



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

September 3, 2010

Mr. Wynn Lucke
Specialty Trust
6160 Plumas Street
Reno, Nevada 89519

RE: EOT-38453 – EXTENSION OF TIME
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010
RELATED TO EOT-38454

Dear Mr. Lucke:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for Extension of Time of a previously approved Special Use Permit (SUP-27047) FOR A PROPOSED 3,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH at 6803 North Durango Drive (APN 125-20-216-002), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

Planning and Development

1. The Special Use Permit (SUP-27047) shall expire on June 4, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to all the conditions of approval of the Special Use Permit (SUP-27047) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 19, 2010

Mr. Wynn Lucke
Specialty Trust
6160 Plumas Street
Reno, Nevada 89519

**RE: EOT-38453 - EXTENSION OF TIME RELATED TO EOT-38454 -
SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010**

Dear Mr. Lucke:

Please be advised the City Council at its regular meeting on **September 1, 2010** 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 **Friday, August 27, 2010** 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 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

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

MMW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkenton
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-38453 - EXTENSION OF TIME- SPECIAL USE PERMIT - APPLICANT/OWNER: SPECIALTY TRUST - Request for an Extension of Time of a previously approved Special Use Permit (SUP-27047) FOR A PROPOSED 3,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH at 6803 North Durango Drive (APN 125-20-216-002)), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

CITY COUNCIL: **SEPTEMBER 1, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **AUGUST 6, 2010**

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 06/10/2010 03:54 PM

Submitted By

Page 1

A/P # 38453 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	06/04/2010 09:51	984224	<u>Temp COO</u>		
<u>Approved</u>			<u>COD Issued</u>		
<u>Final</u>			<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

EOT-38453 - EXTENSION OF TIME- SPECIAL USE PERMIT - APPLICANT/OWNER: SPECIALTY TRUST - Request for an Extension of Time of a previously approved Special Use Permit (SUP-27047) FOR A PRDPOSED 3,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH at 6803 North Durango Drive (APN 125-20-216-002)), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 27047
Project # 38453 Project/Phase Name THE VILLAGE AT CENTENNIAL HILL Phase #
Size/Area 3.62 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12520216002

Location

Owner/Tenant

Contact ID AC1782947 Name SPECIALTY TRUST
Mailing Address 6160 PLUMAS STREET Organization
City RENO State/Province NV
ZIP/PC 89519 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6803 N DURANGD DR
LAS VEGAS, 89149-

6925 N DURANGD DR
LAS VEGAS, 89149-

6949 N DURANGO DR
LAS VEGAS, 89149-

6901 N DURANGO DR
LAS VEGAS, 89149-

Report Date 06/10/2010 03:54 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12520216002

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1782947 ☐ Foreign
Effective Expire
Name SPECIALTY TRUST
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6160 PLUMAS STREET
RENO, NV 89519
Seasonal Addr
Valid From To
Comments Wynn Lucke 775-826-0809

Contractors

No Contractors

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.

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received
Y Will this go DIRECTLY to City Council? Annotated minutes received
Parent Application Type SUP Hearing Type
Parent Project # 27047 Public, Non-Public or Admin? NON-PUBLIC
Staff Recommendation
Meeting Information

<u>Meeting Grid</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Add Date</u>	<u>Modified by</u> <u>Modified Date</u>			
09/01/2010	CC	SCHEDULED	0	0	0
GKAPDVICH	06/04/2010				

Report Date 06/10/2010 03:54 PM

Submitted By

Page 3

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

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/04/2010 10:06		0.00
	JOE GWERDER, SPECIALTY FINANCIAL CORP CK 4431, 702.369.4444				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time (SUP-27047)
 Project Address (Location) 6803 N. Durango Drive, Las Vegas
 Project Name The Village at Centennial Hills Proposed Use Commercial
 Assessor's Parcel #(s) 125-20-216-002 Ward # 6,482,979 (both)
 General Plan: existing TC proposed TC Zoning: existing GC-TC proposed GC-TC
 Commercial Square Footage 31,405 sf Floor Area Ratio 20.0%
 Gross Acres 3.62 acres Lots/Units N/A Density N/A
 Additional Information Original SUP for a Restaurant with Drive Through

PROPERTY OWNER Specialty Trust Contact Wynn Lucke
 Address 6160 Plumas Street Phone: (775) 826-0809 Fax: (775) 826-4676
 City Reno State NV Zip 89519
 E-mail Address wlucke@specialtyfi.com

APPLICANT Specialty Trust Contact _____
 Address same as above Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Specialty Trust Contact _____
 Address same as above Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature*

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

Print Name Nello G. Giannini III, President

Subscribed and sworn before me

This 3rd day of June, 20 10

Kristen M. Shipman

Notary Public in and for said County and State



KRISTEN M. SHIPMAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-96419-2 - Expires May 2, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT - 38453</u>
Meeting Date:	<u>6/4/10</u> <u>9/1/10</u>
Total Fee:	<u>\$300</u>
Date Received:	<u>6/4/10</u>
Received By:	<u>[Signature]</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.

f:\depot\A Application Packet\A Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38453** APN: 125-20-216-002

Name of Property Owner: Specialty Trust

Name of Applicant: Specialty Trust

Name of Representative: Specialty Trust

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: Nello Bonfanti III, President

Subscribed and sworn before me

This 3rd day of June, 2010

Kristen M. Shipman
Notary Public in and for said County and State



SPECIALTY TRUST

June 3, 2010

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SPECIALTY TRUST
6160 PLUMAS STREET
RENO, NV 89519-6060
TEL: 775/826-0809
FAX: 775/826-0166
WWW.SPECIALTYFI.COM

RE: Justification for Extension of Time Request of SUP-27047

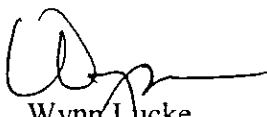
Dear Sir:

This letter is prepared as a justification letter for the proposed Extension of Time request of the previously approved Special Use Permit SUP-27047. This Special Use Permit was for a Restaurant with a Drive Through that is within the currently improved portion of The Village at Centennial Hills commercial subdivision. The first phase of the development has been completed with the construction of a Walgreen's Pharmacy and the on-site utilities, parking, and driveways for the second phase of the project have already been completed. This second phase of the project includes a proposed fast food restaurant with a drive through as shown on the approved Site Development Plan application SDR-30027. The concrete curb for the proposed drive through lane has already been installed with the on-site improvements. The project has continued to proceed with the construction of the development, even in these difficult economic times. It is the intent of the developer to bring quality commercial tenants into this growing area as the economy begins to recover. As the second phase of the project works toward acquiring quality tenants to permit construction for the next phase of the project, we ask that this Special Use Permit be extended to allow potential tenants the opportunity to obtain this use.

To conclude, because the project has already built the first phase of the project and has completed the required on-site improvements for the proposed second phase of the project, and as a result of the economic slowdown, we believe that an Extension of Time request is warranted so the Special Use Permit can be potentially used for this development as originally intended.

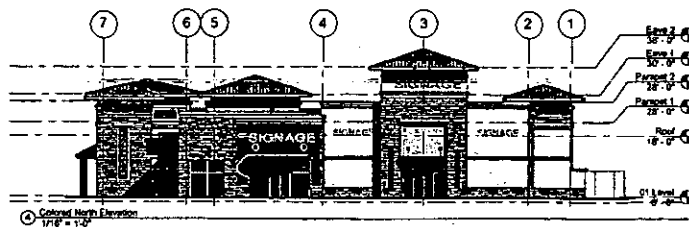
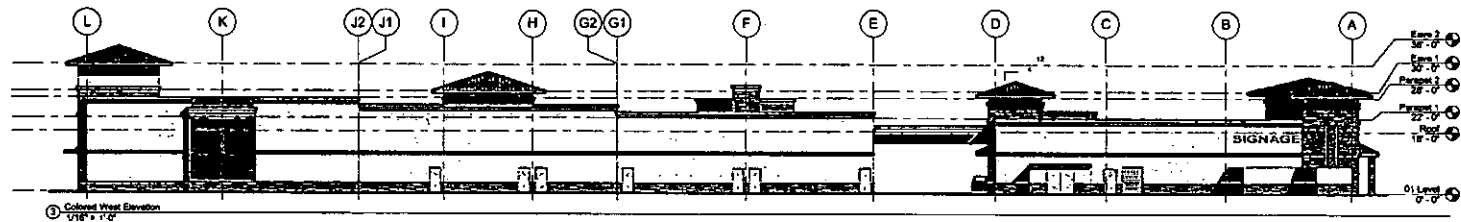
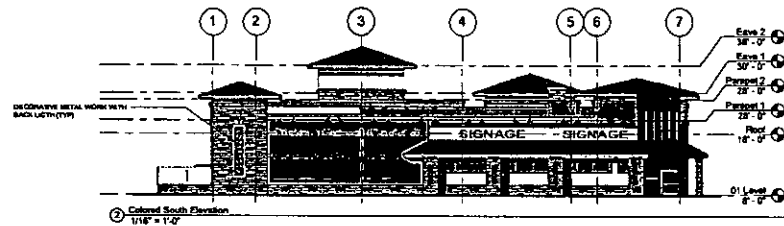
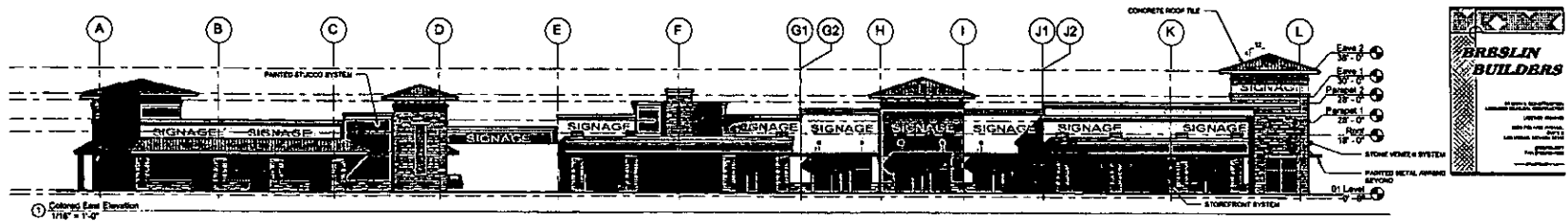
Please feel free to contact me at our office at (775) 826-0809 to discuss this matter further. Thank you in advance for your consideration of this request.

Sincerely,



Wynn Lucke
Loan Servicing Assistant Manager

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JUN 04 2010
EOT-38453



Retail Colored Exterior Elevations

Land-Use Submittal

September 26, 2008

Scale: 1/16\"/>

8406 Project No.: 6307A.01

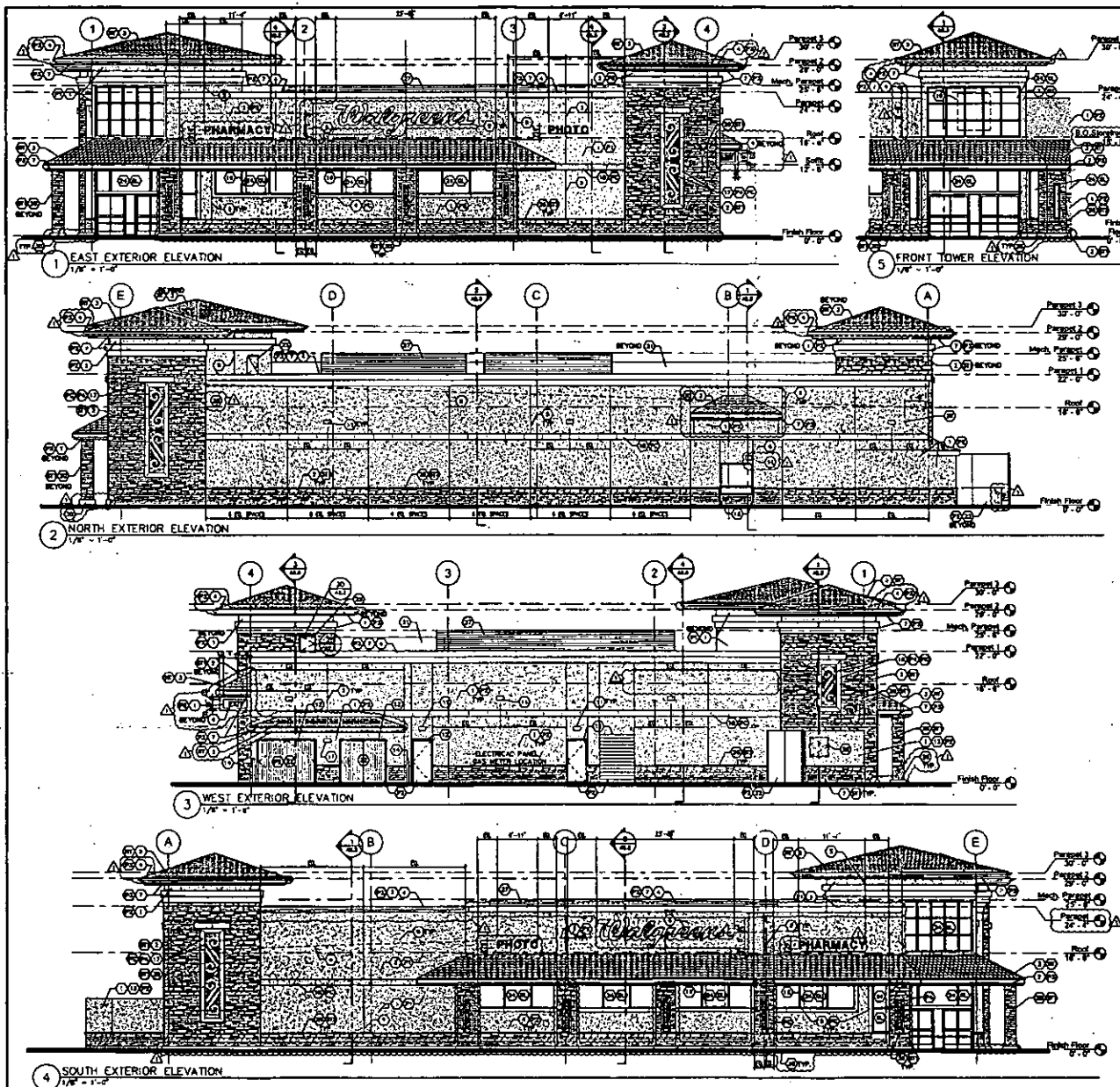
These drawings are prepared for the purpose of illustrating the proposed design of the building. They are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the performance of the building after completion.

© 2008 The Architect. All rights reserved. No part of this drawing may be reproduced without the written consent of the architect.

The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

EOT-38453

JUN 04 2010



- EXTERIOR ELEVATIONS KEYED NOTES**
- BRACED SYSTEM. SEE FINISH SCHEDULE AND SPEC.
 - STONE VENEER SYSTEM. SEE FINISH SCHEDULE AND SPEC.
 - ROOF TILE. SEE FINISH SCHEDULE.
 - PRESTRESSED METAL COPING (OUTSIDE) AND CONCRETE (INSIDE) TO MATCH ADJACENT CORNERS.
 - TYP. STUCCO CONTROL JOINT.
 - SHRAGE UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL SPEC AND SHEET A-2.3 FOR ADDITIONAL INFORMATION.
 - STUCCO ADHESIVE FINISH COAT OVER ROOF FROM CORNERS ON SLOPE. SEE FINISH SCHEDULE.
 - ROOF LINE BEYOND.
 - PRE-CAST CONCRETE BRM ALONG ROOFS. SEE FINISH SCHEDULE.
 - PRE-CAST CONCRETE BRM ALONG WALLS. SEE FINISH SCHEDULE.
 - WALL-MOUNTED LIGHT. SEE ELECTRICAL DRAWINGS.
 - RAMP SHIELD ABOVE DOOR.
 - BRUSH COMPACTOR AND TORE ENCLATURE. SEE STRUCTURAL SPEC.
 - PIPE COLLARS. SEE DETAIL 12/02.0.
 - ELECTRIC POLYMERIZATION POST. FASTEN TO CONCRETE WITH BOLT.
 - WINDOW SIGN.
 - PRE-CAST BRM AT WALL MOUNTED LIGHT FEATURE WITH DECORATIVE STEEL PLATE. SEE DETAIL 1-1.3.4.4 AND FINISH SCHEDULE.
 - PRE-CAST BRM AT WALL MOUNTED LIGHT FEATURE WITH DECORATIVE STEEL PLATE. SEE DETAIL 1-1.3.4.4 AND FINISH SCHEDULE.
 - WALLS. SEE FINISH SCHEDULE.
 - STONE VENEER SYSTEM OVER DRY COLLARS. SEE FLOOR PLAN SHEET A-1.1 AND DETAIL 1-1.3.4.4.4 FOR WALL MOUNTED LIGHT FEATURE WITH DECORATIVE PLATE.
 - APPLY STUCCO SYSTEM AT RADIUS OF PARAPETS AND FLASHING FOR WALL SECTIONS.
 - PAINTED METAL GATE AT ENCLOSURE.
 - NOT USED.
 - ALUMINUM STUCCO. SEE SCHEDULES.
 - ACCESS PANEL. SEE SHEET A-2.3.
 - PRE-CAST STONE BRM AT PARAPETS.
 - PREPARED METAL MECHANICAL ENCLOSURE - SEE BUILDING SECTION SHEET A-2.3.
 - COMPACTOR ACCESS DOOR BEYOND.
 - CCTV CAMERA LOCATIONS. PROVIDE FLAT SURFACE STONE VENEER AT STONE SURFACE. COORDINATE WITH ELECTRICAL DRAWINGS FOR SIZE OF PIPES.
 - 6\"/>

- FINISH SCHEDULE**
- FIELD COLOR 1 - TBO (DARK BROWN)
 - FIELD COLOR 2 - TBO (TAN)
 - ACCENT COLOR AT TRAYS - TBO
 - ACCENT COLOR AT DECORATIVE GRILL - TBO
- STONE VENEER - TBO
 - STONE BRM - TBO
 - SPARSE CONCRETE ROOF TILE - TBO
 - GLASS - SEE WINDOW SCHEDULE
 - PRECAST CONCRETE - FINISH TBO (COLOR TO MATCH F-3)
- ACTUAL COLORS TBO AND APPROVED BY ARCHITECT AND BUILDERS BEFORE INSTALLATION.

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JUL 15 2009

CITY OF LAS VEGAS PLANNING DIVISION NOTE:
BUILDINGS ABOVE THE PRESTRESS LEVEL (B) PROVIDING GLASSING ABOVE THE PRESTRESS LEVEL SHALL BE LIMITED TO A MAXIMUM SPACING OF 20\"/>

BRESLIN BUILDERS 3845 E. LAS VEGAS AVENUE, SUITE 100, LAS VEGAS, NV 89119
TEL: 702.735.1111 FAX: 702.735.1112
WWW.BRESLINBUILDERS.COM

CONSULTANT PROJECT NO. _____ PROJECT TYPE _____

DRAWING INFORMATION BY:
☐ WALGREENS
☐ LANDLORD'S CONSULTANT
ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHER	☐		

SIGN AREA SUMMARY

ITEM	QUANTITY	UNIT PRICE	TOTAL
SOUTH ELEVATION	32'-8 1/2"	1/2" WALGREENS SCRIPT SIGN	\$7.33 SF
	18"	PHOTO INDIVIDUAL LETTER	\$3.33 SF
	18"	PHARMACY INDIVIDUAL LETTER	\$3.33 SF
		TOTAL	\$13.99
EAST ELEVATION	32'-8 1/2"	1/2" WALGREENS SCRIPT SIGN	\$7.33 SF
	18"	PHOTO INDIVIDUAL LETTER	\$3.33 SF
	18"	PHARMACY INDIVIDUAL LETTER	\$3.33 SF
		TOTAL	\$13.99
WEST ELEVATION	32'-8 1/2"	1/2" WALGREENS SCRIPT SIGN	\$7.33 SF
	18"	PHOTO INDIVIDUAL LETTER	\$3.33 SF
	18"	PHARMACY INDIVIDUAL LETTER	\$3.33 SF
		TOTAL	\$13.99
NORTH ELEVATION	32'-8 1/2"	1/2" WALGREENS SCRIPT SIGN	\$7.33 SF
	18"	PHOTO INDIVIDUAL LETTER	\$3.33 SF
	18"	PHARMACY INDIVIDUAL LETTER	\$3.33 SF
		TOTAL	\$13.99
TOTAL BUILDING SIGNAGE			\$55.36 SF
WORKMANT SIGNAGE	40	1/2" PANEL	\$11.33 SF
		LED BACKBOARD	\$2.33 SF
		TOTAL	\$13.66 SF
WORKMANT SIGNAGE	40	1/2" PANEL	\$11.33 SF
		TOTAL	\$13.66 SF
TOTAL SITE SIGNAGE			\$27.32 SF

REVISION NOTES
UPDATED SHEET FOR WALGREENS CONTRACT. ADJUST LOWER PARAPET HEIGHTS TO MATCH UPPER. ADD CORNER 11\"/>

CERTIFICATION AND SEAL

CONTRACTOR
BRESLIN BUILDERS
3845 E. LAS VEGAS AVENUE, SUITE 100, LAS VEGAS, NV 89119
TEL: 702.735.1111 FAX: 702.735.1112
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RECEIVED
JUL 15 2009

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONS.
1	06-15-2009	FW	ELVND - WALGREENS CONTRACT	
2	06-15-2009	SC	11-HOUSE CHANGES	

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONS.
1	06-15-2009	FW	ELVND - WALGREENS CONTRACT	
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TEL: 702.735.1111 FAX: 702.735.1112
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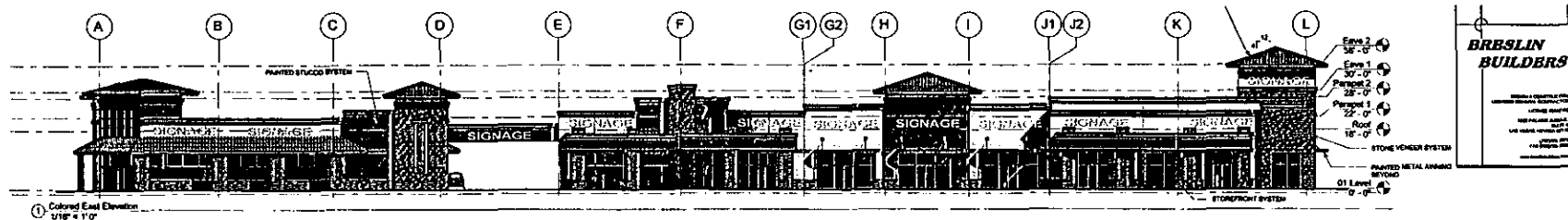
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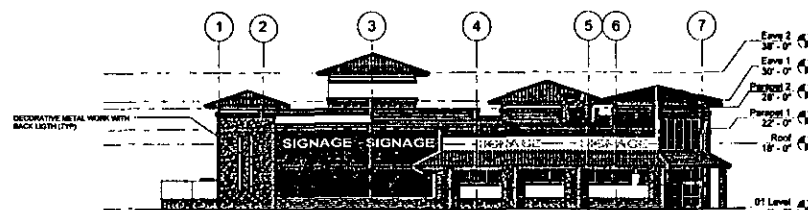
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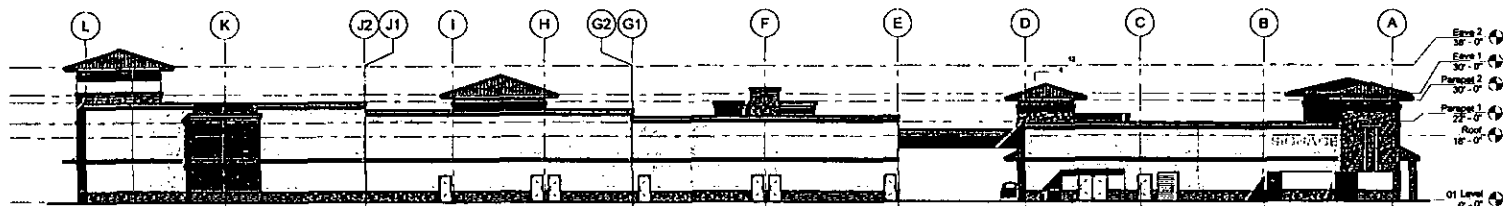
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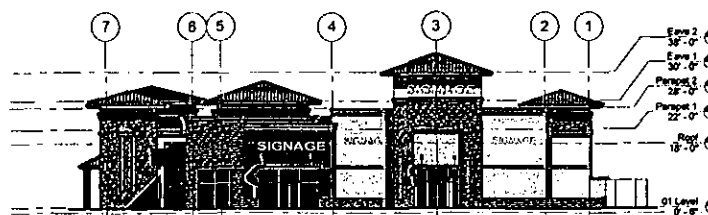
① Colored East Elevation
1/16" = 1'-0"



② Colored South Elevation
1/16" = 1'-0"



③ Colored West Elevation
1/16" = 1'-0"



④ Colored North Elevation
1/16" = 1'-0"

Retail Colored Exterior Elevations

Scale: 1/16" = 1'-0"
BESG Project No.: 6307A.B1

These colored exterior elevations are for informational purposes only. They are not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for the accuracy of the information provided in these drawings. The architect is not responsible for the accuracy of the information provided in these drawings. The architect is not responsible for the accuracy of the information provided in these drawings.

SDR-30027
11/06/08 PC

SEP 16 2008

Land-Use Submittal

September 16, 2008

The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

JUN 04 2010

EOT-38453

DESIGN DATA	
LOT AREA	250,081.85 SQUARE FEET TOTAL (4.71 ACRES)
PHARMACY	14,480 SQUARE FEET
RESTAURANT WITH DRIVE-THRU	3,900 SQUARE FEET
TAVERN	4,700 SQUARE FEET
RETAIL #1	3,900 SQUARE FEET
RETAIL #2	4,700 SQUARE FEET
RETAIL #3	3,900 SQUARE FEET
OFFICE	16,400 SQUARE FEET
TOTAL BUILDING AREA	43,380 SQUARE FEET TOTAL AREA
LOT COVERAGE	22.38%
OPEN SPACE COVERAGE	27.72% ± INCLUDING LANDSCAPE AREAS, FINDER ISLANDS, PARKS AND WALK AREAS, COURTYARDS, ETC. PER TODD
PARKING REQUIRED (CITY OF LAS VEGAS - 194)	
SHOPPING CENTER 345,000 S.F.	45,000 SQUARE FEET / 1,200 ± 143.58 STALLS
TOTAL STALLS REQUIRED	194 STALLS REQUIRED
PARKING PROVIDED	
REGULAR STALLS	231 STALLS (TYP. 10' x 20')
ACCESSIBLE STALL	5,100 AND 4 REGULAR STALL
TOTAL SPACES	236 STALLS PROVIDED

ON-SITE AREA BREAKDOWNS

TOTAL ON-SITE AREA = 250,081.85 SQUARE FEET ± TOTAL (4.71 ACRES)

PHASE TWO RETAIL AREA 41,080 SQUARE FEET ±
CROSS ACCESS AREA 38,000 SQUARE FEET ±

NEW 36" WIDE DRIVEWAY PER CITY OF LAS VEGAS
PUBLIC WORK REQUIREMENTS.

CONSTRUCT HALF STREET IMPROVEMENTS ALONG DEER
SPRINGS PER CITY OF LAS VEGAS AND ITC
REQUIREMENTS INCLUDING A BUS TURNOUT PER ITC
STANDARD DRAWING 234.1.

ADA ACCESS FROM PUBLIC TO BUILDING
ENTRANCE

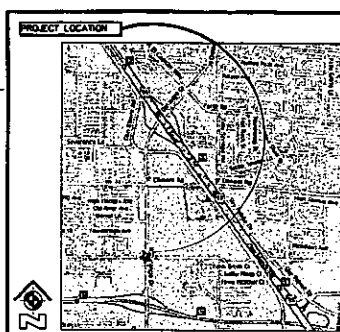
PEDESTRIAN GATEWAY LEVEL 6 PER FIGURE 27 OF
THE TOWN CENTER DEVELOPMENT STANDARDS
MANUAL. AREA SHALL INCLUDE LANDSCAPE AREAS
DECORATIVE HALF COLLAR FEATURES SIMILAR TO
BUILDING COLLARS WITH LIGHTING AND DECORATIVE
IRON WORK. DECORATIVE RAILING SYSTEM AND
BENCHES.

NEW IMPROVEMENTS AT BACK OF CLUB AREA SHALL
BE PER THE TOWN CENTER DEVELOPMENT STANDARDS
MANUAL FOR A FAMILY STREET, FIGURE 28.
PROVIDE TREE LAYOUTS PER FIGURE 27 WITH
30 CORONA ARBUSTUS TREES AND 100 PALM
TREES PER FIGURE 19. (ECONOMIC SEEDING AND
DECORATIVE STREET CORNER'S SMALL WORK,
TYPICAL ALONG DURANGO DRIVE AS SHOWN.

EXISTING CURB, OUTSIDE, AND MEDIAN IMPROVEMENTS
ALONG DURANGO DRIVE SHALL REMAIN IN PLACE
EXCEPT WHERE DRIVEWAYS CHANGES ARE BEING
COMPLETED.

Overall Site Plan

Scale: 1" = 30'-0"
GSDC Project No.: #307A.01
Version 18g



APN: 125-20-201-018 (UNDEVELOPED)

APN: 125-20-201-015 (UNDEVELOPED)

APN: 125-20-201-016

PHASE THREE OFFICE AREA
(ROUGH GRADING ONLY)

FUTURE OFFICE
10-150,000 SQUARE FEET - SINGLE STORY



HITT FAMILY COURT

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OCT 27 2008

Estimating/Coordination
October 22, 2008

The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

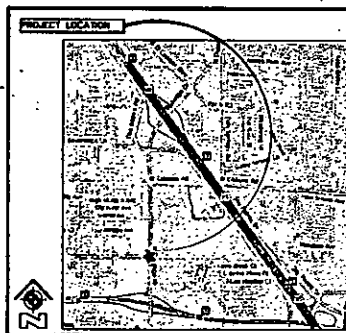
JUN 04 2010
EOT-38453

DESIGN DATA	
LOT AREA	250,000.00 SQUARE FEET TOTAL (A/R NOTED)
PHARMACY	14,000 SQUARE FEET
RESTAURANT & BQ DRIVE-THRU	2,000 SQUARE FEET
CAFE	4,000 SQUARE FEET
RETAIL #1	3,000 SQUARE FEET
RETAIL #2	4,750 SQUARE FEET
RETAIL #3	4,000 SQUARE FEET
OFFICE	10,000 SQUARE FEET
TOTAL BUILDING AREA	40,750 SQUARE FEET TOTAL AREA
LOT COVERAGE	22.3%
OPEN SPACE COVERAGE	77.7% - INCLUDING LANDSCAPE AREAS (TYPICAL ISLANDS, PLANS, AND SMALL AREAS, ETC. FOR TOTAL)
PARKING REQUIRED (CITY OF LAS VEGAS - 2008)	
SHOPPING CENTER NEIGHBORLY	40,000 SQUARE FEET/1,250 - 1,500 STALLS
TOTAL STALLS REQUIRED	150 STALLS REQUIRED
PARKING PROVIDED	
RETAIL STALLS	250 STALLS (7'x12' TYP.)
ACCESSORY STALLS	5'x10' AND 5'x12' STALLS
TOTAL SPACES	130 STALLS PROVIDED

ON-SITE AREA BREAKDOWNS

TOTAL ON-SITE AREA = 250,000.00 SQUARE FEET - TOTAL (A/R NOTED)

PHASE ONE RETAIL AREA 14,000 SQUARE FEET
CROSS ACCESS AREA 3,000 SQUARE FEET



APN: 125-20-201-018 (UNDEVELOPED)

APN: 125-20-201-015 (UNDEVELOPED)

APN: 125-20-201-016

PHASE THREE OFFICE AREA

(ROUGH GRADING ONLY)

FUTURE OFFICE

GLASS WALL, OPEN AREA - 100,000 SQ. FT.

AREA REQUIRED TO BE FINISHED FOR PLANNING FINAL SIGN-OFF DURING CONSTRUCTION.

NEW HALF STREET IMPROVEMENTS ALONG PROJECT PERIMETER ON HIT FAMILY COURT.

HIT FAMILY COURT

RECORDING CIVIL ENGINEER SHALL INCLUDE IN HIS DESIGN DRAWINGS TO MATCH ADJACENT BUILDING STYLE (TYPICAL FOR STONE COMBINATIONS) TYPICAL, ALL-ON-SITE, TRAILER ENCLOSURE LOCATIONS.

NEW 30' WIDE DRIVEWAY FOR CITY OF LAS VEGAS - PUBLIC WORK REQUIREMENTS.

CONSTRUCT HALF STREET IMPROVEMENTS ALONG WITH DRIVEWAY AND CITY OF LAS VEGAS AND SITE REQUIREMENTS INCLUDING A BUS TURNOUT FOR BUS STOPPING DRAINAGE DRAIN.

ADA ACCESS FROM PUBLIC ROW TO BUILDING ENTRANCE

PEDESTRIAN GATEWAY LEAD, 1 FOR PHASE 27 OF THE VILLAGE CENTER DEVELOPMENT (TYPICAL) HARBOR, AREA SHALL INCLUDE LANDSCAPE, BENCHES, DECORATIVE HALF COLUMN FEATURES SIMILAR TO BUILDING COLLAGE WITH LIGHTING AND RECORD THE NEW WORK, DECORATIVE RAILING SYSTEM, AND BENCHES.

NEW IMPROVEMENTS AT BACK OF GLASS AREA SHALL BE FOR THE NEW CORNER DEVELOPMENT (TYPICAL) HARBOR, AREA SHALL INCLUDE LANDSCAPE, BENCHES, DECORATIVE HALF COLUMN FEATURES SIMILAR TO BUILDING COLLAGE WITH LIGHTING AND RECORD THE NEW WORK, DECORATIVE RAILING SYSTEM, AND BENCHES.

EXISTING DRIVE, OUTLET FOR NEW IMPROVEMENTS ALONG DRAINAGE DRAIN SHALL BE FOR THE NEW CORNER DEVELOPMENT (TYPICAL) HARBOR, AREA SHALL INCLUDE LANDSCAPE, BENCHES, DECORATIVE HALF COLUMN FEATURES SIMILAR TO BUILDING COLLAGE WITH LIGHTING AND RECORD THE NEW WORK, DECORATIVE RAILING SYSTEM, AND BENCHES.

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Estimating/Coordination
October 22, 2008

Overall Site Plan

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Version: 10/01

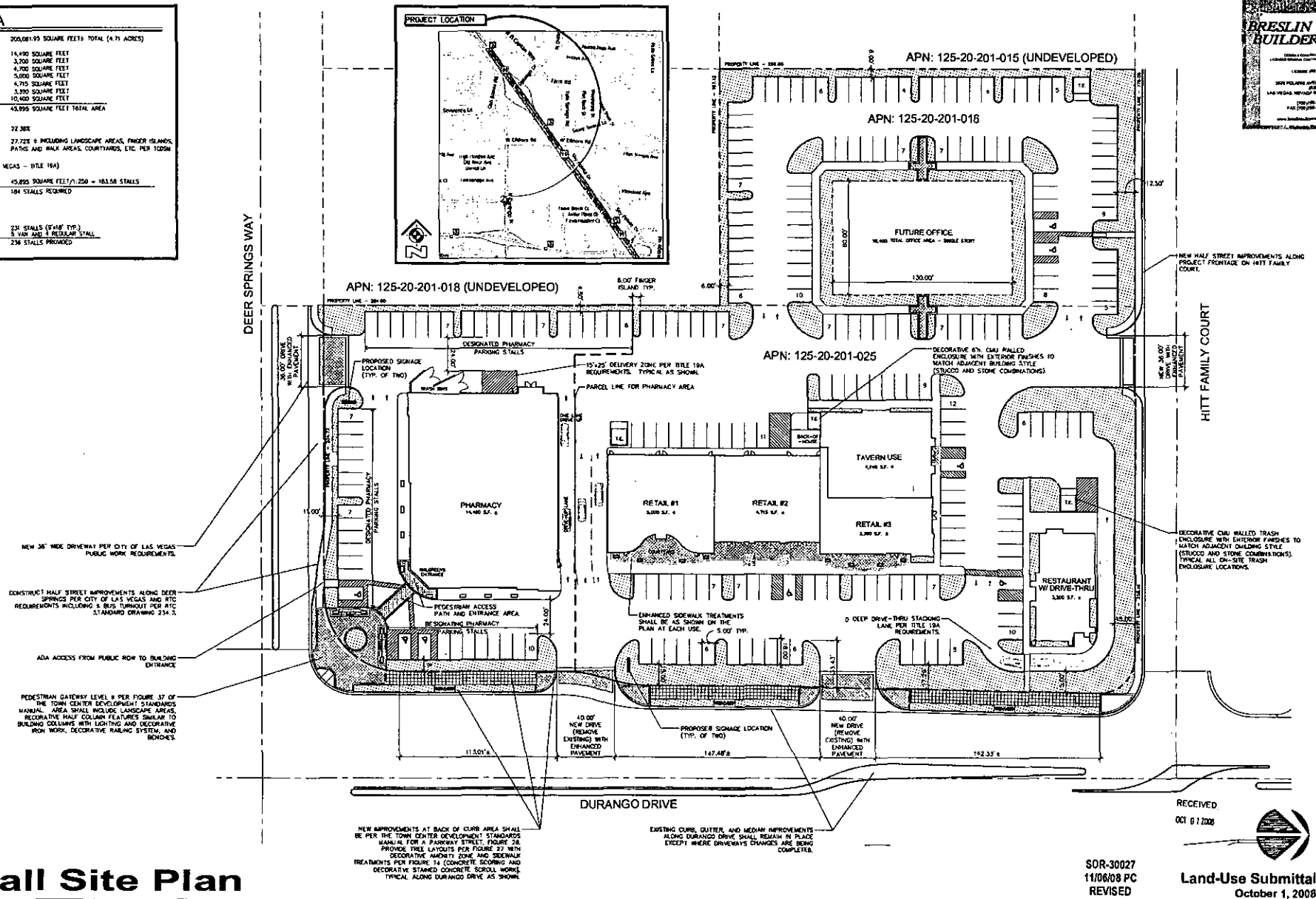
The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

EOT-38453

JUN 04 2010

DESIGN DATA

LOT AREA	200,081.95 SQUARE FEET TOTAL (4.71 ACRES)
PHARMACY	14,400 SQUARE FEET
RESTAURANT WITH DRIVE-THRU	3,300 SQUARE FEET
TAVERN	4,700 SQUARE FEET
RETAIL #1	3,000 SQUARE FEET
RETAIL #2	4,700 SQUARE FEET
RETAIL #3	3,300 SQUARE FEET
OFFICE	10,400 SQUARE FEET
TOTAL BUILDING AREA	43,800 SQUARE FEET TOTAL AREA
LOT COVERAGE	72.38%
OPEN SPACE COVERAGE	27.72% + INCLUDING LANDSCAPE AREAS, FINGER ISLANDS, PATIOS AND WALK AREAS, COURTYARDS, ETC. PER TCDM
PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 19A)	
SHOPPING CENTER >25,000 S.F.	45,800 SQUARE FEET/1,250 = 183.58 STALLS
TOTAL STALLS REQUIRED	184 STALLS REQUIRED
PARKING PROVIDED	
REGULAR STALLS	231 STALLS (FIVE TYP.)
ACCESSIBLE STALL	3 VAN AND 3 REGULAR STALL
TOTAL SPACES	234 STALLS PROVIDED



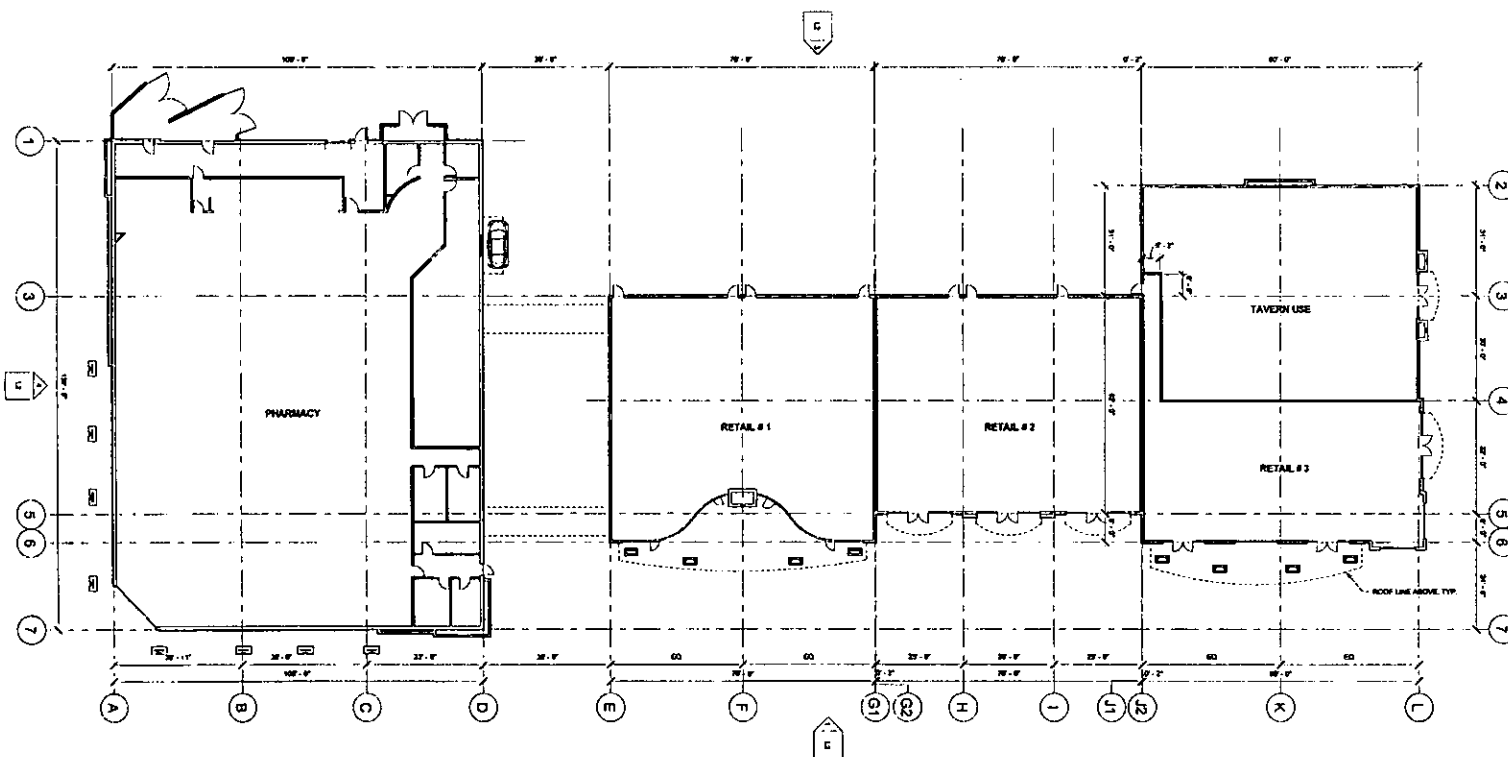
Overall Site Plan

Scale: 1" = 30'-0"
 BBDG Project No.: 6307A.01
 Version 199j

The Village at Centennial Hills
 Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

EOT-38453

JUN 04 2010



Overall Floor Plan

Scale: 1/16" = 1'-0"
BBDG Project No.: 6307A.01

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11/06/08 PC

Land-Use Submittal

September 16, 2009

The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

~~JUN 04 2010~~

EOT-38453

LANDSCAPING GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. EACH TAG SHALL SHOW THE GENUS, SPECIES AND VARIETY, ETC. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING SIZES AND FORMS OF LIVE SHRUB SPECIES AS SHOWN ON DRAWINGS.
3. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN/BUILD THE IRRIGATION SYSTEM IN ACCORDANCE WITH LOCAL CODES AND ACCEPTABLE INDUSTRY STANDARDS.
4. DECOMPOSED GRANITE USED ON THIS PROJECT SHALL BE 1/4" MAXIMUM, COLOR SHALL BE MONUMENT GOLD FOR TOWN CENTER SQUARES AND SHALL BE A MINIMUM OF 2" IN DEPTH THROUGHOUT ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN NO STONES AND NOZ AGGREGATE. THE LANDSCAPE CONTRACTOR SHALL RECEIVE VERIFICATION OF THE GRANITE FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
5. LANDSCAPE BOULDERS COLOR SHALL MATCH OR COMPLEMENT ROCK GROUNDCOVER. ALL BOULDERS TO BE GRANITE UNLESS NOTED OTHERWISE. BOULDERS SHALL BE ROUNDED IN SHAPE AND SHALL BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
 - 40% 4' LARGEST DIAMETER
 - 40% 3' LARGEST DIAMETER
 - 20% 2' LARGEST DIAMETER
6. THE BOULDER SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4" OF ROCK DIAMETER SET INTO FINISHED GRADE.
7. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS RULE 1A ZONING CODE AND OTHER APPLICABLE CODES.
8. EACH PLANT SHALL BE PROVIDED ITS OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND RELATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
9. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS GOVERNS UNLESS NOTED OTHERWISE.
10. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED WITHIN THE BUILDING.
11. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1" MINIMUM AND (2) 2" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
12. ALL TREES PLANTED ALONG BOOTH-OF-WAY SHALL BE PLANTED AT 3'-6" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT BARRIER DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
13. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
14. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 4" OF SOIL REPLACED WITH CLEAN WASHED FINE MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DEPOSED OF.

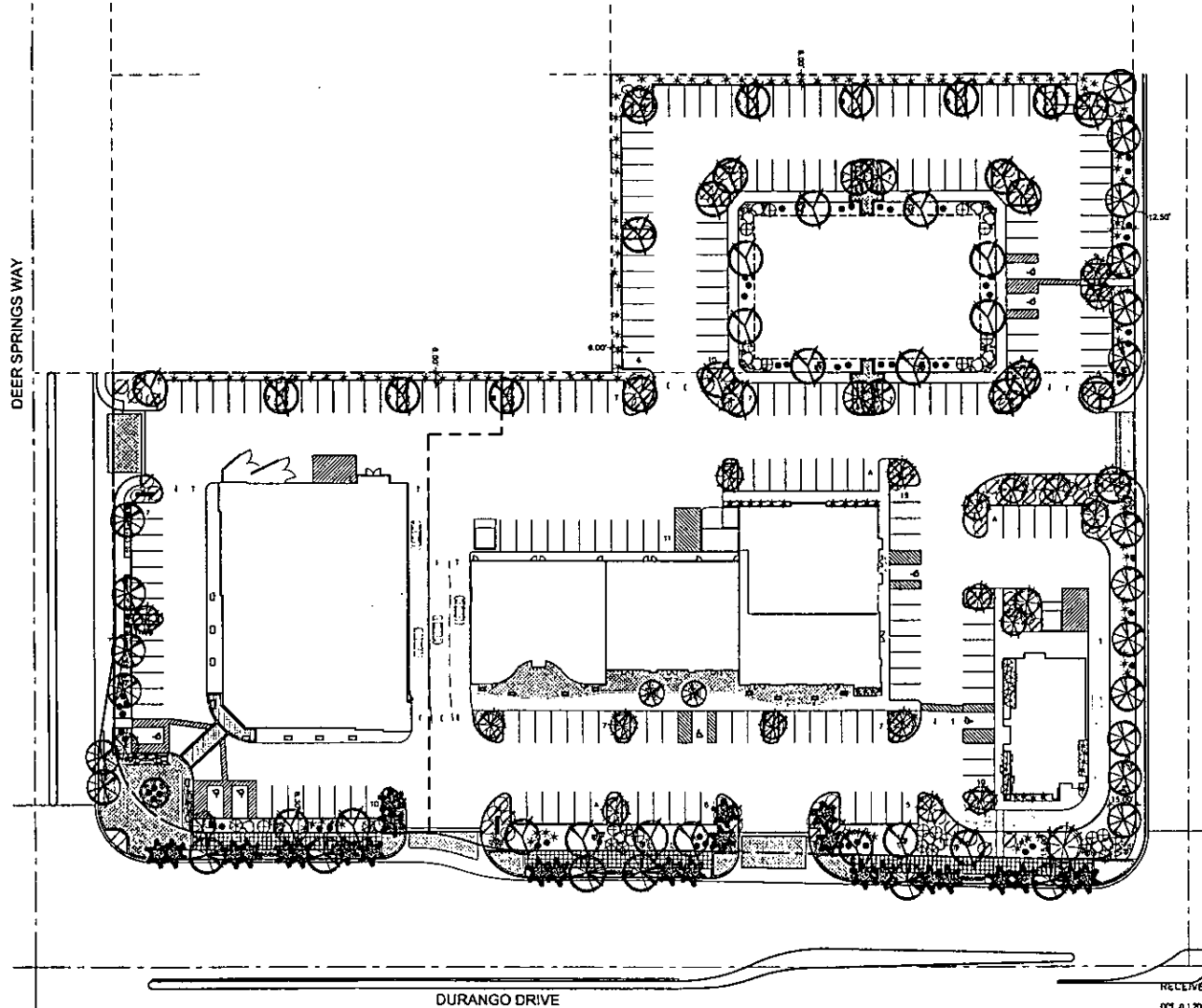
TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
	WAX PALM	MEXICAN FINE PALM	25 FEET HIGH AT STREET ROW 18 FEET HIGH ON SITE	
	TAUNUS VELUTINA	NO ORANGE ASH	36" BCI MINIMUM AT STREET ROW 24" BCI MINIMUM ON SITE	
	ONITAPA	TAGHARETOS	ONITAPA	36" BCI MINIMUM AT STREET ROW 24" BCI MINIMUM ON SITE
	ROBINIA AMORICA "PURPLE ROSE"	PURPLE ROSE LOCUST	36" BCI MINIMUM AT STREET ROW 24" BCI MINIMUM ON SITE	
	SCORPUS	MILLE	CALIFORNIA PEPPER TREE	24" BCI MINIMUM ON SITE
	PARRODIA	FLOREDA	BLUE PALM YARD	24" BCI MINIMUM ON SITE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ROSEMARINUS OFFICINALIS	ROSEMARY	5 GAL
	WIKENBERGIA BIOSIS	DEER GRASS	5 GAL
	BALETA MEL TRANDALIA	DESERT MARIGOLD	5 GAL
	ALSPERULAE PANIFLORA	RED YUCCA	5 GAL
	WANDERIA DOMESTICA	HEAVENLY BAMBOO	5 GAL
	LANTANA HORRIDA	DESERT LANTANA	5 GAL - VARIOUS COLORS
	BOULDERS - TP	VARIES	

DEER SPRINGS WAY



DURANGO DRIVE



HITT FAMILY COURT

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OCT 01 2008

SDR-30027
11/06/08 PC
REVISED



Land-Use Submittal
October 1, 2008

Overall Landscape Plan

Scale: 1" = 30'-0"
BB06 Project No.: 6307A
Version 1691

The Village at Centennial Hills
Northwest Corner of Durango and Deer Springs, Las Vegas, Nevada

JUN 04 2010

[illegible]

Book: 1 - 30-0
 GPO Project No.: GJ7A, 01
 Version 1.0

Land-Use Submittal
April 22, 2008

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EOT-38453



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 6, 2008

Mr. Douglas Hitt
Hitt W. Douglas Family Trust
2208 Alia Court
Las Vegas, Nevada 89102

RE: SUP-27047 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 4, 2008
RELATED TO MOD-27044, SUP-27046, SUP-27048, SUP-27049 AND
SDR-27051

Dear Mr. Hitt:

The City Council at a regular meeting held June 4, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED 3,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH at the northwest corner of Durango Drive and Deer Springs Way (APNs 125-20-201-016 and 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Planning & Development

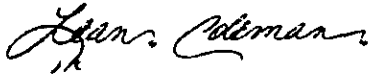
1. Conformance to all minimum requirements under the Town Center Development Standards Manual for Restaurant with Drive-through use, including parking requirements.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-27044), Special Use Permits (SUP-27046, SUP-27048, SUP-27049) and Site Development Plan Review (SDR-27051) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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Mr. Douglas Hitt
SUP-27047 – Page Two
June 6, 2008

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

Sincerely,



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

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

Mr. Gary Leobold
Leobold & Brown, LLC
2592 Canadian Goose Circle
Henderson, Nevada 89052

Mr. Todd McBrayer
Breslin Builders
5525 Polaris Avenue, Suite B
Las Vegas, Nevada 89118

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SPECIALTY TRUST, INC.**Business Entity Information**

Status:	Active	File Date:	7/31/1998
Type:	Foreign Corporation	Entity Number:	C18192-1998
Qualifying State:	MD	List of Officers Due:	7/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19981295767	Business License Exp:	

Registered Agent Information

Name:	F. DE ARMOND SHARP	Address 1:	71 WASHINGTON STREET
Address 2:		City:	RENO
State:	NV	Zip Code:	89503
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 550,000.00
Par Share Count:	55,000,000.00	Par Share Value:	\$ 0.01

Officers☐ Include Inactive Officers**Secretary - GRACE C CAUDILL**

Address 1:	6160 PLUMAS ST	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

President - NELLO GONFIANTINI III

Address 1:	6160 PLUMAS ST	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Treasurer - NELLO GONFIANTINI III

Address 1:	6160 PLUMAS STREET	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Director - NELLO GONFIANTINI, III

Address 1:	6160 PLUMAS STREET	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification
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Document Number:	C18192-1998-001	# of Pages:	2
File Date:	7/31/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C18192-1998-010	# of Pages:	1
File Date:	7/22/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C18192-1998-004	# of Pages:	1
File Date:	10/29/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVADA KFA			
ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Annual List		
Document Number:	C18192-1998-011	# of Pages:	2
File Date:	8/03/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C18192-1998-008	# of Pages:	1
File Date:	7/16/2001	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C18192-1998-005	# of Pages:	2
File Date:	6/21/2002	Effective Date:	
CERTIFIED COPY OF ARTICLES OF AMENDMENT FILED AMENDING NAME. (1) PG. DEG			
SPECIALTY MORTGAGE TRUST, INC. DEGB ys. 00001			
Action Type:	Annual List		
Document Number:	C18192-1998-009	# of Pages:	2
File Date:	8/07/2002	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C18192-1998-006	# of Pages:	2
File Date:	7/22/2003	Effective Date:	
CORPORATION TRUST COMPANY OF NEVADA STE 500			
6100 NEIL ROAD RENO NV 89511 RXS			
Action Type:	Annual List		
Document Number:	C18192-1998-007	# of Pages:	1
File Date:	12/29/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C18192-1998-002	# of Pages:	1
File Date:	6/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Amended List		
Document Number:	C18192-1998-003	# of Pages:	1
File Date:	7/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20050212928-21	# of Pages:	1
File Date:	5/31/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20050490420-76	# of Pages:	2
File Date:	10/19/2005	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20060361771-03	# of Pages:	1
File Date:	6/06/2006	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20070412251-24	# of Pages:	1
File Date:	6/15/2007	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20080459901-98	# of Pages:	1
File Date:	7/09/2008	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20090478816-75	# of Pages:	1
File Date:	6/11/2009	Effective Date:	

(No notes for this action)

Action Type:	Amended List		
Document Number:	20090606757-82	# of Pages:	1
File Date:	8/10/2009	Effective Date:	

(No notes for this action)

Action Type:	Resignation of Officers		
Document Number:	20090613649-20	# of Pages:	1
File Date:	8/10/2009	Effective Date:	

(No notes for this action)

A.P. 125-20-201-016 & 125-20201-025 (former)
125-20-216-002 (new)

MAIT TAX STATEMENTS TO:
WHEN RECORDED MAIL TO:

Specialty Trust, Inc.
6160 Plumas Street
Reno, NV 89519
Order No: 283373FCL

Inst #: 201006020003834
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$9210.60 Ex: #
06/02/2010 03:44:26 PM
Receipt #: 374014
Requestor:
NATIONAL TITLE COMPANY
Recorded By: EAH Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

4-1

TRUSTEE'S DEED UPON SALE

Transfer Tax \$9,210.60

The Grantee herein was the foreclosing beneficiary.

The amount of the unpaid debt was \$2,975,592.22

The amount paid by the Grantee was \$1,805,700.00

Said property is in the City of Las Vegas, County of Clark

NATIONAL TITLE COMPANY., a Nevada corporation, (herein called Trustee) does hereby grant and convey, both without covenant or warranty, express or implied to Specialty Trust, Inc. (herein called Grantee) the real property in the City of Las Vegas County of Clark, State of Nevada, described as follows:

PARCEL ONE (1):

A portion of Lot One (1) of FINAL MAP THE VILLAGE AT CENTENNIAL HILLS, as shown by map thereof on file in Book 142 of Plats, Page 9, in the Office of the County Recorder of Clark County, Nevada and also being a portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the of the Northwest Quarter (NW ¼) of Section 20, Township 19 South, Range 60 East, M.D.M., described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW ¼) of aforementioned Section 20, same point being at the intersection point of the centerline of Durango Drive, and the centerline of Deer Springs Way;

THENCE South 89° 54' 17" West, 333.72 feet along the centerline of Deer Springs Way;

THENCE departing said centerline, North 00° 07' 02" West, 266.99 feet to the POINT OF BEGINNING;

THENCE North 00° 07' 02" West, 62.61 feet;

THENCE South 89° 57' 10" West, 166.95 feet;

THENCE North 00° 07' 59" West, 299.74 feet;

THENCE South 89° 59' 58" East, 416.14 feet to a point of tangency of a 25.00 foot radius curve concave to the Southwest;

THENCE curving right an arc distance of 39.23 feet through a central angle of 89° 54' 51" to a point of tangency, said point being on the West right-of-way line of Durango Drive;

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THENCE along the West right-of-way line of Durango Drive, South 00° 05' 07" East 12.79 feet; thence South 01° 11' 16" West 225.06 feet; thence South 00° 05' 07" East 87.55 feet to a point of tangency of a 100.00 foot radius curve concave to the West;

THENCE curving right an arc distance of 31.76 feet through a central angle of 18° 11' 42" to a point on a 100.00 foot radius reverse curve;

THENCE curving left an arc distance of 22.68 feet through a central angle of 12° 59' 51" to a point where the radius point bears South 84° 53' 16" East;

THENCE departing the West right-of-way line of Durango Drive, South 89° 54' 53" West, 224.79 feet;

THENCE North 00° 05' 07" West, 41.91 feet;

THENCE South 89° 52' 58" West, 34.49 feet to the POINT OF BEGINNING.

BEING further described as Lot "B" of that certain Record of Survey in File 179 of Surveys, Page 12, in the Office of the County Recorder, Clark County, Nevada, recorded August 5, 2009 in Book 20090805 as Document No. 03130, Official Records

PARCEL TWO (2):

Non-exclusive, perpetual and reciprocal easements for ingress, egress by pedestrian and vehicular traffic on, over and across paved areas including, but not limited to, driveways, entrances and exits as set forth by and subject to that certain Declaration of Reciprocal Easements and Covenants, Conditions and Restrictions recorded August 6, 2009 in Book 20090806 as Document No. 00380, and rerecorded August 13, 2009 in Book 20090813 as Document No. 04604, Official Records, Clark County, Nevada..

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee or Successor Trustee or Substituted Trustee, under that certain Deed of Trust executed by William D. Hitt, an unmarried man, as Trustor, recorded June 8, 2007 as Document No. 3903 in Book No. 20070608 of official records in the Office of the County Recorder of Clark County, Nevada. The Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published one a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

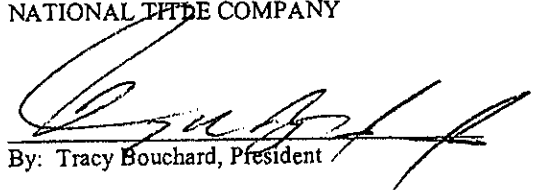
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At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on April 20, 2010 to said Grantee, being the highest bidder therefore, for \$1,805,700.00 cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, NATIONAL TITLE COMPANY, as Trustee, has this day, caused its corporate name to be hereto affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated April 20, 2010

NATIONAL TITLE COMPANY


By: Tracy Bouchard, President

State of Nevada

} ss.

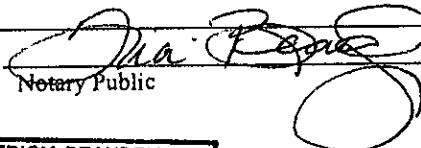
County of Clark

This instrument was acknowledged before me on

June 2, 2010

Tracy Bouchard

Signature:


Notary Public



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JUN 04 2010

SPECIALTY TRUST, INC.**Business Entity Information**

Status:	Active	File Date:	7/31/1998
Type:	Foreign Corporation	Entity Number:	C18192-1998
Qualifying State:	MD	List of Officers Due:	7/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19981295767	Business License Exp:	

Registered Agent Information

Name:	F. DE ARMOND SHARP	Address 1:	71 WASHINGTON STREET
Address 2:		City:	RENO
State:	NV	Zip Code:	89503
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 550,000.00
Par Share Count:	55,000,000.00	Par Share Value:	\$ 0.01

Officers☐ Include Inactive Officers**Secretary - GRACE C CAUDILL**

Address 1:	6160 PLUMAS ST	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

President - NELLO GONFIANTINI III

Address 1:	6160 PLUMAS ST	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Treasurer - NELLO GONFIANTINI III

Address 1:	6160 PLUMAS STREET	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Director - NELLO GONFIANTINI, III

Address 1:	6160 PLUMAS STREET	Address 2:	
City:	RENO	State:	NV
Zip Code:	89519	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification
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Document Number:	C18192-1998-001	# of Pages:	2
File Date:	7/31/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C18192-1998-010	# of Pages:	1
File Date:	7/22/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C18192-1998-004	# of Pages:	1
File Date:	10/29/1999	Effective Date:	
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ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Annual List		
Document Number:	C18192-1998-011	# of Pages:	2
File Date:	8/03/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C18192-1998-008	# of Pages:	1
File Date:	7/16/2001	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C18192-1998-005	# of Pages:	2
File Date:	6/21/2002	Effective Date:	
CERTIFIED COPY OF ARTICLES OF AMENDMENT FILED AMENDING NAME. (1) PG. DEG			
SPECIALTY MORTGAGE TRUST, INC. DEGB ys. 00001			
Action Type:	Annual List		
Document Number:	C18192-1998-009	# of Pages:	2
File Date:	8/07/2002	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C18192-1998-006	# of Pages:	2
File Date:	7/22/2003	Effective Date:	
CORPORATION TRUST COMPANY OF NEVADA STE 500			
6100 NEIL ROAD RENO NV 89511 RXS			
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Action Type:	Annual List		
Document Number:	20050212928-21	# of Pages:	1
File Date:	5/31/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20050490420-76	# of Pages:	2
File Date:	10/19/2005	Effective Date:	

(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060361771-03	# of Pages:	1
File Date:	6/06/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070412251-24	# of Pages:	1
File Date:	6/15/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080459901-98	# of Pages:	1
File Date:	7/09/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090478816-75	# of Pages:	1
File Date:	6/11/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090606757-82	# of Pages:	1
File Date:	8/10/2009	Effective Date:	
(No notes for this action)			
Action Type:	Resignation of Officers		
Document Number:	20090613649-20	# of Pages:	1
File Date:	8/10/2009	Effective Date:	
(No notes for this action)			