Services, LLC ("MIG Services") to perform certain underwriting, acquisition, leasing, asset management, finance, accounting, general & administrative and loan services for MIG Real Estate, LLC ("MIG Real Estate"). <u>Ownership and Management:</u> MIG Real Estate will be the sole member and manager of MIG Services. <u>Officers:</u> MIG Services will initially have the following officers (each a "MIG Services Officer"): [REDACTED] [REDACTED] Scott Hamilton (Vice-President), [REDACTED] [REDACTED]. The term of office of each MIG Services Officer will generally be reviewed and renewed on an annual basis. <u>Execution of Contracts:</u> A MIG Services Officer may only execute contracts that have been authorized (e.g., authorized letters of intent, purchase and sale agreements, consulting agreements, due diligence engagement agreements, brokerage agreements, service agreements, property management agreements, financial reports, certifications, insurance applications, loan applications and settlement statements, etc.).



APN NO.: 137-34-818-002
Recording Requested by:
Stewart Title of Nevada
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Scott A. Meyerhoff
Sherry Meyerhoff Hanson & Crance LLP
610 Newport Center Drive, Suite 1200
Newport Beach, California 92660-6445

MAIL TAX STATEMENTS TO:
The Vista Commons Center, LLC
4350 Von Karman Avenue, 4th Floor
Newport Beach, California 92660-6445

Inst #: 201101240002949
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$123676.00 Ex: #
01/24/2011 03:20:56 PM
Receipt #: 651935
Requestor:
STEWART TITLE LAS VEGAS WAR
Recorded By: ARO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

(Space above line for Recorder's use)

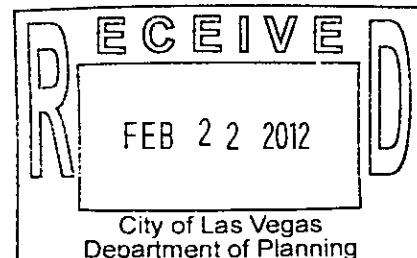
GRANT BARGAIN AND SALE DEED

As of this 21st day of January, 2011, Vista Commons, LLC, a Delaware limited liability company, "Grantor," does hereby Grant, Bargain, Sell, and Convey to The Vista Commons Center, LLC, a Delaware limited liability company "Grantee", the real property in the County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, including water rights of all kinds.

SUBJECT TO:

1. Unpaid general taxes for the current fiscal tax year; and
2. All covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements recorded against the Land prior to or concurrently with this deed, and all other matters of record or apparent upon inspection of the Land.

[remainder of page intentionally left blank;
signatures appear on following page]



[SIGNATURE PAGE TO GRANT BARGAIN AND SALE DEED]

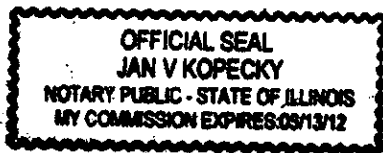
VISTA COMMONS, LLC,
a Delaware limited liability company

By: Joel Bayer
Authorized Signatory
Joel Bayer

STATE OF ILLINOIS

COUNTY OF COOK

This instrument was acknowledged before me on January 19, 2011 by JOEL BAYER
as Authorized Signatory of Vista Commons, LLC, a Delaware limited liability company.



Jan V Kopecky
NOTARY PUBLIC

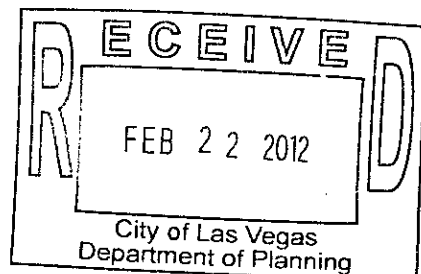


EXHIBIT "A"
TO GRANT BARGAIN AND SALE DEED

DESCRIPTION OF PROPERTY

Lot One (1) as shown by map thereof on file in Book 131 of Plats, page 54, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of Lot 1 of the Final Map of "Summerlin Village 20 Parcel A" as shown by map thereof on file in Book 131, page 54 of Plats, in the Clark County, Nevada, Recorder's Office, lying within the Southeast quarter (SE "V4) of Section 34 and the Southwest Quarter (SW "V4) of Section 35, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Northwest corner of said Lot 1;

thence along the West line thereof, South 02°40'58" East, 256.97 feet to the Point of Beginning;

thence departing said West line, from a tangent bearing North 86°02'20" East, curving to the right along the arc of a 25.00 foot radius curve, concave Southerly, through a central angle of 01°17'42", an arc length of 0.57 feet;

thence North 87°19'02" East, 114.11 feet;

thence curving to the right along the arc of a 60.00 foot radius curve, concave Southerly, through a central angle of 19°40'17", an arc length of 20.60 feet;

thence South 73°00'41" East, 10.85 feet;

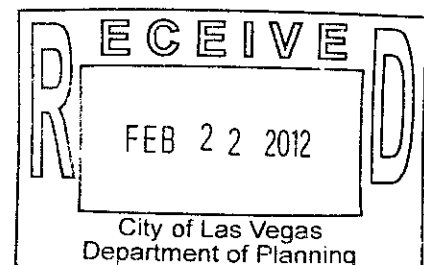
thence South 02°40'58" East, 267.84 feet;

thence South 87°19'02" West, 139.61 feet;

thence curving to the right along the arc of a 30.00 foot radius curve, concave Northerly, through a central angle of 10°31'21", an arc length of 5.51 feet to an intersection with the aforementioned West line of Lot 1;

thence along said West line, North 02°40'58" West, 274.49 feet to the Point of Beginning.

Property Address: 11700 W. Charleston Blvd.
Las Vegas, Nevada



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 137-34-818-002
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 24,250,000.00

\$ _____
\$ \$123,675.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature: Amy W. Mahone

Amy W. Mahone

Capacity: Attorney for Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Vista Commons, LLC
Address: 110 N. Wacker Drive
City: Chicago
State: Illinois Zip: 60606

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Vista Commons Center, LLC
Address: 4350 Von Karman Ave., 4th Floor
City: Newport Beach
State: California Zip: 92660

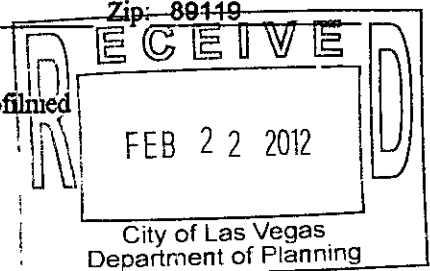
COMPANY REQUESTING RECORDING

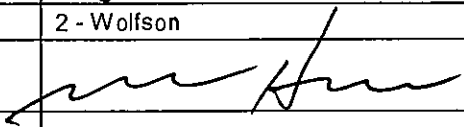
Print Name: Stewart Title of Nevada
Address: 376 E Warm Springs Road, Suite 119
City: Las Vegas

Escrow #: 1035053-LJJ

State: NV Zip: 89119

As a public record this form may be recorded/microfilmed



Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)			
Item Required					
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)		Fees	
				Application	Notification
				Recordation	Sub-Total
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")		
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS			
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			
☐	☒	Cop(ies) of approval letter(s) for			
				Grand Total All Fees:	\$ 2310.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
☒	☐	SITE PLAN		TOTAL REQUIRED FOR ALL APPLICATIONS	
		North arrow, scale, and vicinity map		Folded Plans (5, plus 1 per application): 7	
		All property lines and present dimensions labeled		Colored, Rolled Plans: 2	
		All building setbacks labeled		Reduced Copy (8-1/2"x11" B/W; 1 per application): 2	
		All adjacent existing land uses and street names labeled		NOTES:	
		All points of ingress and egress shown			
		ADA accessibility requirements shown/labeled			
		Parking standard(s) utilized: Shopping Center			
		Parking space count and typical dimensions labeled			
		# regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	FLOOR PLANS		TOTAL REQUIRED FOR ALL APPLICATIONS	
		Scale and building dimensions labeled		Folded Plans (1 per application): 2	
		North arrow and scale		Rolled Plans: 2	
		All building entrances/exits shown		Reduced Copy (8-1/2"x11" B/W; 1 per application): 2	
		Use of all rooms noted/labeled		NOTES:	
		Maximum Occupancy (per I.B.C.)			
		Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
APN(s): 137-34-818-002		Application Type: Special Use Permit		Special Use Permit	
Location: 11740 W. Charleston Blvd.		Application Purpose: Pub, Bar, or Lounge and Gaming			
Ward: 2 - Wolfson		Pre-App. Meeting Date: 02/08/12			
Planner's Signature: 		Submittal Deadline: 02/23/12 - no later than 2:00 pm			
Planner: Mike Howe, Planner II - 229-6821		Earliest PC / CC Meeting Dates: 04/10/12 PC - 05/16/12 CC (Cycle 4)			
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.					

RECEIVED
 FEB 22 2012
 City of Las Vegas
 Department of Planning



DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: Toro's Pub, Bar and Lounge w/ Gaming

APN(s):	13734818002	Pre-app Date:	02/18/12
Location:	11760 W. Charleston Blvd	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	2 - Wolfson	Acres:	10.3
		Time:	2:00 p.m.

Ownership Info:	VISTA COMMONS CENTER L L C 4350 VON KARMAN AVE 4TH FLR NEWPORT BEACH CA 92660-2043	Last Change of Ownership Date:	01/24/11
	Phone: (702)-	Fax: (702)-	Email:

Applicant Info:	TORO'S PUB	Phone: (702)-	Fax: (702)-	Email:
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Representative Info:	Anne Pierce/Tom Amick Kaempfer Crowell Renshaw Groneur & Fiorentino	Phone: (702)-792-7000	Fax: (702)-796-7181	Email: amp@kcnvlaw.com
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Use:	Existing:	Shopping Center
	Proposed:	Addition of Pub & Gaming
General Plan:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Zoning:	Existing:	P-C [Planned Community (Village Center Summerlin Land Use Designation)]
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Summerlin	
	Special Land Use Designation (per plan, if applicable): Village Center District	

☒ **Meeting** ☐ **Email** ☐ **Conversation Record** ☐ **Telephone Record**

Between **CLV Planning Representative:** Mike Howe, Planner II (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Ann Pierce	Kaempfer Crowell Renshaw Groneur & Fiorentino			
2.				
3.				
4.	CLV - Planning			
5.	CLV - Planning / Business License	229-6321	383-0769	
6.	CLV - PW - Dev Co	229-6578	474-7599	
7.	CLV - PW - Traffic	229-6901 / 6880		
8.	CLV - PW - Flood	229-6541	382-8551	
9.	CLV - Building and Safety	229-6251	382-1731	
10.	CLV - Fire and Rescue	229-0366	229-0124	
11.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant seeks a Pub Bar & Lounge and Gaming in the Village Center District of Summerlin, at 11760 W. Charleston BL (Bldg E).
2. Two SUPs are required for both Pub and Gaming.
3. A Special Use Permit (SUP-43724) for a Pub, Bar or Lounge at 1170 W. Charleston BL. Suite #150 is scheduled to be heard at the 2/14/12 Planning Commission. Staff recommends approval.
- 4.
5. Summerlin Development Standards do not require distance separation per Title 19, so no waivers are required. However, protected and like uses as defined by Title 19.12 that are located within 1,500 feet of the subject will be noted in the staff report for consideration for approval.
6. A detailed parking analysis table based on the Summerlin Development Standards Section 3. Include all uses located in the Vista Commons Center. A Variance may be required if all required parking is not provided. Per CRG-6661, 91 spaces are required for buildings D & E (for Pubs, Bar, and Lounges).
7. Required Parking = 1 space per 50 s.f. of public seating and waiting area, including outdoor seating/eating areas, + 1 space per 200 s.f. of remaining gross floor area, with a minimum of 10 spaces
8. The requests for these SUPs qualify as Projects of Regional Significance (PRS) as the subject site is located within 500 feet of the City/Clark County limits just south of Charleston Boulevard.