

EOI-41127

MAR 07 2011

RECEIVED

AS-3
1000
2000
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9000
10000

TEHAYA WAY CENTRE
104 DESERT CAPITAL GROUP
TEHAYA WAY AND CRAN ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

PROPOSED
THIRD LEVEL
ARCHITECTURAL
PLAN

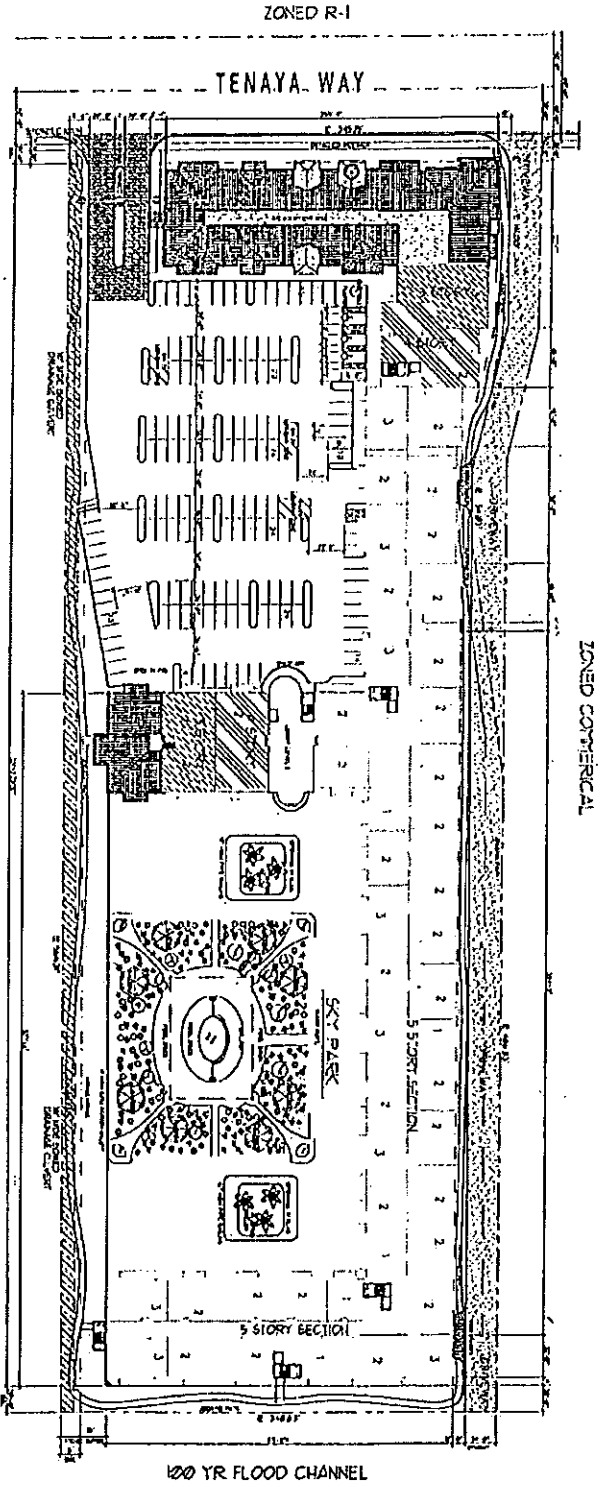
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
ALL WALLS ARE 12" THICK
ALL DOORS ARE 36" WIDE
ALL WINDOWS ARE 48" WIDE
ALL FLOORS ARE 4" THICK
ALL CEILINGS ARE 8' HIGH
ALL ROOFS ARE 12" THICK
ALL STAIRS ARE 36" WIDE
ALL ELEVATIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

GREENE TINDALL
3000 S. RAMPART BLVD., SUITE 200
LAS VEGAS, NEVADA 89146
PHONE: 702.731.1231
FACSIMILE: 702.731.1232
WWW.GREENTINDALL.COM



LEVEL 3' - ARCHITECTURAL PLAN

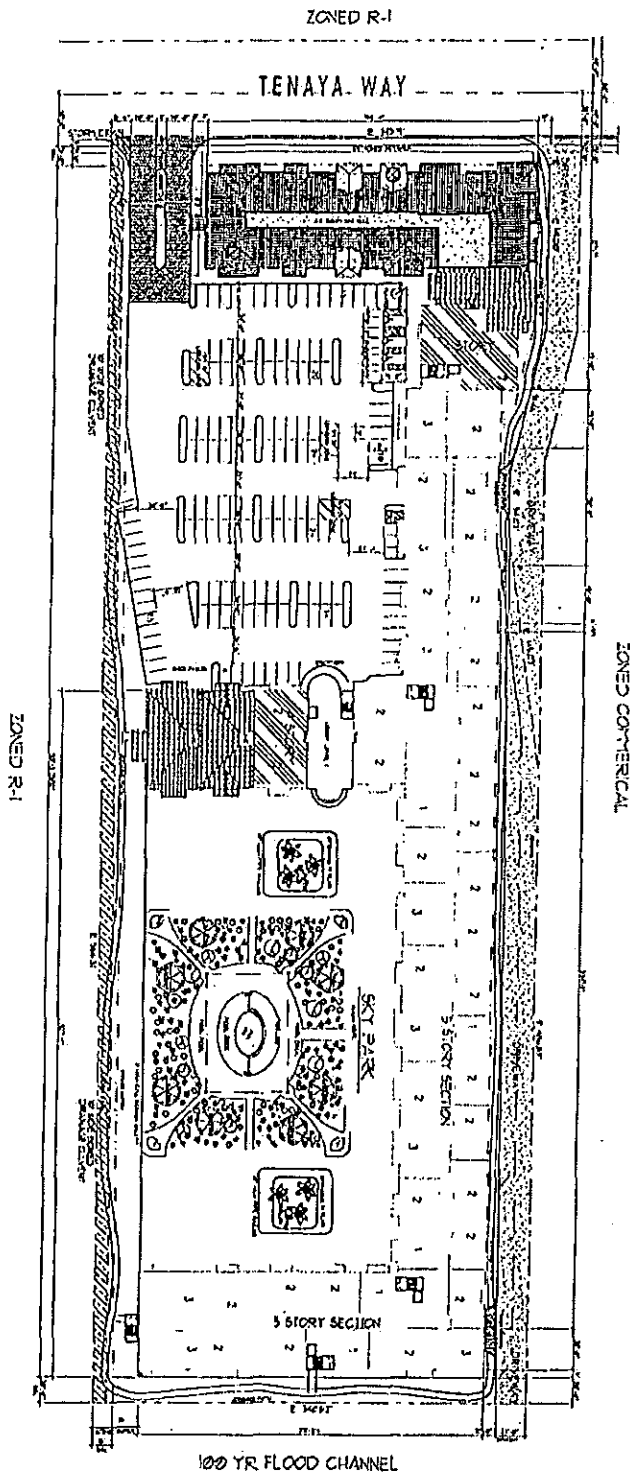
ZONED R-1



ZONED R-1

TENAYA WAY

ZONED COMMERCIAL



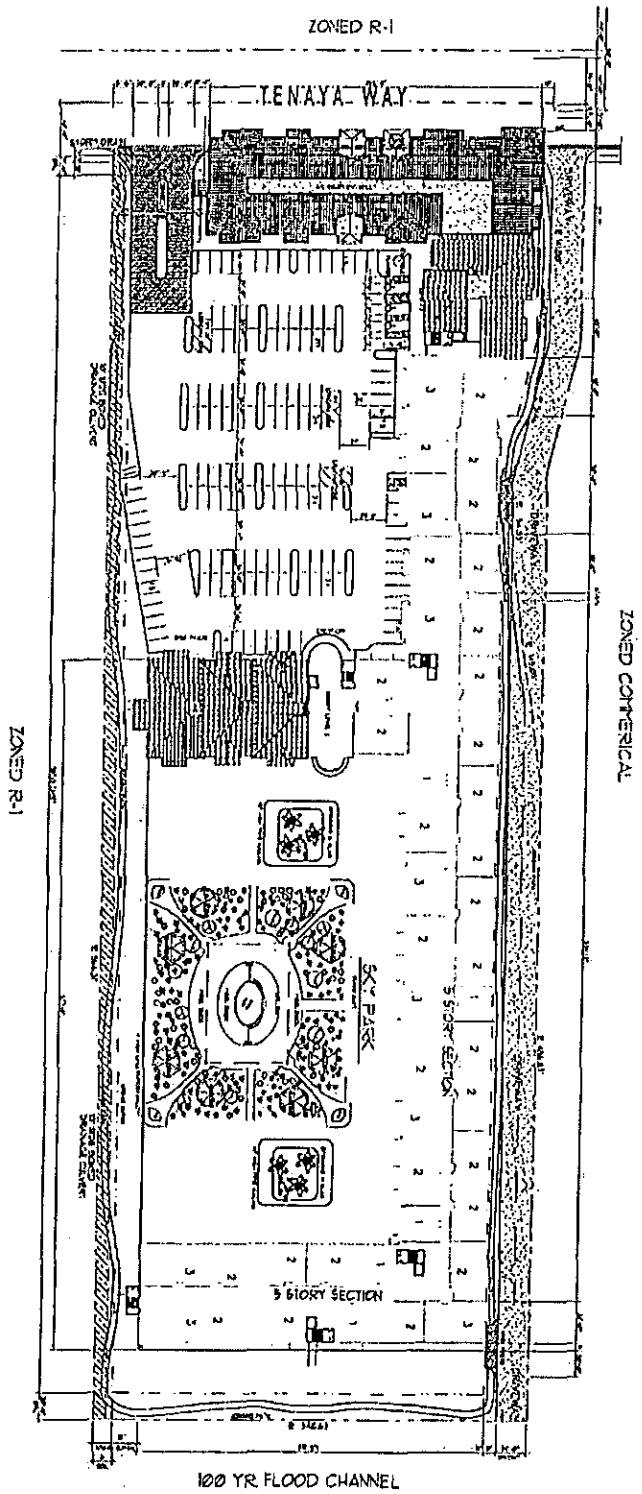
LEVEL 4 - ARCHITECTURAL PLAN



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EOT-41127

AS-4	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED FOURTH LEVEL ARCHITECTURAL PLAN	ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED 1" = 10'-0"	GREENE TINDALL 300 EAST CLARK ROAD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: 702-831-1100 FAX: 702-831-1101 WWW.GREENTINDALL.COM
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LEVEL 5 - ARCHITECTURAL PLAN



RECEIVED

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AS-5 3/11/11	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAGG ROAD CLARK COUNTY LAS VEGAS NEVADA	PROPOSED FIFTH LEVEL ARCHITECTURAL plan	GREENE TINDALL 100 EAST KIMBLE STREET, FLOOR 4 LAS VEGAS, NEVADA 89101 PHONE: 702.477.1000 FAX: 702.477.1001 WWW.GREENTINDALL.COM	ARCHITECTURE & INTERIORS DESIGN & CONSTRUCTION
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EOI-44127

ZONED R-1

TENAYA WAY

ZONED COMMERCIAL

ZONED R-1

ARCHITECTURAL ROOF PLAN

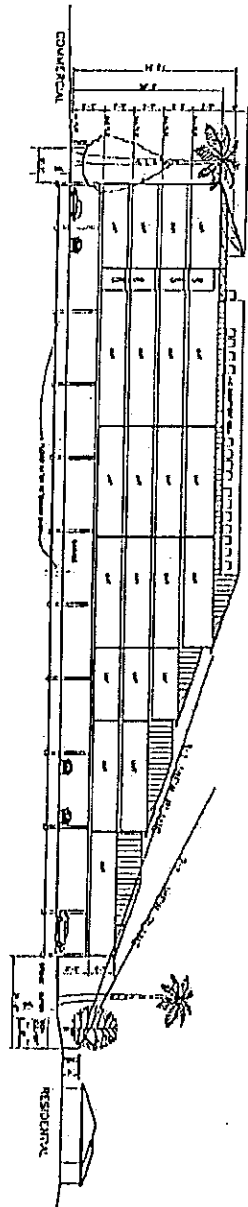
100 YR FLOOD CHANNEL



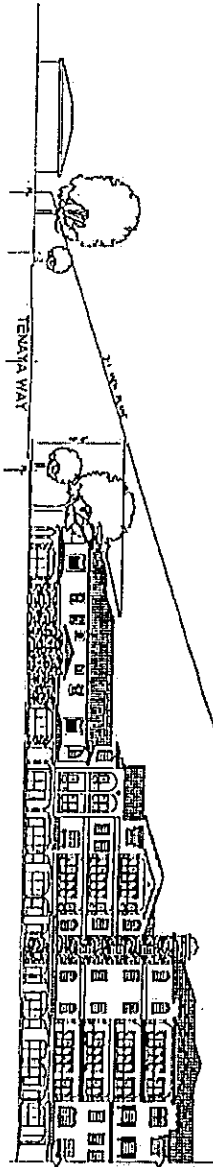
RECEIVED
MARCH 7 2011

EOT-41127

AS-6		TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and ORIOLE ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED ARCHITECTURAL ROOF PLAN	1. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL ROOFING CODE (IRC). 2. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC). 3. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE (IFC). 4. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY CODE (IEC). 5. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC). 6. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC). 7. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE (IFC). 8. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY CODE (IEC). 9. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC). 10. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).	GREENE TINDALL 300 EAST STEWART ROAD, SUITE 1 LAS VEGAS, NEVADA 89101 PHONE: 702-995-0000 FACSIMILE: 702-995-0000 ARCHITECTURE, ENGINEERING, PLANNING, INTERIOR DESIGN
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SECTION THRU BUILDING (LOOKING NORTH)



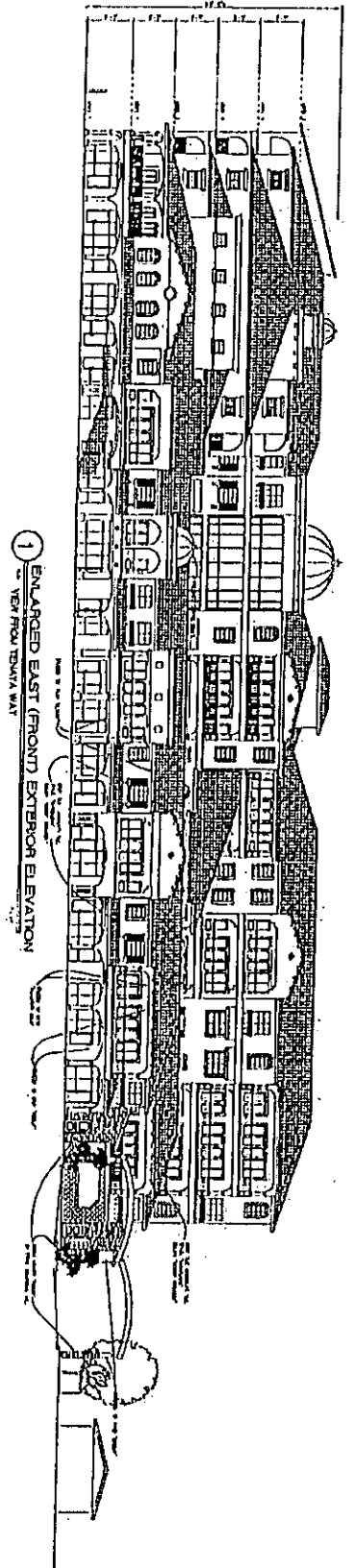
VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

RECEIVED

RECEIVED
MAR 07 2011

	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND DRAG ROAD CLARK COUNTY LAS VEGAS, NEVADA	ARCHITECTURAL SECTION & VISION SLOPES	DATE: 10/10/09 DRAWN BY: J. TINDALL CHECKED BY: J. TINDALL SCALE: 1/8" = 1'-0"	GREENE TINDALL 400 EAST HAMBURG AVENUE, SUITE 200 LAS VEGAS, NEVADA 89101 PHONE: 702-737-0000 FACSIMILE: 702-737-0000 WWW.GREENTINDALL.COM
--	--	--	---	--

EOT-41127



1 ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



2 SOUTH EXTERIOR ELEVATION



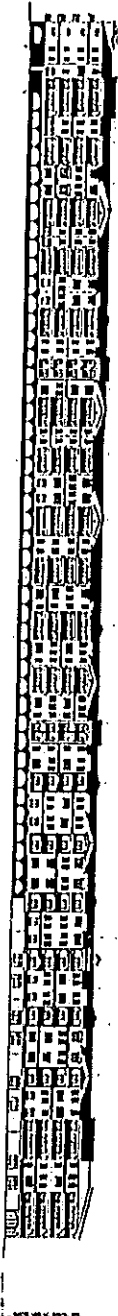
5 WEST EXTERIOR ELEVATION



4 SOUTH COURT (FRONT) EXTERIOR ELEVATION



3 NORTH COURT (FRONT) EXTERIOR ELEVATION

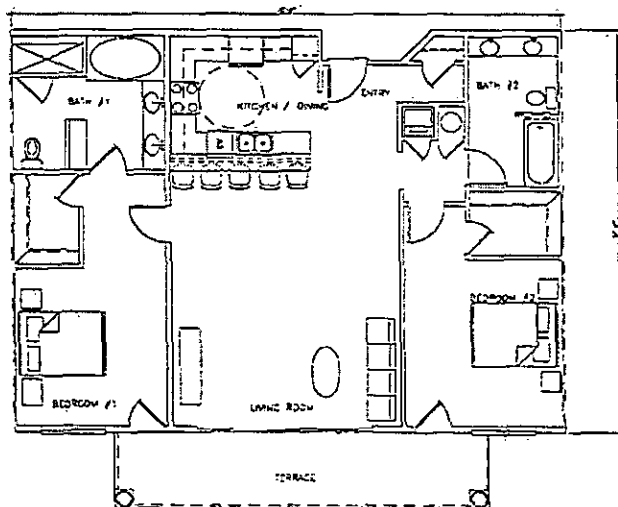


6 NORTH EXTERIOR ELEVATION

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MAR 07 2011

EOT-41127

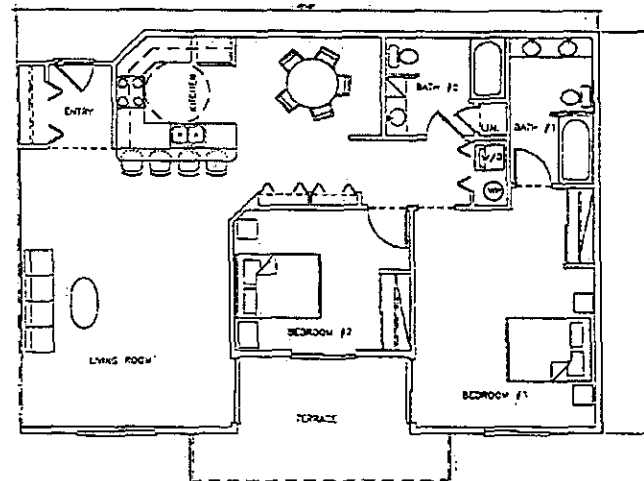
AS-8 1/4" = 1'-0"	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	EXTERIOR ELEVATIONS	Scale: 1/4" = 1'-0"	GREENE TINDALL 300 EAST SPRING STREET, SUITE 1 LAS VEGAS, NEVADA 89101 PHONE: 702.497.4000 FACSIMILE: 702.497.4000 WWW.GREENTINDALL.COM
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UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0"

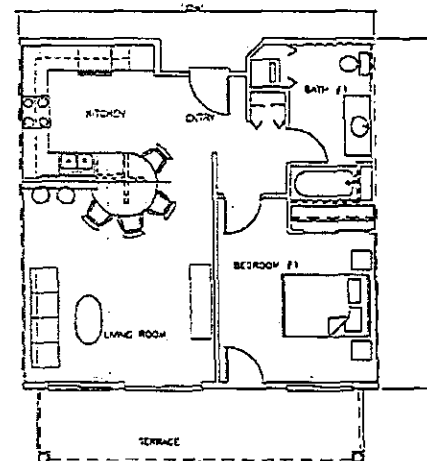
DATE: 10/1/00



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 10/1/00



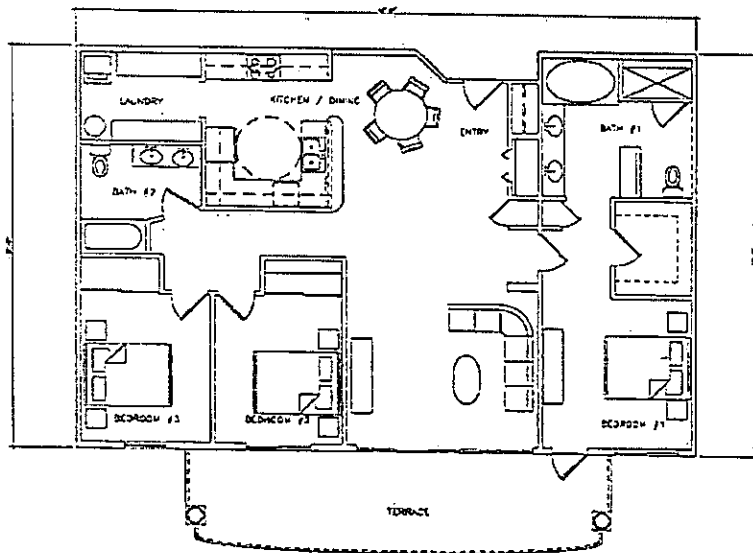
UNIT "A" ONE BEDROOM

SCALE: 1/8" = 1'-0"

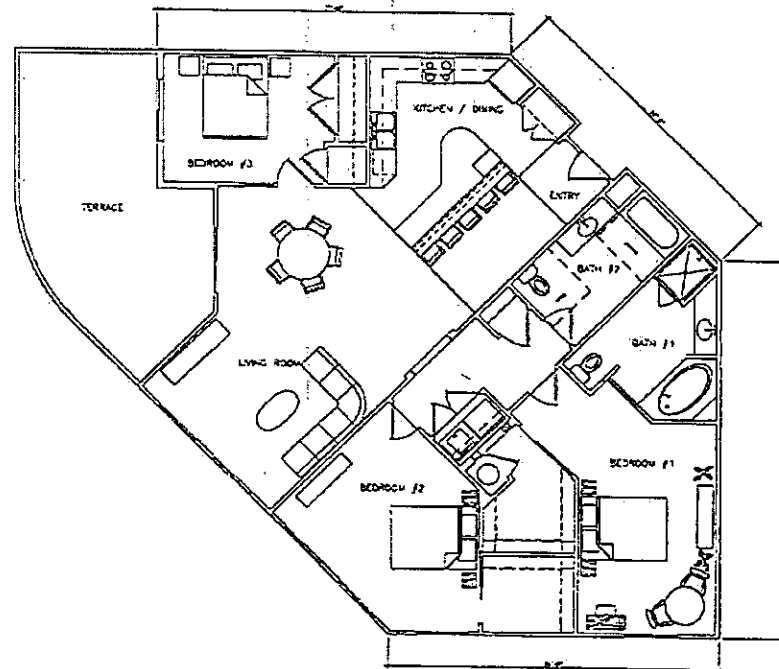
RECEIVED
MAR 07 2011

GREENE TINDALL	
DESIGN: GREENE TINDALL ARCHITECTS, INC. 1000 N. GAVIN AVENUE, SUITE 100 TAMPA, FL 33606 TEL: 813.281.1111 WWW.GTARCHITECTS.COM	
UNITS A, B and C TWO (2) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CANYON GROUP TENAYA WAY and CALO ROAD DESERT CANYON LAS VEGAS, NEVADA	
REV	DATE
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100	10/1/00
AS-9	

EOT-41127



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN



UNIT 'E' 3 BEDROOM FLOOR PLAN

GREENE TINDALL 1000 S. GILBERT AVE. SUITE 200 GILBERT, AZ 85133 PHONE: 480-831-1100 FAX: 480-831-1101 LICENSED: 100-000000	
UNITS D and E THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE 100 DESERT CAPITAL GROUP TENAYA WAY and OAKLAND AVE GILBERT, AZ 85133	3-10-2008 3-10-2008 AS-10

RECEIVED
MAR 07 2011

EOT-41127



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

May 5, 2011

Mr. Doug Simms
Craig Tenaya, LLC
3354 Saddleback Court
Las Vegas, Nevada 89121-5720

RE: EOT-41127 - EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 4, 2011

Dear Mr. Simms:

The City Council at a regular meeting held May 4, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18822) FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-18822) shall expire on March 21, 2013 unless another Extension of Time request is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18822) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

cc: Mr. Doug Simms
Desert Capital Group
3354 Saddleback Court
Las Vegas, Nevada 89121

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



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

April 21, 2011

Mr. Doug Simms
Craig Tenaya, LLC
3354 Saddleback Court
Las Vegas, Nevada 89121-5720

**RE: EOT-41127 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MAY 4, 2011**

Dear Mr. Simms:

Please be advised the City Council at its regular meeting on **May 4, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, April 28, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. Doug Simms
Desert Capital Group
3354 Saddleback Court
Las Vegas, Nevada 89121

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-41127 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DESERT CAPITAL GROUP - OWNER: CRAIG TENAYA, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18822) FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), R-4 (High Density Residential) Zone, Ward 4 (Anthony).

CITY COUNCIL: **MAY 4, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **APRIL 1, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 03/08/2011 10:52 AM

Submitted By

Page 1

A/P # 41127 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/07/2011 13:17	983510	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

EOT-41127 - EXTENSION OF TIME - APPLICANT: DESERT CAPITAL GROUP - OWNER: CRAIG TENAYA LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18822) FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), R-4 (High Density Residential) Zone, Ward 4 (Anthony).

Parent A/P # 18822
Project # 41127 Project/Phase Name TENAYA WAY CENTRAL Phase #
Size/Area 7.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803701021

Location

Owner/Tenant

Contact ID AC62830 Name CRAIG TENAYA L L C Organization
Mailing Address 3354 SADDLEBACK CT State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89121-5720 Evening Phone
Day Phone Mobile #
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4204 N TENAYA WAY
LAS VEGAS, 89129-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803701021

Report Date 03/08/2011 10:52 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC62830 ☐ Foreign
Effective
Name CRAIG TENAYA L L C Expire
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3354 SADDLEBACK CT
LAS VEGAS, NV 89121-5720
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenses# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1609220 ☐ Foreign
Effective
Name DESERT CAPITAL GRDUP Expire
Day Phone (702)455-7777 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3354 SADDLE BACK COURT
LAS VEGAS, NV 89121
Seasonal Addr

Valid From To
Comments No Comments

Report Date 03/08/2011 10:52 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective
Name KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Report Date 03/08/2011 10:52 AM

Submitted By

Page 4

Contractors

No Contractors

Project # **A/P Type** **Status** **Stage** **Relation**

No children exist for this project

Planning Condition **Description** **Effective** **Expire** **Comments**

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 18822

Staff Recommendation

Entitlement Exercised? N

Meeting Information

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

05/04/2011	CC	SCHEDULED	0	0	0
BSTICKA	03/07/2011				

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

No children exist for this project

Employee
Employee ID **Last** **First** **MI** **Comments**

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action **Description** **Entered By** **Start** **Stop** **Hours**

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 03/07/2011 13:25 0.00
TOM COMB, 702.792.7000, DOUGLAS E SIMMS C/T R/E CK 1013 (41124-41127)



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 2nd Extension of Time Site Design Review 18822
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 Craig Tenaya LLC Contact Doug Simms
Address 3354 Saddleback Court Phone: 451-7777 Fax: _____
City Las Vegas State NV Zip 89121-5720
E-mail Address _____

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

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

Property Owner Signature* [Signature]

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

Print Name Douglas E Simms

Subscribed and sworn before me

This 18th day of February

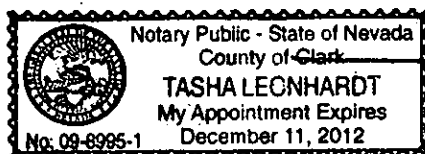
Tasha [Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ECT-41127</u>
Meeting Date:	<u>5/4/11</u>
Total Fee:	<u>\$300-</u>
Date Received:	<u>3/7/11</u>
Received By:	<u>B.S.</u>

RECEIVED
MAR 07 2011





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41127** 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: _____

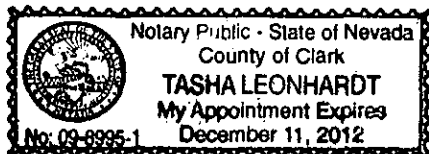
Signature of Property Owner: _____

Print Name: Douglas E Simms

Subscribed and sworn before me

This 18th day of February, 20 11

Tasha Leonhardt
Notary Public in and for said County and State



Revised 11-14-06

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f:\depot\Application Packet\Statement of Financial Interest.pdf

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5555 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: 775.982.0257

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:

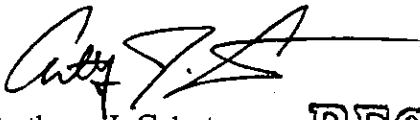
Please be advised this office represents Desert Capital Group (the "Applicant"), in the above referenced matter. The Applicant is requesting a second extension of time for property generally located on the east side of Tenaya, the west side of US 95 and approximately 900' south of Craig Road, more particularly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

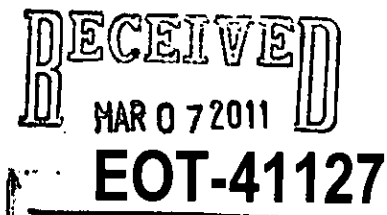
We thank you in advance for your time and consideration of this matter. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Anthony J. Celeste

AJC/





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER



092195

May 3, 2007

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

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

Dear Messers Weider and Simms:

The City Council at a regular meeting held M March 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone]. 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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 3/16/07 for a four-story building, except as amended by conditions herein.
4. The applicant shall provide a total of nine handicap parking spaces.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be

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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Mr. Larry Weider
SDR-18822 – Page Two
May 3, 2007

submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide eight additional 24 inch box trees to the buffer zone along the north property line.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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May 3, 2007

14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. If necessary, submit a Petition of Vacation for any existing easements in conflict with this site plan.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Corridor 2-Tenaya Way" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall be designed to comply with all City Site Visibility Restriction Zone Standards
19. A Homeowner's Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Tenaya Way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant an appropriate pedestrian access easement for all public sidewalks located outside of the Tenaya Way public right-of-way on the Final Map for this site if approved by the City Engineer.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18819 and all other subsequent site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size,



EOT-41127

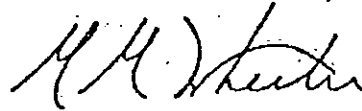
Mr. Larry Weider
SDR-18822 - Page Four
May 3, 2007

type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that an offset sidewalk is proposed along Tenaya Way.

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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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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**RECEIVED**
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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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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
APN#: 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 Des
Profit 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

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SIGNATURE ADDENDUM:

SELLER:

George W. Couch III 7/16/00
Douglas E. Simms Property Trust A 7-17-00
The Geraldine Couch Living Trust dated February 29, 1988
Geraldine Couch, Trustee 7/16/00
Douglas E. Simms 7/16/00
DHS Profit-Sharing Plan 7/17/00

ORIGINAL COPY

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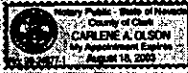
STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)
This instrument was acknowledged before me
on July 15, 2009 by
George W. Couch III
Marcela M. Molina
Notary Public
(My commission expires: 10/29/09)



STATE OF NEVADA)
COUNTY OF CLARK)
This instrument was acknowledged before me
on Douglas E. Simms by
Douglas E. Simms
Carlene A. Olson
Notary Public
(My commission expires: 8/18/2009)



STATE OF NEVADA)
COUNTY OF CLARK)
This instrument was acknowledged before me
on Douglas E. Simms, Trustee by
Douglas E. Simms, Trustee of the Douglas E. Simms Property Trust A
Carlene A. Olson
Notary Public
(My commission expires: 8/18/2009)



STATE OF NEVADA)
COUNTY OF CLARK)
This instrument was acknowledged before me
on Douglas E. Simms, Trustee by
Douglas E. Simms, Trustee of The DES Profit Sharing Plan
Carlene A. Olson
Notary Public
(My commission expires: 8/18/2009)



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
This instrument was acknowledged before me
on JULY 12, 2009 by
Geraldine Couch, Trustee of the Geraldine Couch Trust dated February 28, 1988
[Signature]
Notary Public
(My commission expires: 10/10/09)



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289985

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 6/25/00 IN BOOK 00000000 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00449

CLARK COUNTY, NEVADA
JUDITHA WANDERER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY, OF
97-17-2900 15147 REC
BOOK 28998717 PAGE 17255
FEE: 10.00 NPT: EXHIBIT

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STATE OF NEVADA
DECLARATION OF VALUE

Assessor's Parcel Number(s): 138-03-701-001-007-008-016 & 018
 a) ☐ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Townhome d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg. f) ☐ Comm/Indl
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other

2. Type of Property

3. Total Value/Sales Price of Property: \$0.00

4. Default Assessed Liens and/or Encumbrances: \$0.00

5. 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: ☐ NAC 375, Section 10

b. Explain reason for exemption: Transfer to an LLC owned 100% by the Grantors. See Operating Agreement Attached

5. Partial Interest: Percentage being transferred: 100%

The undersigned Seller (Grantor/Donor) (Grantor), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the falsification of any material information or other documentation of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per annum. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount assessed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature] Buyer Signature: [Signature]

Print Name: [Name] Print Name: [Name]

Address: [Address] Address: [Address]

City: [City] City: [City]

State: [State] ZIP: [ZIP] State: [State] ZIP: [ZIP]

Telephone: [Telephone] Telephone: [Telephone]

Capacity: [Capacity] Capacity: [Capacity]

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