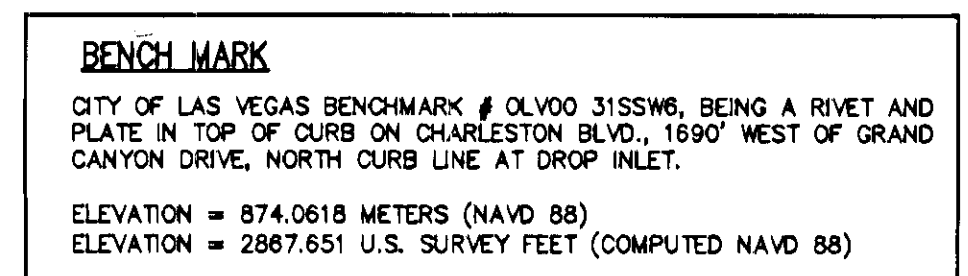


BEING PARCEL 2, IN FILE 96, PAGE 50 OF PARCEL MAPS
SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



RIGHT-OF-WAY LINE
 CENTLINE
 SITE BOUNDARY
 EXISTING BLOCK WALL
 EXISTING FENCE
 DRAINAGE
 EXISTING CURB AND GUTTER
 LOT 1
 1:0.25
 SLOPE
 EXISTING WATER MAIN
 EXISTING WATER MAIN
 EXISTING CONTOUR
 EDGE OF PAVEMENT
 FINISH GRADE ELEVATION
 FF-02.08

ABBREVIATIONS
 ADI AREA DRAIN INLET
 ER END RETAINING CONDITION
 FG FINISH GRADE
 FL FLOW LINE
 GB GRADE BREAK
 HP HIGH POINT
 SD STORM DRAIN
 TC TOP OF CURB
 TOF TOP OF FOOTING
 TRC TOP OF ROLL CURB
 TW TOP RETAINING WALL
 VG VALLEY CUTTER

BENCHMARK:
CITY OF LAS VEGAS #9LV19 6NWS
RIVET & PLATE IN TOP OF CURB AT THE
SOUTHWEST CORNER OF CHARLESTON
AND HUALAPAI IN PORK CHOP ISLAND.
NATIONAL GEODETIC VERTICAL DATUM OF 1988
ELEVATION = 2914.64 feet
ELEVATION = 888.3835 meters

[illegible]

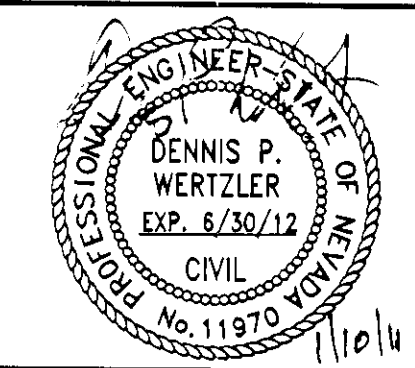
PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

DRC  **DRC Surveying Nevada, Inc.**
Civil Engineering • Land Surveying • Land Planning
7180 DEAN MARTIN DRIVE, SUITE 800
LAS VEGAS, NV 89118 (702) 270-6119

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

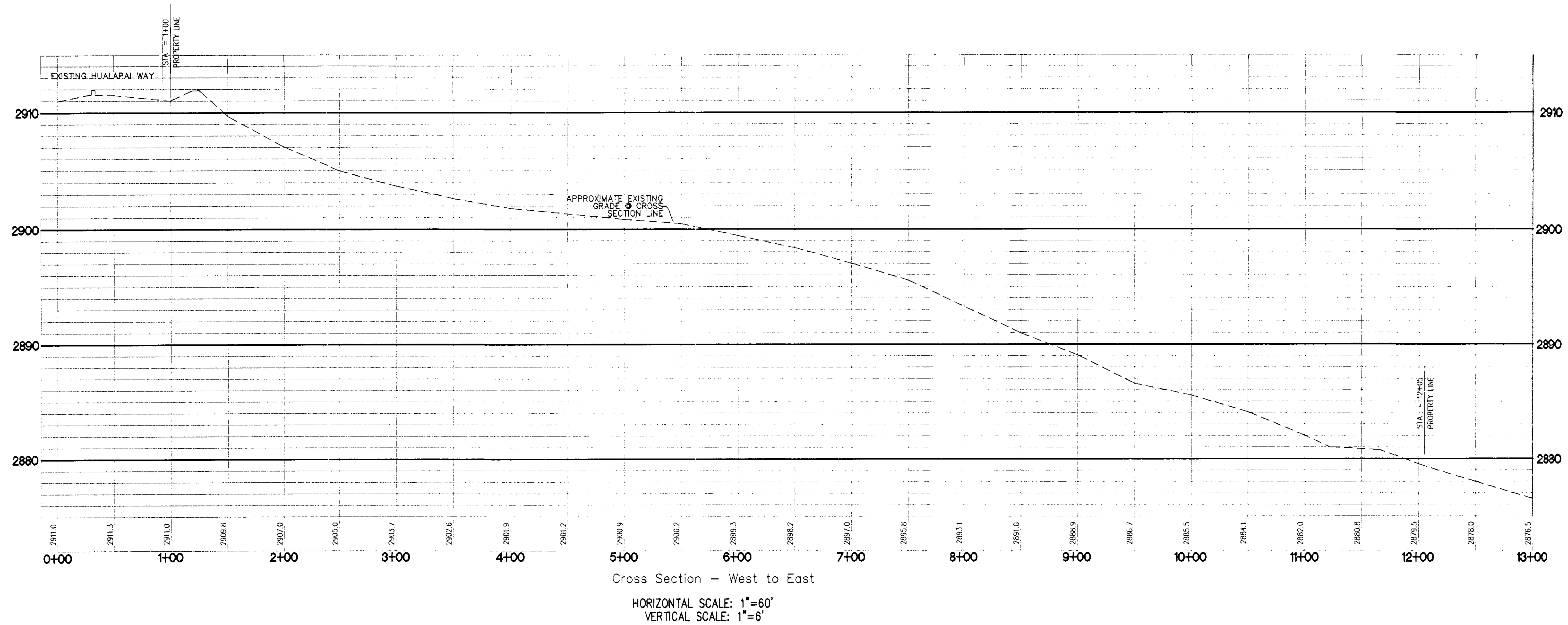
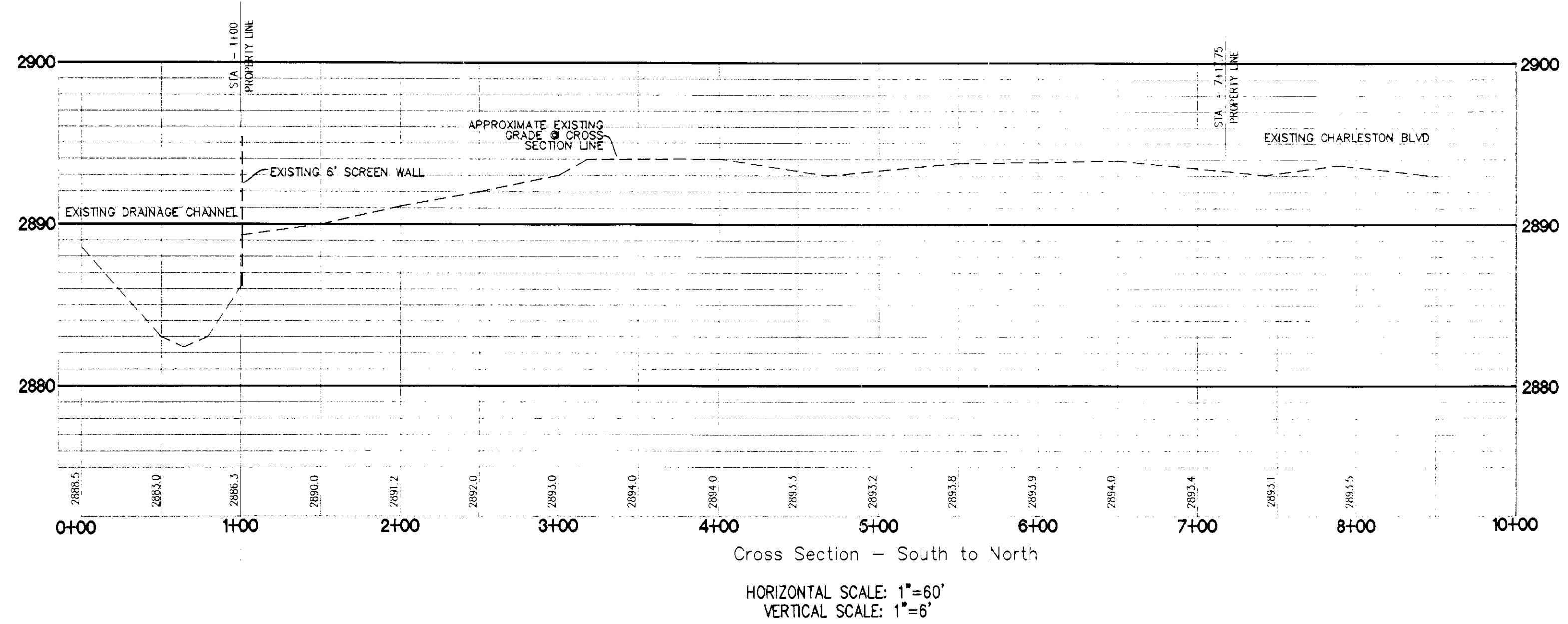
**TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION**

DATE: 1/7/11
DRAWN BY:
DESIGNED BY:
CHECKED BY: DPW
ADA CHECKED:
PROJECT NO: SN11-601
SCALE: 1"=60'



SHEET
2
2 OF 3 SHEETS
DRAWING NO.

TENTATIVE MAP HUALAPAI COMMONS

[illegible]

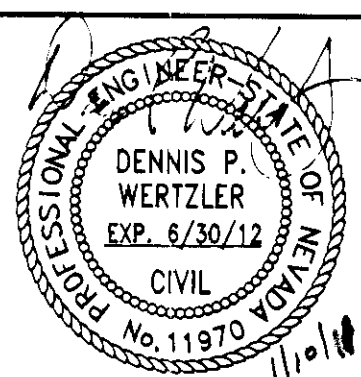
PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
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HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

**TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION**

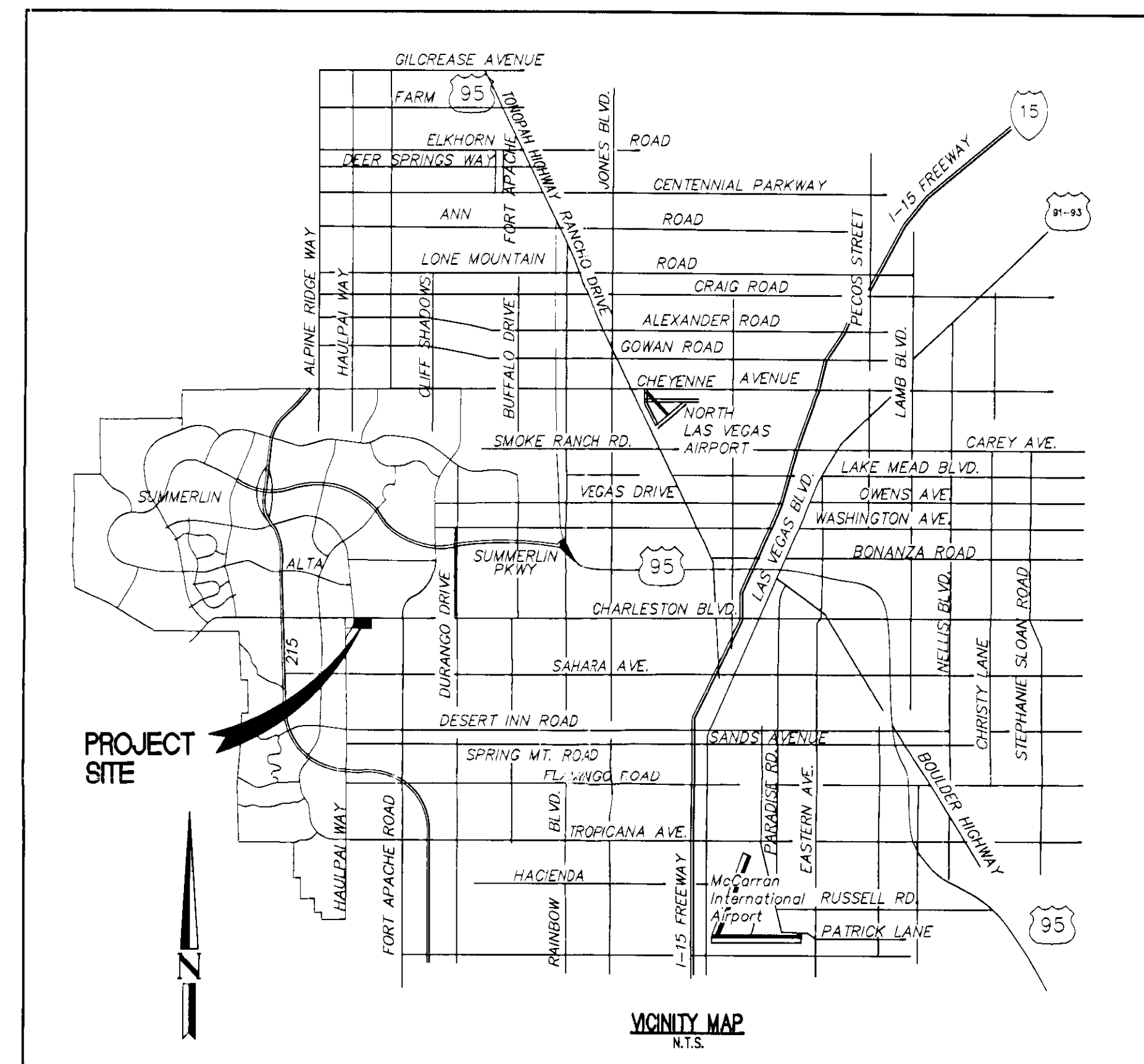
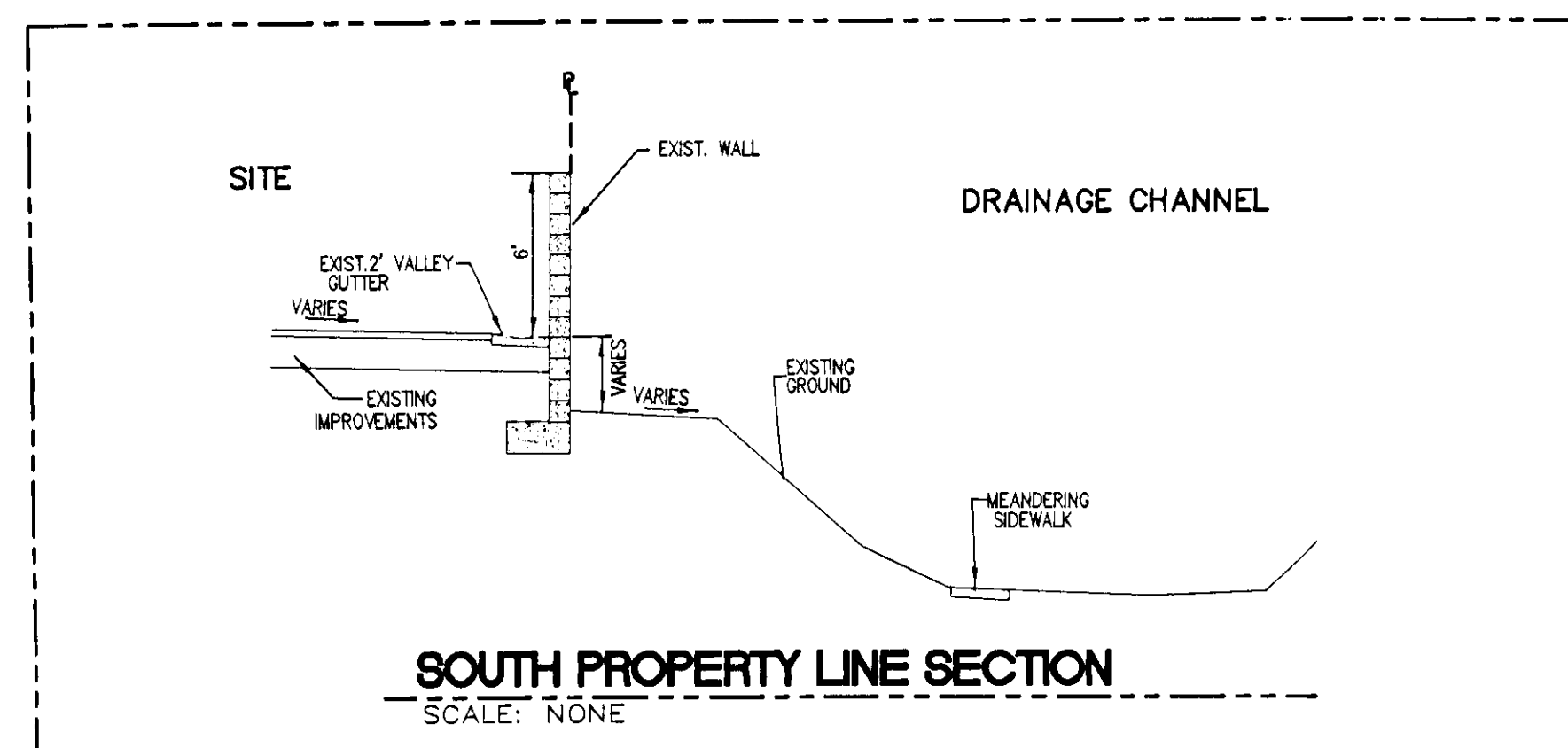
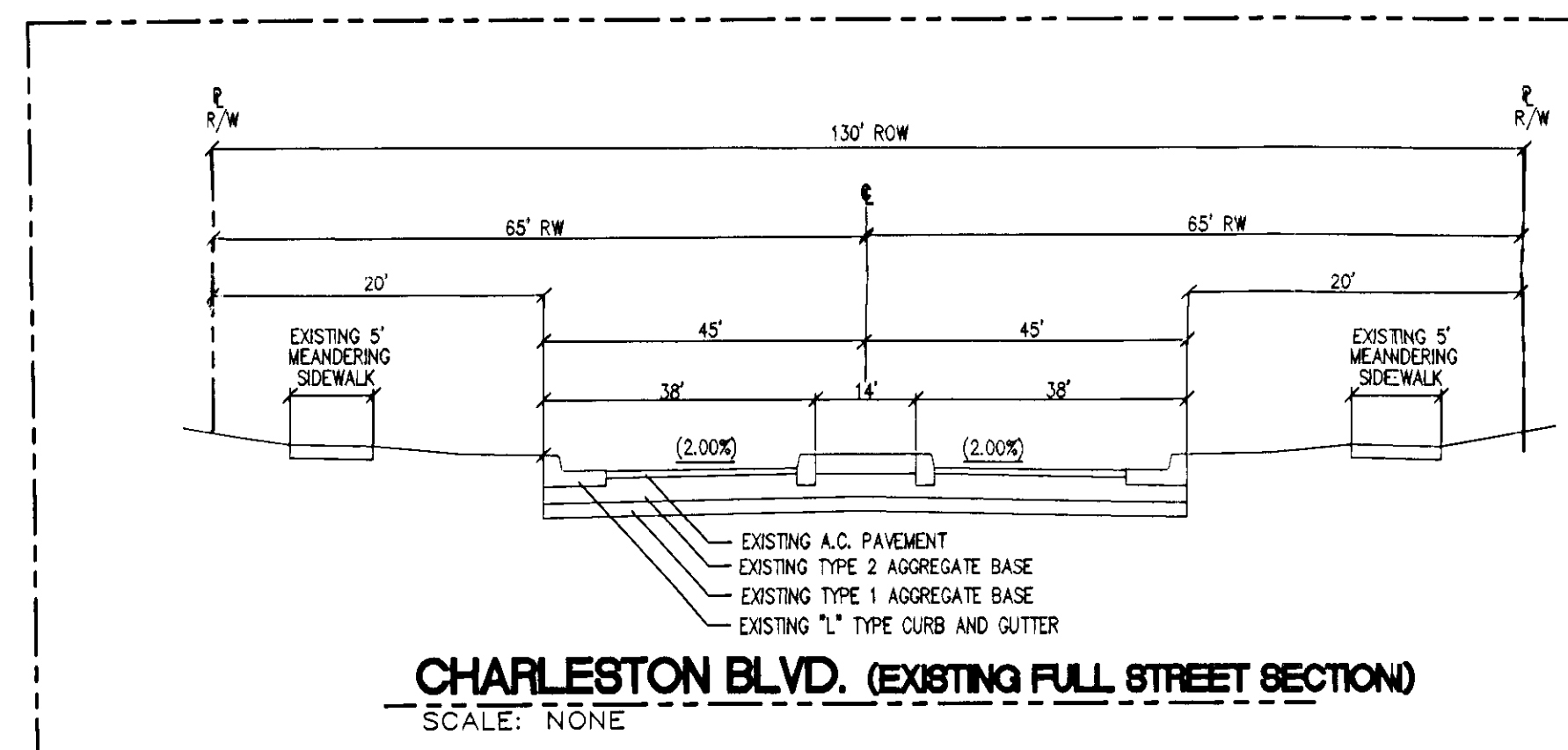
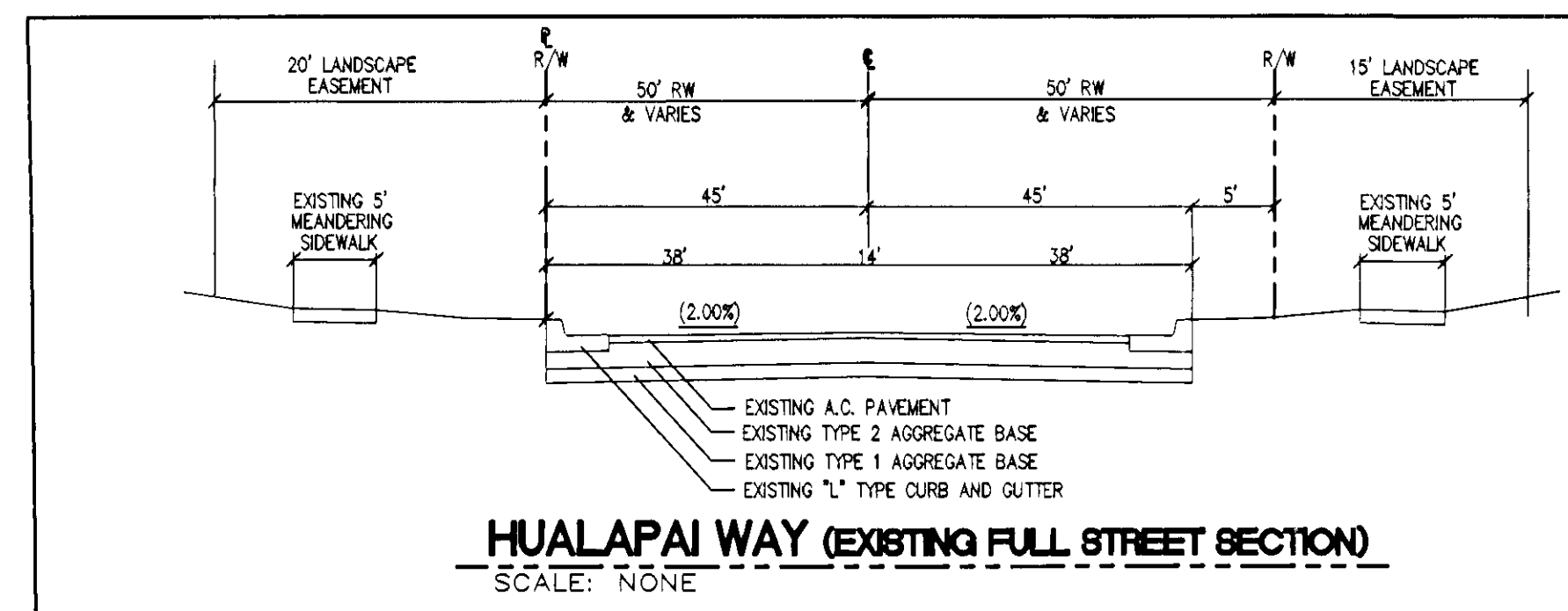
DATE: 1/7/11
DRAWN BY:
DESIGNED BY:
CHECKED BY: DPW
ADA CHECKED:
PROJECT NO: SN11-601
SCALE: 1"=60'



SHEET
3
3 OF 3 SHEETS
DRAWING NO.

TENTATIVE MAP
HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)
A ONE LOT COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA

BEING PARCEL 2, IN FILE 96, PAGE 50 OF PARCEL MAPS
SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



The diagram illustrates various symbols used in civil engineering drawings. At the top, a legend lists symbols for: RIGHT-OF-WAY LINE (two parallel lines), CENTERLINE (a single line with cross-ticks), SITE BOUNDARY (a dashed line), EXISTING BLOCK WALL (a line with rectangular blocks), EXISTING FENCE (a line with vertical pickets), EXISTING CURB AND GUTTER (a line with semi-circles), LOT NUMBER (the text 'LOT 1'), SLOPE (the text '1:100'), EXISTING WATER MAIN (a line with cross-ticks), EXISTING WATER MAIN (a line with cross-ticks), EXISTING CONTOUR (a dashed line with a wavy pattern), EDGE OF PAVEMENT (a line with cross-ticks), and FINISH FLOOR ELEVATION (the text 'FF=62.03'). Below the legend, a series of symbols are shown: a right-of-way line, a centerline, a site boundary, an existing block wall, an existing fence, an existing curb and gutter, the text 'LOT 1', a slope indicator '1:100', an existing water main, another existing water main, an existing contour, an edge of pavement, and a finish floor elevation 'FF=62.03'.

LEGEND

RIGHT-OF-WAY LINE
CENTERLINE
SITE BOUNDARY
EXISTING BLOCK WALL
EXISTING FENCE
EXISTING CURB AND GUTTER
LOT NUMBER
SLOPE
EXISTING WATER MAIN
EXISTING WATER MAIN
EXISTING CONTOUR
EDGE OF PAVEMENT
FINISH FLOOR ELEVATION

FF=62.03

ABBREVIATIONS

ADL AREA DRAIN INLET	SD STORM DRAIN
ER END RETAINING CONCRETION	TC TOP OF CURB
FG FINISH GRADE	TOP TOP OF FOOTING
FL FLOW LINE	TRC TOP OF ROLL CURB
GB GRADE BREAK	TW TOP RETAINING WA
HP HIGH POINT	VG VALLEY GUTTER

FEMA FLOOD HAZARD ZONE NOTE

THE SPECIAL FLOOD HAZARD AREAS FOR CLARK COUNTY, NEVADA ARE OUTLINED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP DATED SEPTEMBER 27, 2002. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 320033C2150E, THE SITE IS LOCATED IN A "ZONE X". "ZONE X" DESCRIBES AREAS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOODPLAIN.

BENCHMARK:
CITY OF LAS VEGAS #9LV19 6NWS
RIVET & PLATE IN TOP OF CURB AT THE
SOUTHWEST CORNER OF CHARLESTON
AND HUALAPAI IN PORK CHOP ISLAND.
NATIONAL GEODETIC VERTICAL DATUM OF 1988
ELEVATION = 2914.64 feet
ELEVATION = 888.3835 meters

BASIS OF BEARING:
SOUTH 01°21'03" EAST, BEING THE BEARING
OF THE WEST LINE OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 8,
TOWNSHIP 21 SOUTH, RANGE 60 EAST,
N.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, AS SHOWN ON THAT CERTAIN MAP
ON FILE IN THE CLARK COUNTY RECORDER'S
IN BOOK 105, PAGE 13 OF PARCEL MAPS.

LEGAL DESCRIPTION:
PARCEL 2 AS SHOWN IN FILE 96, PAGE 50 OF
PARCEL MAPS, SITUATE IN NORTH HALF (N1/2)
THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
D.M.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA.

<u>SEWER CONTRIBUTION</u>	
14.69 ACRES COMMERCIAL DEVELOPMENT	
AVERAGE DAILY FLOW	0.0185 MGD
PEAK DAILY FLOW	0.0555 MGD

OWNER
HUALAPAI COMMONS LTD. LLC
9775 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89111

DRC, ENGINEERING INC.
7180 DEAN MARTIN DR. SUITE 800
LAS VEGAS, NEVADA 89118
CONTACT: DENNIS WERTZLER
PHONE: (702) 270-6119

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	EMBARQ
CABLE T.V.:	COX CABLE
REFUSE:	REPUBLIC DISPOSAL SERVICE

[illegible]

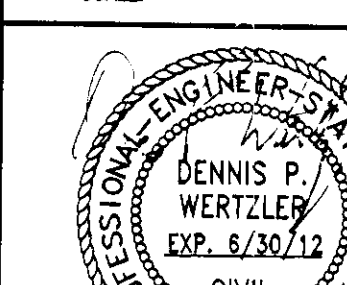
PECCOLE NEVADA CORP.
3551 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

DRC  **DRC Surveying Nevada, Inc.**
Civil Engineering • Land Surveying • Land Planning
7180 DEAN MARTIN DRIVE, SUITE 800
LAS VEGAS, NV 89118 (702) 270-6119

**HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)**

**TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION**

DATE: 12/13/10
DRAWN BY:
DESIGNED BY:
CHECKED BY: DPW
ADA CHECKED:
PROJECT NO:
SCALE:



SHEET 1

1

1 OF 2 S

DRAWING NO.
TMP-40550

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1117 ORIGINAL

PARCEL BOUNDARY	001	PARCEL NUMBER
SUBD BOUNDARY	100	ACREAGE
ROAD EASEMENT	202	PARCEL SURF/SEID
P/W/LO BOUNDARY	20-21-43	PLAT RECORDING #
NON-PARCEL LOT LINE	5	BLOCK NUMBER
MATCH LINE / LEADER LINE	5	LOT NUMBER
ROAD TO NUMBER	G15	GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV
M. W. Schofield, Assessor

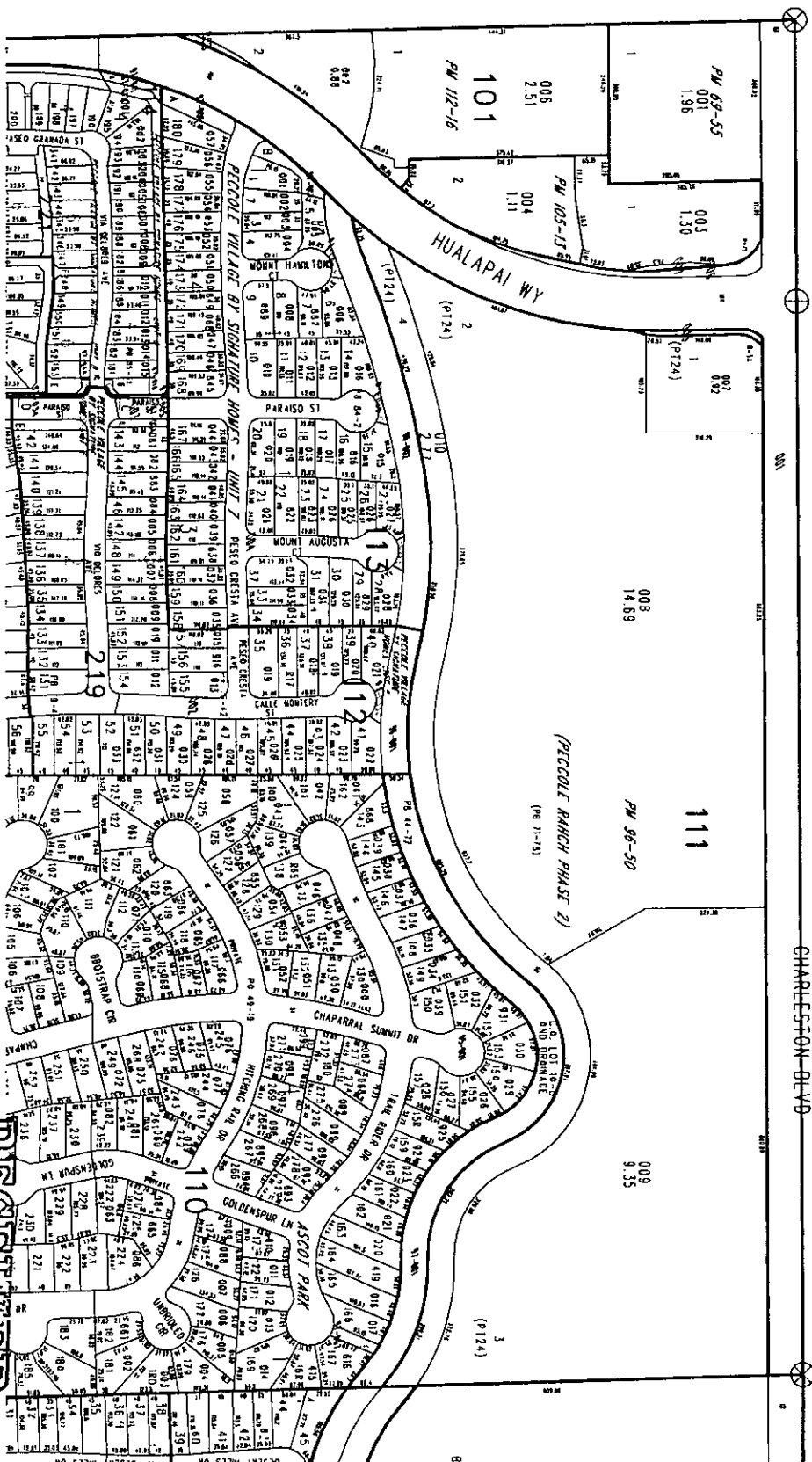
90

N 2 NW 4

163-06-1

8	5	4	3
7	6	9	6
10	17	6	15
19	20	21	22
30	29	20	27
31	32	35	34

5	1	5
5	2	6
7	3	7
6	4	8
5	1	5



~~CHARLESTON-BLYVD~~

DEC 22 2010

TAX DIST 200



Charleston Entry
TMP-40556



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DEC 22 2010

#2 Charleston Entry
TMP-40556



mid point 200km West
TMP-40556



West end of Center
Looking East & South

TMP-40556

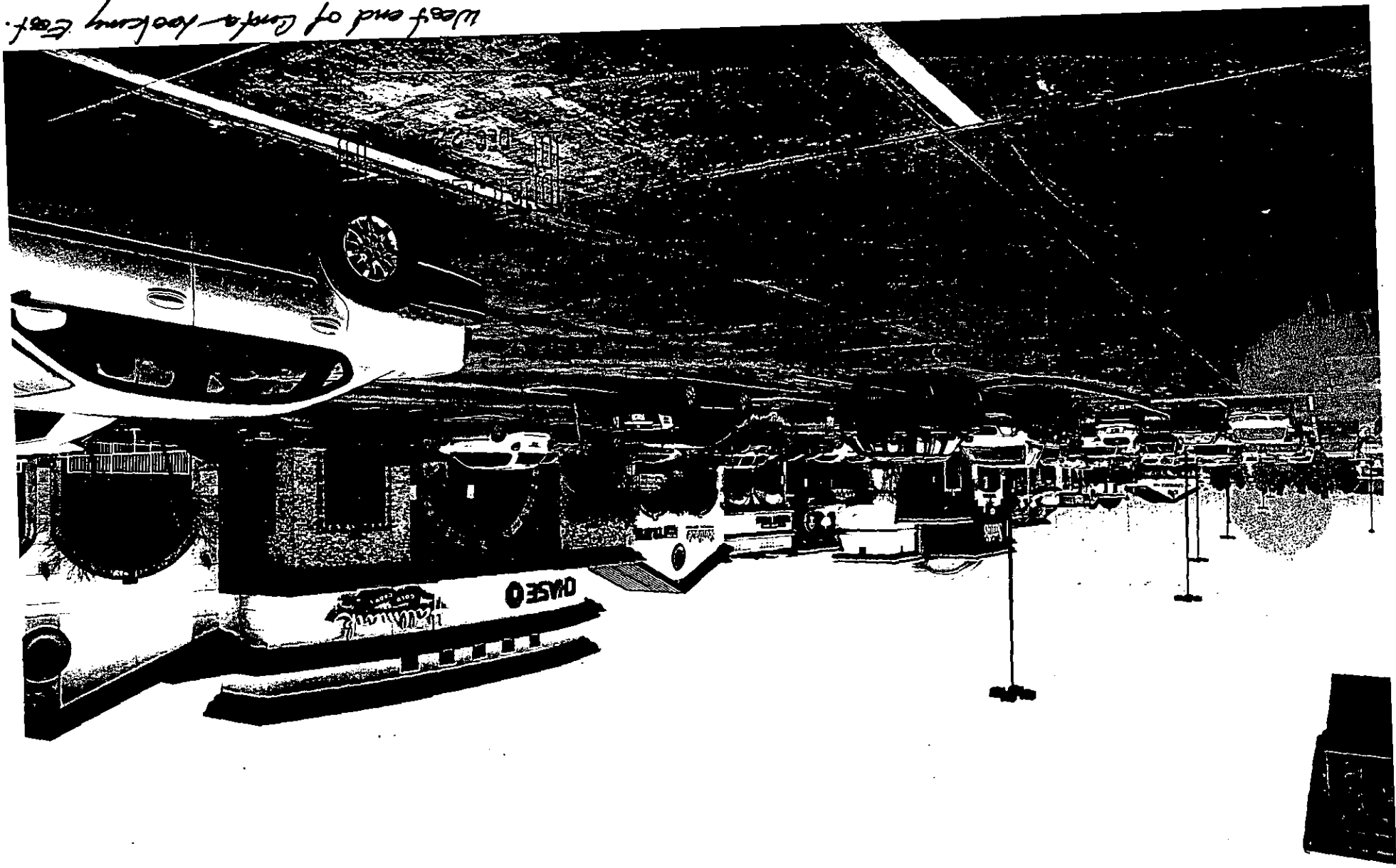


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DEC 22 2010

West END of Center looking South
TMP-40556

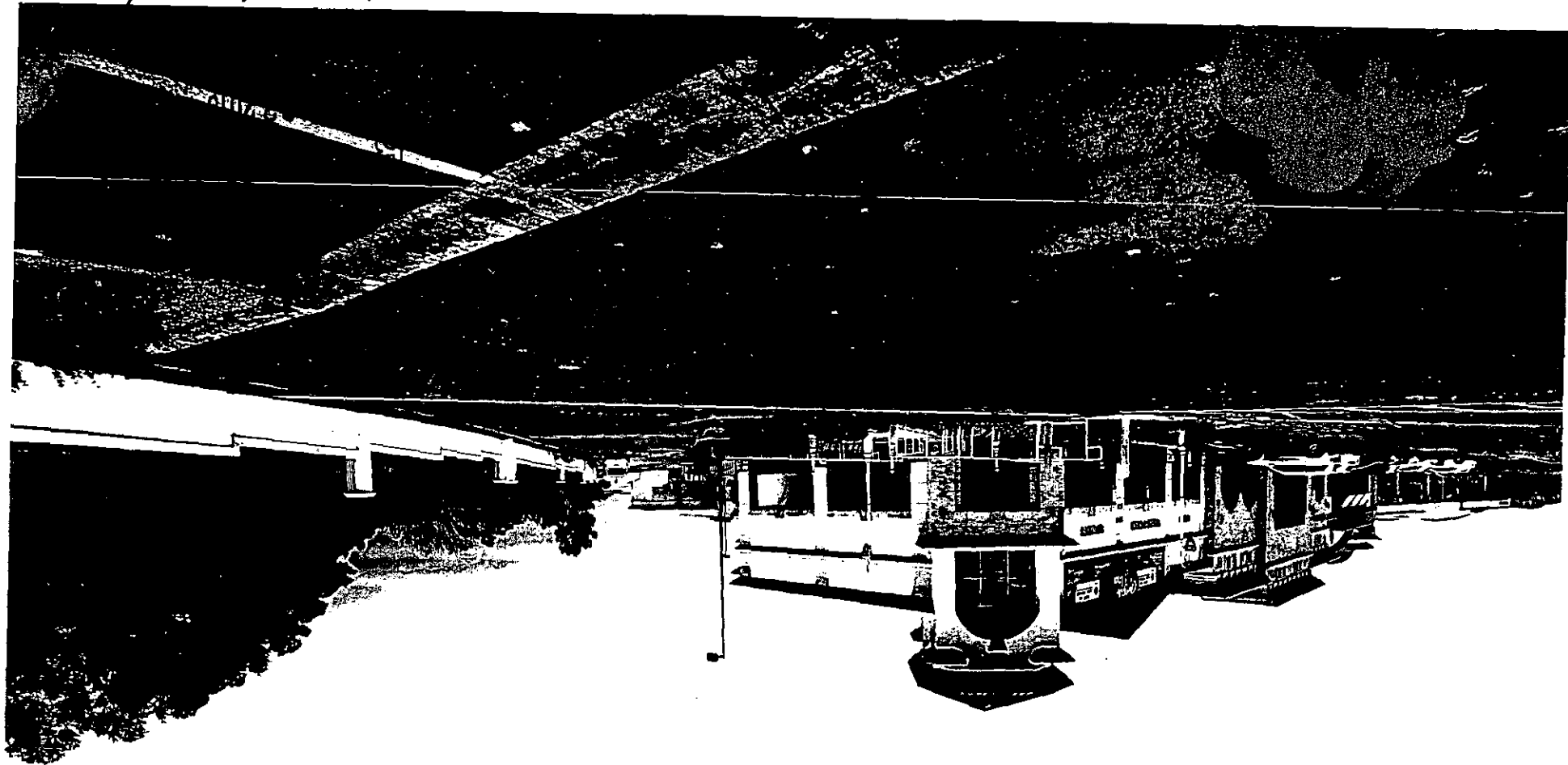
TMP-40556

West end of Condo looking East.



TMP-40556

South, West of Denver
Looking North & East





West end of Rear Wall
TMP-40556



*Retain Wall along
Drainage Channel*
TMP-40556



Rear Wall Detail
TMP-40556



East End of Center
looking West



Civil Engineering · Land Surveying · Planning

Development Resource Consultants, Inc.

9330 W. Martin Avenue

Las Vegas, NV 89148

Tel 702-270-6119 · Fax 702-270-4899

LETTER OF TRANSMITTAL

To: John Grider

City Las Vegas – Planning

Date: 1/10/11

Project No: SN11-601

RE: Hualapai Commons
Tentative Map

ITEM	DESCRIPTION
7	Copies of sheets 2 and 3

REMARKS:

Please call me if you have any questions.

RECEIVED
11 JAN 10 PM 3:27
PLANNING AND
DEVELOPMENT

SENDER:

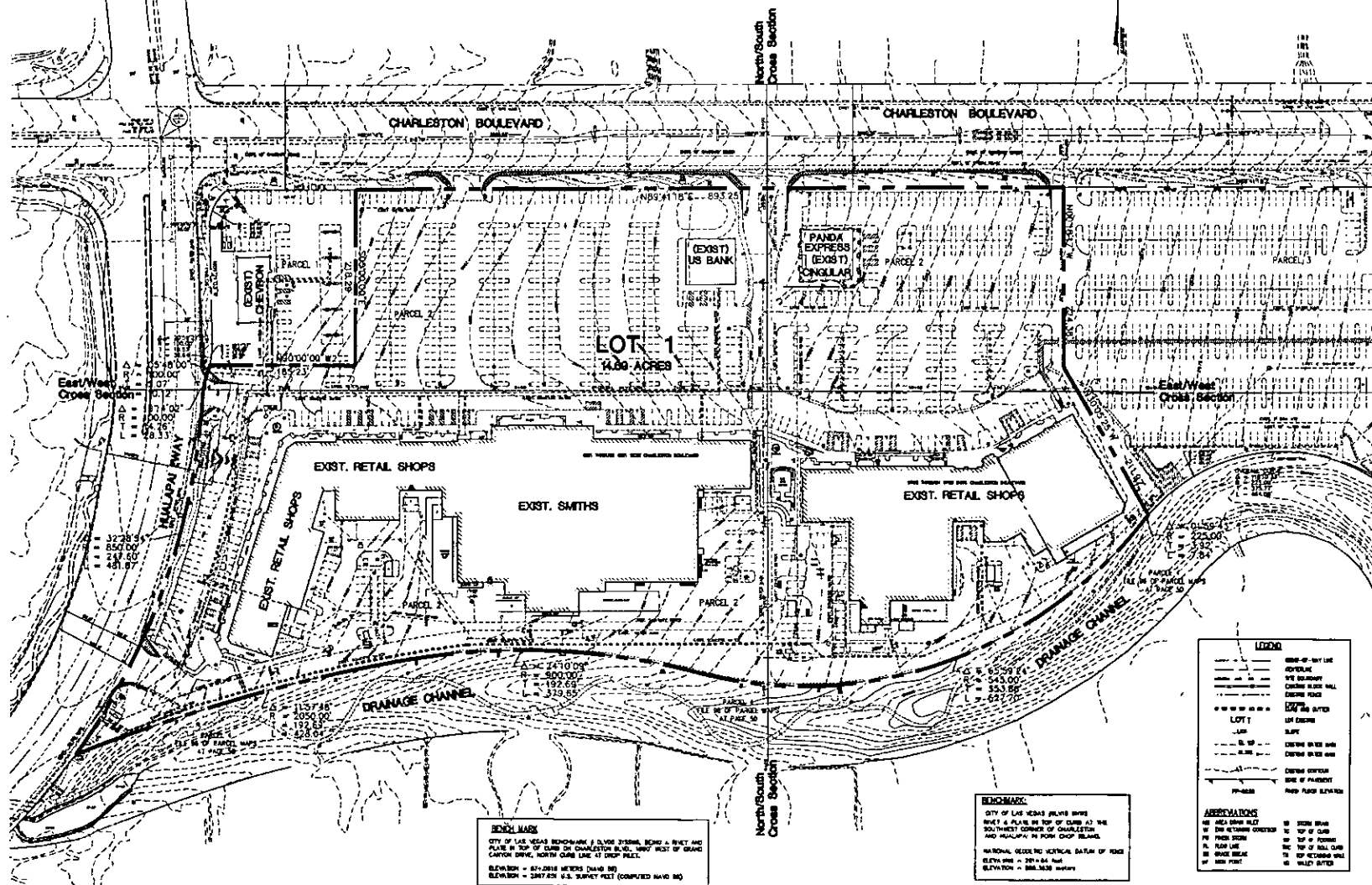
Dennis Wertzler, PE

RECEIVED BY: _____

DATE

A ONE LOT COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA

BEING PARCEL 2, IN FILE 98, PAGE 50 OF PARCEL MAPS
SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.N.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

[illegible]

PECCOLE NEVADA CORP.
831 S. RAMPART BLVD., #150, LAS VEGAS, NEVADA 89145

RAMPART BLVD., #150, LAS VEGAS, NEVADA 89143
PHONE (702) 933-1111 FAX (702) 933-0017

DRC Surveying Nevada, Inc.
Dredging • Land Services • Load
Estimating

WJC Surveying Nevada, Inc.
Civil Engineering • Land Surveying • Land
2700 DEAN MARTIN DRIVE SUITE 400
LAS VEGAS, NV 89102

7150 DEAN MARTIN DRIVE, SUITE 800
LAS VEGAS, NV 89118 (702) 270-8111

**HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)**

**TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION**

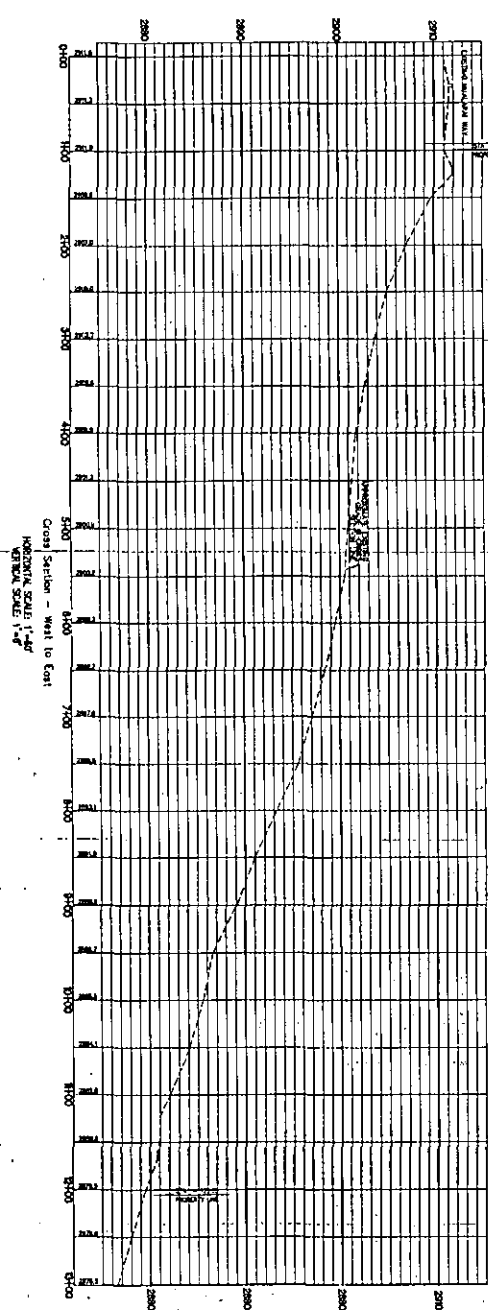
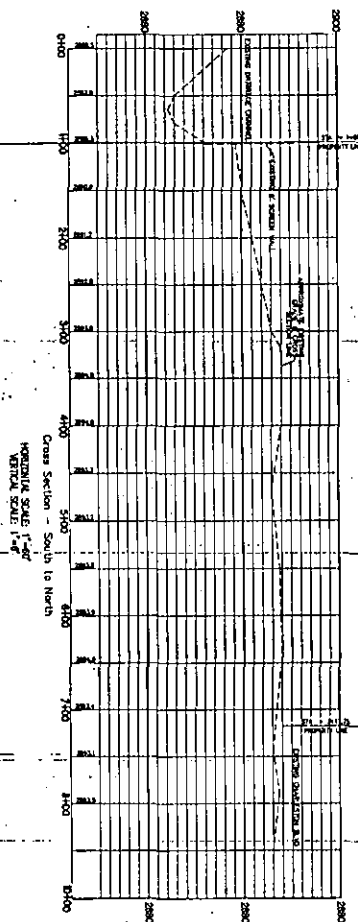
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CHECKED BY: [blank]
IN CHARGE: [blank]
PROJECT NO: 307-08
SCALE: 1"=5'

 11/10

2
2 of 3 pages

TMP-40556 JUL 1 '2011
REVISED

TENTATIVE MAP HUALAPAI COMMONS



DATE 1/12/11

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION

PECCOLE NEVADA CORP.

851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 833-1111 FAX (702) 833-0017

DRC DBC Surveying Nevada, Inc.
Civil Engineering Land Surveying - Land Planning
7180 DEAN MARTIN DRIVE, SUITE 800
LAS VEGAS, NV 89118 (702) 270-8118

DATE BY



SHEET 3
OF 3 SHEETS

PLANNING & DEVELOPMENT DEPARTMENT

TENTATIVE MAP CHECKLIST

A. TENTATIVE MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Names, addresses and phone numbers of owners(s), subdivider and surveyor or engineer.
- ☒ Date, north arrow and scale.
- ☒ A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 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 existing subdivisions within one hundred fifty (150) feet]. The Department of Public Works may require larger contour intervals for large tracts.
- ☒ Existing structures and other physical features. *If none exist, indicate this on the map.*
- ☒ Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *If non exist, indicated this on the map.*
- ☒ Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed storm drains. *If none exist, indicate this on the map.*
- ☒ Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision. *If none exist, indicate this on the map.*
- ☒ Existing and proposed potable water mains and a subdivision to be supplied by wells, the location, pressure and capacity of such wells shall be authorized under a State certificate, and the potential population capable of being served by such wells. *If none exist, indicate this on the map.*
- ☒ Proposed reservations or dedications for parks, schools, or other public or quasi-public uses. *If none exist, indicate this on the map.*
- ☒ Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. *If none exist, indicate this on the map.*

B. SUPPLEMENTAL INFORMATION

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

- ☒ A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☒ Any proposed deviations from City standards.
- ☒ Whenever perimeter block walls are proposed which; 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum height of all heights indicated in Table "A" contained in Chapter 18.08 of LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be legible. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

REVIEWED BY:

DATE:

Revised 2/12/02

f:\depot\Application Packet\TMChecklist.doc

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DEC 22 2010

TRANSMITTAL

Clyde O. Spitze
1008 Greystoke Acres
Las Vegas, NV. 89145
PH 457-6300
FAX 432-7415

December 22, 2010

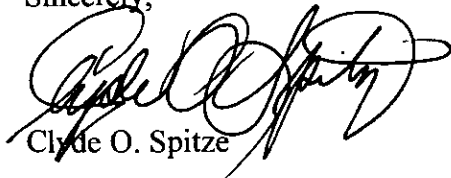
Yorgo Kagafas
City Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Attached are the following

1. Submittal Checklist
2. Pre[Application Conference Notes
3. Application / Petition Form\
4. Statement of Financial Interest
5. 24 folded, 1 rolled Copies of Tentative Map for Hualapai Commons Commercial Subdivision
6. Tentative Map Checklist
7. 8 ½ x 11 copy of Tentative Map
8. Perimeter wall Detail and Elevations on cover sheet of Map (8 x 1- photos of site and wall)
9. Assessor Parcel Map
10. Justification Letter
11. Copy of Recorded Deed with reservation of cross access easement
12. Check – Application fee -\$750

Thanks for your review of these items and placing this map on the City Planning Commission Meeting of February 08, 2011

Sincerely,


Clyde O. Spitze

CC: Peccole Nevada Corp.

RECEIVED
DEC 22 2010

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Tentative Map for a one-lot commercial subdivision.
2. Will condition for note on Final Map for shared access AND parking throughout the subdivision.
3. Show sewer contribution on site plan.

RECEIVED
DEC 22 2010

-- Return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
2

Project Name: Hualapai Commons Tentative Map

APN(s):	16306111008	Pre-app Date:	12/17/10
Location:	SEC Charleston Blvd and Hualapai Way	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	2 - Wolfson	Acres:	14.69
		Time:	10:00 a.m.

Ownership Info:	Hualapai Commons Ltd, LLC	Last Change of Ownership Date:	2007
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Clyde Spitze, Peccole Nevada Corp.		
	Phone: (702)-595-3057	Fax: (702)-	Email:

Existing Use:	Shopping Center
Proposed Use:	Shopping Center
General Plan:	Existing: SC
	Proposed: No change proposed
Zoning:	Existing: C-1
	Proposed: No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Peccole Ranch
	Special Land Use Designation (per plan, if applicable): N/A

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Clyde Spitze	Peccole Nevada Corp.	595-3057		
2. Dennis Wertzler	DRC SURVEYING NV	270 6119		
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Rodger Anthony	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST								
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)						Fees				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total		
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots								
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)								
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)								
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)								
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$		
☐	☐	Copy of Business License(s)			\$	\$	\$	\$		
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:					\$ 750.00		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	-		\$0.00		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$750.00		
REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)										
TENTATIVE MAP (TMP)										
☒	☐	Tentative Map checklist signed by CLV Public Works	Folded Tentative Map:					21		
☒	☐	Tentative Map	Rolled Tentative Map:					1		
☒	☐	Perimeter Wall Details and Elevations for existing and proposed perimeter walls, including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls	Perimeter Wall Details and Elevations:					1		
☒	☐		Cross Section Drawings:					7		
☒	☐	Cross Section Drawings	Reduced Copy (8-1/2"x11" B/W; all required plans):					1		
NOTES:										
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.										
Owner / Applicant / Representative:		Clyde Spitze, Peccole Nevada Corp.		Application Type(s):		Tentative Map				
APN(s):		16306111008		Application Purpose:		One-lot Commercial Subd.				
Location:		SEC Charleston Blvd and Hualapai Way		Pre-App. Meeting Date:		12/17/10				
Ward:		2 - Wolfson		Submittal Deadline:		12/23/10 - no later than 2:00 pm				
Planner's Signature:				Earliest PC / CC Meeting Dates:		02/08/11 PC - 03/16/11 CC (Cycle 2)				
Planner:		Yorgo Kagafas, Planner II - 229-6196								
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.										

RECEIVED

DEC 22 2010

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS, or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.



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. Kerry Walters
Hualapai Commons, LLC
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: ABEYANCE - TMP-40556 - TENTATIVE MAP - HUALAPAI COMMONS
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Walters:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on March 8, 2011.

The Planning Commission accepted the applicant's request to **TABLE** this item. Pursuant to Title 19.18.010 G; Any application under this Chapter that requires a public hearing and that is tabled at the request of an applicant shall expire six months after the last announced public hearing date, unless:

1. Within that period of time, the applicant has requested that the item be scheduled again for hearing; or
2. The motion to table the application specified otherwise.

After an application has expired in accordance with this Subsection (G), the applicant must submit a new application.

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.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Clyde Spitze
1008 Greystroke Avenue
Las Vegas, Nevada 89145

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



February 22, 2011

RE: TMP-40556 – Tentative Map – Hualapai Commons

To Whom It May Concern:

Our request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), is scheduled to be heard at the March 8, 2011 Planning Commission meeting.

Due to some items brought to our attention by the city planners, there may be some changes to our request and because we are unsure how long it will take us to have the changes made, we respectfully ask that our request be tabled until further noticed.

Thank you,


Kerry L. Walters, CFO

RECEIVED

FEB 22 2011

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

February 24, 2011

Mr. Kerry Walters
Hualapai Commons, LLC
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: ABEYANCE - TMP-40556 - TENTATIVE MAP - HUALAPAI
COMMONS
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Walters:

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 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 Planning Commission requires that you or your representative be present at this meeting.

Sincerely,


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Clyde Spitze
1008 Greystroke Avenue
Las Vegas, Nevada 89145

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: March 8, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

TMP-40556

Canyon Gate Master Association

Cottonwood Terrace Community HOA

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

The Section Seven Community Association

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

February 9, 2011

Mr. Kerry Walters
Hualapai Commons, LLC
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: TMP-40556 - TENTATIVE MAP - HUALAPAI COMMONS
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Walters:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **March 8, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Clyde Spitze
1008 Greystroke Avenue
Las Vegas, Nevada 89145

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





Peccole Nevada Corporation

861 S. Rampart Blvd #106
Las Vegas, NV 89146
Phone: 702-933-1111
Fax: 702-933-1133
E-Mail: kerrywalters@gmail.com

Fax

Send To: City of Las Vegas
Attention: Carman Burney
Fax Number: 385-7268
From: Kerry L. Walters
RE: TMP-40556
Phone Number: 702-933-1111

Total pages including cover: 1

☒ Urgent ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☐ For Your Information

Hi Carman,

Due to some issues the city planners brought to our attention, we would like to abay this item for 30 days, while we adjust the items that came to our attention.

Thank you and please feel free to contact me at 702-933-1111 with any questions.

Kerry Walters

RECEIVED

FEB - 8 2011



January 19, 2011

Mr. Kerry Walters
Hualapai Commons, LLC
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: TMP-40556 - TENTATIVE MAP - HUALAPAI COMMONS
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Walters:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 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, January 26, 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 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. Clyde Spitz
1008 Greystroke Avenue
Las Vegas, Nevada 89145

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

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RICKI Y. BARLOW

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ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Development Notification

PC Meeting: February 8, 2011a

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

TMP-40556

Canyon Gate Master Association

Cottonwood Terrace Community HOA

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

The Section Seven Community Association

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

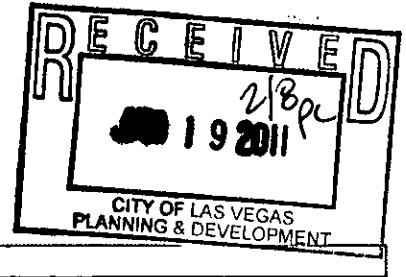
To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 11, 2011
Re: **TMP-40556** Hualapai Commons SEC Charleston Blvd. & Hualapai Way
Request for a Tentative Map for a commercial subdivision

COMMENTS:

We note that properties addressed between 9755 through 9785 West Charleston Boulevard are discharging into a private sewer that is shared by the property to the east. This is in violation of current building codes. In the future no new connections will be allowed to connect to this line. We also note that the original Parcel Map (File 96, Page 50 of Parcel Maps) did not provide perpetual intersite drainage rights across parcel lines, but the approved drainage study and approved construction drawings assumed storm water draining from the west to the east.

CONDITIONS OF APPROVAL:

1. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
2. 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.
3. 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.
4. Provide a note on the map that guarantees that off-site storm water from Parcel 1 of File 96, Page 50 of Parcel Maps shall be allowed to drain to this Site. Alternatively, A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
5. Site development to comply with all applicable conditions of approval for Z-17-90 and all other site-related actions.
6. 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.



January 11, 2011

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

SUBJECT: TM-40556 – HUALAPAI COMMONS (1 LOTS/UNITS)

Gentlemen:

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

1. 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.
2. **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.
3. 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."

4. 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.
5. 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.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
JANUARY 11, 2011
PAGE 2

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.

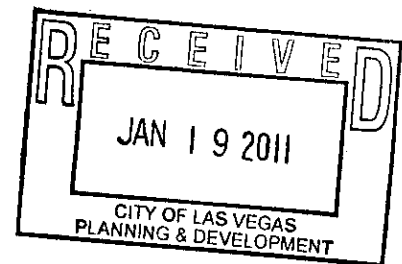
If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION



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



xc: Hualapai Commons LTD, LLC
DRC (Development Resource Consultants, Inc.)



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 27, 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-40556 HUALAPAI COMMONS, A.P.N. 163-06-111-008**

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 258-3276.

Sincerely,

**Original Signed By:
GARY M. LANGE**

Gary M. Lange, Supervisor
Engineering Services Division

GML/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Larry A. Miller, Peccole Nevada Corp.
DRC Engineering

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-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: **FEBRUARY 8, 2011**
CITY COUNCIL: **MARCH 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



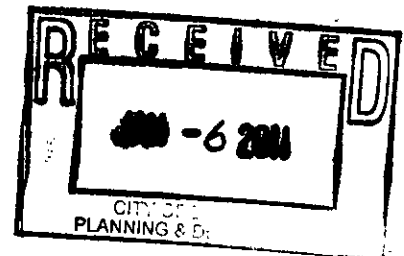
PUBLIC HEARING

Comments Due: **JANUARY 6, 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: LUMPIS INTERGOVERNMENTAL SERVICES

NO LAW ENFORCEMENT CONCERN AT THIS TIME



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-40556

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 RONEUMUS
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	DOA MEADE
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**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-40556

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 RONEUMUS
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	DOA MEADE
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**

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-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: FEBRUARY 8, 2011
CITY COUNCIL: MARCH 16, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JANUARY 6, 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:

42

Report Date 12/23/2010 09:28 AM

Submitted By

Page 1

A/P # 40556 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/22/2010 11:29	982998	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-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CDRP./OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LDT COMMERCIAL SUBDIVISION on 14.69 acres at the Southeast Corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	40556	Project/Phase Name	HUALAPAI CDMONS	Phase #	
Size/Area	14.69 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16306111008

Location

Owner/Tenant

Contact ID	AC1484809	Name	HUALAPAI COMMONS LTD L L C	Organization	
Mailing Address	851 S RAMPART #105			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89145-4887			Evening Phone	
Day Phone	(702)933-1111 x			Mobile #	
Fax	(702)933-1133				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9775 W CHARLESTON BLVD
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9801 W CHARLESTON BLVD
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

Report Date 12/23/2010 09:28 AM

Submitted By

Page 2

Address

Parcel Link

APN 4461

9811 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD 3
LAS VEGAS, 89117-

9851 W CHARLESTON BLVD
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 3
LAS VEGAS, 89117-

9911 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9911 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9921 W CHARLESTON BLVD 4
LAS VEGAS, 89117-

9921 W CHARLESTON BLVD 5
LAS VEGAS, 89117-

9931 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9931 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9941 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

Report Date 12/23/2010 09:28 AM

Submitted By

Page 3

AP Addresser

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16306111008

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC498134	☐ Foreign
Effective		Expire						
Name	CLYDE SPITZE							
Day Phone	(702)595-3057 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	(702)432-7415	Mobile		Profession				
E-Mail								
Address	1008 GREYSTOKE							
	LAS VEGAS, NV 89145							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Primary	Y	Capacity	OWNER			Contact ID	AC1484809	☐ Foreign
Effective		Expire						
Name	HUALAPAI COMMONS LTD L L C							
Day Phone	(702)933-1111 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	(702)933-1133	Mobile		Profession				
E-Mail								
Address	851 S RAMPART #105							
	LAS VEGAS, NV 89145-4887							
Seasonal Addr								
Valid From		To						
Comments	Kerry Walters							

Contractors

No Contractors

Fees	Status	Print Date	Amount
PROCESSING FEE	P	12/22/2010 11:33	750.00
Total Unpaid	0.00	Total Paid	750.00

Inspections

There are no Inspections for this Report

Review Activities	Review Type	Status	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed
Review #							
Comments							

Activity/Review Details

Detail AGENDA TECH ITEMS (TMP)
Comments

Modified By CBURNEY

Modified Date/Time 12/22/2010 14:44

Report Date 12/23/2010 09:28 AM

Submitted By

Page 4

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 01/06/2011

Plans Routed for Review 01/03/2011

Sent to Review Journal (if applicable)

Public Hearing Notice Sent (if applicable)

After Planning Commission Items

Action Letter Completed 02/09/2011

Notice of Final Action Form Completed 02/09/2011

Appeal Memo Completed 02/09/2011

Detail SUBMITTAL CHECKLIST (TMP)
Comments

Modified By JMARSHALL

Modified Date/Time 12/22/2010 11:29

No Comments

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 (21 Folded Blue Lines, 1 Rolled Colored)	Y Perimeter Wall Detail
N DINA (if applicable)	

N Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

Project #	APP Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comment
--------------------	-------------	-----------	--------	---------

There is no planning condition for this project.

Report Date 12/23/2010 09:28 AM

Submitted By

Page 5

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

HUALAPAI COMMONS

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Add By

Add Date

Modified By

Modified Date

02/08/2011

PC

SCHEDULED

0

0

0

JMARSHALL

12/22/2010

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

M

Comments

No Employee Entries

Log

Action

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040
CLYDE SPIZE, 702.595.3057, HUALAPAI COMMONS LLC CK 10538

12/22/2010 11:34

0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map Commercial Subdivision
 Project Address (Location) SE Charleston & Hualapai
 Project Name Hualapai Commons Proposed Use Shopping Center
 Assessor's Parcel #(s) 163-06-111-008 Ward # 2
 General Plan: existing SC proposed No Change Zoning: existing C-1 proposed No Change
 Commercial Square Footage 268,174 SF Floor Area Ratio _____
 Gross Acres 14.69 Lots/Units 23 Density _____
 Additional Information _____

PROPERTY OWNER Hualapai Commons LLC Contact Kerry L. Walters
 Address 851 So Rampart #105 Phone: 933-1111 Fax: 933-1133
 City Las Vegas State NV Zip 89145
 E-mail Address Kerry.L.Walters@GMAIL.COM

APPLICANT Peccole Nevada Corp Contact Kerry L. Walters
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Clyde Spitzer Contact _____
 Address 1008 Graystone Ave Phone: 695-3007 Fax: 432-7415
 City Las Vegas NV State NV Zip 89145
 E-mail Address ICSPITZER@VIAWEST.NET

Property Owner Signature* [Signature]

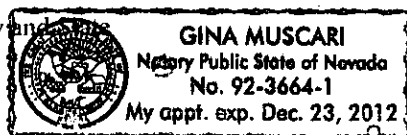
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JAMES B. BAYNE

Subscribed and sworn before me

This 21st day of December, 20 10
Gina Muscari

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TMP -40556</u>
Meeting Date:	<u>2-8-11</u>
Total Fee:	<u>\$750</u>
Date Accepted:	<u>12-22-10</u>
Accepted By:	<u>[Signature]</u>

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 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 for the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-40556** APN: 123 06 111 008
Name of Property Owner: Hualapai Commons LTD. LLC.
Name of Applicant: Peccole Nevada Corp.
Name of Representative: Clyde Spitzer

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: [Signature]

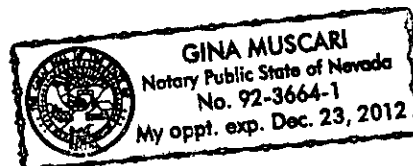
Print Name: JAMES B. BAYNE

Subscribed and sworn before me

This 21ST day of Dec., 2010

[Signature]

Notary Public in and for said County and State



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DEC 22 2010



**PECCOLE
NEVADA**

December 13, 2010

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

RE: JUSTIFICATION LETTER
Tentative Map Hualapai Commons (One Lot Commercial Subdivision)
Assessors Parcel Number -163-06-111-008

This letter is to point out the justification for this One Lot Commercial Subdivision for the existing Hualapai Commons LTD LLC a Commercial Development located at the South West corner of Charleston Blvd and Hualapai Way, and was constructed from City Approved Plans in 2001. No modification of the original plan has been construction within the original development. The filing of this Tentative Map is the initial planning to prepare a One Lot Commercial Subdivision on the Parcel 2 of the Parcel Map recorded in File 96 Page 50 of Parcel Maps. The approval of and Recording of a One Lot Commercial Subdivision will allow for the future parceling of a building area for the purpose of separating the ownership and/or creating a separate Tax Parcel. These possible parcels will not include existing building structure but will be from inside surface to inside surface of a existing unit.

This Tentative Map is identical to the Map approved by the City Council in 2007 and the following Commercial Subdivision Map was also approved by the City Council in the fall of 2007, however, was not recorded because of the lien holder could not obtain information from the Title Company which they thought was important. The Lien Holder has now been satisfied to those conditions and agrees to proceed with the Commercial Subdivision Mapping.

The recording of a Commercial Subdivision and the parceling of any separate use area will not allow the modification of any structure within the present overall appearance as the present owner of the Hualapai Commons development will control the Architect Appearance of the development since they will own and control the existing structure.

Sincerely

Larry A. Miller, CEO
Peccole Nevada Corporation

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TMP-40556

HUALAPAI COMMONS, LTD., LLC**Business Entity Information**

Status:	Active	File Date:	3/17/1999
Type:	Domestic Limited-Liability Company	Entity Number:	LLC1748-1999
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:	Managers	Expiration Date:	3/17/2029
NV Business ID:	NV19991018149	Business License Exp:	3/31/2011

Registered Agent Information

Name:	LARRY A. MILLER	Address 1:	851 S RAMPART BLVD
Address 2:	SUITE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89145
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**Managing Member - WILLIAMS&WANDA PECCOLE FAM**

Address 1:	851 S. RAMPART BLVD., #220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

Managing Member - PECCOLE 1982 TRUST

Address 1:	851 S. RAMPART BLVD., #220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

Manager - PECCOLE NEVADA CORP.

Address 1:	851 S. RAMPART BLVD., #220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

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Actions\Amendments

Action Type:	Articles of Organization	# of Pages:	5
Document Number:	LLC1748-1999-001	Effective Date:	
File Date:	3/17/1999		
(No notes for this action)			
Action Type:	Amendment		

Document Number:	LLC1748-1999-003	# of Pages:	2
File Date:	10/03/2000	Effective Date:	
CERTIFICATE OF AMENDMENT AMENDING ARTICLE II, AND ARTICLE V TO CHANGE THE ZIP CODE.			
PGS 2 SDD			
Action Type:	Annual List		
Document Number:	LLC1748-1999-005	# of Pages:	1
File Date:	2/14/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC1748-1999-004	# of Pages:	1
File Date:	2/24/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC1748-1999-002	# of Pages:	1
File Date:	3/08/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050034668-94	# of Pages:	1
File Date:	2/07/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060074017-87	# of Pages:	1
File Date:	2/03/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070087821-15	# of Pages:	1
File Date:	2/02/2007	Effective Date:	
07-08			
Action Type:	Annual List		
Document Number:	20080037523-70	# of Pages:	1
File Date:	1/17/2008	Effective Date:	
2008-2009			
Action Type:	Annual List		
Document Number:	20090072759-71	# of Pages:	1
File Date:	1/27/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100187884-59	# of Pages:	1
File Date:	3/25/2010	Effective Date:	
(No notes for this action)			

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PECCOLE-NEVADA CORPORATION

Business Entity Information

Status:	Active	File Date:	12/20/1993
Type:	Domestic Corporation	Entity Number:	C16753-1993
Qualifying State:	NV	List of Officers Due:	12/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19931101973	Business License Exp:	12/31/2011

Registered Agent Information

Name:	LARRY MILLER	Address 1:	851 S RAMPART BLVD STE 220
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89145
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:	25,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Director - JAMES B BAYNE			
Address 1:	851 S. RAMPART BLVD. SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	
Secretary - LAURETTA P BAYNE			
Address 1:	9828 WINTER PALACE DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	
Treasurer - LAURETTA P BAYNE			
Address 1:	9828 WINTER PALACE DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	
President - LARRY A MILLER			
Address 1:	851 S. RAMPART BLVD SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	

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DEC 22 2010

Actions\Amendments

Action Type:	Articles of Incorporation
--------------	---------------------------

Document Number:	C16753-1993-001	# of Pages:	7
File Date:	12/20/1993	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C16753-1993-003	# of Pages:	2
File Date:	2/18/1994	Effective Date:	
CERTIFICATE OF AMENDMENT AMENDING ARTICLE IV (PURPOSE). DMF			
Action Type:	Registered Agent Change		
Document Number:	C16753-1993-004	# of Pages:	1
File Date:	10/16/1996	Effective Date:	
JEFFREY L. BURR			
4455 SOUTH PECOS LAS VEGAS NV 89121 KFA			
Action Type:	Registered Agent Change		
Document Number:	C16753-1993-005	# of Pages:	1
File Date:	1/15/1998	Effective Date:	
CHARLES W. JOHNSON			
530 SOUTH FOURTH STREET LAS VEGAS NV 89101 MJM			
Action Type:	Annual List		
Document Number:	C16753-1993-010	# of Pages:	1
File Date:	1/01/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-011	# of Pages:	1
File Date:	11/17/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-009	# of Pages:	1
File Date:	12/19/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-007	# of Pages:	1
File Date:	12/31/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-008	# of Pages:	1
File Date:	11/19/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-006	# of Pages:	1
File Date:	1/15/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C16753-1993-002	# of Pages:	1
File Date:	11/21/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050482706-54	# of Pages:	1
File Date:	10/17/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060660874-89	# of Pages:	1
File Date:	10/13/2006	Effective Date:	
(No notes for this action)			

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Action Type:	Registered Agent Address Change		
Document Number:	20060683699-39	# of Pages:	1
File Date:	10/23/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070724957-63	# of Pages:	1
File Date:	10/24/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080679874-11	# of Pages:	1
File Date:	10/15/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090733595-13	# of Pages:	1
File Date:	10/08/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100881623-21	# of Pages:	1
File Date:	11/24/2010	Effective Date:	
(No notes for this action)			

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20070622-0002707

Fee: \$19.00 RPTT: EX#003
N/C Fee: \$0.00

06/22/2007 14:00:38
T20070113719

Requestor:
NEVADA TITLE COMPANY

Debbie Conway DBX
Clark County Recorder Pgs: 7

A.P.N#: 163-06-111-007, 163-06-111-008
163-06-111-009
Escrow #: 99-11-1420-MRB

Return to:
Hualapai Commons, LLC
851 S. Rampart, #205
Las Vegas, NV 89128
Attn: Kerry L. Walters

Re-Record of Grant, Bargain, Sale Deed

Rerecording to correct legal description in the Deed recorded 6/08/2000 in Book
20000608 as Document No. 00466

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DEC 22 2010

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

That portion of the West Half (W 1/2) of Section 8, Township 21 South, Range 60 East, M.D.M., described as follows:

Parcels One (1), Two (2) and Three (3) as shown by map thereof in File 96 of Parcel Maps, Page 50 in the Office of the County Recorder, Clark County, Nevada.

RESERVING THEREFROM a non-exclusive easement for ingress and egress over the herein described property as shown by said map.

PARCEL II:

A non-exclusive easement for ingress and egress over those portions of Parcel Four (4), as shown by said map.

Excepting therefrom those portions lying within building outlines.

CLERK OF DISTRICT COURT
CLARK COUNTY, NEVADA
RECEIVED
DEC 22 2010

RECEIVED
DEC 22 2010

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NEVADA TITLE COMPANY

06-08-2008 08:15 CPD

BOOK: 20000608 INST: 00466

FEE: 9.00 RPT: EX0818

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 163-06-111-007
b) 163-06-111-008
c) 163-06-111-009
d) _____

14

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

N/A

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

N/A

Real Property Transfer Tax Due

N/A

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090 #3
Section: _____

b. Explain Reason for Exemption: Rerecording to correct legal description of Grant, Bargain, Sale Deed recorded in 20000608-00466

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: [Signature] Capacity: as Title Agent

Signature: [Signature] Capacity: as Title Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peccole 1982 Trust
Address: 851 S. Rampart, #100
City/State/Zip: Las Vegas, NV 89128

Print Name: Hualapai Commons, Ltd
Address: 851 S. Rampart, #100
City/State/Zip: Las Vegas, Nv 89128

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

Print Name: Nevada Title Company Esc. #: 99-11-1420-MRB
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

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

RECEIVED
DEC 22 2010

2707

file off

20000608
00466

Recorded at the Request of: Nevada Title Company
Escrow No: 99-11-1420 MRB

APN: 163-05-111-007
163-05-111-008
163-05-111-009
R.P.T.T.: Exempt 10

9

Mail tax bill to and
When recorded mail to:
HUALAPAI COMMONS, LLC
851 S. Rampart, #100
Las Vegas, NV 89128

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That PECCOLE-NEVADA CORPORATION, Successor Trustee of THE PECCOLE 1982 TRUST, dated February 15, 1982, as to an undivided 45% interest, and WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP, dated December 31, 1992, as to an undivided 55% interest, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HUALAPAI COMMONS, LTD., LLC, a Nevada Limited Liability Company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF

SUBJECT TO:

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

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

deed

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IN WITNESS WHEREOF, this instrument has been executed this 30th day of May, 2000.

THE PECCOLE 1982 TRUST
dated February 15, 1982
By: PECCOLE-NEVADA CORPORATION
A Nevada Corporation, successor trustee

By: Larry A. Miller
Larry A. Miller, CEO

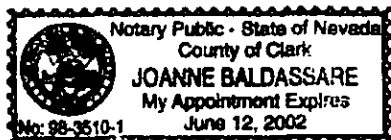
WILLIAM AND WANDA PECCOLE
FAMILY LIMITED PARTNERSHIP
a Nevada Limited Partnership
By: PECCOLE-NEVADA CORPORATION
A Nevada Corporation, General Partner

By: Larry A. Miller
Larry A. Miller, CEO

STATE OF NEVADA }
 } SS
County of Clark }

Acknowledged before me on this 30th day of May, 2000, by Larry A. Miller
as CEO of Peccole Nevada Corporation.

Joanne Baldassare
Notary Public



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Escrow No. 99-11-1420-MRB

PARCEL I:

THAT PORTION OF THE WEST HALF (W ½) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCELS ONE (1), TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 96 OF PARCEL MAPS, PAGE 50 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

RESERVING THEREFROM, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE HEREIN DESCRIBED PROPERTY AS SHOWN BY SAID MAP.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF PARCEL FOUR (4), AS SHOWN BY SAID MAP.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN BUILDING OUTLINES.

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Charleston Entry
TMP-40556

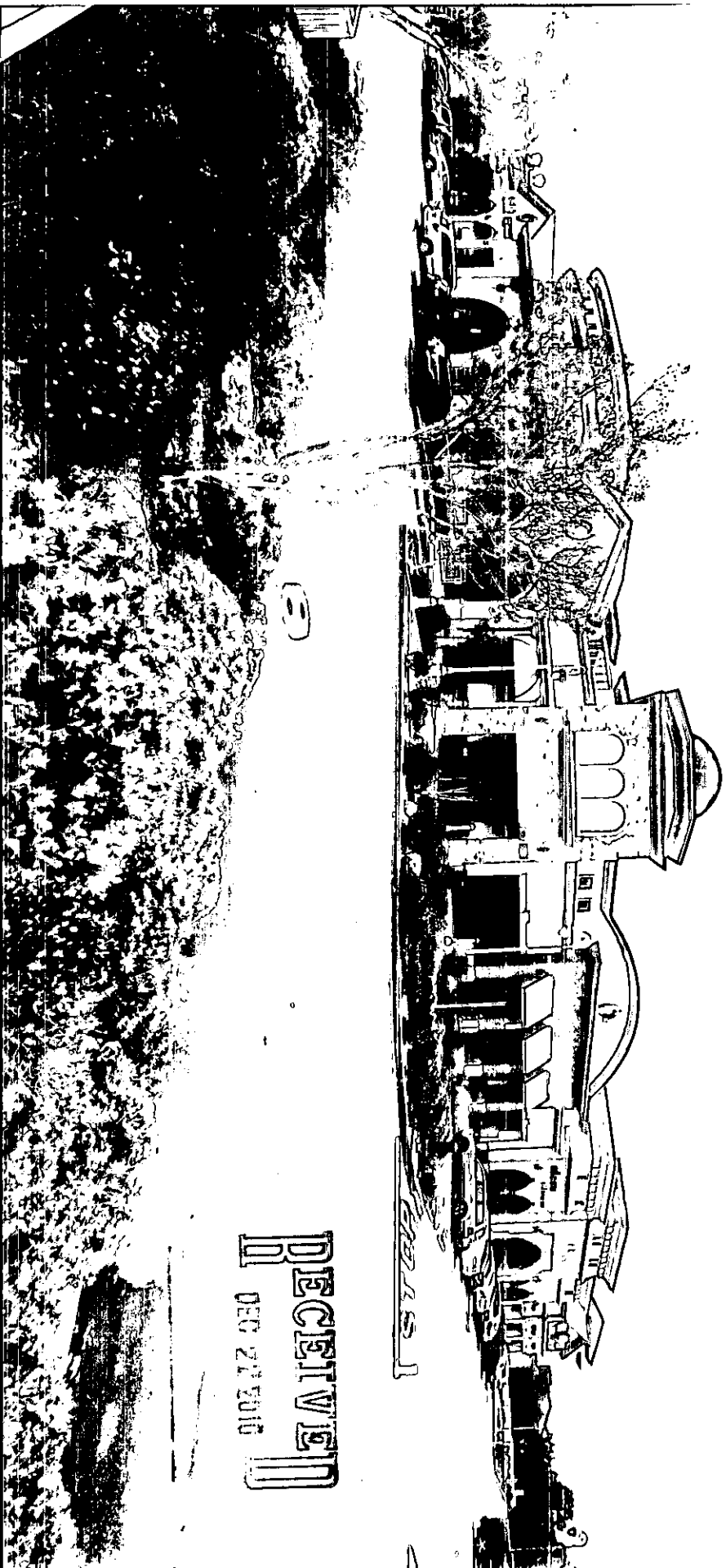


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DEC 22 2009

#2 Charleston Entry
TMP-40556



mid point Looking West
TMP-40556



RECEIVED
DEC 27 2016

West end of Carter
looking East & South

TMP-40556



West END of Center looking South
TMP-40556



West end of Center looking East.

TMP-40556



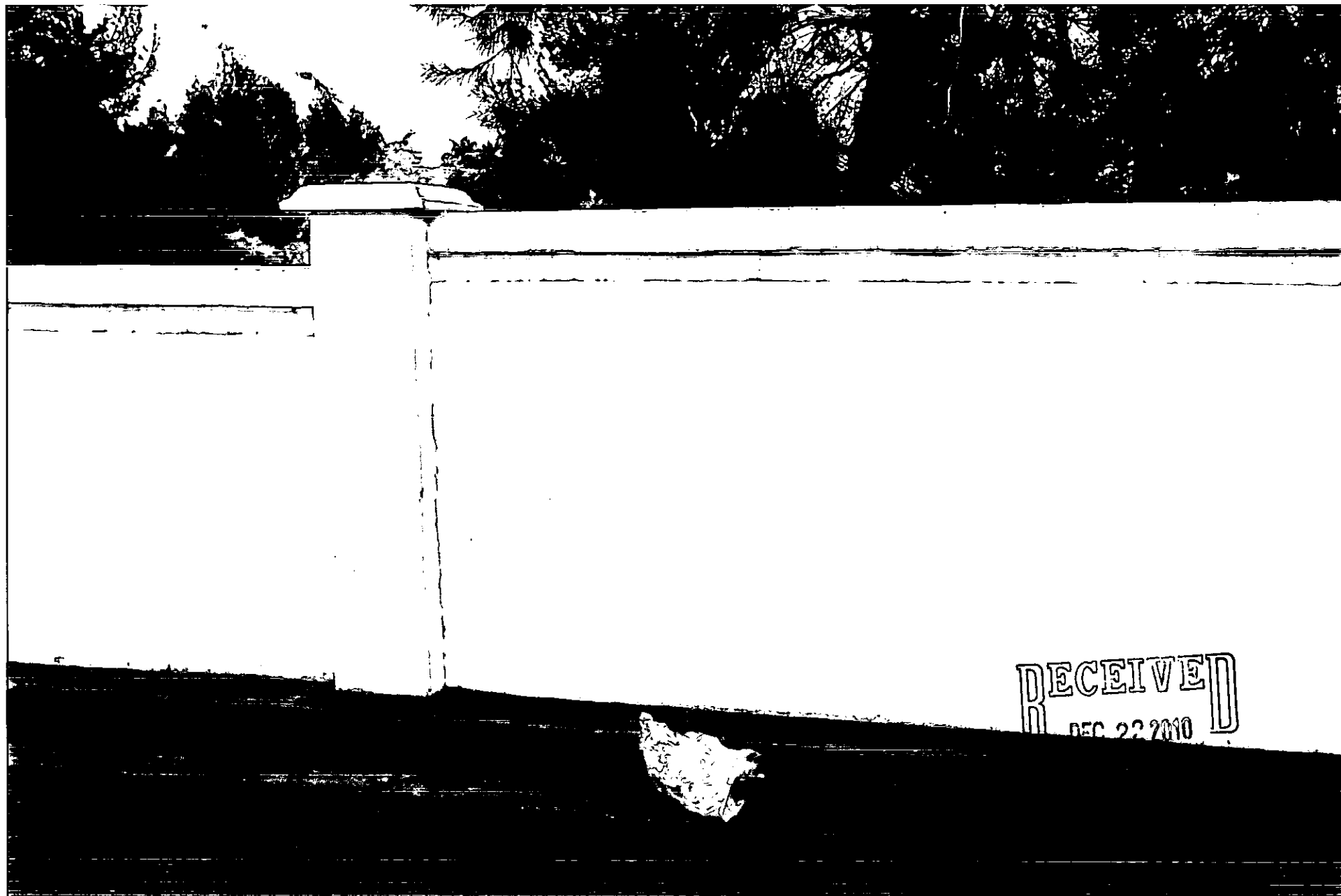
South, West of Andover
Looking North & East
TMP-40556



West end of Rear Wall
TMP-40556



Rear Wall along
Drainage Channel
TMP-40556



Rear Wall Detail
TMP-40556



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FBI - NEW YORK

TMP-40556

East End of Center
looking West