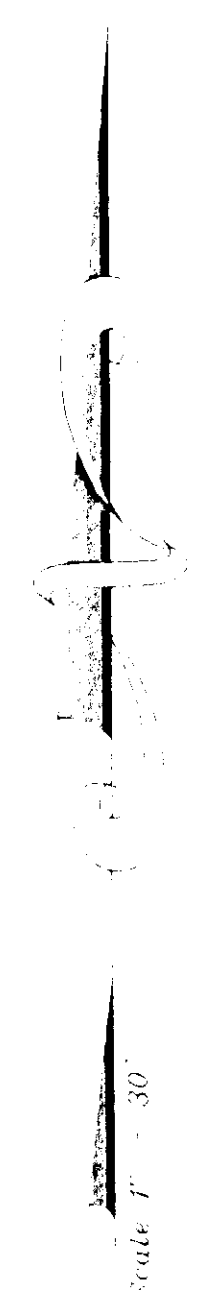


Legend

- Found Aluminum Cap PUL 10094
- Set "T" Rebar and Plastic Cap in Grass Top With Rubber Tire
- Found as shown
- Centerline
- Subdivision Boundary
- Easement Line
- Adjacent Parcel Lines
- Declaratory Right-of-Way Line
- Existing Block Map
- Existing Drain Line Right-of-Way
- Flowing Meter
- Guard Post
- Trunk Street Vault
- Sewer Clean Out
- Grass Tract Manhole



REFERENCE MAPS

Record of Survey File 123 Page 2
 Book 32 Page 33 of 34
 Block Map File 64 Page 14

BASIS OF BEARINGS

N 74° 05' 15" being the center line of First Street, from Benchmark 1001
 Subsequent lines as shown on Record of Survey File 123 Page 27, located within
 the Section 27, Township 20 South, Range 61 East, M.D.M. Clark County, Nevada

COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

ALL SUBDIVIDED PARCELS UNDER THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL, INTERMITTENT,
 COMMON PARKING AND ACCESS RIGHTS TO ALL DRIVEWAYS CONNECTING THIS OVERALL SITE TO THE ADJACENT
 PUBLIC STREETS

NOTE 1

EASEMENTS FOR PRIVATE STREETS, LANDSCAPE, CROSS ACCESS, SHARED PARKING AND DRAINAGE
 PURPOSES TO BE RESERVED AND GRANTED PER THE GRANTOR'S INTIAL CONVEYANCE OF THE LOTS
 CREATED BY THE RECORDATION OF THIS MAP

NOTE 2

ON-SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE
 CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) OF THIS COMMERCIAL SUBDIVISION



VICINITY MAP

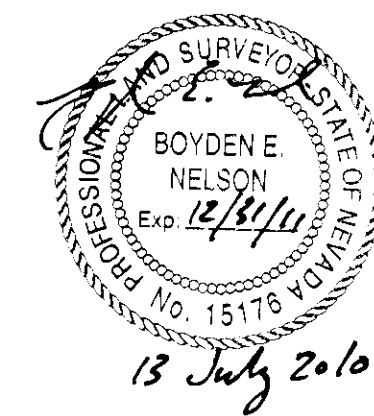


D & G Hotel Group #1

Tentative

"A Commercial Subdivision"

A portion of the SE 1/4 of Section 27,
 Township 20 South, Range 61 East, M.D.M.
 City of Las Vegas, Clark County, Nevada



Surveying Firm

Vestor Surveying, LLC
 2493 Gateway Road
 Las Vegas, Nevada 89115
 Tel and Fax No. 702-453-3633

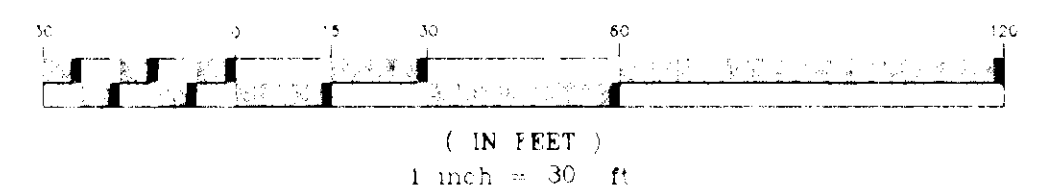
Survey Note:

Due to lack of existing original monuments, the
 best evidence was the southerly building line which
 matched the Deed calls for the Metes and Bounds
 Description

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
1	1000.00	94°09'45"	72.65	36.34

GRAPHIC SCALE



Tentative Map:

A portion of the SE 1/4 of Section 27,
 Township 20 South, Range 61 East, M.D.M.
 City of Las Vegas, Clark County, Nevada

FOR:

D & G Hotel Group, LLC

RECEIVED

JUL 14 2010

BY: BEN	SCALE: 1" = 30'	DATE: 8 July 2010
---------	-----------------	-------------------

TMP-38862
 08/26/10 PC

Legend

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

•

VICINITY MAP



REFERENCE MAPS

1. Survey of the State of Nevada, 1899, by the U.S. Geological Survey, Washington, D.C.

BASIS OF BEARINGS

North is defined as the direction of true north, as indicated by the surveying instrument.

COMMERCIAL SUBDIVISION NOTE (PARKING AND ACCESS)

The subdivision is designed to provide for the parking and access of the proposed commercial development.

NOTE 1

The subdivision is designed to provide for the parking and access of the proposed commercial development.

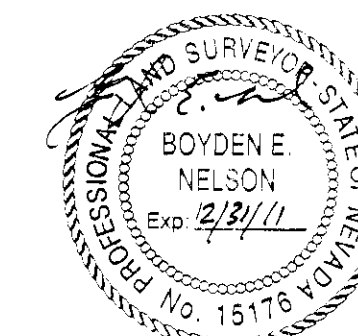
NOTE 2

The subdivision is designed to provide for the parking and access of the proposed commercial development.

NOTE 3

The subdivision is designed to provide for the parking and access of the proposed commercial development.

Parcel 1
48,123 Sq.Ft.



Surveying Firm

Boyd Nelson & Associates
1400 Westway Road
Las Vegas, Nevada 89102
Phone: 702.735.1400

Survey Note:

Due to lack of existing original instruments, the survey was conducted with the following instruments:

CURVE TABLE				
PC	PT	EC	CE	PT
100.00	100.00	100.00	100.00	100.00

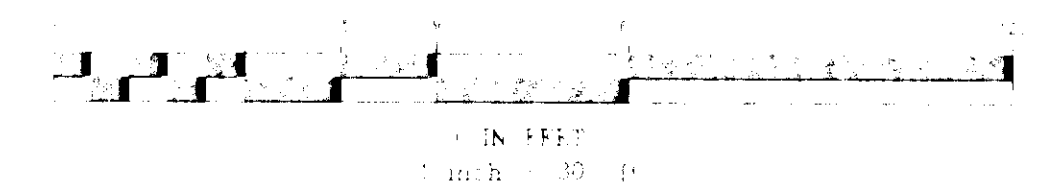
D & G Hotel Group #1

Tentative

"A Commercial Subdivision"

Subdivision of the 40.00 Acres of Section 27, Township 37 North, Range 12 East, M.D.M. 14, County of Clark, State of Nevada.

GRAPHIC SCALE



Tentative Map:

A portion of the E 1/4 of Section 27, Township 37 North, Range 12 East, M.D.M. 14, County of Clark, State of Nevada.

FOR:

D & G Hotel Group, LLC

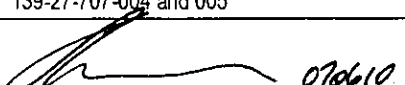
BEN 1" = 30' DATE 8 J

RECEIVED
FEB 07 2011
TMP-38862

JUL 12 2010

TMP-38862 JUL 14 2010

RECEIVED
R. & R. Mohr Group

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for --> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner 1250.00			
☒	☐	Correct fee(s): \$ 750.00 (Application) + \$ 650.00 (Notification) + \$ 0.00 (Recordation) = \$ 750.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map NOT REQ'D			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☒	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☒)			NO LICENSE REQ'D
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 21
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES: Provide Perimeter wall detail with (7) seven copies of cross section drawing
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 0
☐	☒	Use of all rooms noted/labeled			NOTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	D & G Hotel Group, LLC			Application Type:	Tentative Map
Representative:	Douglas Da Silva			Application Purpose:	One-lot commercial subdivision
APN:	139-27-707-004 and 005			Site Location:	700 & 720 N. Main St
Planner's Signature:				Pre-App. Meeting Date:	07/01/10
Planner:	Steve Gebeke, Planning Supervisor - 229-5410			Submittal Deadline:	07/13/10 - no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	08/26/10 PC 10/01/10 CC Cycle 6

RECEIVED
JUL 14 2010

D & G Hotel Group
#1
TMP

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.

RECEIVED
RECEIVED
~~JUL 12 2010~~
JUL 14 2010

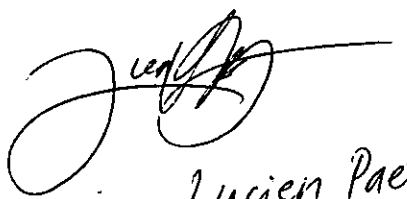
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- ☒ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☒ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- ☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools, are to be public or private.
- ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☒ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.
- ☒ 3. Any proposed deviations from City standards.

- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A."
- ☐ 6. A compatible digital format copy of the tentative map.
- ☒ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

 7/13/2010
Lucien Paet



PLANNING & DEVELOPMENT DEPARTMENT

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 18.08.

✓ **PRE-APPLICATION CONFERENCE:** A pre-application conference with a representative from the Department of Planning & Development is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling (702) 229-6301. See Meeting Schedule for pre-application conference and submittal closings dates.

✓ **PRE-APPLICATION SUBMITTAL CHECKLIST:** A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

✓ **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 Tentative Map 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 Tentative Map 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 Tentative Map.

✓ **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.

✓ **FEES:** \$750

MAA

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

N/A **DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE:** If applicable, an Environmental Impact Assessment statement will be required.

✓ **TENTATIVE MAP:** (21 folded and 1 rolled)* Please refer to the Tentative Map Checklist for additional requirements.

* All site area must be on one sheet or page.

✓ **PERIMETER WALL DETAIL and ELEVATION:** Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

** (drawing)* **CROSS SECTION DRAWING:** Seven (7) copies of a Cross Section Drawing that meets the requirements of Section 18.08.110 (B-G) and 18.12.510.

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

✓ **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

RECEIVED



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

March 9, 2011

Mr. Douglas DaSilva
D&G Hotel Group, LLC
9509 Queens Walk Circle
Las Vegas, Nevada 89117

**RE: TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. DaSilva:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. A note shall be added to the final map to ensure perpetual, irrevocable site access and shared parking throughout the subdivision.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a

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

statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Dedicate an additional five feet of right-of-way for a total half street width of 45 feet on Main Street adjacent to this site with the Final Map for this site.
6. Grant a Public Sewer Easement along the east property line. The easement shall start a minimum of ten feet north of the existing sewer manhole and continue to the southern property line. The easement shall be a minimum twenty feet wide except in areas where the existing buildings setback distances dictate a smaller width.
7. Remove all substandard sidewalk improvements and replace with new sidewalk improvements meeting Current City Standards concurrent with development of this site. The existing pan-style driveways may remain.
8. Submit an Encroachment Agreement for the existing landscape planter and signage located in the area required for dedication along the Main Street public right-of-way adjacent to this site prior to the recordation of the Final Map for this site. The installation and maintenance of all landscaping and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
9. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
10. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

Mr. Douglas DaSilva
TMP-38862 - Page Three
March 9, 2011

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **March 8, 2011** is final unless a written appeal is filed with the City Clerk within seven (7) days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 16, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Boyd Nelson
Nelson Surveying, LLC
2383 Gateway Road
Las Vegas, Nevada 89115

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

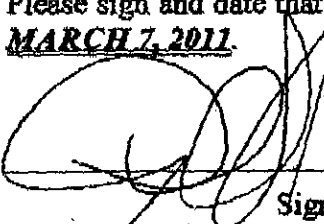
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: TMP-38862 - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: SHAPIRO TRUST, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MARCH 8, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MARCH 7, 2011**.


Signature

03/02/11
Date

Douglas DeSilva
Please Print Name

D+G Hotel Group
Company Name

RECEIVED

MAR - 2 2011

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

Carman Burney

From: Steve Gebeke
Sent: Wednesday, September 29, 2010 11:16 AM
To: Carman Burney; Darline Reeder
Cc: John Grider
Subject: FW: TMP-38862

Please refund all fees associated with this application as the deadline for submittal provided below has come and passed with no action from the applicant.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Steve Gebeke
Sent: Friday, September 17, 2010 12:40 PM
To: 'dasilva55@yahoo.com'
Cc: John Grider
Subject: FW: TMP-38862

Mr. DaSilva-

We will need the remaining required materials by Friday, 09/24 to proceed with this item. If we do not receive the materials by this time, a refund will be issued and you will be required to resubmit the application when all materials are available. If you have questions, please contact John at 229-6711 or myself.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: John Grider
Sent: Tuesday, August 24, 2010 2:13 PM
To: 'douglas da silva'
Cc: Steve Gebeke
Subject: RE: TMP-38862

The submittal needs the revised application, statement of financial interest and the cross sections (7 copies) required to complete this application submittal.

John Grider
Planner 1

From: douglas da silva [mailto:dasilva55@yahoo.com]
Sent: Tuesday, August 24, 2010 1:48 PM
To: John Grider
Subject: Re: TMP-38862

Yes, sorry I have been out of town. What do we need to provide to get in on the next planning commission meeting.

Sincerely,

Douglas Da Silva

DOUGLAS DA SILVA
dasilva55@yahoo.com

From: John Grider <jgrider@LasVegasNevada.GOV>
To: "dasilva55@yahoo.com" <dasilva55@yahoo.com>
Sent: Tue, August 24, 2010 7:41:10 AM
Subject: TMP-38862

Mr. Da Silva,

Are you still in the process of pursuing the Tentative Map or does the city need to issue a refund?

Thank you,

John Grider
Planner 1



2383 Gateway Rd, Las Vegas, NV 89115 • Phone & Fax: (702) 452-3633

20 January 2011

City of Las Vegas Planning & Development Department
Att: Carman Burney – Tech.
Las Vegas, NV
Telephone 702-229- 6897 Fax 385-7268

RE: TMP 38862
Application Filed : July 14, 2010
Project Name: D&G Hotel Group #1
Contact Info: Gregory Navone , 801 S. Decatur Blvd., Las Vegas, NV 89102, Tell – 702-491-4702

We are requesting that this application be put on the March 8, 2011 agenda. The owner is ready to move forward with this project with the original application filled on the date stated above. We thank you for your help and concern in this matter.

Sincerely,

Boyd Nelson PLS
Nevada Certificate Number 15176
Nelson Surveying, LLC
2383 Gateway Road
Las Vegas, NV 89115
Telephone 702-452-3633

Darline Reeder

From: Darline Reeder
Sent: Tuesday, November 09, 2010 11:52 AM
To: 'dasilva55@yahoo.com'
Subject: Refund for Tentative Map application

REMINDER:

In order for this department to move forward with the refund request , we need you to send us an e-mail containing the following information:

Your direct request for the refund of \$750.00 for TMP-38862; the company name on the check with the number of the check (and copy should you have it); and the current address to where the refund check is to be mailed.

If there is someone that is to be named as "Attention To" or "C/O" (In Care Of), please include that with the address.

Please respond to me as soon as possible with separate e-mail at my e-mail address below, or fax to 385-7268

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

Darline Reeder

From: Darline Reeder
Sent: Wednesday, October 27, 2010 9:26 AM
To: 'dasilva55@yahoo.com'
Subject: refund for Tentative Map application

With my apologies for sending this to the wrong e-mail address; which was just discovered today:

In order for this department to move forward with the refund request , we need you to send us an e-mail containing the following information:

Your direct request for the refund of \$750.00 for TMP-38862; the company name on the check with the number of the check (and copy should you have it); and the current address to where the refund check is to be mailed.

If there is someone that is to be named as "Attention To" or "C/O" (In Care Of), please include that with the address.

Please reply as soon as possible to me at my e-mail address below, or fax to 385-7268

Darline Reeder, OSII

City of Las Vegas

Planning & Development

702.229.4605

dreeder@lasvegasnevada.gov

please do not send information as a "reply" to this one, thank-you.

Darline Reeder

From: Darline Reeder
Sent: Tuesday, October 05, 2010 10:27 AM
To: 'dasilver55@yahoo.com'
Subject: refund process for TMP-38862

Mr. DaSilva,

In order for this Department to move forward with the refund request form, we need you to send an email with information containing

a), Your request for a refund of the submitted fees for case TMP-38862; \$750.00 b) copy of check if you have it, or at least verify the check number and on what account written (i.e. company name) and c) to whom you want the refund sent with complete address.

Please do not send as reply to this email. Send new email to my address below or fax to 385-7268. Hoping to hear from you soon.

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

Please do not send as reply to this email. Send new email to my address below or fax to 385-7268. Hoping to hear from you soon.

In order for this Department to move forward with the refund request form, we need you to send an email with information containing
a), Your request for a refund of the submitted fees for case TMP-38862; \$750.00 b) copy of check if you have it, or at least verify the check number and on what account written i.e. company name c) to whom you want the refund sent with complete address.

2nd request for your response:
Mr. DaSilva,

From: Darline Reeder
Sent: Tuesday, October 12, 2010 8:50 AM
To: 'dasilver55@yahoo.com'
Subject: refund process for TMP-38862

Darline Reeder

Darline Reeder

From: Steve Gebeke
Sent: Wednesday, September 29, 2010 11:16 AM
To: Carman Burney; Darline Reeder
Cc: John Grider
Subject: FW: TMP-38862

Please refund all fees associated with this application as the deadline for submittal provided below has come and passed with no action from the applicant.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Steve Gebeke
Sent: Friday, September 17, 2010 12:40 PM
To: 'dasilva55@yahoo.com'
Cc: John Grider
Subject: FW: TMP-38862

Mr. DaSilva-

We will need the remaining required materials by Friday, 09/24 to proceed with this item. If we do not receive the materials by this time, a refund will be issued and you will be required to resubmit the application when all materials are available. If you have questions, please contact me or John, at 229-6711.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: John Grider
Sent: Tuesday, August 24, 2010 2:13 PM
To: 'douglas da silva'
Cc: Steve Gebeke
Subject: RE: TMP-38862

The submittal needs the revised application, statement of financial interest and the cross sections (7 copies) required to complete this application submittal.

John Grider
Planner 1

From: douglas da silva [mailto:dasilva55@yahoo.com]
Sent: Tuesday, August 24, 2010 1:48 PM
To: John Grider
Subject: Re: TMP-38862

Yes, sorry I have been out of town. What do we need to provide to get in on the next planning commission meeting.

Sincerely,

Douglas Da Silva

DOUGLAS DA SILVA
dasilva55@yahoo.com

From: John Grider <jgrider@LasVegasNevada.GOV>
To: "dasilva55@yahoo.com" <dasilva55@yahoo.com>
Sent: Tue, August 24, 2010 7:41:10 AM
Subject: TMP-38862

Mr. Da Silva,

Are you still in the process of pursuing the Tentative Map or does the city need to issue a refund?

Thank you,

John Grider
Planner 1

**D & G Hotel Group, LLC
9509 Queens Walk Circle
Las Vegas, NV 89117**

June 18, 2010

City of Las Vegas Planning &
Development Department
Las Vegas, NV

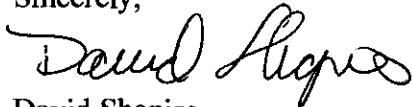
Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

We are the owner in possession of parcel #'s 139-27-707-004 and 139-27-707-005 located at 700 & 720 N. Main St., Las Vegas, NV and at this time have entered into purchase/sell agreement with D & G Hotel Group, LLC for the above mentioned property.

We are in agreement and do hereby authorize their request of a Pre-Application Conference Request for a Commercial Subdivision for said property.

Sincerely,



David Shapiro
Managing Member
700-720 Main St., LLC

DS/rt

RECEIVED

RECEIVED
TMP-38862
JUL 14 2010

20060110-0002981

Fee: \$15.00 RPTT: EX#009
N/C Fee: \$25.00

01/10/2006 13:17:32

T20060005726

Requestor:
WALT WALTERS

Frances Deane
Clark County Recorder

BGN
Pgs: 3

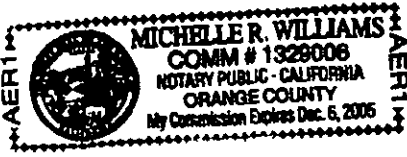
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

MR. WALT WALTERS
2461 EAST ORANGETHORPE AVENUE, SUITE 200
FULLERTON, CA 92831

AP#139-27-707-004 & 139-27-707-505

THIS SPACE FOR

Title Order No.:	Escrow No.:
GRANT DEED	
THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$NONE [X] computed on full value of property conveyed, or [] computed on full value less value of liens or encumbrances remaining at time of sale. [] Unincorporated area [X] City of LAS VEGAS AND	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALT A. WALTERS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY hereby GRANT(s) to: TORING INVESTMENTS LLC the real property in the City of LAS VEGAS, County of CLARK, State of California, described as: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF Also Known as: 700-720 MAIN STREET, LAS VEGAS, NV 89101 AP#: 139-27-707-004 AND 139-27-707-505	
 WALT A. WALTERS	
DATED May 18, 2005 STATE OF CALIFORNIA COUNTY OF <u>ORANGE</u> On <u>11-29-05</u> Before me, <u>MICHELLE R. WILLIAMS, NOTARY</u> A Notary Public in and for said State, personally appeared <u>WALT A. WALTERS</u>	
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.	
	
Signature _____ (This area for official notarial seal)	
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: <u>WALT WALTERS 2461 E. ORANGETHORPE AVENUE #200 FULLERTON CA 92831</u>	

RECEIVED

JUL 14 2010

All that certain real property situated in the County of CLARK, State of Nevada, described as follows:

PARCEL I:

That portion of the Southeast Quarter (SE1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at a point on the Easterly line of North Main Street (original alignment - 80 feet in width), from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE1/4) of said Section 27 (said point of intersection being marked with a concrete monument) bears North 27°45' East 903.7 feet, THE TRUE POINT OF BEGINNING; thence South 62°15' East a distance of 160 feet to a point on the West line of Block Four (4) of Biltmore Addition To The City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the Westerly line of said Block Four (4) of Biltmore Addition a distance of 100 feet to a point; thence North 62°15' West a distance of 160 feet to a point on the Easterly line of North Main Street; thence South 27°45' West along the Easterly line of North Main Street a distance of 100 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That portion of the Southeast Quarter (SE1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at a point on the Easterly line of North Main Street (original alignment - 80 feet in width), from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE1/4) of said Section 27 (said point of intersection being marked with a concrete monument) bears North 27°45' East a distance of 803.7 feet, THE TRUE POINT OF BEGINNING; thence South 62°15' East a distance of 160 feet to a point on the West line of Block Four (4) of Biltmore Addition To The City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the Westerly line of said Block Four (4) of Biltmore Addition a distance of 200 feet to a point; thence North 62°15' West a distance of 160 feet to a point on the Easterly line of North Main Street; thence South 27°45' West along the Easterly line of North Main Street a distance of 200 feet to the TRUE POINT OF BEGINNING.

RECEIVED

JUL 14 2010



February 24, 2011

Mr. Douglas DaSilva
D&G Hotel Group; LLC
9509 Queens Walk Circle
Las Vegas, Nevada 89117

**RE: TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. DaSilva:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 8, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 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 **Wednesday, March 2, 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 Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Boyd Nelson
Nelson Surveying, LLC
2383 Gateway Road
Las Vegas, Nevada 89115

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Ref 12982

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

TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC
- OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL
SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M
(Commercial/Industrial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: *AUGUST 26, 2010*

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: *JULY 27, 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:

no comment

[Signature]



July 22, 2010

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

RECEIVED
JUL 27 2010

SUBJECT: **TMP-38862 – D&G HOTEL GROUP #1 (1 LOTS/UNITS)**

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. **Note to Engineer:** Please confirm via e-mail to ipreveiw@snhdmail.org ASAP whether the Sewer Agency is City of Las Vegas and the Water Agency is Las Valley Water District.
3. Provide the seasonal high groundwater depth below grade or provide a statement that seasonal high groundwater is greater than 20 feet below the ground surface.
4. When there is more than one onsite service connection, the water lines shall be installed in accordance with the UDACS. This includes water/sewer parallel separations and crossings.
5. **The following is part of the Improvement Plan review at the Southern Nevada Health District as previously e-mailed to the Engineering firms on 9/9/05. Please inform Engineering and Design staff.**

For Subdivisions having an onsite Fire Protection Water Loop connected to the offsite or onsite potable water main by means of a Backflow Prevention Device or pump and separate from the onsite Domestic/Potable Water supply lines (i.e. Commercial Subdivisions):

- a. Submit any provisions to periodically circulate and/or flush potable water through the Fire Protection Water lines or else:
- b. **The Fire Protection Water is considered non-potable and therefore:**
 - i. The Fire Protection Water lines will adhere to the UDACS separation requirements of subsections 2.23.01, 2.22, and 2.04 as non-potable water lines (i.e. 6' minimum horizontal separation and 6" minimum vertical separation from potable water lines).
 - ii. Separation of the Fire Water lines from the storm and sanitary sewer lines (i.e. 5' - 6' minimum horizontal separation) should be maintained in order to protect the offsite potable water after the Backflow Prevention Device.
6. Add a note on all Utility Plans displaying a "Fire" Water line that is worded **exactly** as follows:

FIRE WATER AT DOMESTIC WATER CROSSINGS

All Non-Potable Fire Water Lines crossing Potable Domestic Water Lines are to be installed with "a vertical separation of no less than six inches..." and in accordance with UDACS 2.23.01, 2.04.05, 2.22.02.B1, and 2.22.02.B2."

7. If there is a potential for a pretreatment device such as a Grease Interceptor, Sand-Oil Separator or similar to be installed, the building sewer inverts should be located at an elevation that allows for gravity flow of wastewater from the building drains through the pretreatment device and to the building sewer.

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION



Walter B. Ross, PE. REHS
Environmental Health Engineer/Supervisor

xc: D&G Hotel Group LLC
Touring Investments LLC
Nelson Surveying, LLC



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lwwd.com

July 20, 2010

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: STATEMENT OF WATER AVAILABILITY – CURRENTLY SERVED –
TMP-38862 REGENCY MOTEL; A.P.N. 139-27-707-004, 005

The Las Vegas Valley Water District (District) has reviewed the above subject project. This one (1) lot commercial site is currently being provided water service from the District. Therefore, the existing development will continue to be served by the District.

An additional water commitment may be required for any additional development at the subject site. An additional water commitment will be required if additional domestic meters are required.

If you have any questions, please contact Karen Jensen at 258-3164.

Sincerely,

Original signed by:
GARY M. LANGE

Gary M. Lange, Supervisor
Engineering Services Division

GL/kj

cc: Southern Nevada Health District
City of Las Vegas
D & G Hotel Group, LLC

RECEIVED
10 AUG -2 PM 3:41
PLANNING AND
DEVELOPMENT

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: July 29, 2010
Re: **TMP-38862** D & G Hotel Group, LLC 700 & 720 N. Main St.
Request for a Tentative Map Review

CONDITIONS OF APPROVAL:

1. Dedicate an additional five feet of right-of-way for a total half street width of 45 feet on Main Street adjacent to this site with the Final Map for this site.
2. Grant a Public Sewer Easement along the east property line. The easement shall start a minimum of ten feet north of the existing sewer manhole and continue to the southern property line. The easement shall be a minimum twenty feet wide except in areas where the existing buildings setback distances dictate a smaller width.
3. Remove all substandard sidewalk improvements and replace with new sidewalk improvements meeting Current City Standards concurrent with development of this site. The existing pan-style driveways may remain.
4. Submit an Encroachment Agreement for the existing landscape planter and signage located in the area required for dedication along the Main Street public right-of-way adjacent to this site prior to the recordation of the Final Map for this site. Private parking spaces are not allowed in the public right-of-way.
5. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
6. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-38862

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	GEORGE JACOBY
NEVADA POWER COMPANY	
SOUTHWEST GAS COMPANY	
EMBARQ	
UNITED STATES POSTAL SERVICE	

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

TENTATIVE MAPS
07/14/2010

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

TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC
- OWNER: TORING INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL
SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M
(Commercial/Industrial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: *AUGUST 26, 2010*

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: *JULY 27, 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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

TMP Application

TMP 38862-8/26/10-PC-~~48~~

Report Date 07/15/2010 10:44 AM

Submitted By

Page 1

A/P # 38862 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/14/2010 14:02	970634	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC. - OWNER: TORING INVESTMENTS, LLC. - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

Parent A/P

Project # 38862 Project/Phase Name D&G HOTEL GROUP #1 Phase #
Size/Area 1.10 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13927707004
Location 700 - 720 N MAIN ST

Owner/Tenant

Contact ID AC1120084 Name TORING INVESTMENTS L L C
Mailing Address 2461 E ORANGETHORPE AVE #200 Organization % W WALTERS
City FULLERTON State/Province CA
ZIP/PC 92831-5302 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

720 N MAIN ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927707004
13927707005

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**TMP Application****Report Date** 07/15/2010 10:44 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** APPL **Contact ID** AC1797573 ☐ **Foreign**
Effective **Expire**
Name D&G HOTEL GROUP LLC
Day Phone **Eve Phone** **Organization** D&G HOTEL GROUP LLC
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 9509 QUEENSWALK CIRCLE
LAS VEGAS, NV 89117
Seasonal Addr
Valid From **To**
Comments No Comments

Primary N **Capacity** OTHER **Contact ID** AC1797575 ☐ **Foreign**
Effective **Expire**
Name DDUGLAS DA SILVA
Day Phone (702)539-2000 x **Eve Phone** **Organization** D&G HOTEL GROUP LLC
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 9509 QUEENSWALK CIRCLE
LAS VEGAS, NV 89117
Seasonal Addr
Valid From **To**
Comments No Comments

Primary Y **Capacity** OWNER **Contact ID** AC1120084 ☐ **Foreign**
Effective **Expire**
Name TORING INVESTMENTS L L C
Day Phone **Eve Phone** **Organization** % W WALTERS
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2461 E ORANGETHORPE AVE #200
FULLERTON, CA 92831-5302
Seasonal Addr
Valid From **To**
Comments No Comments

Contractors

No Contractors

Item Description **Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
400724 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
400725 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
400734 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
400731 FLOOD #1 (FLOOD CONTROL)	Incomplete

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

TMP Application

Report Date 07/15/2010 10:44 AM

Submitted By

Page 3

Item Description Item Status

400730 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
400732 ROW #1 (RIGHT-OF-WAY)	Incomplete
400729 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
400733 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
400727 SURVEY #1 (SURVEY)	Incomplete
400726 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
400728 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-ROUTE PLANS FOR REVIEW)	
(AT-COMPLETE DRT PROCESS)	
(ASSIGN CASE TO A PLANNER)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities Review # Review Type # Status Waived Issued Started Completed Comp By

400724	DEVCO	1	Incomplete	☐	07/14/2010 14:15			
400725	FIRE COMM	1	Incomplete	☐	07/14/2010 14:15			
400726	TEFO	1	Incomplete	☐	07/14/2010 14:15			
400727	SURVEY	1	Incomplete	☐	07/14/2010 14:15			
400728	TRAFFIC	1	Incomplete	☐	07/14/2010 14:15			
400729	SEWER	1	Incomplete	☐	07/14/2010 14:15			
400730	LAND DEV	1	Incomplete	☐	07/14/2010 14:15			
400731	FLOOD	1	Incomplete	☐	07/14/2010 14:15			
400732	ROW	1	Incomplete	☐	07/14/2010 14:15			
400733	SID	1	Incomplete	☐	07/14/2010 14:15			
400734	FIRE ENG	1	Incomplete	☐	07/14/2010 14:15			

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP)

Modified By LMAYNARD

Modified Date/Time 07/14/2010 15:31

Comments

7.14.10 Will provide notarized signature on letter on 7/27/10 as per SG. Map submitted. No colored required/21 copies as per pre-app. Fee is 750.00 not 1250.00.

7.13.10 - Tentative map not complete, did not have application checklist signed from Public Works. Surveyor came in and was advised by Public Works on required map information. Lucien checked map and signed checklist. Map to be corrected and supervisor will allow corrected map to be submitted no later than 7.14.10 for 8.26.10 PC.

Report Date 07/15/2010 10:44 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Cross Section Drawing (7 Copies)
Y Application/Petition Form	Y Laser Print Tentative Map
Y Deed and Legal Description	Y Laser Print Cross Section
Y Tentative Map Checklist	Y Statement of Financial Interest
Y Tentative Map (24 Folded Blue Lines, 1 Rolled Colored)	Y Perimeter Wall Detail
N DiNA (if applicable)	

Y Business Licensing Requirements Met

Y Business License Exempt

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

No Conditions

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

There is no planning condition for this project.

TENTATIVE MAP

N Project of Regional Significance?	N is this a Residential Subdivision?
N DiNA Required?	1 Number of Lots/Units (excluding common areas)
N Parent Project link required?	Hearing Type
N Will this go to the City Council?	Public or Non-Public NON-PUBLIC

Legal Subdivision Name
D & G HOTEL GROUP #1

Staff Recommendation

Meeting information

Meeting Information	Meeting Type	Meeting Status	YES Votes	ND Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments	Added By				

08/26/2010	PC	SCHEDULED	0	0	0
LMAYNARD	07/13/2010				

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

No children exist for this project

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

TMP Application

Report Date 07/15/2010 10:44 AM

Submitted By

Page 5

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

No Employee Entries

Log Entry ID	Description	Entered By	Start	Stop	Hours
--------------	-------------	------------	-------	------	-------

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	970634	07/14/2010 14:22		0.00
7.14.10 Will provide notarized signature on letter and PMTs of map on 7/27/10 as per SG. Fees are 750.00 not 1250.00.					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	970634	07/14/2010 14:22		0.00
7.14.10 Will provide notarized signature on letter and PMTs of map on 7/27/10 as per SG.					

7.13.10 - Tentative map not complete, did not have application checklist signed from Public Works. Surveyor came in and was advised by Public Works on require

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	970634	07/14/2010 14:22		0.00
Will provide notarized signature on auth letter 7/27/10 as per SG.					

No color required/21 copies required as per pre-app.

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	07/14/2010 14:15		0.00
DOUG DASILVA, 702.539.2000, D & G HOTEL GROUP LLC CK 1006					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative map / Commercial Subdivision
 Project Address (Location) 700 + 720 N. Main St. Las Vegas NV
 Project Name Regency Motel Proposed Use Commercial Subdivision
 Assessor's Parcel #(s) 139-27-707-004 + 139-27-707-005 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Dag Hotel Group LLC Contact Douglas Da Silva
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas NV State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

APPLICANT Dag Hotel Group LLC Contact Douglas Da Silva
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

REPRESENTATIVE Douglas Da Silva Contact _____
 Address 9509 Queens Walk Circle Phone: 539-2000 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address dasilva55@yahoo.com

Property Owner Signature* [Signature]

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

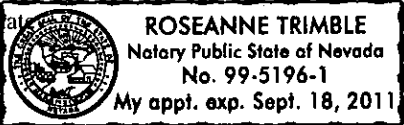
Print Name Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 20 10

Roseanne Trimble

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TMP-38862</u>
Meeting Date:	<u>8/26/10</u>
Total Fee:	<u>750.00</u>
Date Received:	<u>7/19/10</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 and the agency with applicable sections of the zoning ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38862** APN: 139-27-707-004 & 139-27-707-005

Name of Property Owner: D & G Hotel Group, LLC

Name of Applicant: D & G Hotel Group, LLC

Name of Representative: Douglas Da Silva

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: _____

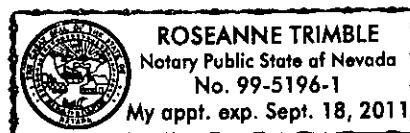
Signature of Property Owner: _____

Print Name: Douglas Da Silva

Subscribed and sworn before me

This 18th day of June, 2010

Roseanne Trimble
Notary Public in and for said County and State



RECEIVED

JUL 14 2010

**D & G Hotel Group, LLC
9509 Queens Walk Circle
Las Vegas, NV 89117**

January 26, 2011

City of Las Vegas Planning &
Development Department
Las Vegas, NV

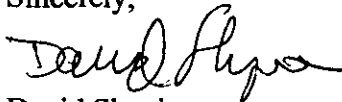
Re: Property located at 700 & 720 N. Main St., Las Vegas, NV
Parcel #'s 139-27-707-004 & 139-27-707-005

Attn: Planning Staff and Commission:

We are the owner in possession of parcel #'s 139-27-707-004 and 139-27-707-005 located at 700 & 720 N. Main St., Las Vegas, NV and at this time have entered into lease option agreement with D & G Hotel Group, LLC for the above mentioned property.

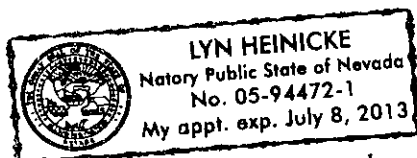
We are in agreement and do hereby authorize their request of a Pre-Application Conference Request for a Commercial Subdivision for said property. We further authorize D & G Hotel Group, LLC. to execute all documents required to complete said process.

Sincerely,



David Shapiro
Managing Member
700-720 Main St., LLC

DS/rt



STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME
ON JAN 27, 2011 BY
DAVID SHAPIRO.

RECORDED
JAN 27 2011

Inst #: 201008120001249

Fees: \$18.00 N/C Fee: \$0.00

RPTT: \$17.85 Ex: #

08/12/2010 10:12:48 AM

Receipt #: 462141

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: STN Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 139-27-707-005

139-27-707-004

WHEN RECORDED MAIL TO: *The Shapiro Trust*

See attached Exhibit "B", ETAL

8019 Echo Cliff Lane

Las Vegas, NV 89129

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 10026191-KJL

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$17.85

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That Toring Investments LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR GRANTEES**

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This Deed is absolute conveyance, the Grantor having sold said premises to the Grantee for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Toring Investments LLC to Land America Lawyers Title, as trustee, recorded in Book 20051114, as Instrument NO. 5299, of Official Records of the Clark County Clerk, Nevada and rerecorded in Book 20090414, as Instrument NO. 4593, of Official Records of the Clark County Clerk, Nevada.

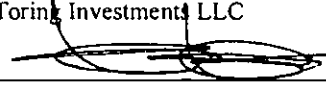
Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed, between the Grantor and Grantee with respect to said premises.

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

R JAN 27 2011 **W**

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR DEED IN LIEU OF FORECLOSURE

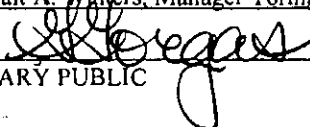
Toring Investments LLC

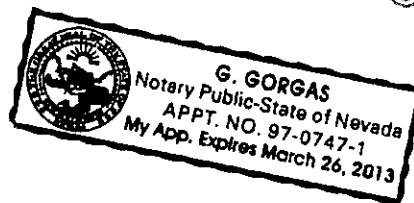
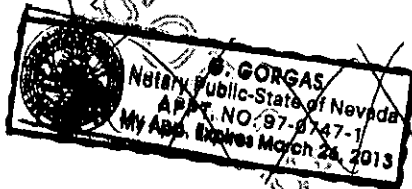

By: Walt A. Walters, Manager and Individually

STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on, 12/29/10
by Walt A. Walters, Manager Toring Investments LLC and Individually


NOTARY PUBLIC



COPY

RECORDED
JAN 27 2011

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 139-27-707-005 & 004

Parcel I

That portion of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at a point on the Easterly line of North Main Street (original alignment - 80 feet in width), from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked with a concrete monument) bears North 27°45' East a distance of 803.7 feet, THE TRUE POINT OF BEGINNING; thence South 62°15' East a distance of 160 feet to a point on the West line of Block Four (4) of Biltmore Addition To The City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the Westerly line of said Block Four (4) of Biltmore Addition a distance of 200 feet to a point; thence North 62°15' West a distance of 160 feet to a point on the Easterly line of North Main Street; thence South 27°45' West along the Easterly line of North Main Street a distance of 200 feet to the TRUE POINT OF BEGINNING.

Parcel II

That portion of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at a point on the Easterly line of North Main Street (original alignment - 80 feet in width), from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked with a concrete monument) bears North 27°45' East 903.7 feet, THE TRUE POINT OF BEGINNING; thence South 62°15' East a distance of 160 feet to a point on the West line of Block Four (4) of Biltmore Addition To The City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the Westerly line of said Block Four (4) of Biltmore Addition a distance of 100 feet to a point; thence North 62°15' West a distance of 160 feet to a point on the Easterly line of North Main Street; thence South 27°45' West along the Easterly line of North Main Street a distance of 100 feet to the TRUE POINT OF BEGINNING.

RECEIVED
JAN 27 2011

EXHIBIT "B"

DAVID SHAPIRO, TRUSTEE AND ILANA SHAPIRO, TRUSTEES OF THE SHAPIRO TRUST DATED FEBRUARY 14, 2006 TO AN UNDIVIDED 19.5% INTEREST AND ADVANCED CAPITAL GROUP, LLC AS TO AN UNDIVIDED 15.5% INTEREST AND ANTHONY T. RIVERA, AN UNMARRIED MAN AS TO AN UNDIVIDED 15.5% INTEREST AND LAWRENCE LEVY AND BARBARA LEVY, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 10% INTEREST AND ALAN E. FINESTONE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 13% INTEREST AND BERNARD BROWN AND MILDRED BROWN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 6.5% INTEREST AND LINDA MOK, A WIDOW AS TO AN UNDIVIDED 3% INTEREST AND JUDITH WEISSINGER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 4% INTEREST AND DAVID A. FRIEDMAN AND DEBORAH L. FRIEDMAN, TRUSTEES OF THE DAVID AND DEBORAH FRIEDMAN 2000 TRUST DATED AUGUST 25, 2000 AS TO AN UNDIVIDED 5% INTEREST AND CHESLEY W. BUTLER AND JANE ANNETTE BUTLER, TRUSTEES OF THE CHESLEY W. BUTLER AND JANE ANNETTE BUTLER REVOCABLE TRUST DATED 1-31-01 AS TO AN UNDIVIDED 5% INTEREST AND MICHAEL FRIEDMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 3% INTEREST, ALL AS TENANTS IN COMMON

THIS IS A COPY

RECORDED
JAN 27 2011

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 139-27-707-005
b) _____
c) 139-27-707-004
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property:

\$710,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(706,1631.00)

c. Transfer Tax Value:

\$ 3,369.00

d. Real Property Tax Due:

\$ 17.85

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature _____

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Toring Investments LLC

Address: 700 N. Main St.

City, State, Zip: Las Vegas, NV

89101

BUYER (GRANTEE) INFORMATION

The Shapiro Trust **(REQUIRED)**

Print Name: See attached Exhibit "B", ETAL

Address: 8019 Echo Cliff Ln.

City, State, Zip: Las Vegas, NV

89109

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

Print Name: Ticor Title of Nevada, Inc.

Escrow # 10026191KJL

Address, City, State, Zip: 7670 West Lake Mead Blvd. #165 Las Vegas, NV 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECORDED
JAN 27 2011

EXHIBIT "B"

DAVID SHAPIRO, TRUSTEE AND ILANA SHAPIRO, TRUSTEES OF THE SHAPIRO TRUST DATED FEBRUARY 14, 2006 TO AN UNDIVIDED \$156,000.00 (19.50%) INTEREST AND ADVANCED CAPITAL GROUP, LLC AS TO AN UNDIVIDED \$124,000.00 (15.50%) INTEREST AND ANTHONY T. RIVERA, AN UNMARRIED MAN AS TO AN UNDIVIDED \$124,000.00 (15.50%) INTEREST AND LAWRENCE LEVY AND BARBARA LEVY, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED \$80,000.00 (10.00%) INTEREST AND ALAN E. FINESTONE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED \$104,000.00 (13.00%) INTEREST AND BERNARD BROWN AND MILDRED BROWN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED \$52,000.00 (6.50%) INTEREST AND LINDA MOK, A WIDOW AS TO AN UNDIVIDED \$24,000.00 (3%) INTEREST AND JUDITH WEISSINGER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED \$32,000.00 (4.00%) INTEREST AND DAVID A. FRIEDMAN AND DEBORAH L. FRIEDMAN, TRUSTEES OF THE DAVID AND DEBORAH FRIEDMAN 2000 TRUST DATED AUGUST 25, 2000 AS TO AN UNDIVIDED \$40,000.00 (5.00%) INTEREST AND CHESLEY W. BUTLER AND JANE ANNETTE BUTLER, TRUSTEES OF THE CHESLEY W. BUTLER AND JANE ANNETTE BUTLER REVOCABLE TRUST DATED 1-31-01 AS TO AN UNDIVIDED \$40,000.00 (5.00%) INTEREST AND MICHAEL FRIEDMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED \$24,000.00 (3.00%) INTEREST

EXHIBIT COPY

RECEIVED
JAN 27 2011



Entered on Docket
June 21, 2010

Bruce A. Markell

Hon. Bruce A. Markell
United States Bankruptcy Judge

Jeanette E. McPherson, Nevada Bar No. 5423
Jason A. Imes, Nevada Bar No. 7030
SCHWARTZER & MCPHERSON LAW FIRM
2850 South Jones Boulevard, Suite 1
Las Vegas, Nevada 89146-5308
Telephone: (702) 228-7590
Facsimile: (702) 892-0122
E-Mail: bkfilings@s-mlaw.com

Attorneys for Lenard E. Schwartzer, Trustee

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

WALT A. WALTERS,

Debtor.

Case No. BK-S-09-26137-BAM

Chapter 7

**ORDER REGARDING
TRUSTEE'S NOTICE OF
INTENT TO ABANDON ESTATE
INTEREST IN PROPERTY
(RE: 720 N. Main St., Las Vegas)**

Date: N/A

Time: N/A

The Trustee's *Notice of Intent to Abandon Estate Interest in Property (RE: 720 N. Main St., Las Vegas)* (the "Notice") [Docket #236] and the Trustee's supporting declaration [Docket #237] having been served on all known creditors and interested parties by negative notice pursuant to LR 9014.1, there being no written objection filed and served pursuant to LR 9014.1 within 21 days, and good cause appearing, it is hereby

///

RECEIVED

JUL 14 2010

rezoning or site development plan review application, or both; and

- (2) The Director may extend the time for reviewing the tentative map if the Council's rezoning or site development plan approval requires that additional issues be addressed or changes made before map approval can occur.
- (C) In cases where a rezoning is unnecessary and the Planning Commission is authorized to take final action on a site development plan review, the Director shall decline to accept a tentative map application until the Planning Commission has approved the application for site development plan review.
- (D) The Director's obligation to withhold action or ability to extend time under Subsection (B) is subject to the time limits referred to in NRS 278.350, as they may be extended by mutual consent. In addition, the Director's failure to comply with any obligation described in this Section shall not be deemed a violation subject to criminal or administrative action and shall not invalidate any action taken.

(Ord. 5934 § 1, 2007; Ord. 5275 § 37, 2000; Ord. 3806 §§ 82 (part), 85, 1994)

18.08.040 - Procedure.

Tentative maps shall be processed in accordance with the procedures and standards set forth in the remaining sections of this Chapter.

(Ord. 3806 §§ 82 (part), 86, 1994)

18.08.045 - Pre-application conference required.

Before submitting an application for tentative map, the subdivider or a representative shall attend a pre-application conference with the Planning and Development Department to obtain the Department's assessment of the proposed tentative map and notice of any changes necessary to bring the application into conformance with City requirements.

(Ord. 5275 § 38, 2000)

18.08.050 - Application—Fee.

A complete tentative map application shall be submitted to the Department of Planning and Development, along with the application fee set forth in the fee schedule, at least thirty days prior to the date of the meeting at which the applicant wishes to have a tentative map considered by the Planning Commission. The fee shall be nonrefundable.

(Ord. 5275 § 39, 2000; Ord. 3806 §§ 82 (part), 87, 1994)

18.08.060 - Application—Form—Copies.

A complete application for a tentative map shall be made on a form established by the Director and made available to the public. An application for a tentative map shall be accompanied by a sufficient number of copies, as determined by the Director, each twenty-four by thirty-six inches in size, of a tentative map drawing and contain the items set forth in Appendix B to this Title. The drawing shall be made at an engineer's scale and should be such that it will fill no less than seventy-five percent of the sheet. A scale of 1"=20' is preferred, with 1"=40', 1"=100' and 1"=200' the next most preferred scales. If the Director determines that the tentative map will not fit on a twenty-four by thirty-six inch drawing such that all pertinent information is clearly legible, the Director may approve the use of a larger map size that does not exceed thirty-six by forty-eight inches.

(Ord. 5275 § 40, 2000; Ord. 3806 §§ 82 (part), 88, 1994)

RECEIVED

JUL 14 2010

18.08.070 - Application—Determination of completeness.

The Director shall determine if the application is complete and includes all required data and information

Las Vegas, Nevada, Code of Ordinances >> Title 18 - SUBDIVISIONS >> CHAPTER 18.08 - TENTATIVE MAP >>

CHAPTER 18.08 - TENTATIVE MAP

18.08.010 - Purposes of provisions.
18.08.020 - Required when.
18.08.030 - Approval—Conformance with zoning requirements.
18.08.040 - Procedure.
18.08.045 - Pre-application conference required.
18.08.050 - Application—Fee.
18.08.060 - Application—Form—Copies.
18.08.070 - Application—Determination of completeness.
18.08.080 - Application—Review.
18.08.090 - Impact statement required.
18.08.100 - Tentative map requirements.
18.08.110 - Proposed perimeter grades.
18.08.120 - Parks and playgrounds in lieu of residential construction tax.
18.08.130 - Forwarding copy of map.
18.08.140 - Planning Commission review.
18.08.150 - Revisions or amendments to tentative map.
18.08.160 - Recordation time limits.
18.08.170 - Recordation extension of time.
18.08.180 - Tentative map review typical process.

18.08.010 - Purposes of provisions.

The provisions of this Chapter set forth the administrative and procedural requirements for the subdivision of land by means of a tentative map. The tentative map process requires Planning Commission review and action.

(Ord. 3806 §§ 82 (part), 83, 1994)

18.08.020 - Required when.

Whenever a division of land is proposed that does not meet the criteria for a parcel map, the applicant shall file a tentative map of the proposed subdivision with the Director. The preparation and submission of a tentative map shall be in compliance with the provisions of NRS Chapter 278 and any additional regulations contained in this Title.

(Ord. 3806 §§ 82 (part), 84, 1994)

18.08.030 - Approval—Conformance with zoning requirements.

- (A) No application for a tentative map is eligible for approval unless it is determined that the proposed subdivision will be in conformance with all applicable zoning regulations, including all applicable provisions of Title 19; the zoning classification of the site; and all zoning, master plan or site plan approvals for the site, including all applicable conditions that are in effect. If the proposed subdivision will not so conform, the Director is under no obligation to accept or process an application for a tentative map until the applicant has made any necessary application for rezoning or site development plan review, or both; the Planning Commission has made a recommendation in support of the zoning-related application(s); and a City Council hearing date has been set for the zoning-related application(s).
- (B) In cases where approval of a rezoning or a site development plan review by the City Council is necessary before a tentative map can be approved:
 - (1) The Director shall withhold presentation of the tentative map to the Planning Commission until at least two weeks after the City Council's final approval of the

18.08.150 - Revisions or amendments to tentative map.

In the event that Planning Commission approval of a tentative map is contingent upon significant revisions or amendments, the applicant shall submit to the Director four new prints of the revised tentative map incorporating such revisions or amendments before the submission of an application for final map.

(Ord. 5275 § 45 (part), 2000)

18.08.160 - Recordation time limits.

- (A) If a final map is not approved and recorded within:
- (1) Two years following the date of approval of the tentative map;
 - (2) One year following the date of approval of a previously-recorded final map covering a portion of the tentative map; or
 - (3) One year following an extension of time granted pursuant to Section 18.08.170, the tentative map application and approval shall lapse and a new tentative map shall be required.
- (B) For a phased project, the first of a series of final maps covering a portion of the approved tentative map must be approved and recorded within two years following the date of approval of the tentative map. Subsequent final maps must be approved and recorded within one year following the date of the approval of the previously recorded final map, unless an extension is granted pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be terminated.

(Ord. 5934 § 3, 2007; Ord. 5275 § 45 (part), 2000)

18.08.170 - Recordation extension of time.

By delegation, the Director, upon application, may grant a single one-year extension of time within which to present and record a final map or any one of a series of final maps covering a portion of the tentative map, except that no extension may be granted if a final map, or the first in a series of final maps, is not recorded within two years following the date of approval of the tentative map. In order to qualify for an extension of time under this Section, application therefor must be made prior to expiration of the approval.

(Ord. 5934 § 4, 2007; Ord. 5275 § 45 (part), 2000)

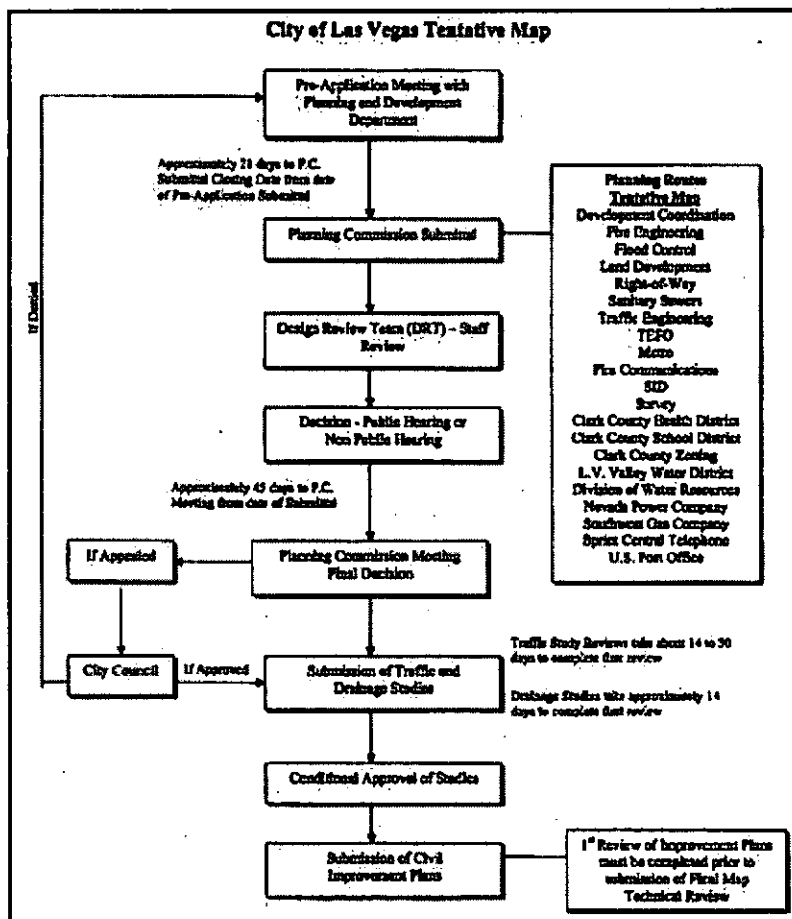
18.08.180 - Tentative map review typical process.

Figure 1 (below) depicts the typical process for tentative map review.

Figure 1

RECEIVED

JUL 14 2010



(Ord. 5934 § 5, 2007; Ord. 5275 § 45 (part), 2000)

D & G HOTEL GROUP, LLC**Business Entity Information**

Status:	Active	File Date:	7/13/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0333082010-6
Qualifying State:	NV	List of Officers Due:	8/31/2010
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101531495	Business License Exp:	

Registered Agent Information

Name:	DOUGLAS DASILVA	Address 1:	9509 QUEENSWALK CIRCLE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
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:	\$ 0
No stock records found for this company			

Officers☒ Include Inactive Officers

No officers found for this company

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100516774-13	# of Pages:	6
File Date:	7/13/2010	Effective Date:	
(No notes for this action)			