

City of Las Vegas
HANSEN CLAIM FOR REFUND FORM

03/09/11
 Date prepared

Invoice # : _____
 (Invoice # assigned by Finance)

DARLINE REEDER, OSII
 Preparer's name

Service Address: _____

Refund Amount:

DOUGLAS SIMMS
 Payee Name
 DESERT CAPITAL GROUP
 Attention to:
 3354 SADDLEBACK COURT
 Address
 LAS VEGAS NV 89121
 City, State, Zip Code

Return of Cash Bond?
 (click below for "Yes" "No" options)

For the following : EOT-41126
 (Application Number and Template Type)

Reason for Refund:
 PROPERTY R-4 ORDINANCED 7.01.2009. THIS APPLICATION IS NOT NEEDED per STEVE GEBEKE, PLANNING SUPERVISOR

 Claimant Signature

 Phone Number

Original Forms must be submitted - no fax copies will be accepted.

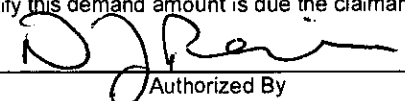
BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

 Authorized By


 Authorized By

 Title

DOUG RANKIN, AICP, PLANNING MANAGER
 Title

 Date

09 MARCH, 2011
 Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

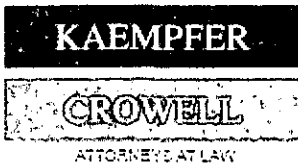
Total Amount to be Refunded: 300.00

Darline Reeder

From: Loraine Lexa [LLexa@kcnvlaw.com]
Sent: Tuesday, March 08, 2011 9:47 AM
To: Darline Reeder
Subject: FW: Refund on filing

EOT 41126
Douglas Simms
Desert Capital Group
3354 Saddleback Court, Las Vegas, NV 89121
\$300.00

If you have any questions, please call Tom Combs at 792-7071



Loraine Lexa
Assistant to Chris Kaempfer, Tabitha Fiddymont & Tom Combs
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite 250
Las Vegas, NV 89113
Tel: (702) 792-7060
Fax: (702) 796-7181
Email: llexa@kcnvlaw.com

| [WEBSITE](#) | [VCARD](#) |

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Darline Reeder

From: Steve Gebeke
Sent: Tuesday, March 08, 2011 7:36 AM
To: Darline Reeder
Cc: Carman Burney
Subject: Refund EOT-41126

The site is already hard-zoned and the EOT is not needed. Please refund. Thanks.

Steve Gebeke, AICP

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 2nd Extension of Time Zone 18819

Project Address (Location) 970 Feet South of Craig Road

Project Name Tenaya Way Central Proposed Use Condo Project

Assessor's Parcel #(s) 138-03-701-021 Ward # 4

General Plan: existing _____ proposed _____ Zoning: existing R-4 proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 7.49 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER <u>Craig Tenaya LLC</u>	Contact <u>Doug Simms</u>
Address <u>3354 Saddleback Court</u>	Phone: <u>451-7777</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89121-5720</u>
E-mail Address _____	

APPLICANT <u>Desert Capital Group</u>	Contact <u>Doug Simms</u>
Address <u>3354 Saddleback Court</u>	Phone: <u>451-7777</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89121</u>
E-mail Address _____	

REPRESENTATIVE <u>Kaempfer Crowell Renshaw Gronauer & Florentino</u>	Contact <u>Chris Kaempfer</u>
Address <u>8345 West Sunset Road</u>	Phone: <u>792-7000</u> Fax: <u>796-7181</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89113</u>
E-mail Address <u>ckaempfer@kcnvlaw.com</u>	

Property Owner Signature*

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

Print Name Doug E. Simms

Subscribed and sworn before me

This 18th day of February, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41126</u>
Meeting Date:	<u>5/4/11</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>3/7/11</u>
Received By:	<u>[Signature]</u>

RECEIVED
 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.
 MAR 07 2011
 f:\depot\Application Packet\Application Form.pdf

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcrlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 7, 2011

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Justification Letter – Desert Capital Group
Second Extension of Time for ZON 18819, VAR 18820, SUP 18821, & SDR 18822
APN: 138-03-701-021**

To Whom It May Concern:

Please be advised this office represents Desert Capital Group (the "Applicant"), in the above referenced matter. The Applicant is requesting a second extension of time for property generally located on the east side of Tenaya, the west side of US 95 and approximately 900' south of Craig Road, more particularly known as assessor's parcel number 138-03-701-021 (the "Site").

On or about March 21, 2007, the City approved a zone change to R-4 for the Site, subject to a resolution of intent set to expire on or about March 21, 2009. The Applicant timely sought an extension of time which the City Council granted on or about March 5, 2009. The Applicant is requesting an additional two years to preserve the R-4 zoning as well as the related site development plan review, variance allowing a 72' high building, and a special use permit for a mixed use development in order to finalize financing. Additionally, there have been no substantial changes in the area since the zone change. As a result, this first extension of time is appropriate.

We thank you in advance for your time and consideration of this matter. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Anthony J. Celeste

AJC/

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EOT-41126



March 22, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Mr. Larry Weider
Mr. Douglas Simms
3354 Saddleback Court
Las Vegas, Nevada 89121

RE: ZON-18819 - REZONING
CITY COUNCIL MEETING OF MARCH 21, 2007
RELATED TO GPA-18818, VAR-18820, SUP-18821, AND SDR-18822

Dear Messers Weider and Simms:

The City Council at a regular meeting held March 21, 2007 APPROVED the request for a Rezoning FROM: O (OFFICE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021). The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2007. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18822) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

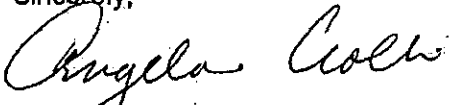
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EOT-41126

Mr. Larry Weider
ZON-18819 – Page Two
March 22, 2007

approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

5. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA "AE" Flood Zone.

Sincerely,



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

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

Mr. Chris Dyka
3531 East Russell Road, Suite G
Las Vegas, Nevada 89120

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EOT-41126



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41126** APN: 138-03-701-021

Name of Property Owner: Craig Tenaya LLC

Name of Applicant: Desert Capital Group

Name of Representative: Doug Simms

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: _____

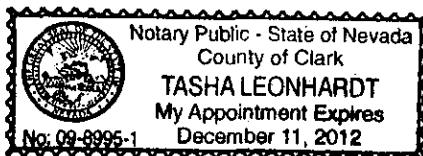
Signature of Property Owner:

Print Name: Doug 138 E Simms

Subscribed and sworn before me

This 18th day of February, 20 11

Notary Public in and for said County and State



Search...

CRAIG/TENAYA, LLC

[New Search](#) [Printer Friendly](#) [Calculate List Fees](#)

Business Entity Information			
Status:	Active	File Date:	6/12/2000
Type:	Domestic Limited-Liability Company	Entity Number:	LLC5623-2000
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	6/12/2500
NV Business ID:	NV20001057672	Business License Exp:	6/30/2011

Registered Agent Information			
Name:	RICE SILBEY REUTHER & SULLIVAN, LLP	Address 1:	3960 HOWARD HUGHES PARKWAY SUITE 700
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89169
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
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



Manager - DOUGLAS E SIMMS			
Address 1:	3354 SADDLEBACK COURT	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89121	Country:	USA
Status:	Active	Email:	
Manager - GEORGE W COUCH			
Address 1:	104 LEE ROAD	Address 2:	
City:	WATSONVILLE	State:	CA
Zip Code:	95077	Country:	USA
Status:	Active	Email:	

Actions\Amendments
[Click here to view 12 actions\amendments associated with this company](#)

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20090117
01555

41

When Recorded Mail To:
Craig Tenaya LLC, a Nevada limited liability company
3354 Saddleback Court
Las Vegas, NV 89121

RPTT: Exempt 10 Transfer to an LLC owned 100% by Grantors
APNR: Ptn of 138-03-701-001,007,008, 015, 016

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,
Douglas E. Simms, Trustee of the Douglas E. Simms Property Trust A; George W. Couch III, a married
man, as his sole and separate property; Geraldine Couch, Trustee of the Geraldine Couch Living Trust
dated February 29, 1988; Douglas E. Simms, an unmarried man; Douglas E. Simms, Trustee of the Dave
ProR Sharing Plan.

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Craig Tenaya, LLC, a Nevada limited liability company

all the right, title, and interest of the undersigned in and to the real property situated in the County of Clark,
State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

SEE SIGNATURES ATTACHED HERETO AND MADE A PART HEREOF

PREDECESSOR'S

COPY

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SIGNATURE ADDENDUM:

SELLER:

George W. Couch III 7/13/00
George W. Couch III Date

Donald E. Simms 7-17-00
Donald E. Simms Property Trust A Date

Donald E. Simms 7-17-00
By Donald E. Simms, Trustee Date

The Geraldine Couch Living Trust dated February 29, 1988

Geraldine Couch 7/13/00
By Geraldine Couch, Trustee Date

Donald E. Simms 7/13/00
Donald E. Simms Date

Donald E. Simms 7-17-00
DPS Profit Sharing Plan Date

Donald E. Simms 7-17-00
By Donald E. Simms, Trustee Date

ALSO SUPER COPY

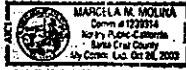
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20090717

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)

This instrument was acknowledged before me on JULY 13, 2000 by George W. Couch III

Marcela M. Molina
Notary Public
(My commission expires: 10/24/03)



STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on 8/18/03 by Douglas E. Simms

Carlene Olson
Notary Public
(My commission expires: 8/18/03)



STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on 8/18/03 by Douglas E. Simms, Trustee of the Douglas E. Simms Property Trust A

Carlene Olson
Notary Public
(My commission expires: 8/18/03)



STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on 8/18/03 by Douglas E. Simms, Trustee of The DES Profit Sharing Plan

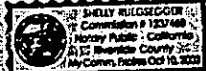
Carlene Olson
Notary Public
(My commission expires: 8/18/03)



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

This instrument was acknowledged before me on JULY 12, 2000 by Geraldine Couch, Trustee of the Geraldine Couch Living Trust dated February 29, 1988

Shelley Rulledge
Notary Public
(My commission expires: 10/10/03)



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EXHIBIT "A"

PARCEL I:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 98 OF PARCEL MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THAT CERTAIN DECLARATION OF RESERVED EASEMENTS FOR ACCESS AND UTILITIES RECORDED 4/13/00 IN BOOK 00000000 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00443

ASSOR'S COPY

COPY

CLARK COUNTY, NEVADA
JUDITHA HARVEY, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY, OF
97-17-2900 15147 REC
BOOK 20000717 PAGE 1255
FEE: 10.00 RPT: EX0010

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STATE OF NEVADA
DECLARATION OF VALUE

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01555

1. Assessor Parcel Number(s)
a) pin of 138-03-701-001-008-016 8016
b) N/A

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm/Ind
 g) Agricultural h) Mobil Home
 i) Other

3. Total Value/Sales Price of Property: \$ 0.00
 Deduct Assumed Liens and/or Encumbrances: \$0.00
 (Specify information on assumed liens/encumbrances)

4. Taxable Value (per NRS 375.010, Section 2): \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

If Exemption Claimed:
 a. Transfer Tax Exemption, per 375.090, Section 10.2, NAC 375, Section 10.2
 b. Explain reason for exemption: Transfer to an LLC owned 100% by the Grantors. See Operating Agreement Attached.
 c. Partial Interest: Percentage being transferred: %

The undersigned, Seller (Grantor/Buyer) (Grantor, decedent and administrator, under penalty of perjury, swear to NRS 375.090 and NRS 375.110, that the information provided is correct to the best of their knowledge and belief, and can be supported by documentation. If called upon to substantiate the information provided herein, Failure to do so, disclosure of any contrary information or their documentation or evidence to the contrary, may result in a penalty of 10% of the tax due plus interest at 12% per annum. Penalties per NRS 375.026, and Buyer and Seller shall be jointly and severally liable for any additional amount imposed.

SELLER (GRANTOR) INFORMATION
 Seller Signature: [Signature]
 Print Name: SURB...
 Address: 3344 S. ...
 City: Las Vegas
 State: NV ZIP: 89111
 Telephone: [Number]
 Capacity: [Title]

BUYER (GRANTEE) INFORMATION
 Buyer Signature: [Signature]
 Print Name: [Name]
 Address: 3344 S. ...
 City: Las Vegas
 State: NV ZIP: 89111
 Telephone: [Number]
 Capacity: [Title]

1569

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