



August 4, 2011

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

Mr. Douglas L. Crook
3883 Howard Hughes Parkway
Suite No. 500
Las Vegas, Nevada 89169

RE: DIR-42131 – DIRECTOR'S BUSINESS
CITY COUNCIL MEETING OF AUGUST 3, 2011

Dear Mr. Crook:

The City Council at a regular meeting held August 3, 2011, APPROVED the Required Review of a development report as required by Subsection 5.1 of that certain Development Agreement between the City of Las Vegas and Triad Development, LLC dated July 18, 2001, on 11.5 acres generally located south of Village Center Drive, east of Trails Center Drive (APNs multiple).

The Notice of Final Action was filed with the Las Vegas City Clerk on August 4, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Nathan Goldberg
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Mr. Douglas L. Crook
3883 Howard Hughes Parkway, Suite #500
Las Vegas, Nevada 89169

**RE: DIR-42131 - DIRECTOR'S BUSINESS
CITY COUNCIL MEETING OF AUGUST 3, 2011**

Dear Mr. Crook:

Please be advised the City Council at its regular meeting on **August 3, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, July 28, 2011** 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

cc: Mr. Nathan Goldberg
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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





Memorandum

Date: June 9, 2011

To: City of Las Vegas- Mr. Nathan Goldberg

From: Douglas L. Crook

Cc: Mark L. Fine

Re: Development Agreement between the City of Las Vegas and Triad Development, LLC

Dear Nathan,

This memorandum is being generated on behalf of Triad Development, LLC, to report the status obligations of the Development Agreement between the City of Las Vegas and Triad Development, LLC, as defined in Section 5.1 **Frequency of Reviews**. The offsite work including all utilities and related infrastructure for the project has been completed. The onsite work including curbs, gutters, sidewalks, landscaping, and underground utilities are complete and installed. The remaining area to be completed is within 10 feet from any building that remains not built at this time. All parcels of land within the project have been sold and conveyed by the master developer "Triad Development" to individual owners. Currently, at least 18 out of 22 total buildings have been constructed and are operational. The remaining 4 buildings are currently in some level of planning or strategic positioning. The parcels that will eventually contain the remaining 4 buildings are graded with utilities stubbed. Also, the parking lots and portion of the landscaping, curbs, gutters, and sidewalks are complete.

DEVELOPMENT PLAN- to the best of my knowledge:

- 1) Item i- there are not currently any day care/school facilities on the property.
- 2) Item ii- there are not currently any Restaurants on the property.
- 3) Item iii- All buildings are limited to 2 stories in height unless buildings are located in the 1 story zone. If buildings are located in the 1 story zone they are limited to 1 story.
- 4) Item iv- Access to the development is limited to entrances as defined. Hills Drive is not a public street.
- 5) Item v- signage is uniform and governed by signage criteria. No billboards are allowed or installed.
- 6) General- the project is compliant with the summary of restricted uses.

RECEIVED

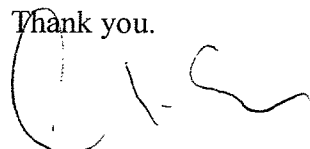
JUN 15 2011

DIR-42131

I will report back with 24 months of this date with an update at that time.

Please do not hesitate to contact me with questions at 702-210-9500.

Thank you.

A handwritten signature in black ink, appearing to read 'D. L. Crook', with a stylized flourish at the end.

Douglas L. Crook

RECEIVED

JUN 15 2011

DIR-42131

Report Date 06/14/2011 02:03 PM

Submitted By

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A/P # 42131 DIRECTORS BUSINESS

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	06/14/2011 13:26	983953	<u>Temp COO</u>		
<u>Approved</u>	06/14/2011 13:27	983953	<u>COO Issued</u>		
<u>Final</u>	06/14/2011 13:27	983953	<u>Expires</u>		

Associated Information

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

Description of Work

DIR-42131 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: TRIAD DEVELOPMENT, LLC - Required review of a development report as required by Subsection 5.1 of that certain Development Agreement between the city of Las Vegas and Triad Development, LLC dated July 18, 2001, on 11.5 acres generally located south of Village Center Drive, East of Trails Center Drive (APNs multiple), Ward 2 (Wolfson).

Parent A/P #

<u>Project #</u>	42131	<u>Project/Phase Name</u>	TRIAD DEVELOPMENT	<u>Phase #</u>	
<u>Size/Area</u>	0.00	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel

Location

Owner/Tenant

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

Report Date 06/14/2011 02:03 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC467653 ☐ Foreign
Effective Expire
Name TRIAD DEVELOPMENT
Day Phone (702)735-6000 x Eve Phone Organization
Pager PIN # Position
Fax (702)735-6111 Mobile Profession
E-Mail
Address 3960 HOWARD HUGHES PY 750
LAS VEGAS, NV
Seasonal Addr

Valid From To

Comments No Comments
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

Primary Y Capacity OTHER Other REP Contact ID AC1889927 ☐ Foreign
Effective Expire
Name DOUGLAS L. CROOK & ASSOCIATES
Day Phone (702)851-3989 x Eve Phone Organization
Pager PIN # Position
Fax Mobile (702)210-9500 Profession
E-Mail
Address 3883 HOWARD HUGHES PKWY
STE 500
LAS VEGAS, NV 89169
Seasonal Addr

Valid From To

Comments No Comments

Report Date

06/14/2011 02:03 PM

Submitted By

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CONTACT ADDITIONALWORKCARD: Work Card #

0

Expiration DateCONTACT REQUIREMENTSLicense #Percent OwnedWaiverHealth CardDirector LetterOriginal TranscriptsOrientation Attended

There are no items in this list

Contractors

No Contractors

Project #A/P TypeStatusStageRelation

No children exist for this project

Planning ConditionDescriptionEffectiveExpireComments

There is no planning condition for this project.

DIRECTOR'S BUSINESSY Will this go to City Council?Hearing TypeY Will this go DIRECTLY to City Council?Public, Non-Public, or Admin NON-PUBLICType of Director's Business DEVELOPMENT AGREEMENTStaff Recommendation APPROVALMeeting InformationMeeting InformationMeeting DateMeeting TypeMeeting StatusCommentsYES VotesNO VotesABSTENTIONSAdded ByAdd DateModified ByModified Date

08/03/2011

CC

SCHEDULED

0

0

0

NGOLDBERG

06/14/2011

Template Type A/P #A/P TypeStatusStage

No children exist for this project

Report Date

06/14/2011 02:03 PM

Submitted By

Page 4

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

983953

GOLDBERG

NATHAN

B

Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries