



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) _____

Project Name Skye Canyon Proposed Use _____

Assessor's Parcel #(s) 126-12-000-001 Ward # 6

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Section 12, LLC Contact Chris Armstrong

Address 11411 Southern Highlands Parkway, #300 Phone: 7022206565 Fax: 7022206566

City Las Vegas State NV Zip 89141

E-mail Address carmstrong@olympiacompanies.com

APPLICANT Ninety Five Management LLC Contact Chris Armstrong

Address 11411 Southern Highlands Parkway #300 Phone: 7022206565 Fax: 7022206566

City Las Vegas State NV Zip 89141

E-mail Address carmstrong@olympiacompanies.com

REPRESENTATIVE Same as Applicant Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

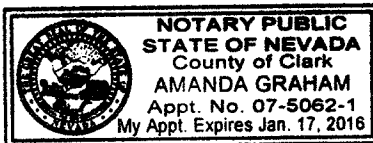
Print Name Chris Armstrong

Subscribed and sworn before me

This 26th day of August, 2015

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	VAC-60970
Meeting Date:	<u>10/13/15</u>
Total Fee:	<u>\$1030.00</u>
Date Received:	<u>8/26/15</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-60970** APN: 126-12-000-001

Name of Property Owner: Section 12 LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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

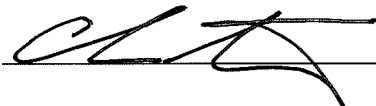
☒ No

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): _____

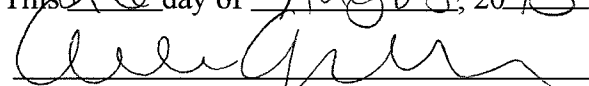
APN: _____

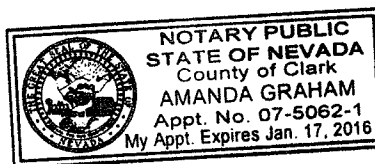
Signature of Property Owner: 

Print Name: Chris Armstrong

Subscribed and sworn before me

This 26th day of August, 2015


Notary Public in and for said County and State



RECEIVED
AUG 26 2015

Legal Description

Being those portions of BLM right-of-way grant N-77772 recorded August 9, 2005 in Book 20050809 Instrument Number 0004146 of Clark County, Nevada official records, lying within Section 12, Township 19 South, Range 59 East, and Section 6, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County Nevada.

Further excepting therefrom any and all areas formerly offered for dedication as public right-of-way by separate document.

VAC-60970

RECEIVED
AUG 26 2015



August 25, 2015

City of Las Vegas
Planning & Development Department
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Peter Lowenstein

Re: Sheep Mountain Parkway ROW Grant (BLM Grant#N-77772) Previous Application VAC-42250

Dear Mr. Lowenstein,

Please accept this letter in support of a new application for a previously approved Vacation application (VAC-42250). Ninety Five Management, LLC, in its capacity as authorized Manager of the Skye Canyon Master Planned Community and related property owners is requesting to vacate portions of the Sheep Mountain Parkway right-of-way grant. This application was previously approved at the November 16, 2011 City Council hearing subject to granting rights-of-way. As the applicant, we are requesting the same vacation, however, we are requesting easements be granted, as opposed to the granting of public rights-of-way as required by the approval and separate agreement. We have been working with City of Las Vegas Staff on the process of this application. As master developers of Skye Canyon we would like to provide the necessary infrastructure to support the development of the project in a manner that is both efficient and flexible.

The previous application requested the vacation of 50.13 acres of the ROW grant, and is indicated by the previous staff report, are not needed under the modifications to the Development Agreement.

We respectfully request your favorable recommendation of our request and are here to answer any questions.

Should you have any questions or require additional information, please contact me directly.

Sincerely,

Chris Armstrong
VP Development

RECEIVED
AUG 26 2015

VAC-60970

11411 Southern Highlands Parkway, Suite 300, Las Vegas, Nevada 89141
Phone (702) 220-6565 Facsimile (702) 220-6566

**WRITTEN CONSENT
OF THE MANAGING MEMBER OF
ROYAL ELK INVESTMENTS LLC**

February 18, 2014

The undersigned, being managing member (the "**Managing Member**") of Royal Elk Investments LLC, a Delaware limited liability company (the "**Company**"), acting pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended (the "**Act**") and the Second Amended and Restated Limited Liability Company Agreement of the Company dated as of November 8, 2013 (the "**Operating Agreement**"), authorize and adopt the following resolutions:

WHEREAS, pursuant to Section 8 of the Operating Agreement, the Managing Member manages the business and affairs of the Company and pursuant to Section 9 of the Operating Agreement, the Managing Member is authorized to appoint officers of the Company;

WHEREAS, the Company is the sole member of each of Eastland LLC, a Delaware limited liability company ("**Eastland**"), Section 12 LLC, a Delaware limited liability company ("**Section 12**"), Northland LLC, a Delaware limited liability company ("**Northland**"), MF Land LLC, a Delaware limited liability company ("**MF Land**"), East of 95 LLC, a Delaware limited liability company ("**East 95**") and G Land LLC, a Delaware limited liability company ("**G Land**" and together with Eastland, Section 12, Northland, MF Land and East 95, the "**Land Subsidiaries**"), and pursuant to the operating agreements of each of the Land Subsidiaries, the member is authorized to appoint officers of such company;

WHEREAS, the undersigned, being the Managing Member of the Company, hereby consents to the adoption of the following resolutions and directs that this consent (this "**Consent**") be filed with the minutes of the Company and each of the Land Subsidiaries:

NOW, THEREFORE, BE IT RESOLVED, that the following named persons be, and each of them hereby is, ratified, confirmed and approved to serve, effective as of the date of this Consent, in the offices of each of the Company and each of the Land Subsidiaries set forth opposite their respective names until their resignation or removal, or until their successors shall be duly elected and qualified:

Marc Bolduc

Christopher Armstrong

Authorized Signatory
Authorized Signatory

FURTHER RESOLVED, that each of the Authorized Signatories be, and each of them is hereby, authorized, empowered and directed to prepare, execute and deliver, acknowledge, file and record any and all such agreements, instruments and documents necessary in connection with the day to day administration of the business of each of the Company and each of the Land Subsidiaries (including, but not limited to, maps, applications, permits, approvals, submissions, and other normal and customary documents in the administration of each of the Company's and each of the Land Subsidiaries' day to day affairs), to seek necessary approvals and to take or cause to be taken any and all such other actions as such officers shall deem necessary, appropriate or

A.P.N.: 126-12-000-001

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

SECTION 12 LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

MAIL TAX STATEMENTS TO:

SECTION 12 LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

RPTT: 0

(Space above Line for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

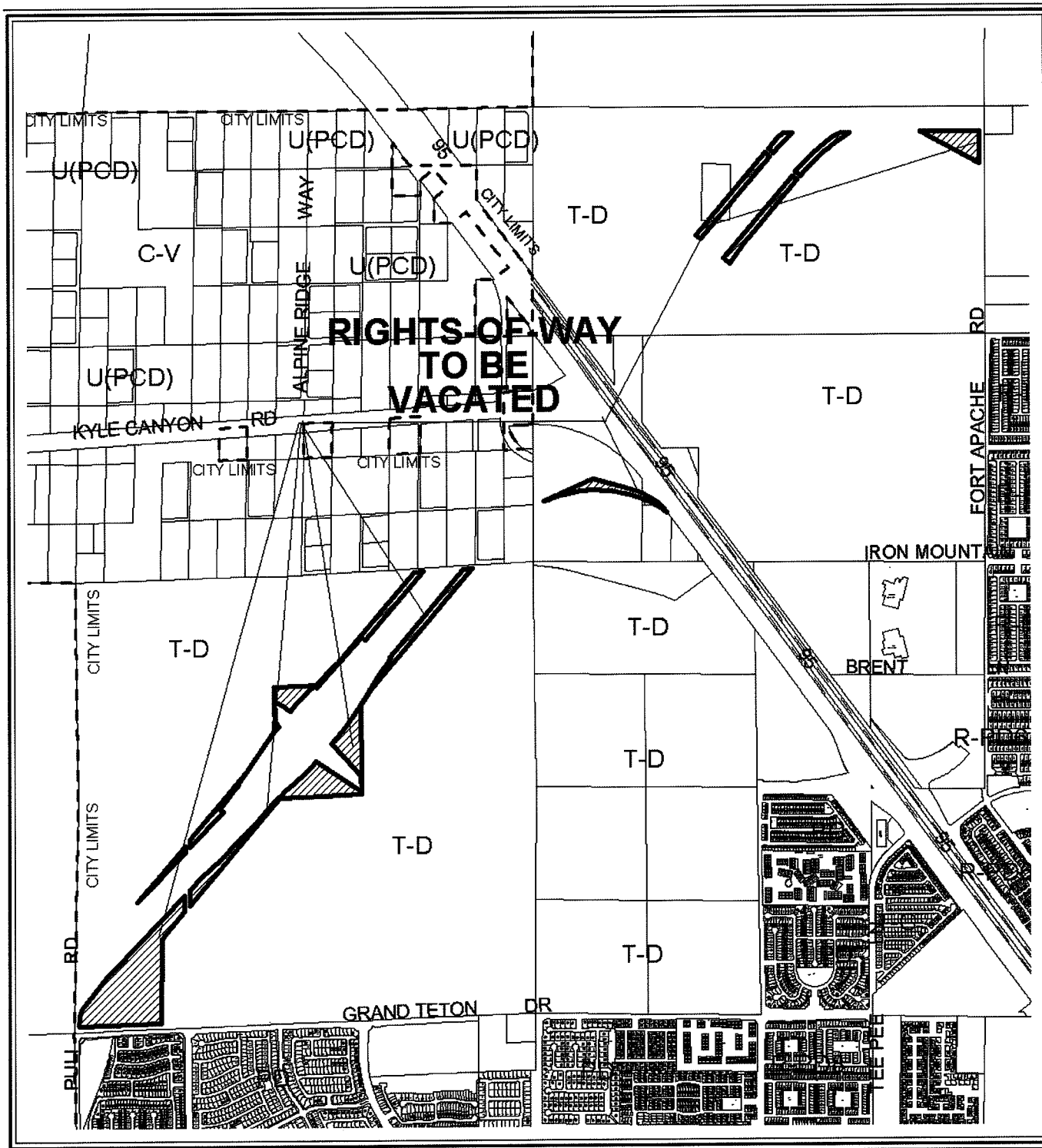
THIS INDENTURE WITNESSETH: That KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to SECTION 12 LLC, a Delaware limited liability company ("Grantee"), that certain real property (the "Real Property") situated in Clark County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. All general and special taxes for the fiscal year; and
2. Encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements now existing of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Inst #: 201311070003068
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #001
11/07/2013 01:32:56 PM
Receipt #: 1836152
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: LEX Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

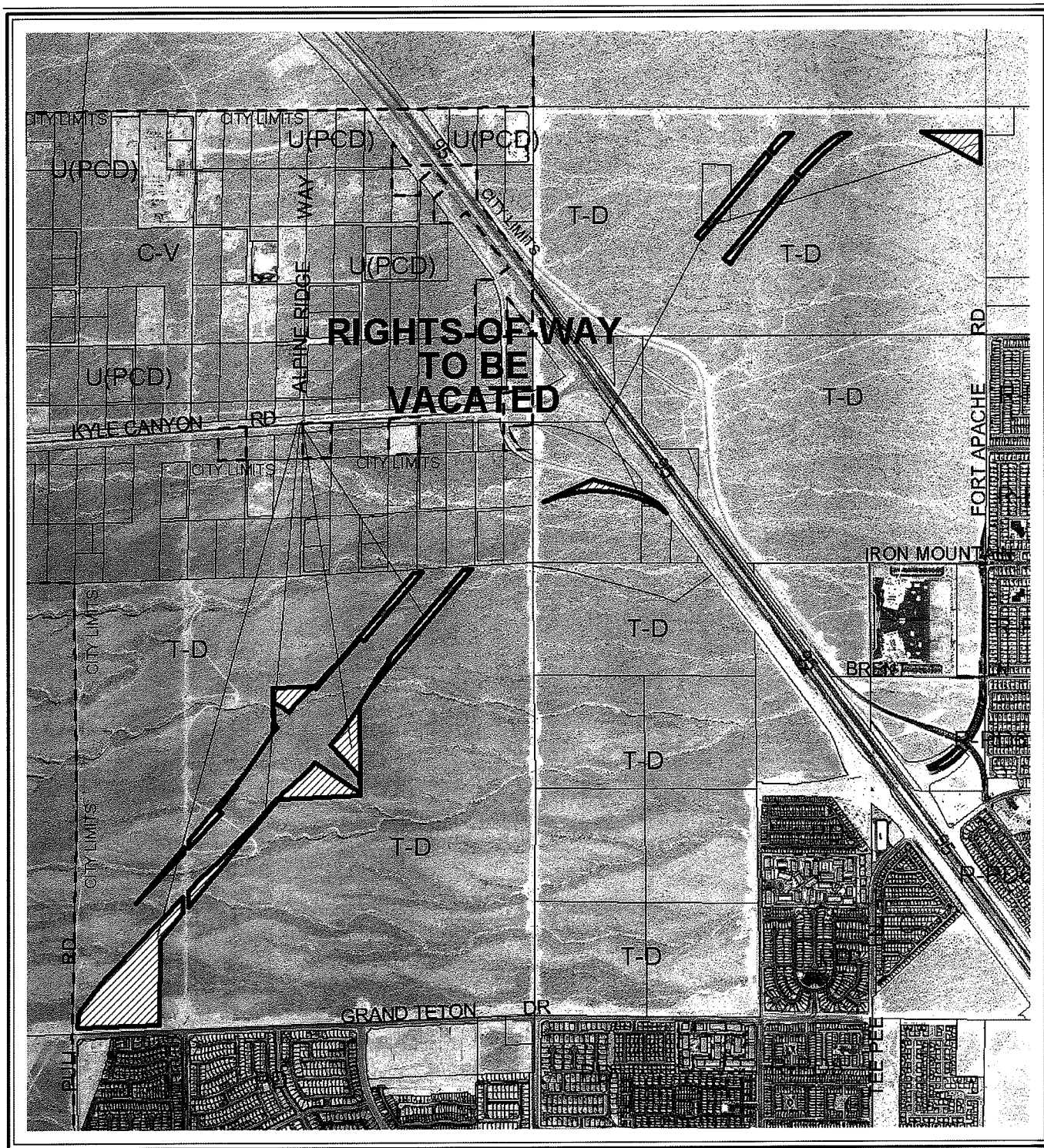


CASE: VAC-42250

0 3000 6000 Feet

VAC-60970





CASE: VAC-42250

0 3000 6000 Feet

VAC-60970

RECEIVED
AUG 25 1991



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**

VAC-60970 - VACATION - PUBLIC HEARING -

PLANNING COMMISSION: OCTOBER 13, 2015
CITY COUNCIL: NOVEMBER 18, 2015

PLANNING SUPERVISOR: ANDY REED ☒ **PUBLIC HEARING**

CASE PLANNER

GREG

LANDSCAPE WAIVER REQUIRED? ☐ Y ☐ N ☐ N/A

REGIONAL SIGNIFICANCE? ☐ Y ☐ N ☐ N/A **(LOWENSTEIN)**

Comments Due: SEPTEMBER 15, 2015

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 **Nora Lares** (nlares@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: