



May 20, 2010

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

Ms. Kris Munn  
Alexander-Tenaya, LLC  
801 South Rancho Drive, Suite E-4  
Las Vegas, Nevada 89106

RE: ZON-37615 – REZONING RELATED TO GPA-37614  
CITY COUNCIL MEETING OF MAY 19, 2010

Dear Ms. Munn:

The City Council at a regular meeting held May 19, 2010, APPROVED the request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

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



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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

FM-0044-08-09

# 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](http://www.lasvegasnevada.gov)

April 23, 2010

Ms. Kris Munn  
Alexander-Tenaya, LLC  
801 South Rancho Drive, Suite E-4  
Las Vegas, Nevada 89106

**RE: ZON-37615 - REZONING RELATED TO GPA-37614  
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Ms. Munn:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on May 19, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

Mayor  
Oscar B. Goodman  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lais Tarkanian  
Steven D. Rass  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



# 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](http://www.lasvegasnevada.gov)

April 9, 2010

Ms. Kris Munn  
Alexander-Tenaya, LLC  
801 South Rancho Drive, Suite E-4  
Las Vegas, Nevada 89106

**RE: ZON-37615 - REZONING RELATED TO GPA-37614  
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Ms. Munn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 2010* 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 available on-line on *Friday, April 16, 2010* at [www.lasvegasnevada.gov](http://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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

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**

**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**

**ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T  
OTA, LLC AND ALEXANDER-TENAYA, LLC - Request for a Rezoning FROM: R-3 (Medium Density  
Residential) TO: R-4 (High Density Residential) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-  
802-002 and 003), Ward 4 (Anthony)**

**PLANNING COMMISSION: APRIL 22, 2010**

**CITY COUNCIL: MAY 19, 2010**

**PLANNING SUPERVISOR: STEVE GEBEKE**



**PUBLIC HEARING**

**Comments Due: MARCH 23, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** ([cburney@lasvegasnevada.gov](mailto: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: LUMPED INTERGOVERNMENTAL SERVICES**

**REFER TO GPA-37614 COMMENTS.**

# 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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)  
**Date:** March 22, 2010  
**Re:** **ZON-37615** A-T OTA, LLC and Alexander-Tenaya, LLC 7100 W. Alexander Rd.  
Request for Rezoning from R-3 to R-4

---

## **COMMENTS:**

We have no comment on the request for a Zoning Reclassification From: R-3 (Medium Density Residential) To: R-4 (High Density Residential) on 13.06 acres of property located at 7100 West Alexander Road.

Upon development of this parcel appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.



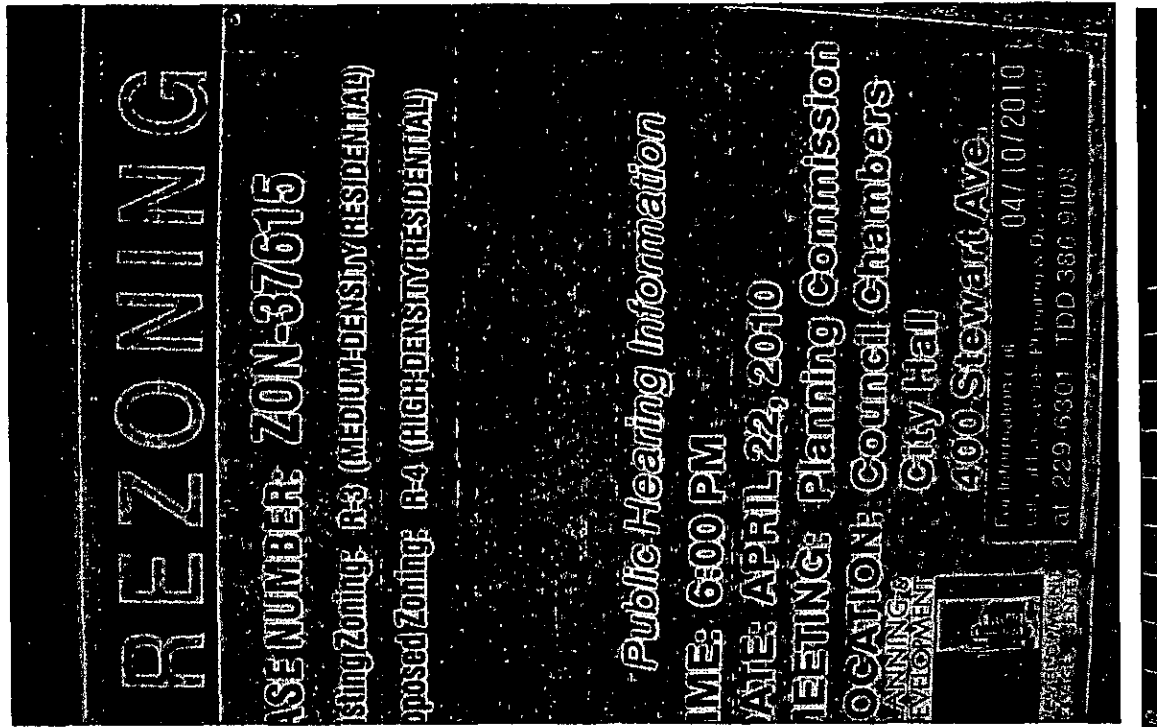
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-37615

MEETING DATE: 04/22/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]  
Signature

4-10-10  
Date

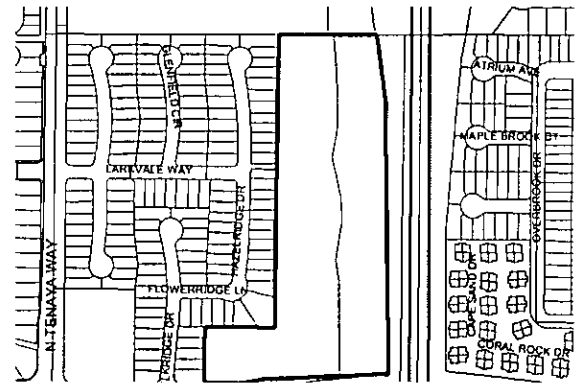
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

## Application Information

**GPA-37614 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

**ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

## Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** April 22, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

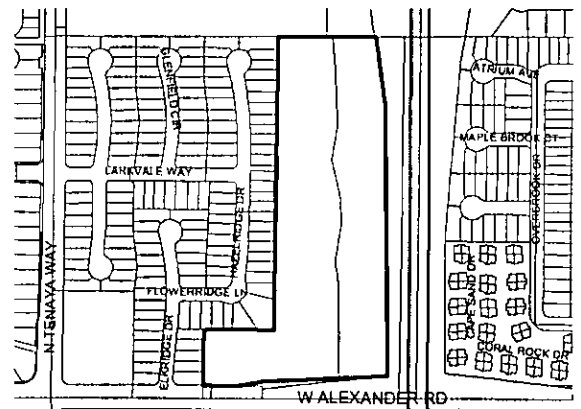
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

## Application Information

**GPA-37614 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

**ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

## Application Location



The proposed project may not pertain to the entire highlighted project site.

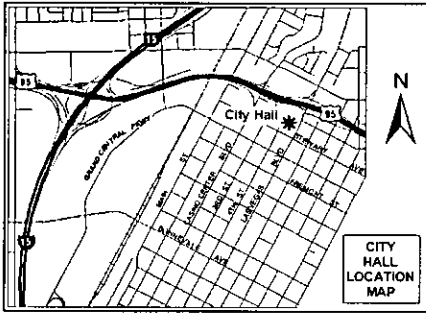
### Public Hearing Information

**Meeting:** Planning Commission  
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**Time:** 6:00 P.M.  
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400 Stewart Avenue  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

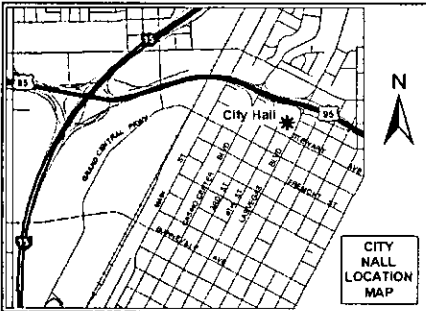
Please use available blank space on card for your comments.

**GPA-37614 & ZON-37615**

Planning Commission Meeting of 4/22/2010

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-37614 & ZON-37615**

Planning Commission Meeting of 4/22/2010

City of Las Vegas - Planning and Development Department.

## **Development Notification**

**PC Meeting: April 22, 2010**

**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:**

**ZON-37615**

Deerbrooke HOA

Lone Mountain Village HOA

Mountain Gate HOA

Mountain Shadows HOA

Northwest Area Residents Association NCG

Rosewood Estates

Sunhampton HOA

Sunset Estates Property HOA

Turning Point Community Association

Woodcrest HOA

**CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM  
REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**ZON-37615**

**HAND DELIVERED**

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

**SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL**

CCSD	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

**\* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.  
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND  
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

**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**

**ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC - Request for a Rezoning FROM: R-3 (Medium Density Residential) TO: R-4 (High Density Residential) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)**

**PLANNING COMMISSION: *APRIL 22, 2010***  
**CITY COUNCIL: *MAY 19, 2010***

**PLANNING SUPERVISOR: *STEVE GEBEKE***



***PUBLIC HEARING***

**Comments Due: *MARCH 23, 2010***

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** ([cburney@lasvegasnevada.gov](mailto: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:**

## Carman Burney

---

**From:** Darline Reeder  
**Sent:** Friday, March 26, 2010 10:17 AM  
**To:** Anthony Ruggiero; Margo Wheeler; Flinn Fagg; Doug Rankin  
**Cc:** Steve Gebeke; Carman Burney; Steve Swanton; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang  
**Subject:** RESULTS: Neighborhood Meeting – GPA-37614 and ZON-37615 - 04/22/10 PC

The minutes summary for the Neighborhood Meeting for GPA-37614 and ZON-37615, held at the Cimarron Rose Community Center, 5591 N. Cimarron Road at 6:30 PM on March 24, 2010 are as follows:

Start Time 6:30 pm

End Time 7:00 pm

Attendance:

2 members of the public,

3 members of the development team,

2 members of staff (ward liaison, planning)

There was one concern about existing landscaping along the west side of the project. The applicant indicated that no changes would be made to this area.

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**From:** Darline Reeder  
**Sent:** Friday, March 12, 2010 11:36 AM  
**To:** Anthony Ruggiero; Margo Wheeler; Flinn Fagg; Doug Rankin  
**Cc:** Steve Gebeke; Carman Burney; Steve Swanton; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang  
**Subject:** Neighborhood Meeting – GPA-37614 and ZON-37615 - 04/22/10 PC

There is a Neighborhood Meeting Wednesday, March 24, 2010 – Cimarron Rose Community Center- Classroom #2 - 5591 N. Cimarron Road, Las Vegas, Nevada 89149 – 6:30pm

GPA-37614 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802-002 and 003), Ward 4 (Anthony)

Darline Reeder, OSII  
City of Las Vegas  
Planning & Development  
702.229.4605  
[dreeder@lasvegasnevada.gov](mailto:dreeder@lasvegasnevada.gov)

Pre-Application Conference	<p><b>CITY OF LAS VEGAS</b>                  Planning &amp; Development Department  <b>SUBMITTAL CHECKLIST</b></p>	
Item Required		
YES	NO	


**APPLICATION PACKET**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Application signed and notarized by <b>all</b> property owners or authorized agent(s)	<b>NOTES:</b> Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To ..." --> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	<b>Detailed</b> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	One black and white, reduced (8.5" x 11") laser copy of the location map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Project of Regional Significance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Copy of Business Licenses: (Owner: <input checked="" type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/> )	

**LOCATION MAP**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	<b>All</b> property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Label <b>existing and proposed zoning</b> designations for subject site and surrounding areas	<b>***NOT A SITE PLAN***</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Show <b>all</b> surrounding sites within a 1,000-foot radius of subject site		

**THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.**

Owner / Applicant:	A-T qta, LLC/Tenaya, LLC	Application Type:	Rezoning
Representative:	Victor Rodriguez	Application Purpose:	Rezone from R-3 (Medium Density Residential) to R-4 (High Density Residential)
APN:	138-03-802-002 & 003	Site Location:	7100 West Alexander Road
Planner's Signature:		Pre-App. Meeting Date:	2/24/10
Planner:	John Grider, Planner I, 229-6711 Steve Gebeke, Planning Supervisor, 229-5410	Earliest Submittal Deadline:	3/09/10 <b>no later than 2:00 pm</b>
		Earliest PC / CC Meeting Dates:	4/22/10 PC      5/19/10

Report Date 03/09/2010 05:21 PM Submitted By Page 1

A/P # 37615 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/09/2010 13:56	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Associated Information			Valuation	
Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-37615 - REZONING RELATED TO GPA-37614 - PUBLIC HEARING - APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC - Request for a Rezoning FROM: R-3 (Medium Density Residential) TO: R-4 (High Density Residential) on 13.06 acres at 7100 West Alexander Road (APNs 138-03-802 -002 and 003), Ward 4 (Anthony)

Parent A/P # 37614  
Project # 37615 Project/Phase Name QUAIL TREE APARTMENTS Phase #  
Size/Area 13.06 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13803802002

Location

Owner/Tenant

Contact ID AC1646680 Name Q-T Q T A L L C  
Organization Position Profession  
Mailing Address 8090 S DURANGO DR #115  
City LAS VEGAS State/Province NV ZIP/PC 89113-4427  
Country  Foreign Reference #  
Day Phone Evening Phone Fax  
Pager PIN # Mobile #  
E-Mail  
Owner From 05/07/2009 To  Primary 100.00 %

Contact ID AC1604426 Name ALEXANDER-TENAYA L L C  
Organization Position Profession  
Mailing Address 8090 S DURANGO DR #115  
City LAS VEGAS State/Province NV ZIP/PC 89113-4427  
Country  Foreign Reference #  
Day Phone Evening Phone Fax  
Pager PIN # Mobile #  
E-Mail  
Owner From 01/22/2009 To  Primary 0.00 %

Contact ID AC1356832 Name ALEXANDER-TENAYA L L C  
Organization Position Profession  
Mailing Address 50 S JONES #100  
City LAS VEGAS State/Province NV ZIP/PC 89107-2672  
Country  Foreign Reference #  
Day Phone Evening Phone Fax  
Pager PIN # Mobile #  
E-Mail  
Owner From 02/22/2007 To  Primary 0.00 %

Report Date 03/09/2010 05:21 PM Submitted By Page 2

**Owner/Tenant**

Contact ID AC1353669 Name ALEXANDER-TENAYA L L C  
 Organization Position Profession  
 Mailing Address 50 S JONES #100  
 City LAS VEGAS State/Province NV ZIP/PC 89107  
 Country  Foreign Reference #  
 Day Phone Evening Phone Fax  
 Pager PIN # Mobile #  
 E-Mail  
 Owner From 02/15/2007 To 02/22/2007  Primary 0.00 %

Contact ID AC62989 Name ALEXANDER-TENAYA PARTNERSHIP  
 Organization % J SHEA Position Profession  
 Mailing Address 801 S RANCHO #E-4  
 City LAS VEGAS State/Province NV ZIP/PC 89106-3812  
 Country  Foreign Reference #  
 Day Phone Evening Phone Fax  
 Pager PIN # Mobile #  
 E-Mail  
 Owner From 08/10/2002 To 02/15/2007  Primary 0.00 %

**A/P Linked Addresses**

No Addresses are linked to this Application

**Linked Addresses**

7100 W ALEXANDER RD  
 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**

13803802002  
 13803802003

**Applicants/Contacts**

Primary N Capacity APPL Contact ID AC1753547  Foreign  
 Effective Expire  
 Name A-T QTA LLC  
 Day Phone (702)671-6060 x Eve Phone Organization  
 Pager PIN # Position APPLICANT  
 Fax (702)385-6967 Mobile Profession  
 E-Mail  
 Address 801 SOUTH RANCHO DRIVE, SUITE E4  
 LAS VEGAS, NV 89106

**Seasonal Addr**

Valid From To

Comments No Comments



Report Date 03/09/2010 05:22 PM

Submitted By

Page 4

**Inspections**

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381556	DEVCO	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381557	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381558	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381559	FLOOD	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381560	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381561	ROW	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381562	SEWER	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381563	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381564	TEFO	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381565	SID	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381566	SURVEY	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			
381567	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/09/2010 17:21			

**Activity Review Details**

Detail SUBMITTAL CHECKLIST (ZON)

Modified By JALABADO

Modified Date/Time 03/09/2010 13:56

Comments

No Comments

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Location Map (19 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (if Applicable)
  
- Y Business Licensing Requirements Met
- N Business License Exempt

Report Date 03/09/2010 05:22 PM Submitted By Page 5

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

No Conditions

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.

**REZONING**

N DINA Required? N PRS Y Parent required? Zoning Information

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

ROI Expired

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing Ordinance #	Existing ROI Added By	Existing ROI Modified By	Proposed Comments	Approved ROI?	ROI Exp Date	Ordinance Adopted
--------------------	-------	----------------------	-----------------------	--------------------------	-------------------	---------------	--------------	-------------------

13.06 R-3 R-4  
 JALABADO

Meeting Information	Meeting Date	Meeting Type	Meeting Status	Comments	Added By	Add Date	Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---------------------	--------------	--------------	----------------	----------	----------	----------	-------------	---------------	-----------	----------	-------------

04/22/2010 PC SCHEDULED  
 JALABADO 03/09/2010 0 0 0

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

No children exist for this project

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

No Employee Entries

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

PAYMNT CO NAME WHO PICKED UP CONTACT# 983657 03/09/2010 14:11 0.00  
 Alexander Tanaya LLC ck 8905 / 671-6005 / victor



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

MAR 09 2010

Application/Petition For: ZONE CHANGE

Project Address (Location) 7100 W Alexander Road

Project Name Quail Tree Apartments Proposed Use Apartments

Assessor's Parcel #(s) 138-03-802-003 Ward # 4

General Plan: existing M1 proposed H Zoning: existing R-3 proposed R-4

Commercial Square Footage - Floor Area Ratio -

Gross Acres 13.06 Lots/Units 46 Density 32

Additional Information \_\_\_\_\_

PROPERTY OWNER ALEXANDER-TENAYA LLC Contact Kris Munn

Address 801 S. Rancho Drive, Ste E-4 Phone: (702) 671-6060 Fax: (702) 385-6967

City Las Vegas State NV Zip 89106

E-mail Address 7100ata@signaturehomes.com

APPLICANT ALEXANDER-TENAYA LLC Contact Kris Munn

Address 801 S Rancho Drive, Ste E-4 Phone: (702) 671-6060 Fax: (702) 385-6967

City Las Vegas State NV Zip 89106

E-mail Address 7100ata@signaturehomes.com

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

Property Owner Signature\* [Signature]

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

Print Name Ernest A. Becker, IV

Subscribed and sworn before me

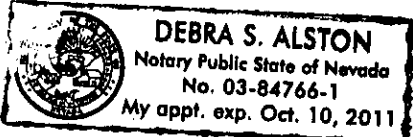
This 9th day of March, 20 10

[Signature]

### FOR DEPARTMENT USE ONLY

Case #	<u>20N 37615</u>
Meeting Date:	<u>4.22.10</u>
Total Fee:	<u>\$1,200.-</u>
Date Received!*	<u>3.9.10</u>
Received By:	<u>UPA</u>

Notary Public in and for said County and State



\*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.



**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

MAR 09 2010

Application/Petition For: ZONE CHANGE

Project Address (Location) 7100 W Alexander Road

Project Name Quail Tree Apartments Proposed Use Apartments

Assessor's Parcel #(s) 138-03-802-002 Ward # 4

General Plan: existing M proposed H Zoning: existing R-3 proposed R-4

Commercial Square Footage - Floor Area Ratio -

Gross Acres 13.06 Lots/Units 416 Density 32

Additional Information \_\_\_\_\_

PROPERTY OWNER <u>A-T QTA LLC</u>	Contact <u>Kris Munn</u>
Address <u>801 S Rancho Drive, Ste F-4</u>	Phone: <u>(702) 671-6060</u> Fax: <u>(702) 385-6967</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89106</u>
E-mail Address <u>7100ata@signaturehomes.com</u>	

APPLICANT <u>A-T QTA LLC</u>	Contact <u>Kris Munn</u>
Address <u>801 S Rancho Drive, Ste F-4</u>	Phone: <u>(702) 671-6060</u> Fax: <u>(702) 385-6967</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89106</u>
E-mail Address <u>7100ata@signaturehomes.com</u>	

REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

Property Owner Signature\* \_\_\_\_\_

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

Print Name Ernest A. Becker III

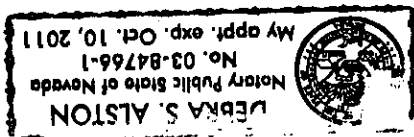
Subscribed and sworn before me

This 9th day of March, 2010

Debra S. Alston

Notary Public in and for said County and State

Revised 10/27/08



**FOR DEPARTMENT USE ONLY**

Case #	<u>ZON 37615</u>
Meeting Date:	<u>4.22.10</u>
Total Fee:	<u>\$1,200</u>
Date Received:	<u>3.9.10</u>
Received By:	<u>JFA</u>

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

# VSRW INC.

4080 West Desert Inn Road, W-112  
Las Vegas, NV 89102  
(702) 222-4747 Fx (702) 248-9421

March 5, 2010

City of Las Vegas  
Planning Department  
South 4<sup>th</sup> Street  
Las Vegas, NV 89101

RE: Zone Change Justification letter

RECEIVED  
MAR 09 2010

To Whom it may concern,

Please accept this letter as the justification letter for a land use request as follows: The property owners of the Quail Tree Apartments are requesting to change the Zoning from R-3 to R-4 multi family residential. The project has an existing operating apartment complex on the western half, with 224 apartment units consisting of studio, 1 bedroom and 2 bedroom units. This request consists of developing the vacant portion of the site with 19 new 1 and 2 bedroom apartments and retro fitting the existing portion with additional parking. Upon completion of the third phase, including 8 new multi family buildings, additional parking and full landscaping, the density will be approximately 32 units per acre including phase 1 when fully developed.

The property is planned to be constructed in two phases. Phase 2 is planned to be improved immediately with Phase 3 constructed after the new Nevada Department of Transportation (NDOT) drainage channel is completed. Phase 2 improvements include four new apartment buildings with associated parking and landscaping. Phase 3 will include an additional four apartment buildings with associated parking and landscaping. Due to the current drainage conditions, phases 2 and 3 cannot be built at the same time. There are no plans to alter the phase 1 portion of the site other than to modify surface drainage and install additional parking. The owners have been working with NDOT to mitigate the drainage impact and have given preliminary approval of a drainage study and plan. The City of Las Vegas as already had a first review of the drainage study.

The east half is currently vacant and has historically been used for storm flow. Because storm water improvements have changed, the necessity for the property to remain vacant has diminished enough to permit construction of a portion of the property now with the remaining property to be constructed when additional storm water improvements are constructed. The owners have been conferring with the NDOT to determine what area of the vacant property can be constructed. A drainage study has been approved by NDOT and is currently under review by the City of Las Vegas.

The request is to allow the project to provide the highest and best use of the site (as it is encumbered by multiple issues). The property itself is long and irregular. This limits the amount of building area that can be built upon. The storm water that will still flow by the site will restrict the owners from fully developing

ZON-37615  
04/22/10 PC

the site in the interim. There is a planned storm drain that will restrict a portion of the south side of the site until NDOT constructs additional improvements. This restriction adversely encumbers the owner's right to fully develop the site.

The proposed zoning from R-3 to R-4 will conform to the General Plan with passage of the General Plan Amendment requested with this application. The project will be an allowed use with passage of the zone change request and is compatible with the surround land uses. While the request is to increase the density on the property it does not attain the highest density possible of 50 units per acre. The owners of the property have been in the Las Vegas Valley for generations and have been developers almost as long. They understand the changing patterns in the community and in development and are now asking for this request to meet the changing patterns.

The property is an in fill project with existing infrastructure surrounding the property. Alexander Road is fully constructed; the existing apartment complex is currently on City utilities and Fire line. There are existing schools and parks within close proximity and the utilities on site are oversized in anticipation of the additional construction.

The project will not adversely affect the surrounding neighborhood. First, the property is adjacent to an approved High density residential use adjacent to the north. The property is partially built on the west half so no additional units will be constructed but additional parking will be added. The vacant portion is buffered from the existing residential to the west by the existing 2 story apartment buildings. The property to the north is vacant and has a General Plan designation of High Density Residential with a zoning designation of R-4. To the east is US-95 with a sound wall buffering the residential further east. To the south is the Alexander Road overpass with existing residential further south.

The proposed Amendment is consistent with several of the City of Las Vegas Policies. In Policy B3 the site is designated for a multi family development with the existing development construction in 1994. The project meets or exceeds Policy B3.1 with the existing 2 story buildings buffering the new proposed 3 story buildings from the existing single family residential to the west, an approved R-4 multifamily development to the north, US-95 to the east and the Alexander overpass to the south. Existing mature landscaping also buffers the residential to the west. Additionally, the height of the new building exceeds the 3 to 1 setback requirements required The proposed project meets Policy B3.2 with the access to the site from Alexander Road, a fully developed 100 foot right-of-way. The project exceeds Policy B.3.3 with mature landscaping buffering the existing multifamily buildings from the single family residential to the west. The proposed project conforms to Policy B.3.4 with the existing complex currently being served by the City of Las Vegas sewer and water.

We believe that this project is in keeping with the plans and policies of the City of Las Vegas and will be a valued asset to the City. We respectfully request your approval of the Zone Change requested. If you have any questions please feel free to call me at 267-7860.

Thank you,

  
Victor Rodriguez

RECEIVED  
MAR 09 2010

**ZON-37615**  
**04/22/10 PC**



**PLANNING & DEVELOPMENT DEPARTMENT**

**RECEIVED**  
MAR 09 2010

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-37615** APN: 138-03-802-003

Name of Property Owner: ALEXANDER-TENAYA LLC

Name of Applicant: ALEXANDER-TENAYA LLC

Name of Representative: Kris Munn

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: \_\_\_\_\_

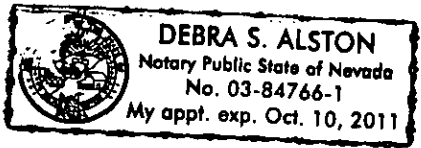
Signature of Property Owner: \_\_\_\_\_

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 8<sup>th</sup> day of March, 2010

Debra S. Alston  
Notary Public in and for said County and State





**PLANNING & DEVELOPMENT DEPARTMENT**

RECEIVED  
MAR 09 2010

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-37615** APN: 138-03-802-002

Name of Property Owner: A-T QTA LLC

Name of Applicant: A-T QTA LLC

Name of Representative: Kris Munn

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: \_\_\_\_\_

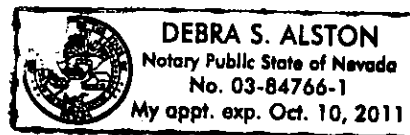
Signature of Property Owner: \_\_\_\_\_

Print Name: Ernest A Becker, IV

Subscribed and sworn before me

This 8<sup>th</sup> day of March, 2010

Debra S Alston  
Notary Public in and for said County and State



# ALEXANDER-TENAYA, L.L.C.

## Business Entity Information

Status:	Active	File Date:	1/12/2007
Type:	Domestic Limited-Liability Company	Entity Number:	E0021762007-6
Qualifying State:	NV	List of Officers Due:	1/31/2010
Managed By:	Managers	Expiration Date:	12/31/2055
NV Business ID:	NV20071594839	Business License Exp:	

## Registered Agent Information

Name:	ERNEST A. BECKER IV	Address 1:	8090 SOUTH DURANGO DR STE 115
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89113
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

Manager - ERNEST A BECKER, IV			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - RICHARD H PLASTER			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	

## Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20070024044-83	# of Pages:	2
File Date:	1/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

<b>Document Number:</b>	20070258189-72	<b># of Pages:</b>	1
<b>File Date:</b>	4/12/2007	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20070802970-95	<b># of Pages:</b>	1
<b>File Date:</b>	11/28/2007	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Registered Agent Address Change		
<b>Document Number:</b>	20080214113-72	<b># of Pages:</b>	2
<b>File Date:</b>	3/27/2008	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20080835414-75	<b># of Pages:</b>	1
<b>File Date:</b>	12/22/2008	<b>Effective Date:</b>	
09-010			

# A-T QTA, L.L.C.

## Business Entity Information

Status:	Active	File Date:	3/06/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0132782009-4
Qualifying State:	NV	List of Officers Due:	3/31/2010
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20091335266	Business License Exp:	

## Registered Agent Information

Name:	A-T QTA, L.L.C C/O MANAGER	Address 1:	8090 S DURANGO DR
Address 2:	STE 115	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
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

Manager - ALEXANDER-TENYA LLC			
Address 1:	8090 DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	

## Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20090231916-63	# of Pages:	2
File Date:	3/06/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090315655-86	# of Pages:	1
File Date:	3/30/2009	Effective Date:	
ILO			



20090415-0002059

Fee: \$17.00 RPTT: EX#001

N/C Fee: \$0.00

04/15/2009 11:20:09

T20090129143

Requestor:

NATIONAL TITLE COMPANY

Debbie Conway KGP

Clark County Recorder Pgs: 5

A.P.N. #	138-03-802-002
Escrow No.	279817-MW
R.P.P.T.	EXEMPT 1
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
A-T QTA, L.L.C.	
A NEVADA LIMITED LIABILITY COMPANY	
8090 S. DURANGO, STE 115	
LAS VEGAS, NV 89113	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ALEXANDER-TENAYA, L.L.C., A NEVADA LIMITED LIABILITY COMPANY** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **A-T QTA, L.L.C., A NEVADA LIMITED LIABILITY COMPANY**

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

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as:

Parcel One (1) as shown by Parcel Map in File 82, page 61, recorded May 24, 1995 in Book No. 950524 as Document No. 00761 of Official Records, Clark County, Nevada.

**SUBJECT TO:**

1. Taxes for fiscal year 2008-09;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

ENTIRE DOCUMENT EXECUTED IN COUNTERPART.

DATED THIS 13<sup>th</sup> DAY OF APRIL, 2009

ALEXANDER-TENAYA, L.L.C., A NEVADA  
LIMITED LIABILITY COMPANY

By: [Signature]  
RICHARD H. PLASTER, MANAGER  
RICHARD H. PLASTER, MANAGER

By: \_\_\_\_\_  
ERNEST A. BECKER, IV, MANAGER

State of Nevada }  
County of Clark } ss.  
This instrument was acknowledged before me on 13<sup>th</sup> of APRIL, 2009  
by: RICHARD H. PLASTER, MANAGER

Signature: [Signature]  
Notary Public



ACCEPTED COPY

State of Nevada }  
County of Clark } ss.  
This instrument was acknowledged before me on \_\_\_\_\_  
by: ERNEST A. BECKER, IV, MANAGER

Signature: \_\_\_\_\_  
Notary Public

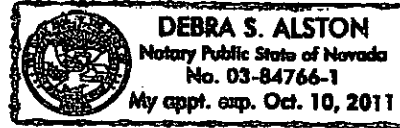


STATE OF NEVADA

COUNTY OF CLARK

On April 14, 2009, personally appeared before me, a notary public, ERNEST A. BECKER, IV, MANAGER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

  
(notary public signature)



ASSESSOR'S COPY

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-03-802-002
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>op agree sas</u>

2. Type of Property

- |  |                 |                             |                         |
|--|-----------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/>            | Vacant Land     | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/>            | Condo/Twnhse    | d) <input type="checkbox"/> | 2-4 Plex                |
| e) <input checked="" type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial   |
| g) <input type="checkbox"/>            | Agricultural    | h) <input type="checkbox"/> | Mobile Home             |
| i) <input type="checkbox"/>            | Other           |                             |                         |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: EXEMPT 1
  - b. Explain Reason for Exemption: Transfer from parent company to subsidiary company
5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the 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: Grantor  
ALEXANDER-TENAYA, L.L.C.

Signature: [Signature] Capacity: Grantee  
A-T QTA/LLC

<b><u>SELLER (GRANTOR) INFORMATION</u></b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b>
Print Name: <u>ALEXANDER-TENAYA L.L.C.</u>	Print Name: <u>A-T QTA, LLC</u>
Address: <u>8090 S. DURANGO #115</u>	Address: <u>8090 S. DURANGO #115</u>
City/State/Zip: <u>LAS VEGAS, NV 89113</u>	City/State/Zip: <u>LAS VEGAS, NV 89113</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: National Title Co Escrow No: 279817-MW  
 Address: 7251 West Lake Mead Blvd, Ste 350  
 City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Legal Description

APN# 138-03-802-002

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as:

Parcel One (1) as shown by Parcel Map in File 82, page 61, recorded May 24, 1995 in Book No. 950524 as Document No. 00761 of Official Records, Clark County, Nevada.

Exhibit "A"

Parcel I:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE1/4) of said Section 3, thence South  $89^{\circ}39'52''$  East, along the South line thereof, 390.81 feet, thence North  $00^{\circ}49'51''$  East, 50.00 feet to the TRUE POINT OF BEGINNING; thence North  $89^{\circ}$  West, 234.79 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly along said curve through a central angle of  $90^{\circ}29'43''$ , an arc length of 39.49 feet to a point of tangency with the East line of the West 40.00 feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4); thence North  $00^{\circ}$  East, along the East line of the said West 40.00 feet, 324.80 feet; thence South  $89^{\circ}39'52''$  East, 260.01 feet; thence South  $00^{\circ}49'51''$  West, 350.01 feet to the TRUE POINT OF BEGINNING.

PARCEL II

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M. More particularly described as Parcels I and II as shown by Parcel Map in File 82, page 61, recorded May 24, 1995 in Book No. 950524 as Document No. 00761 of Official Records, Clark County, Nevada.

# BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: A07-01209-4-061830

DATE ISSUED: 02/12/10

TYPE OF LICENSE: APARTMENT-RENTALS  
ALEXANDER-TENAYA PARTNERSHIP  
224 APTS

BUSINESS LOCATION: 7100 W. ALEXANDER RD.

ISSUE TO: ALEXANDER TENAYA PARTNERSHIP

DBA:  
QUAIL TREE APARTMENTS  
801 S RANCHO DR E4  
LAS VEGAS NV 89106

PRINCIPAL(S)  
PLASTER FAMILY TRUST, PARTNER  
BECKER FAMILY TRUST, PARTNER

  
Chief Financial Officer,  
Finance and Business Services

*Failure to maintain any required state license renders this Business License invalid.*

*Post in a conspicuous place.*



(4) - 1

20070201-0001065

A.P.N. #	138 03 802 002; 138-03-802-003 and 138-03-801-001
Escrow No.	
R.P.P.T.	
Recording Requested By:	National Title Co. 7
Mail Tax Statements To:	Same as below
When Recorded Mail To:	ALEXANDER TENAYA LLC 50 S Jones #100 LAS VEGAS, NV 89107

Fee: \$16.00 RPTT: EX#001  
 N/C Fee: \$0.00  
 02/01/2007 09:23:26  
 T20070010698  
 Requestor:  
 NATIONAL TITLE COMPANY  
 Debbie Conway STN  
 Clark County Recorder Pgs: 4

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That  
 ALEXANDER TENAYA PARTNERSHIP, a Nevada General Partnership  
 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain  
 Sell and Convey to

ALEXANDER-TENAYA, L.L.C.

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

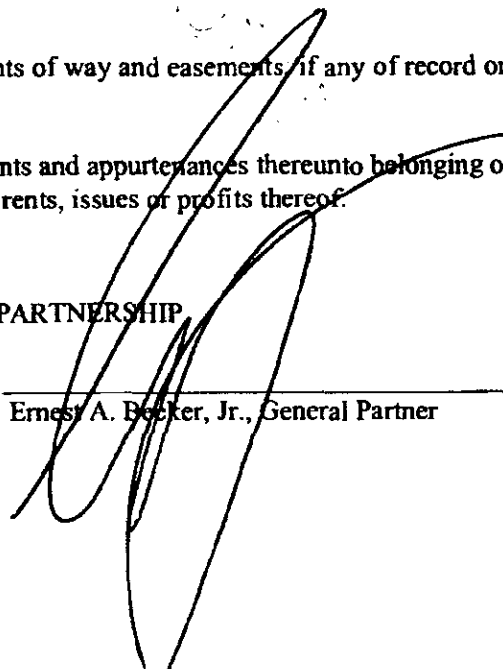
SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or  
 in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10-26-06

  
 Richard H. Plaster, General Partner

  
 Ernest A. Becker, Jr., General Partner

State of Nevada

}  
} ss.

County of Clark

This instrument was acknowledged before me on

October 26, 2006

By Ernest A. Becker, Jr.

Signature:

*[Handwritten Signature]*

Notary Public



State of Nevada

County of Clark

This instrument was acknowledged before me on

October 31, 2006 by Richard H. Plaster

Signature:

*[Handwritten Signature]*  
Notary Public



THIS INSTRUMENT IS RECORDED  
BY NATIONAL TITLE CO. AS AN  
ACCOMMODATION ONLY AND  
WITHOUT LIABILITY.

EXHIBIT "A"


PARCEL I:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE1/4) of said Section 3, thence South  $89^{\circ}39'52''$  East, along the South line thereof, 300.01 feet; thence North  $00^{\circ}49'51''$  East, 50.00 feet to the TRUE POINT OF BEGINNING; thence North  $89^{\circ}39'52''$  West, 234.79 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly along said curve, through a central angle of  $90^{\circ}29'43''$ , an arc length of 39.49 feet to a point of tangency with the East line of the West 40.00 feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4); thence North  $00^{\circ}49'51''$  East, along the East line of the said West 40.00 feet, 324.80 feet; thence South  $89^{\circ}39'52''$  East, 260.01 feet; thence South  $00^{\circ}49'51''$  West, 350.01 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M. More particularly described as Parcels I and II as shown by Parcel Map in File 82, page 61, recorded May 24, 1995 in Book No. 950524 as Document No. 00761 of Official Records, Clark County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 138-03-802-002  
 b) 138-03-802-003  
 c) 138-03-801-001 7  
 d) \_\_\_\_\_

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

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: None Change  
 Notes: op. Aguel. OK All

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 1  
 b. Explain Reason for Exemption: Transfer is to reorganize an LLC instead of General Partnership  
 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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

- Ernest A. Becker Jr.

Signature [Signature] Capacity MAR (Grantor)  
 Signature [Signature] Capacity Manager (Grantee)  
 - Richard H. Plaster

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: ERNEST A BECKER JR  
 Address: 50 S. JONES #100  
 City: LAS VEGAS NV  
 State: NV Zip: 89107

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: RICHARD H. PLASTER  
 Address: 50 S. JONES #100  
 City: LAS VEGAS  
 State: NV Zip: 89107

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: NATIONAL TITLE CO Escrow #: NONE  
 Address: 714 E SAHARA  
 City: LAS VEGAS State: NV Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

1065



REZONING Parcel: 138-03-802-002



ZONING	
	U
	R-A
	R-E
	C-V
	C-PB
	P-C
	R-MH
	R-CL
	R-2
	R-3
	R-4
	R-PD
	P-1
	R-MHP
	P-R
	N-S
	O
	C-D
	P-D
	PD
	T-D
	TC
	C-2
	C-M

**ZON-37615**  
**04/22/10 PC**  
 From R-3 to R-4

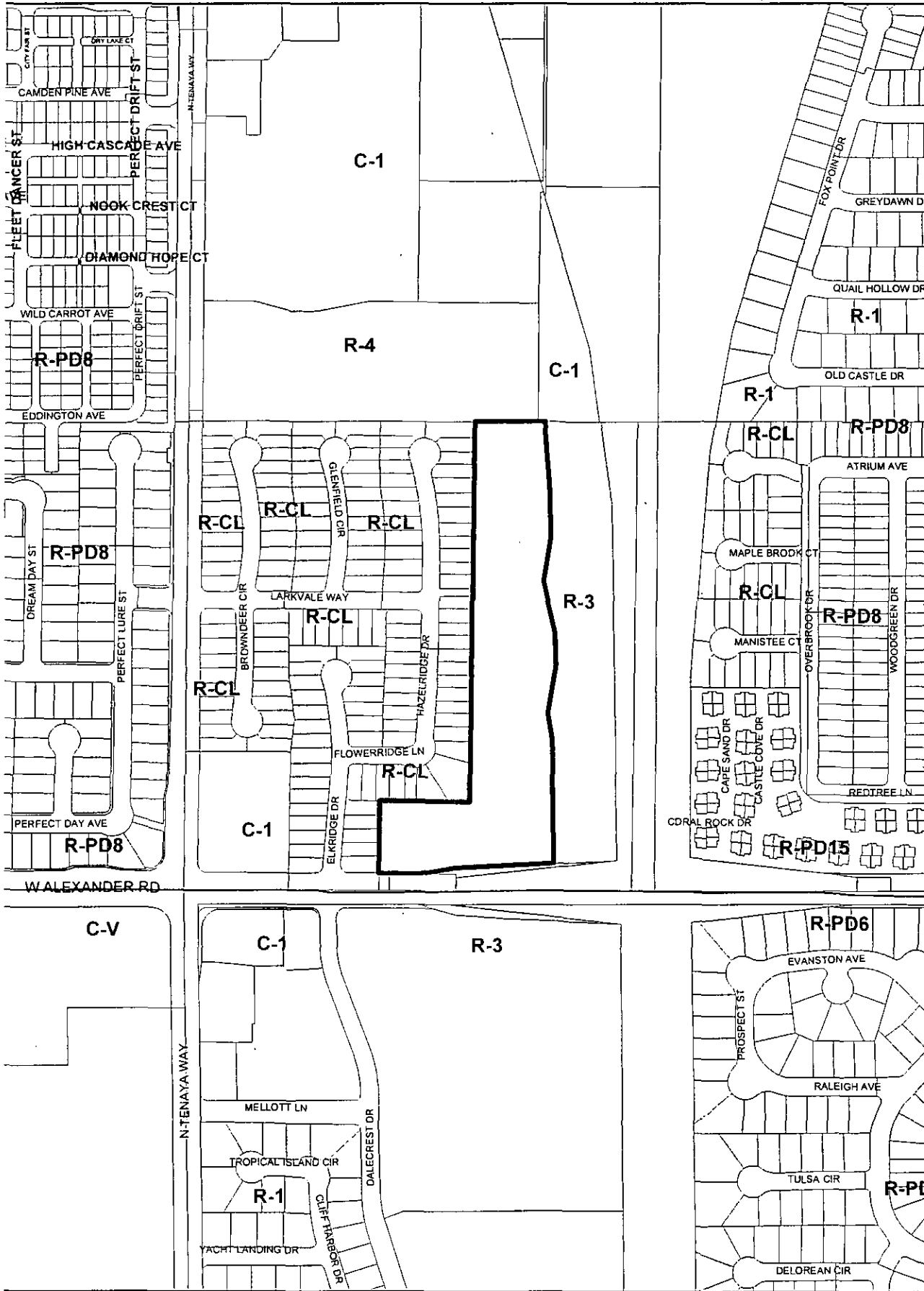
Data Current as of: March 5, 2010



City of San Jose  
 Planning & Development  
 755 North San Antonio Street  
 San Jose, CA 95128



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**MAR 09 2010**



**ZON-37615**  
**04/22/10 PC**

**From R-3 to R-4**

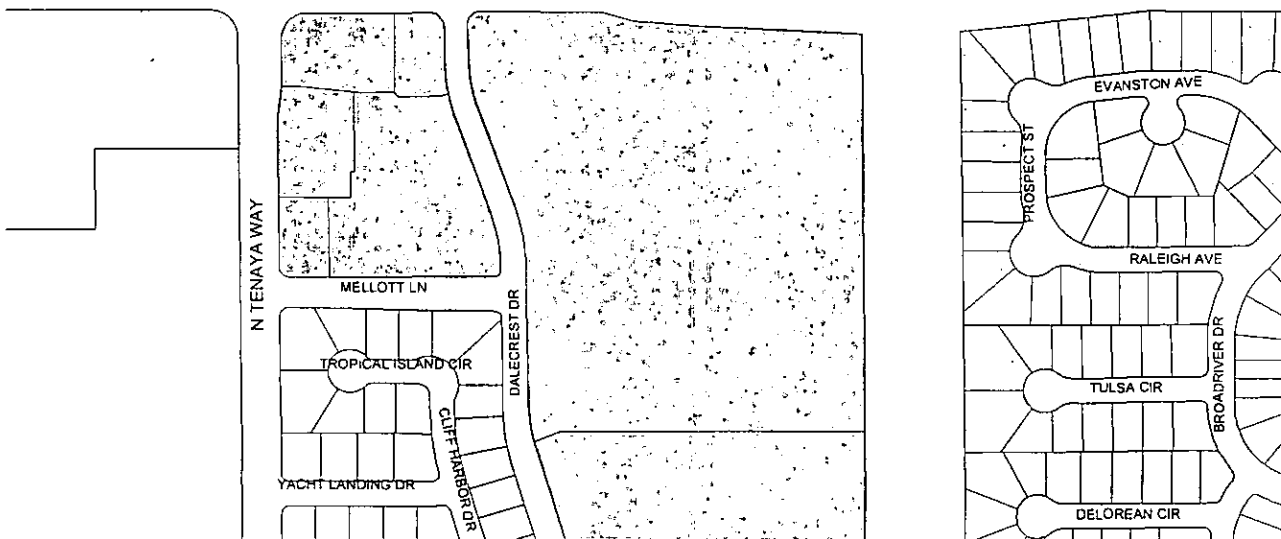
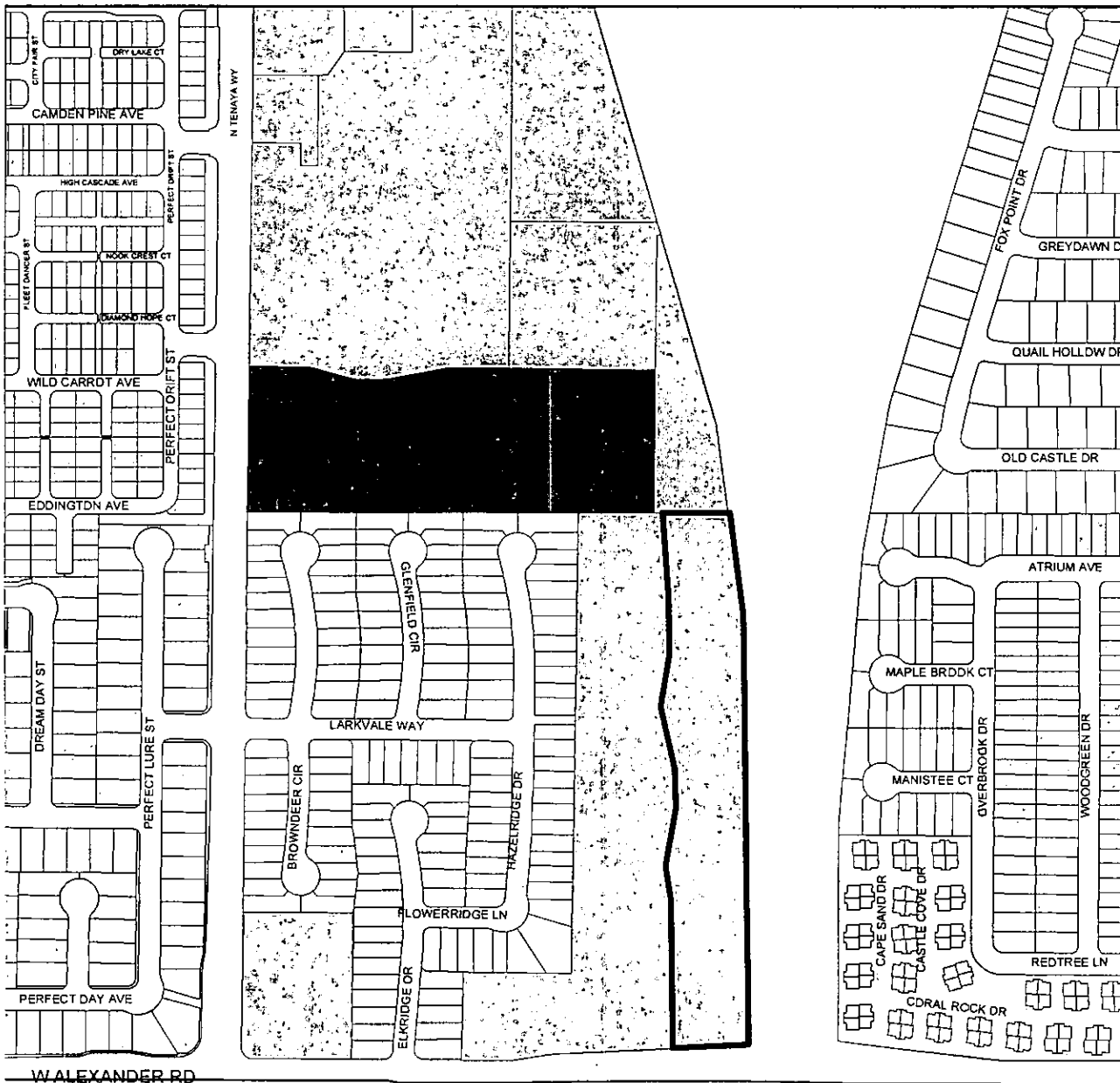
Data Current as of: March 5, 2010



City of Grand Rapids  
 Planning & Development  
 200 22nd Street, S.E.  
 Grand Rapids, MI 49503  
 616-973-3331



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 MAR 09 2010



**ZONING**

	U		R-MH		R-MHP		PD
	R-A		R-CL		P-R		T-D
	R-E		R-2		N-S		TC
	R-D		R-3		O		C-2
	R-PB		R-4		C-D		C-M
	P-C		R-5		C-1		M
	R-1						

**ZON-37615 From R-3 to R-4**  
**04/22/10 PC**

Data Current as of: March 5, 2010



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**MAR 09 2010**



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MAR 09 2010

ZON-37615  
04/22/10 PC

From R-3 to R-4

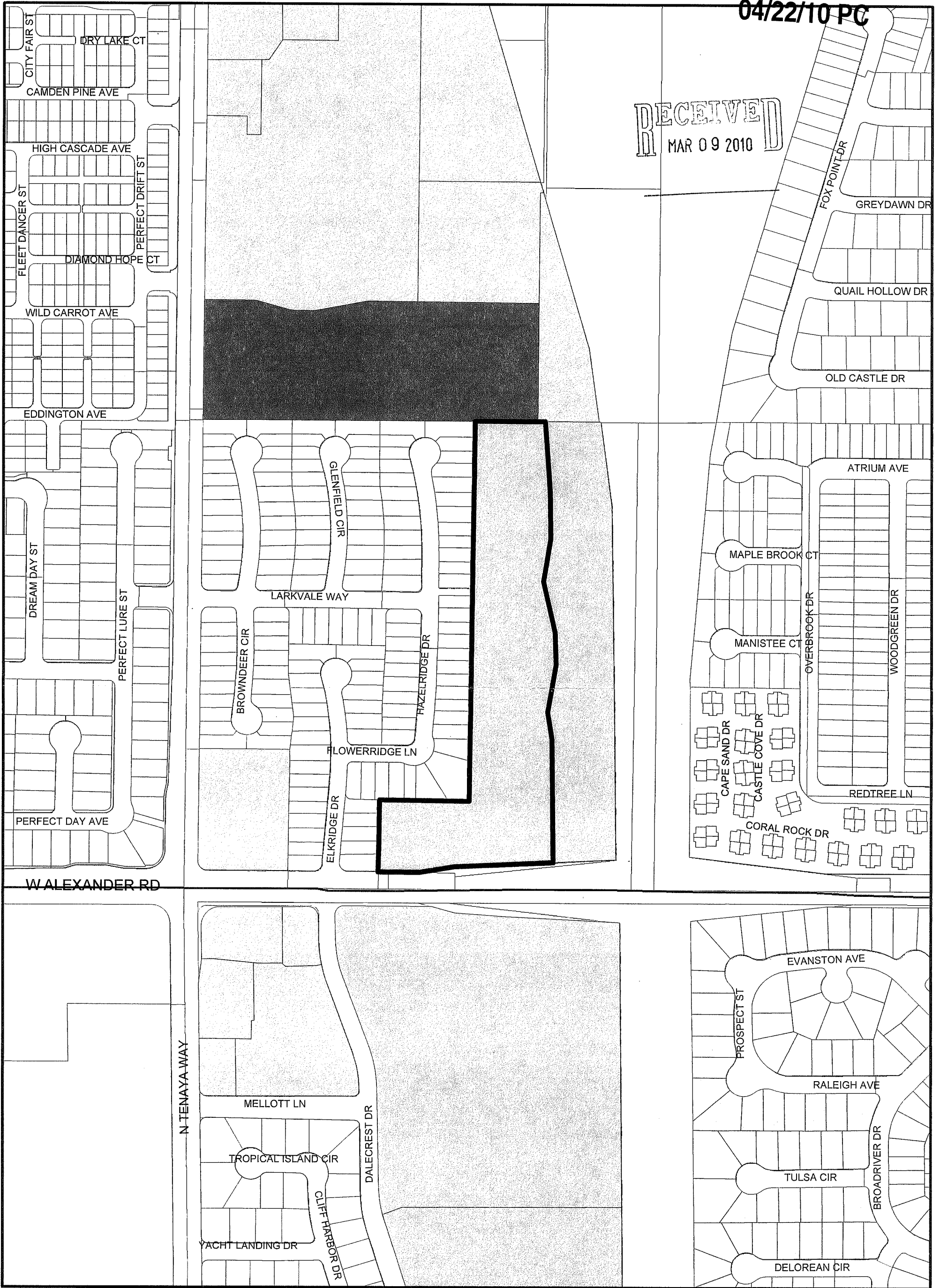
Data Current as of: March 5, 2010



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Geographic Information System  
Planning & Development Dept.  
RD 228-4301



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ZONING			
	U		R-MH
	R-A		R-MHP
	R-E		P-R
	R-D		N-S
	R-PD		O
	R-1		C-D
	R-2		C-1
	R-3		M
	R-4		
	R-5		
	P-C		
	C-V		
	C-PB		
	P-R		
	C-2		
	C-M		
	PD		
	T-D		
	TC		

From R-3 to R-4

Data Current as of: March 5, 2010

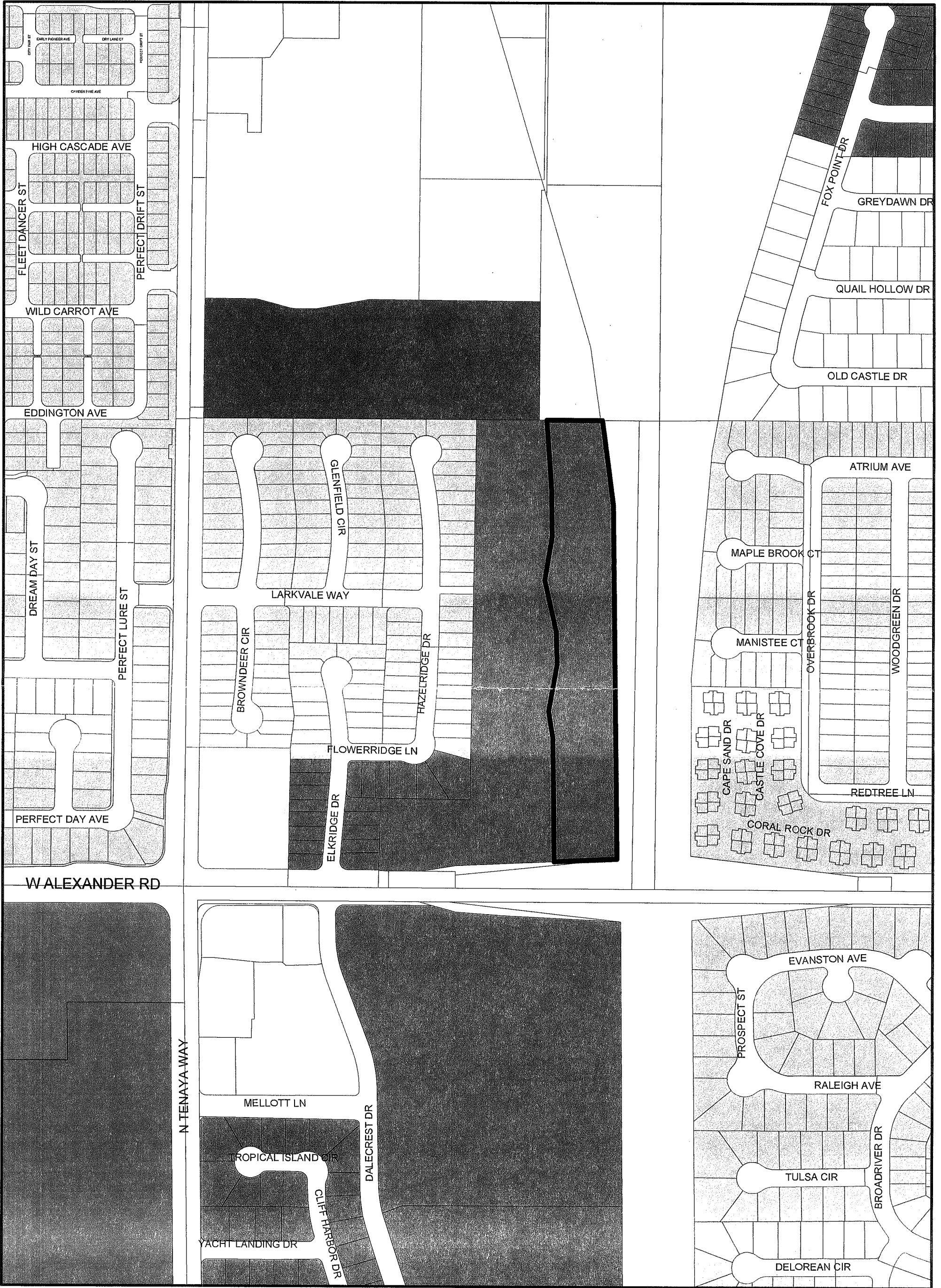


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GPA - 37614 (PARCEL ZONING 3) STAMPED 3-9-10

# REZONING GENERAL PLAN AMENDMENT Parcel: 138-03-802-003



	Rural Neighborhood Preservation		Medium		Light Industrial / Research		Town Center
	Rural Estates		High		Planned Community Development		Resource Conservation
	Desert Rural		Office		Downtown Redevelopment Area		Downtown - Commercial
	Rural		Service Commercial		Park / Recreation / Open Space		Downtown - Mixed Use
	Low		General Commercial		Public Facility		Not in City
	Medium - Low		Tourist Commercial		Public Facility - School		Right - of - Way
	Medium - Low Attached		Las Vegas Medical District		Public Facility - Clark County		

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MAR 09 2010

From M to H

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GPA 37614 (PARCEL ZONING) (STAMPED 3-9-10) ZON-37615