

vtn nevada
 2727 S. RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89146-5148

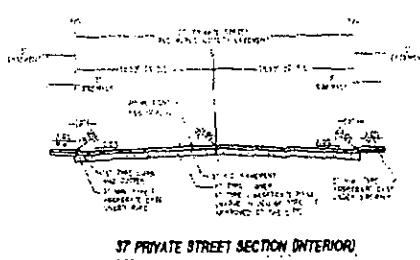
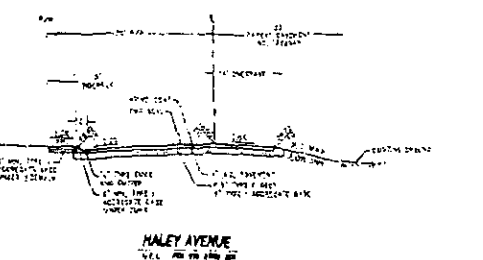
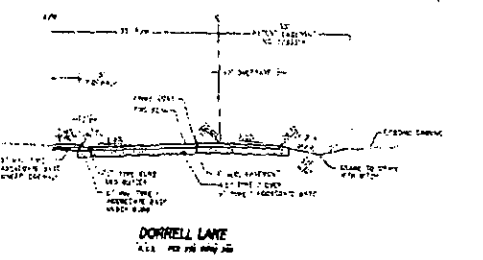
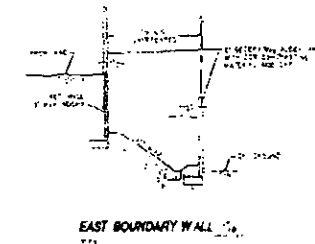
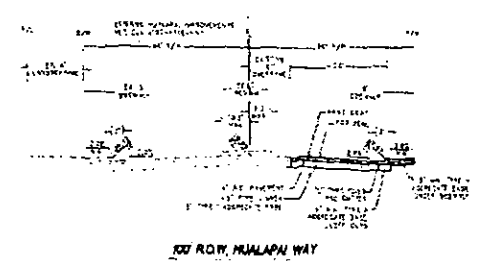
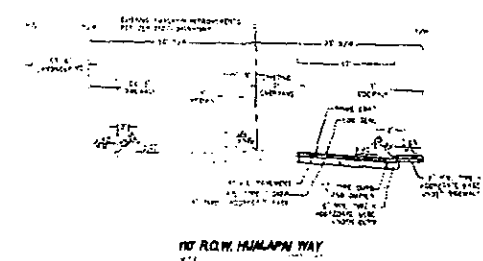
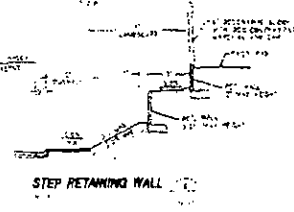
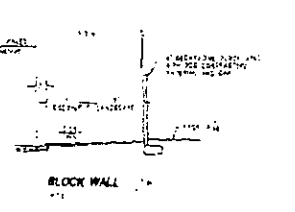
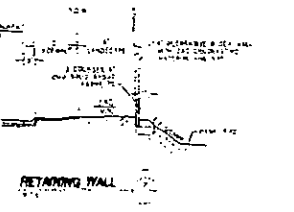
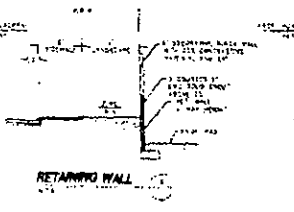
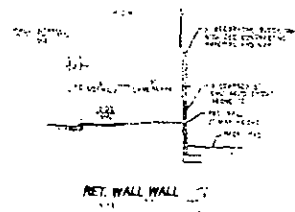
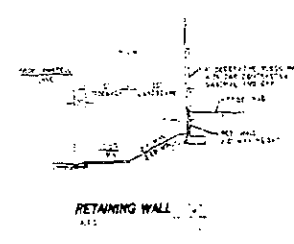
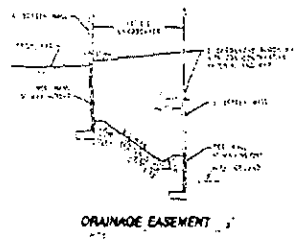
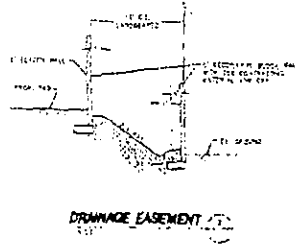
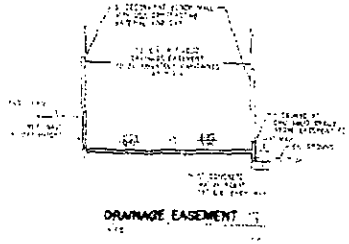
EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION

ZONING
RECEIVED

SCALE	HORZ. NONE VERT. NA
W.O. NO.	6438
DRAWN BY:	VCL
DATE:	5/18/05
SHEET	1 OF 1

JAN 19 2011

EOT-40744



RECEIVED

JAN 19 2011

EOT-40744

<p>NEVADA HOMES GROUP CITY OF LAS VEGAS</p>	
<p>TENTATIVE MAP DAY DAWN RIDGE II</p>	
<p>DESIGNED BY: [Name]</p>	<p>CHECKED BY: [Name]</p>
<p>DATE: [Date]</p>	<p>SCALE: [Scale]</p>
<p>CONSULTING ENGINEER: [Name]</p>	



March 3, 2011

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

Mr. Paul Wagner
Day Star Ventures, LLC
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: EOT-40744 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Wagner:

The City Council at a regular meeting held March 2, 2011, APPROVED the request for an Extension of Time of a previously approved Major Amendment (SDR-22253) to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres at the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2011. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-22253) shall expire on January 19, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-22253) 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 "Beverly K. Bridges".

Beverly K. Bridges, MMC, City Clerk

cc: Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



February 17, 2011

Mr. Paul Wagner
Day Star Ventures, LLC
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

**RE: EOT-40744 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MARCH 2, 2011**

Dear Mr. Wagner:

Please be advised the City Council at its regular meeting on **March 2, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, February 24, 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 Department of Planning, Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink that reads "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

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CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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-40744 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT:
WAGNER HOMES, INC. - OWNER: DAYSTAR VENTURES, LLC - Request for an Extension of Time of a previously approved Major Amendment (SDR-22253) to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Ross).

CITY COUNCIL: MARCH 2, 2011

CASE PLANNER: DEBBIE SULLIVAN



PUBLIC HEARING

Comments Due: FEBRUARY 7, 2011

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 01/19/2011 02:45 PM

Submitted By

Page 1

A/P # 40744 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	01/19/2011 11:56	982786	<u>Temp COO</u>		
<u>Approved</u>			<u>COO 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>	<input checked="" type="checkbox"/> <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

EOT-40744 - EXTENSION OF TIME - APPLICANT: WAGNER HOMES, INC. - OWNER: DAYSTAR VENTURES, LLC - Request for an Extension of Time of a previously approved Major Amendment (SDR-22253) to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Ross).

<u>Parent A/P #</u>	22253	<u>Project/Phase Name</u>	DAY DAWN RIDGE	<u>Phase #</u>	
<u>Project #</u>	40744	<u>Size/Area</u>	5.35 ACRE	<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12519201001

Location

Owner/Tenant

<u>Contact ID</u> AC504814	<u>Name</u> DAY STAR VENTURES L L C	<u>Organization</u>	
<u>Mailing Address</u> 6985 W SAHARA #201		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	<input type="checkbox"/> <u>Foreign</u>
<u>ZIP/PC</u> 89117-2822		<u>Evening Phone</u>	
<u>Day Phone</u> (702)220-6200 x		<u>Mobile #</u>	
<u>Fax</u> (702)257-7715			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

10075 W DORRELL LN
LAS VEGAS, 89149-

6980 N HUALAPAI WAY
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP/Linked Parcels

12519201001
12519201003

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1324478 Foreign
Effective Expire
Name WAGNER HOMES INC.
Day Phone (702)220-6200 x Eve Phone Organization
Pager PIN # Position
Fax (702)257-7715 Mobile Profession
E-Mail
Address 6985 W. SAHARA AVE., STE 201
LAS VEGAS, NEVADA 89117-2822
Seasonal Addr
Valid From To
Comments Frank Navarrete (702) 220-6200

Primary N Capacity OTHER Contact ID AC428335 Foreign
Effective Expire
Name VTN NEVADA
Day Phone (702)253-2438 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-2597 Mobile Profession
E-Mail
Address 2727 S RAINBOW BLVD
LAS VEGAS, NV 89146-5148
Seasonal Addr
Valid From To
Comments Kathy Dancho (702) 253-2469

Primary Y Capacity OWNER Contact ID AC504814 Foreign
Effective Expire
Name DAY STAR VENTURES L L C
Day Phone (702)220-6200 x Eve Phone Organization
Pager PIN # Position
Fax (702)257-7715 Mobile Profession
E-Mail
Address 6985 W SAHARA #201
LAS VEGAS, NV 89117-2822
Seasonal Addr
Valid From To
Comments Frank Navarrete (702) 220-6200

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?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 22253

Staff Recommendation

Entitlement Exercised?

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u> <u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
03/02/2011	CC	SCHEDULED	0	0	0
DDONLEY	01/19/2011				

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

No children exist for this project

Employee
Employee ID Last First MI Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 01/19/2011 12:56 0.00
 PAUL WAGNER, 702.220.6200, NEVADA HOMES GROUP INC VISA CC (AP 40742, 40744, 40745, 40746)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM


Application/Petition For: Extension of Time SDR - 22253
 Project Address (Location) Hualapai Way and Dorrell
 Project Name Day Dawn Ridge Proposed Use _____
 Assessor's Parcel #(s) 125-19-201-001 + 003 Ward # 6
 General Plan: existing R proposed _____ Zoning: existing R-PD3 proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information ZON - 4623, WVR - 22255, VAR - 5377, TMA - 24461

PROPERTY OWNER DayStar Ventures, LLC Contact Paul Wagner
 Address 6985 W. Sahara Ave #201 Phone: 702-220-6200 Fax: 702-257-7715
 City Las Vegas State NV Zip 89117
 E-mail Address nhq.paul@yahoo.com

APPLICANT Wagner Homes, Inc. Contact Paul Wagner
 Address 6985 W. Sahara Ave. #201 Phone: 702-220-6200 Fax: 702-257-7715
 City Las Vegas State NV Zip 89117
 E-mail Address nhq.paul@yahoo.com

REPRESENTATIVE Paul Wagner Contact Paul Wagner
 Address 6985 W. Sahara Ave, #201 Phone: 702-220-6200 Fax: 702-257-7715
 City Las Vegas, NV State NV Zip 89117
 E-mail Address _____

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 Paul Wagner
 Subscribed and sworn before me
 This 19 day of January, 20 11
[Signature]

Notary Public in and for said County and State

 MARIA A. SOLIS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-14-13
 Certificate No: 08-105049-1

FOR DEPARTMENT USE ONLY

Case #	<u>Eot-40744</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300 -</u>
Date Received:*	<u>1.19.11</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\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40744** APN: 125-19-201-001+003

Name of Property Owner: Day Star Ventures, LLC.

Name of Applicant: Wagner Homes

Name of Representative: Paul Wagner

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: _____

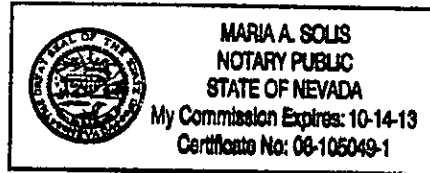
Signature of Property Owner: 

Print Name: Paul Wagner

Subscribed and sworn before me

This 19 day of January, 20 11


Notary Public in and for said County and State



WAGNER HOMES, INC.
6985 W. SAHARA AVE., SUITE 201
LAS VEGAS, NV 89117
702-220-6200
702-257-7715 (fax)

January 18, 2011

City Of Las Vegas Planning & Development Department
Current Planning Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Extension of Time for Site Plan Development Review SDR-22253
Day Dawn Ridge
APN #125-19-201-001,003


Wagner Homes, Inc. respectfully submits this letter and application for a four (4) year Extension of Time for Site Plan Development Review SDR-22253.

An extension of time is requested to allow time for the housing market to recover. The product proposed for this site is the same produce being offered in the existing subdivisions that Wagner Homes is currently selling. The existing subdivisions will need to be nearly sold out prior to offering this product on a new site so Wagner Hones will not be competing against themselves.

This site will be developed as a single family residential subdivision located at the corner of Haulapai Way and Dorrell Lane. An Extension of Time application is also being filed on related WVR-22255 for this project.

We appreciate your consideration of this application. Should you have any questions please don't hesitate to contact me by phone at 702-220-6200 or e-mail nhg.paul@yahoo.com.

Sincerely,


Paul Wagner
President

RECEIVED

JAN 19 2011

EOT-40744



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

September 7, 2007

Mr. Paul Wagner
Day Star Ventures LLC
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE. SDR-22253 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007
RELATED TO WVR-22255

Dear Mr. Wagner:

The City Council at a regular meeting held September 5, 2007 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-4623), Site Development Plan Review (SDR-4626) and Waiver (WVR-22255), if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped May 29, 2007, except as amended by conditions herein.
4. A Waiver from 18.12.160 is hereby approved, to allow 210 feet between street intersections where 220 feet is the minimum distance separation required.
5. The standards for this development shall include a Minimum lot size of 5,200 square feet and Building height shall not exceed two stories or 35 feet, whichever is less

EOT-40744

Mr. Paul Wagner
SDR-22253 – Page Two
September 7, 2007

6. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

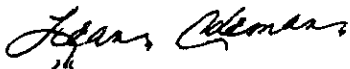
15. Install a crash gate at the north end of Aqua Ridge Street.

EOT-40744

Mr. Paul Wagner
SDR-22253 – Page Three
September 7, 2007

16. The onsite street shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Landscape and maintain all unimproved rights-of-way, if any, on adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. Site development to comply with all applicable conditions of approval for ZON-4623, WVR-22255, and all other applicable site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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

cc: See Attached List

EOT-40744

Mr. Paul Wagner
SDR-22253 – Page Four
September 7, 2007

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

Mr. Paul Wagner
Wagner Homes
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Kathy Dancho

From: Ken Nicholson [kenn@vtnnv.com]
Sent: Friday, August 14, 2009 10:21 AM
To: kathyg@vtnnv.com
Subject: Wagner

An extension of time is requested to allow time for the housing market to recover. The product proposed for this site is the same product that is being offered in the existing subdivisions that Wagner Homes is currently selling. The existing subdivisions will need be nearly sold out prior to offering this product on a new site so Wagner Homes will not be competing against themselves.

Kenneth F. Nicholson, P.E.
Principal



2727 S. Rainbow Blvd.
Las Vegas, NV 89146
Tel: (702) 873-7550
Fax: (702) 362-2597
E-Mail: kenn@vtnnv.com

RECEIVED

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EOT-40744



Information Center Election Center Business Center Licensing Center Securities Center Online Search
 My Data Reports | Business Entity Search | Fee Schedule (Data Reports) | Login (1

DAY STAR VENTURES, LLC

[New Search](#)

[Printer Friendly](#)

[Calculate List Fees](#)

Business Entity Information

Status:	Active	File Date:	2/7/2003
Type:	Domestic Limited-Liability Company	Corp Number:	LLC1767-2003
Qualifying State:	NV	List of Officers Due:	2/28/2010
Managed By:	Managers	Expiration Date:	2/7/2503

Registered Agent Information

Name:	MARK E. TICHENOR, CPA	Address 1:	590 W. MESQUITE BLVD
Address 2:	STE 201	City:	MESQUITE
State:	NV	Zip Code:	89027
Phone:		Fax:	
Mailing Address 1:	PO BOX 3575	Mailing Address 2:	
Mailing City:	MESQUITE	Mailing State:	NV
Mailing Zip Code:	890243575		
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

Include Inactive Officers

Managing Member - MONICA WAGNER

Address 1:	PO BOX 35224	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89133	Country:	USA
Status:	Active	Email:	

Manager - PAUL A WAGNER IV

Address 1:	PO BOX 35224	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89133	Country:	
Status:	Active	Email:	

Actions\Amendments
[Click here to view 10 actions\amendments associated with this company](#)

You are currently not logged in

Nevada Secretary of State, Ross Miller. Copyright 2008. All rights reserved.

Day Star Ventures

ARTICLES OF ORGANIZATION

FILED # LLC17127-03

OF

FEB 07 2003

DAY STAR VENTURES, LLC

IN THE OFFICE OF
~~DEAN~~
DEAN MELLER, SECRETARY OF STATE

A Nevada Limited Liability Company

The undersigned person hereby organizes and establishes a limited liability company pursuant to the provisions of Chapter 86, Nevada Revised Statutes, and adopts the following Articles of Organization:

I

Name of Limited Liability Company

The name of the limited liability company governed by these Articles of Organization is DAY STAR VENTURES, LLC (herein sometimes referred to as the "Company").

II

Resident Agent and Registered Office

The name of the initial resident agent and street address and mailing address of the Company's initial registered office is:

Street Address:

Mark E. Tichenor, CPA
590 W. Mesquite Blvd. Suite 201
Mesquite, NV 89027

Mailing Address:

Mark E. Tichenor, CPA
P.O. Box 3575
Mesquite, NV 89024

III

Name and Address of Organizer

The name and address of the organizer executing these Articles of Organization is:

Paul A. Wagner
8400 Gordo Way
Las Vegas, NV 89117

IV

Day Star Ventures, LLC
Articles of Organization
Page 1

 COPY

02:51 0802 02 28W
P. 3

FROM : BARNETT AND McLENN

FILE NO. : 425 623 3318

Jan 17 2003 05:07PM P3

Management of the Company

The Company is to be managed by one or more managers and management is not reserved to members. The name and address of the initial manager is as follows:

Paul A. Wagner
8400 Gordo Way
Las Vegas, NV 89117

v

Purpose for Organization

The Company is organized to engage in lawful purposes, as permitted under the Nevada Revised Statutes, Chapter 86.

IN WITNESS WHEREOF, the undersigned organizer and manager declares that he has executed and acknowledged these Articles of Organization.

Dated this 20th day of January, 2003.

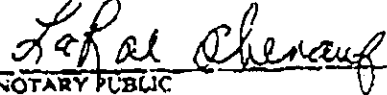


PAULA A. WAGNER

STATE OF NEVADA)
)
COUNTY OF CLARK)

On this 26th day of January, 2003, before me personally appeared PAUL A. WAGNER, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, and acknowledged before me that he signed it voluntarily for its stated purpose, and that the facts stated in the foregoing Articles of Organization are true.

LARAE OBENAU
Notary Public, State of Nevada
Appointment No. 99-64788-1
My Appl. Expires Jan. 29, 2003



NOTARY PUBLIC

OPTIONAL FORM NO. 7 Nevada Notary Public Commission Exp. 1/29/03

CERTIFICATE OF ACCEPTANCE OF APPOINTMENT
BY RESIDENT AGENT FOR SERVICE OF PROCESS
OF
DAY STAR VENTURES, LLC

FILED # LC1767-03

FEB 07 2003

IN THE OFFICE OF
DEAN MILLER, SECRETARY OF STATE

I, MARK E. TICHENOR, CPA, hereby certify that on the 24th day of January, 2003, I accepted appointment as the agent for service of process of DAY STAR VENTURES, LLC, a limited liability company organized in accordance with Nevada Revised Statutes.

Furthermore, I certify that the address of the resident agent in this state is 390 W. Mesquite Blvd., Suite 201, Mesquite, Nevada 89027. The mailing address is P.O. Box 3575, Mesquite, NV 89024.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of January, 2003.


MARK E. TICHENOR, CPA, RESIDENT AGENT

0:\DATA\Tichenor, Mark - Nevada (Nevada) 11 89027.doc my agent.doc

 COPY

20041007-0001371

5
APN: 125-19-201-001 & 003
Affix R.P.T.T. \$8,925.00
ESCROW NO. 14041834-PE
WHEN RECORDED MAIL DEED
AND TAX STATEMENTS TO:
Day Star Ventures, LLC
6985 W. Sahara #201
Las Vegas, NV 89146

Fee: \$18.00 RPTT: \$8,925.00
N/C Fee: \$25.00
10/07/2004 09:49:09
T20040109925
Requestor:
LAND TITLE OF NEVADA
Frances Deane PUN
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

CS

THIS INDENTURE WITNESSETH: That: Hualapai Nevada, LLC, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Day Star Ventures, LLC, a Nevada Limited Liability Company

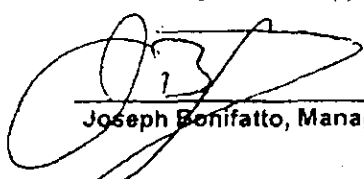
all that real property situate in the County of CLARK, State of Nevada, bounded and described as follows:

For legal description, see Exhibit "A" attached hereto

- SUBJECT TO:**
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. Deeds of Trust to record concurrently herewith.

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

Witness my/our hand(s) this 4th day of October, 2004.



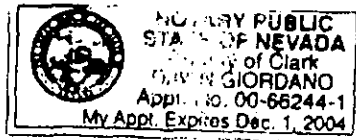
Joseph Bonifatto, Managing Member

STATE OF NEVADA
COUNTY OF Clark

On Oct 4, 2004, personally appeared before me, a Notary Public, Joseph Bonifatto, Managing Member for Hualapai Nevada, LLC, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Dayen Giordano

Notary Public in and for said County and State



DAYEN GIORDANO
12-1-04

14041834-PE

EXHIBIT "A"

Legal Description

PARCEL I:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726893, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726894.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT TWO (2) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726893, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726894.

APN: 125-19-201-001 & 003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)
 a) 125-19-201-001 & 003
 b) _____
 c) _____
 d) _____


2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book:	_____
Page:	_____
Date of Recording:	_____
Notes:	_____

- | | |
|--|----------------|
| 3. Total Value/Sales Price of Property | \$1,750,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ |
| Transfer Tax Value: | \$1,750,000.00 |
| Real Property Transfer Tax Due | \$8,925.00 |

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %
 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: Seller
 Signature:  _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Joseph Bonifatto, Managing Member
 Address:
 City:
 State:

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Paul A. Wagner, IV, Manager
 Address: 6985 W. Sahara #201
 City: Las Vegas
 State: NV 89146

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

Print Name: LAND TITLE OF NEVADA, INC. Escrow #: 14041834-PE
 Address: 720 S Seventh Street
 City: Las Vegas, Nevada 89101

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

*Cont
1371*

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)
 a) 125-19-201-001 & 003
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book:	_____
Page:	_____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property \$1,750,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$
 Transfer Tax Value: \$1,750,000.00
 Real Property Transfer Tax Due \$8,925.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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: Seller
 Signature: _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Joseph Bonifatto, Managing Member
 Address: 8734 Snaykhoun Ave.
 City: Las Vegas, NV 89147
 State: _____

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Paul A. Wagner, IV, Manager
 Address: 6985 W. Sahara #201
 City: Las Vegas
 State: NV 89146

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


Print Name: **LAND TITLE OF NEVADA, INC.** Escrow #: 14041834-PE
 Address: 720 S Seventh Street
 City: Las Vegas, Nevada 89101

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

1371

M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

 [Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	125-19-201-001
OWNER AND MAILING ADDRESS	DAY STAR VENTURES L L C 6985 W SAHARA #201 LAS VEGAS NV 89117-2822
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	10075 W DORRELL LN LAS VEGAS
ASSESSOR DESCRIPTION	LAND DIVISION 56-83 LOT 1 1767:1726893 SEC 19 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20041007:01371
RECORDED DATE	10/07/2004
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A


REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	398475	289800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0

EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	398475	289800
TAXABLE LAND+IMP (SUBTOTAL)	1138500	828000
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	398475	289800
TOTAL TAXABLE VALUE	1138500	828000

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.07 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	1750000 10/04
LAND USE	0-00 VACANT
DWELLING UNITS	0

NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL

ASSESSORMAP VIEWING GUIDELINES	
MAP	125192
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.




Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

ASSESSOR

M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

 [Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	125-19-201-003
OWNER AND MAILING ADDRESS	DAY STAR VENTURES L L C 6985 W SAHARA #201 LAS VEGAS NV 89117-2822
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	6916 N HUALAPAI WY LAS VEGAS
ASSESSOR DESCRIPTION	LAND DIVISION 56-83 LOT 2 1767:1726893 SEC 19 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20041007:01371
RECORDED DATE	10/07/2004
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	398475	289800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0