



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 19, 2016

Mr. Tom McCormick
THM Enterprises, Inc.
9205 West Russell Road, Suite #235
Las Vegas, Nevada 89148

**RE: EOT-64067 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. McCormick:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for an Extension of Time of an approved Variance (VAR-47609) TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development), Ward 4 (Anthony).

This approval is subject to the following conditions:

Planning

1. This Variance (VAR-47609) shall expire on April 03, 2018 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-47609) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Jason Thomson
Touchstone Development
9205 West Russell Road, Suite #235
Las Vegas, Nevada 89148

Ms. Hannah Swan
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

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 7-1-1

www.lasvegasnevada.gov





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CITY COUNCIL**

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/city of las vegas

May 5, 2016

Mr. Tom McCormick
THM Enterprises, Inc.
9205 West Russell Road, Suite #235
Las Vegas, Nevada 89148

**RE: EOT-64067 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. McCormick:

Please be advised the City Council at its regular meeting on *May 18, 2016* 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, 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 *Thursday, May 12, 2016* 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,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Jason Thomson
Touchstone Development
9205 West Russell Road, Suite #235
Las Vegas, Nevada 89148

Ms. Hannah Swan
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

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

EOT-64067 - EXTENSION OF TIME - VARIANCE - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. - For possible action on a request for an Extension of Time of an approved Variance (VAR-47609) TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development), Ward 4 (Anthony).

EOT-64068 - EXTENSION OF TIME RELATED TO EOT-64067 - VACATION - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. For possible action on a request for an Extension of Time of an approved Vacation (VAC-67611) to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, South of Lone Mountain Road, Ward 4 (Anthony).

EOT-64069 - EXTENSION OF TIME RELATED TO EOT-64067 AND EOT-64068 - VARIANCE - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. - For possible action on a request for an Extension of Time of an approved Variance (VAR-47607) WHICH ALLOWED SIX-FOOT PERIMETER RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development), Ward 4 (Anthony).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **APRIL 15, 2016**

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) and Steve Gebeke (sgebeke@lasvegasnevada.gov).** If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time on VAR-47609
 Project Address (Location) Lone Mountain & Puli (SEC)
 Project Name Peaceful Ridge Proposed Use Single Family
 Assessor's Parcel #(s) 137-01-101-010, 009 & 137-01-201-003 Ward # 4
 General Plan: existing Low proposed Low Zoning: existing U/PCD proposed PD
 Commercial Square Footage 0 Floor Area Ratio 0
 Gross Acres 16.4 Lots/Units 94 Density 5.7
 Additional Information 137-01-201-002, 001, 012. 137-01-301-001, 002

PROPERTY OWNER THM Enterprises, Inc. Contact Tom McCormick
 Address 9205 W. Russell Road, Ste. 235 Phone: (702) 929-3131 Fax: (702) 929-3899
 City Las Vegas State Nevada Zip 89148
 E-mail Address thmccormick@touchstoneliving.com

APPLICANT Touchstone Development Contact Jason Thomson
 Address 9205 W. Russell Road, Ste. 235 Phone: (702) 355-5198 Fax: (702) 929-3899
 City Las Vegas State Nevada Zip 89148
 E-mail Address jasont@epicnv.com

REPRESENTATIVE Taney Engineering Contact Hannah Swan
 Address 6030 S. Jones Blvd Phone: (702) 362-8844 Fax: (702) 362-5233
 City Las Vegas State Nevada Zip 89118
 E-mail Address hannahs@taneycorp.com

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.

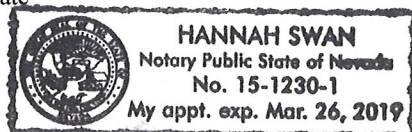
Print Name THOMAS MCCORMICK

Subscribed and sworn before me

This 31 day of MARCH, 20 16.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EO-64067</u>
Meeting Date:	<u>5-18-16</u> CC
Total Fee:	<u>\$900.00</u>
Date Received:*	<u>3-31-16</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.

F:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64067** APN: 137-01-101-010, 009 137-01-201-003

Name of Property Owner: THM Enterprises, Inc.

Name of Applicant: Touchstone Living

Name of Representative: Taney Engineering

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: _____

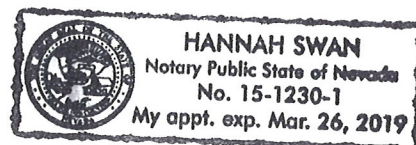
Signature of Property Owner: _____

Print Name: THOMAS MCCORMICK

Subscribed and sworn before me

This 31 day of MARCH, 20 16

[Signature]
Notary Public in and for said County and State



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MAR 31 2016



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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 3, 2013

Iota Tuscan, LLC
4675 MacArthur Court, Suite #1550
Newport Beach, California 92660

RE: VAR-47609 - VARIANCE
CITY COUNCIL MEETING OF APRIL 3, 2013
RELATED TO MOD-47606, ZON-47605, VAR-47607, VAC-47611 and
SDR-47610

Dear Mr. Gladden:

The City Council at a regular meeting held April 3, 2013, APPROVED the request for a Variance TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 4, 2013. This approval is subject to:

Planning

1. Approval of a Major Modification (MOD-47606) and Rezoning (ZON-47605), and approval of and conformance to the Conditions of Approval for Variance (VAR-47607), Petition to Vacate (VAC-47611) and Site Development Plan Review (SDR-47610) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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MAR 31 2016

EOT-64067



VAR-47609 – Page Two
April 3, 2013

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

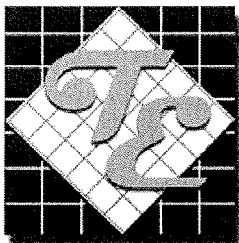


Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brad Boe
Astoria Residential
10655 Park Run Drive, Suite #230
Las Vegas, Nevada 89144

Mr. Robert Cunningham
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

EOT-64067



TANEY ENGINEERING

6030 S. JONES BOULEVARD, SUITE #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 30, 2016
AST 12-002

City of Las Vegas
Planning Department
333 N Rancho Drive
Las Vegas, Nevada 89106

**RE: Request for Extension of Time
Peaceful Ridge, VAR-47609**

On behalf of our client, THM Enterprises, Inc. we respectfully request and Extension of Time for Application #VAR-47609. We expected to have the project further along in the system, but due to the size and complexity of the project, it has taken longer than initially anticipated.

We ask for the City's support of the progress of this project and allow an extension on application #VAR-47609.

Thank you for your assistance. If you have any questions or are in need of additional information in order for this to be completed, please do not hesitate to contact us at 702-362-8844.

Sincerely,

Hannah Swan
Project Coordinator
Taney Engineering

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MAR 31 2016

EOT-64067

SITE PLAN FOR

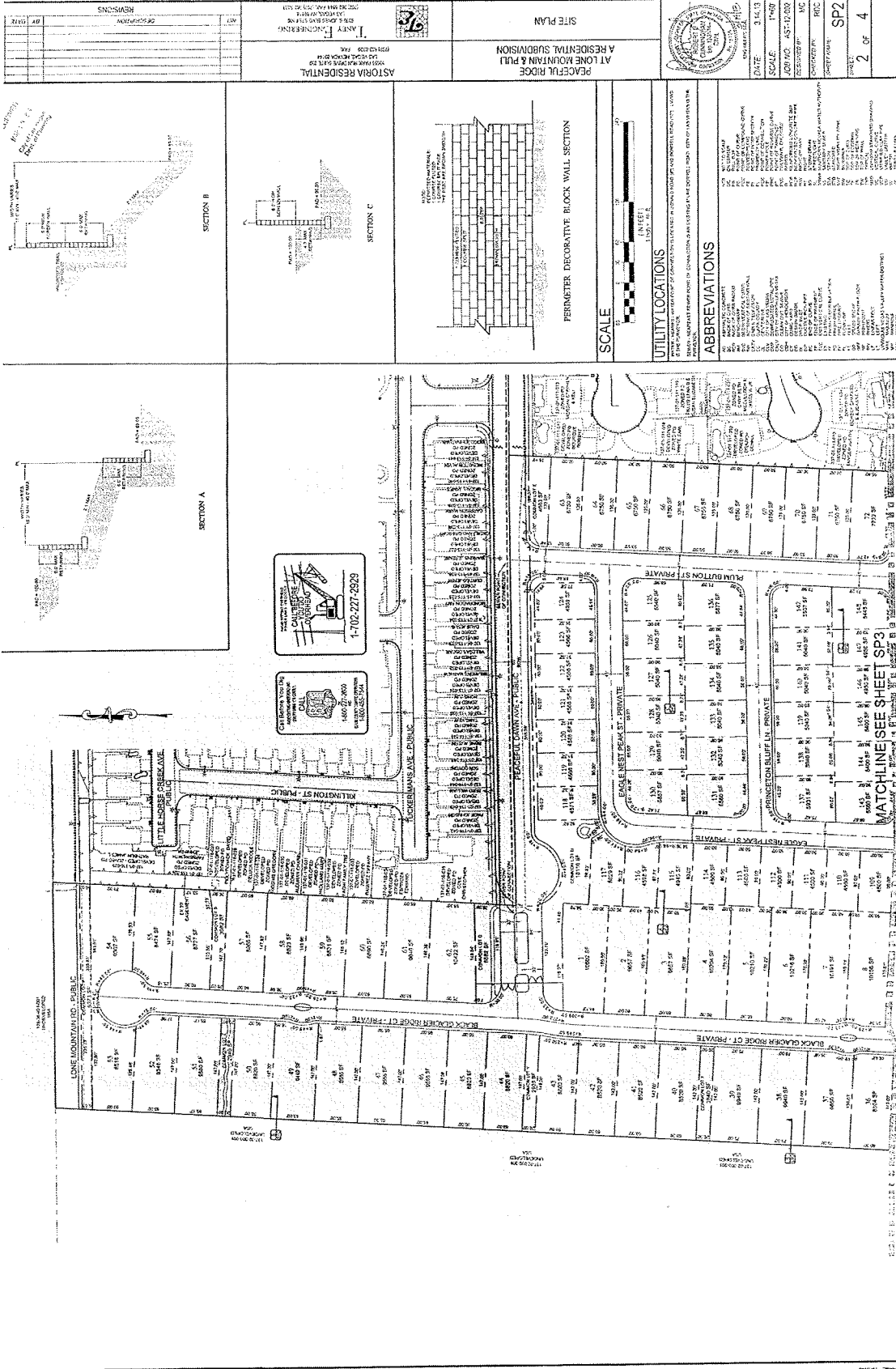
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI

DATE: 03/14/13
BY: JLM

SITE INFORMATION PROJECT NAME: PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PROJECT ADDRESS: 10000 N. 100TH AVE., SUITE 100, EDEN PRAIRIE, MN 55324 PROJECT OWNER: JLM PROJECT ENGINEER: JLM PROJECT DATE: 03/14/13 PROJECT SCALE: 1" = 40'		GENERAL NOTES 1. THIS SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF EDEN PRAIRIE. 2. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE ZONING ORDINANCE. 3. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE SUBDIVISION ORDINANCE. 4. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE UTILITY ORDINANCE. 5. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE TRAFFIC ORDINANCE. 6. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE ENVIRONMENTAL ORDINANCE. 7. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE HISTORIC PRESERVATION ORDINANCE. 8. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE OPEN SPACE ORDINANCE. 9. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE PARKS AND RECREATION ORDINANCE. 10. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE COMMUNITY DEVELOPMENT ORDINANCE.	
VICINITY MAP 		CONNECTIONITY RATIO TOTAL RATIO: 1.1 MINIMUM RATIO: 1.0 MAXIMUM RATIO: 1.2	
UTILITY DISCLAIMER NOTE THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE UTILITY ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE TRAFFIC ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE ENVIRONMENTAL ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE HISTORIC PRESERVATION ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE OPEN SPACE ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE PARKS AND RECREATION ORDINANCE. THE CITY OF EDEN PRAIRIE HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF EDEN PRAIRIE COMMUNITY DEVELOPMENT ORDINANCE.		DEVELOPER JLM	
ENGINEER JLM		BASIS OF BEARINGS NORTH: 0°00'00"	
LEGEND EXISTING PROPOSED LEGEND		ABBREVIATIONS ABBREVIATIONS	
KEY MAP 		REVISIONS NO. DATE BY	
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI A RESIDENTIAL SUBDIVISION		ASTORIA RESIDENTIAL A RESIDENTIAL SUBDIVISION	
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI A RESIDENTIAL SUBDIVISION		ASTORIA RESIDENTIAL A RESIDENTIAL SUBDIVISION	

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EOT-64067 MAR 31 2016



RECEIVED

MAR 31 2016 EOT-64067

[illegible]

Inst #: 201209140001500

Fees: \$21.00 N/C Fee: \$0.00

RPTT: \$16830.00 Ex: #

09/14/2012 11:20:57 AM

Receipt #: 1307503

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: MSH Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P. N.: 137-01-101-001, 137-01-101-009, 137-01-201-001, 137-01-201-002, 137-01-201-011, 137-01-201-012, 137-01-301-001, 137-01-301-002

R.P.T.T.: \$16,830.00

Escrow #12-06-0868-JKH

Mail tax bill to and
When recorded mail to:
THM Enterprises, LLC
10655 Park Run Drive #230
Las Vegas, NV 89144

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Puli Road & Lone Mountain RD, LLC,** for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **THM Enterprises, LLC, a Nevada Limited Liability Company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED

MAR 31 2016

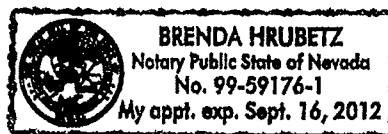
IN WITNESS WHEREOF, this instrument has been executed this 13 day of SEPTEMBER, 2012.

PULI ROAD & LONE MOUNTAIN RD, LLC

Puli Road & Lone Mountain RD, LLC

By: Anne Marie Berg, Manager

Anne Marie Berg, Manager



Brenda Hrubetz
#99-59176-1
Exp. 9-16-12

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on

SEPTEMBER 13, 2012

by Anne Marie Berg, Senior Vice President

Brenda Hrubetz
NOTARY PUBLIC

My Commission Expires:

SEPTEMBER 16, 2012

EXHIBIT "A"

PARCEL 1:

GOVERNMENT LOT TWELVE (12) OF SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

PARCEL 2:

THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M, CLARK
COUNTY, NEVADA.

PARCEL 3:

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW
 $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER
(NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH THIRTY (30) FEET, THE WEST FIFTY
(50) FEET AND A SPANDREL AREA IN THE NORTHWEST CORNER OF THE
PROPERTY AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROADS,
UTILITIES AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED
RECORDED NOVEMBER 16, 1983 IN BOOK 1835 OF OFFICIAL RECORDS AS
DOCUMENT NO. 1794004 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

SAID PROPERTY BEING ALSO KNOWN AS LOT ONE (1) AS SHOWN ON THE
CERTIFICATE OF LAND DIVISION RECORDED NOVEMBER 16, 1983, IN
BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794003 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE SOUTH THIRTY (30) FEET, THE WEST FIFTY (50) FEET, AND A SPANDREL AREA IN THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROADS, UTILITIES AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED RECORDED NOVEMBER 16, 1983 IN BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794004 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID PROPERTY BEING ALSO KNOWN AS LOT TWO (2) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION RECORDED NOVEMBER 16, 1983, IN BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794003 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 6:

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 7:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

PARCEL 8:

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 137-01-101-001, 137-01-101-009, 137-01-201-001, 137-01-201-002, 137-01-201-011, 137-01-201-012, 137-01-301-001, 137-01-301-002
b) _____
c) _____
d) _____

2. Type of Property:
a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$3,300,000.00
b. Deed in Lieu of Foreclosure Only (value of property): _____
c. Transfer Tax Value: \$3,300,000.00
d. Real Property Transfer Tax Due: \$16,830.00

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 12% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Puli Road & Lone Mountain RD. LLC
Address: 2700 West Sahara Avenue
City: Las Vegas
State: NV Zip: 89102

Print Name: THM Enterprises, LLC
Address: 10655 Park Run #230
City: Las Vegas
State: NV Zip: 89114

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

Print Name: Nevada Title Company Esc. #: 12-06-0868-JKH
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



DEPARTMENT OF PLANNING

EXTENSION OF TIME SUBMITTAL REQUIREMENTS

Client 2/25
APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Extension of Time is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Extension of Time application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Extension of Time.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

COPY OF APPROVAL LETTER: Submit a copy of the approval letter for the related case.

Client 2/25
LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of ALL original required plans and drawings is required. All submitted plans shall not reference the original case number or dates.

Client 2/25
FEES: Administrative or Non-Public Hearing.....\$300
Public Hearing.....\$300 plus \$500 for notification & advertising fees
(\$750 if an alcohol related use) *+30*

Client 2/25
STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

FOR ALL EXTENSION OF TIME APPLICATIONS FOR NON-CONFORMING USES, INCLUDE THE FOLLOWING:

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (6 folded and 1 rolled, colored)* **draw** to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. **Colors to Use:** residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE. Site Plans must include:

- | | | |
|--|---|--|
| ☐ PROPERTY LINES CALLED OUT | ☐ ADJACENT LAND USES/STREETS | ☐ PARKING ANALYSIS |
| ☐ DIMENSIONS (ACTUAL)/SCALE | ☐ INGRESS/EGRESS | ☐ BUILDING SIZE (SQ. FT.) |
| ☐ STREET NAMES | ☐ VICINITY MAP | ☐ PROPERTY SIZE (SQ. FT.) |
| ☐ PARKING SPACES | ☐ NORTH ARROW | ☐ SCALE |

FLOOR PLAN: (1 folded and 1 rolled) draw and make legible: all rooms and/or spaces contained within the building(s) or in outdoor seating areas on the site. Floor Plans must include:

- | | | |
|--|---|--|
| ☐ ENTRANCES/EXITS | ☐ MAXIMUM OCCUPANCY (PER U.B.C.) | ☐ ROOM DIMENSIONS/SCALE |
| ☐ USE OF ROOMS | ☐ SEATING CAPACITY (WHEN APPLICABLE) | ☐ NORTH ARROW |