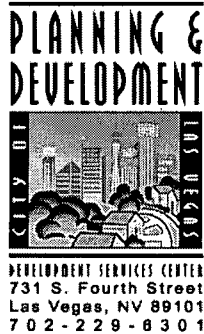


Comments



Separator Sheet

MEMORANDUM



To: Land Development
From: Fred Solis, AICP
Phone: (702) 229-5409 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 28257
Date: 06/10/08 1st Review
Re: Urban Lounge (SDR-15035)

STATUS:

- ☐ Cond. Appr.
☒ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The approved site plan does not match the submitted plan set. Please call me to discuss this matter.
2. Revise the Utility Plan to depict the installation the RPPA as being located a minimum of three (3) feet from the back of sidewalk. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040 and the Downtown Centennial Plan."
3. On Detail A, please indicate the 5-foot sidewalk along Boulder Avenue as required by SDR-15035.
4. On Detail B, please label the 10 feet between the PL and building – what is it (pavement, LS, etc.)?
5. On Detail C, please indicate the following:
 - a. Call out the minimum Landscape Buffer area width.
 - b. Indicate the one-foot amenity zone along Charleston as per SDR-15035. The amenity zone should be located at the back of curb from the street. Please see the diagram attached to the Detail sheet.
 - c. Indicate a 10-foot sidewalk as per SDR-15035.
6. On Detail D, please indicate the following:
 - a. Call out the minimum Landscape Buffer area width.
 - b. Indicate the three-foot amenity zone along Charleston as per SDR-15035. The amenity zone should be located at the back of curb from the street. Please see the diagram attached to the Detail sheet.
 - c. Indicate the property line.
7. It is noted that a Vacation was recently approved for Boulder Avenue. If there are any questions regarding these comments, please feel free to call me and discuss.
8. *Civil plan redlines must be returned with mylars for planning signature.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

City of Las Vegas
ADMINISTRATIVE ACTIONS

☒ Action: Revised Site Plan & Landscape Plan

Date: Aug 4 2006 Staff: Yngso Kogel

Notes:

Appl - SDR - 15035

Admin Revised SDR E

L.S. Date stamped

8-4-06

☐ Action:

Date:

Notes:

☐ Action:

Date:

Staff:

Notes:

☐ Action:

Date:

Staff:

Notes:

APN Map



Separator Sheet

NOTES

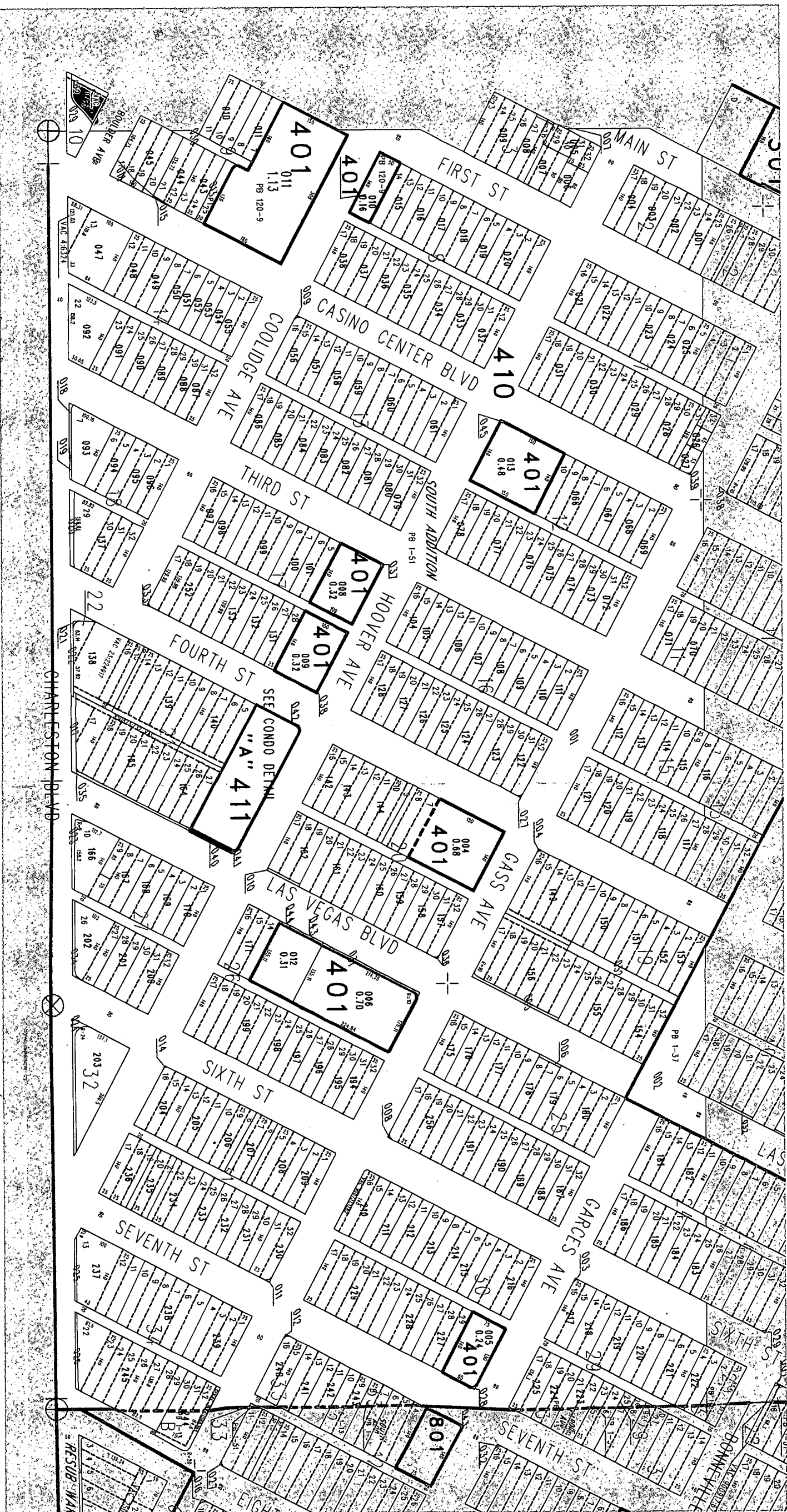
This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

AVERAGE DA VALUE	35	ASSESSOR'S PARCELS - CLARK CO., NV.	BOOK	T20S R61E	34	MAP	S 2 SW 4	139-34-4
PARCEL BOUNDARY	001	PARCEL NUMBER	120S	R61E	34	SW 4	139-34-4	
SUBD BOUNDARY	1.00	ACREAGE						
ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER						
PW/LD BOUNDARY	5	PLAT RECORDING NUMBER						
NON-PARCEL LOT LINE	5	BLOCK NUMBER						
MATCH LINE / LEADER LINE	5	LOT NUMBER						
ROAD ID NUMBER	5	GOV. LOT NUMBER						



SUP-15038 SUP-15039 TAX DIST 203
SDR-15035 08/24/06 PC

Deed



Separator Sheet

(4)
1

20060511-0000463

Fee: \$16.00 RPTT: \$2,445.45
N/C Fee: \$0.00

05/11/2006 09:01:08
T20060083167

Requestor:
NEVADA TITLE COMPANY

Frances Deane JKA
Clark County Recorder Pas: 4

A.P. N.: 139-34-410-046
R.P.T.T.: \$2,445.45

Escrow #06-03-0753-KR

Mail tax bill to and
When recorded mail to:
Corestone, LLC
107 E. Charleston Blvd.
Las Vegas, NV 89101

12

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That The Arts Factory, LLC, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Corestone, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

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

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

IN WITNESS WHEREOF, this instrument has been executed this 4th day of May, 2006

The Arts Factory, LLC, a Nevada limited liability company

By: [Signature]

Print Name: WESTLEY ISBUTT

Title: MANAGER

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on May 4, 2006
by Westley Isbutt as Manager
of The Arts Factory, LLC, a Nevada limited liability company

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/21/09

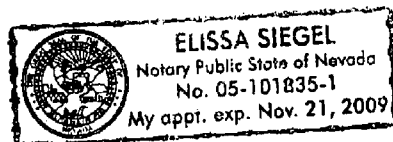


EXHIBIT "A"

LOT THIRTY-TWO (32) IN BLOCK TEN (10) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS DESCRIBED IN ORDER OF VACATION RECORDED FEBRUARY 8, 1949 AS DOCUMENT NO. 305880 AND ORDER OF VACATION RECORDED JUNE 20, 1991 IN BOOK 910620 AS DOCUMENT NO. 00856 OF OFFICIAL RECORDS.

EXCEPTING THEREFORM THAT PORTION DEDICATED BY DEDICATION RECORDED MAY 8, 1997 IN BOOK 970508 AS DOCUMENT NO. 01327 OF OFFICIAL RECORDS.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-34-410-046
b) _____
c) _____
d) _____

12

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

\$479,160.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$479,160.00

Real Property Transfer Tax Due

\$2,445.45

4. If Exemption Claimed:

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

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: The Arts Factory, LLC, a Nevada
limited liability company

Print Name: Corestone, LLC, a Nevada limited
liability company

Address: 107 E. Charleston Blvd

Address: 107 E. Charleston

City/State/Zip: Las Vegas, NV 89101

City/State/Zip: Las Vegas, NV 89101

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

Print Name: Nevada Title Company
Address: 2500 N Buffalo, Suite 150

Esc. #: 06-03-0753-KR

City: Las Vegas State: NV Zip: 89128

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

4403

Justification Letter



Separator Sheet



architecture • interior design

103 e. charleston ste. 105 las vegas nv 89104
702.598.1723 fax 598.1724

07.11.06
planning & development
development services center
city of las vegas

re: sdpr and sup
outdoors @ af
las vegas, nv
apn: 139-34-410-046

this submittal is to request a site development plan review and special use permits for an urban lounge with general business related gaming at the above referenced site. the proposed project is a 4500 s.f. lounge located on a portion of the parcel referenced above. the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15035** APN: *139.34.410.046*

Name of Property Owner: CORESTONE, LLC

Name of Applicant: SAME AS ABOVE

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

X 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: _____

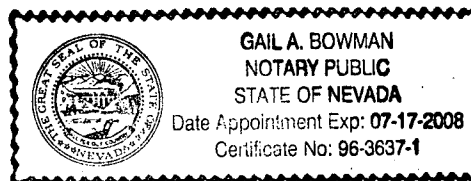
Signature of Property Owner: Walt Whit

Print Name: WESTLEY M. SBOFF

Subscribed and sworn before me

This 20th day of May, 2004

Heidi A. Brown
Notary Public in and for said County and State



Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
 Project Address (Location) N.W.C. CASINO CENTER & CHARLESTON
 Project Name OUTDOORS @ A.F. Proposed Use _____
 Assessor's Parcel #(s) 139.34.410.046 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>CORESTONE, LLC</u>	Contact <u>WES ISBUTT</u>
Address <u>107 E. CHARLESTON BLVD.</u>	Phone: <u>303.3133</u> Fax: _____
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89104</u>

APPLICANT <u>SAME AS ABOVE</u>	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____

REPRESENTATIVE <u>JAWA STUDIO</u>	Contact <u>J. DAVID ELLERTSEN</u>
Address <u>103 E. CHARLESTON BLVD.</u>	Phone: <u>598.1728</u> Fax: <u>598.1724</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89104</u>

Property Owner Signature* [Signature]

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

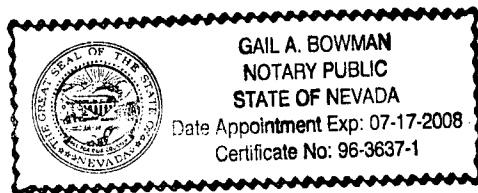
Print Name Wesley M. Isbutt

Subscribed and sworn before me

This 23rd day of May, 2008

Gail A. Bowman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>SDR-15035</u>
Meeting Date: <u>8/24/6</u>
Total Fee: <u>800.00</u>
Date Received: * <u>7/11/6</u>
Received By: <u>[Signature]</u>

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

Hansen Sheet



Separator Sheet

Report Date 07/12/2006 11:47 AM

Submitted By

Page 1

A/P # 15035 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/11/2006 12:51	981653	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

SDR-15035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 15039
Project # 15035 Project/Phase Name OUTDOORS @ A.F.
Size/Area 0.13 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13934410046

Location

Owner/Tenant

Contact ID AC1195607 Name CORESTONE L L C
Mailing Address 107 E CHARLESTON BLVD
City LAS VEGAS Organization
ZIP/PC 89104-1060 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

123 E CHARLESTON BLVD
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410046

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 07/12/2006 11:47 AM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Y Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLC

Meeting Information

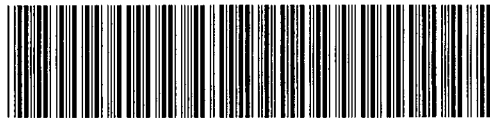
Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/24/2006	PC	SCHEDULED	0	0	0
TBURKART	07/11/2006				

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 Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT david ellertsen id ok myles management ck #1139	983673	07/11/2006 13:09		0.00

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		1 1
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$500 \$ 1 \$ 300 Total = \$ 800		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: 25 Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		total for 3 applications
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: 19-10		
☒	☐	Parking space count and typical dimensions labeled		
☒	☐	#regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: 3 Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: 2 Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: 1 Rolled Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		specify seating
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: ARTS FACTORY LLC

Application Type: SAR - 4,500 SF. URBAN LAND USE

APN: 139.34.410.046

Location: 123 E. CHARLESTON

Planner: G. H. F. R. W. D. Pre-App Meeting Date: 03/01/06 Earliest PC Date: 04/27/06



☒ Meeting

☐ Telephone

Conversation Record

Project Name OUTDOOR @ THE ARTS FACTORY

Page 1 of 1
Date 03/01/06
Time 10:20 am pm

Conversation between CLV Representative(s):

and,

Name

Company/Department

Phone

FAX

Wes Isbitt
Dick Geyer

Kagafu, Kuki Shinder Dme Bratcher

☐ see Meeting Attendance Sheet

Comments:

- Urban lounge - 4,500 SF outdoor addition to Throco's operation in the Arts Factory.
- will have bar (storage areas + washrooms) outdoor & indoor
- stage and general seating area provided with roof structure
- stage must be ADA compliant
- streetscape needs to include 15' sidewalk with landscaping on Charleston + Casino Center - if can't provide, applicant will have to ask for a waiver as part of SDR.
- traffic signal impact fee will be required.
- site needs to be capable of being properly screened.
- application will need the following:
 - SLUP - urban lounge use
 - SLUP - gaming (general business related gaming)
 - SDR - will have to include necessary waivers (streetscape, possibly build-to requirements)
 - need to review block separation distances with Building + Safety + Fire.
- OBD - sewer connection fees + grease separator - separate parcels - will probably be required.

Route Form



ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-15035

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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>

SDPR
07/11/2006

Final DRT



Separator Sheet

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

SDR-15035 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-15038 AND SUP-15039 -
PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **AUGUST 24, 2006**

CITY COUNCIL: **SEPTEMBER 20, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **JULY 25, 2006**

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:

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 24, 2006

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:

SDR-15035

18b The Las Vegas Arts District NA

Beverly Green NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Ellis Estates NA

Fremont Street Experience

Gateway District Association

Glen Heather Estates NA

Huntridge Park NA

John S. Park NA

Orleans Square NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Scotch 80's HOA

Southridge NA

West Circle NA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: AUGUST 24, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-15035

APPLICANT/OWNER: CORESTONE, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE STANDARDS ON 0.13 ACRES AT 103-123 EAST CHARLESTON BOULEVARD (APNS 139-34-410-046 AND 139-33-811-017), C-2 (GENERAL COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

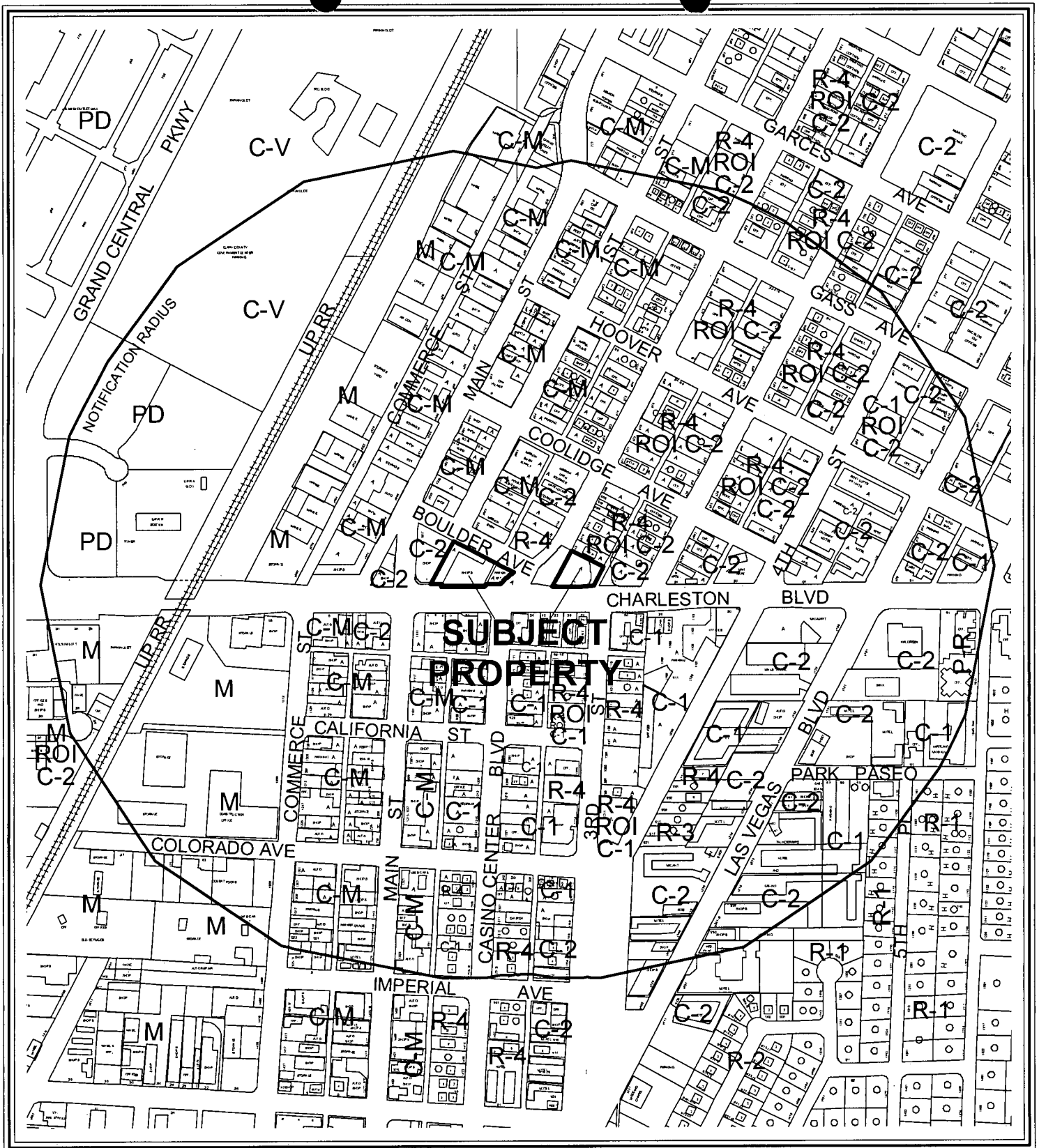
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. AND A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by 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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

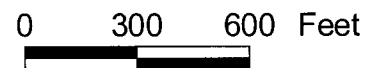
SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-15035**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 11, 2006

Mr. Wes Isbutt
Cornerstone, LLC
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: SDR-15035 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Isbutt:

Please be advised the City Planning Commission at its regular meeting on **August 24, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. J. David Ellertsen
JAWA Studio
107 East Charleston Boulevard
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Proof of Publication



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 10, 2007

Mr. Wes Isbutt
Corestone, LLC
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: SDR-15035 -SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO SUP-15039 AND SUP-15038

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE STANDARDS on 0.13 acres at 103-123 East Charleston Boulevard (APNs 139-34-410-046 and 139-33-811-017), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Added condition

- A. The applicant will work with Public Works staff to install traffic bollards within the landscape buffer along Charleston Boulevard and Casino Center Boulevard.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15039 and SUP - 15038) 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. A parking lot site plan for the northwest corner of Casino Center Boulevard and Boulder Street (APN 139-34-410-045) shall be submitted and administratively approved by the Planning & Development Department prior to the issuance of a business license for the Urban Lounge.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06 and 08/04/06, except as amended by conditions herein.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



5. A Waiver from Downtown Centennial Plan Streetscape Standard is hereby approved, to allow for a five-foot wide sidewalk along Casino Center Boulevard, a five-foot wide sidewalk along Boulder Avenue and a ten-foot wide sidewalk along Charleston Boulevard where an eleven-foot wide sidewalk is required and for a one-foot wide landscape amenity area along Charleston Boulevard, a three-foot wide landscape amenity area along Casino Center Boulevard and no landscape amenity area along Boulder Avenue where a five-foot wide landscape amenity areas are required.
6. A Waiver from the 70% frontage requirement for building placement is hereby approved, based on the unique design of the building along Charleston Boulevard, Boulder Avenue and Casino Center Boulevard.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.
8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Wes Isbutt
SDR-15035 – Page Three
January 10, 2007

Public Works

14. Dedicate appropriate right-of-way at the southwest corner of Boulder Avenue and Casino Center Boulevard for a loading zone prior to the issuance of any permits for this site, unless otherwise allowed by the City Engineer. In addition, coordinate with the City Engineer's Office regarding the realignment of Casino Center Boulevard prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to Assessor's Parcel Number 139-34-410-046, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards, unless as modified by conditions herein.
16. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to the issuance of any permits.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. J. David Ellertsen
JAWA Studio
107 East Charleston Boulevard
Las Vegas, Nevada 89104

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 25, 2006

Mr. Wes Isbutt
Cornerstone, LLC
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: SDR-15035 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Isbutt:

Your request for a Site Development Plan Review FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND BUILD-TO-LINE STANDARDS on 0.13 acres at 103-123 East Charleston Boulevard (APNs 139-34-410-046 and 139-33-811-017), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 24, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15039 and SUP - 15038) 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. A parking lot site plan for the northwest corner of Casino Center Boulevard and Boulder Street (APN 139-34-410-045) shall be submitted and administratively approved by the Planning & Development Department prior to the issuance of a business license for the Urban Lounge.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06 and 08/04/06, except as amended by conditions herein.
5. A Waiver from Downtown Centennial Plan Streetscape Standard is hereby approved, to allow for a five-foot wide sidewalk along Casino Center Boulevard, a five-foot wide sidewalk along Boulder Avenue and a ten-foot wide sidewalk along Charleston Boulevard where an eleven-foot wide sidewalk is required and for a one-foot wide landscape amenity area along Charleston Boulevard, a three-foot wide landscape amenity area along Casino Center Boulevard and no landscape amenity area along Boulder Avenue where a five-foot wide landscape amenity areas are required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. A Waiver from the 70% frontage requirement for building placement is hereby approved, based on the unique design of the building along Charleston Boulevard, Boulder Avenue and Casino Center Boulevard.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.
8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Engineer's Office regarding the realignment of Casino Center Boulevard prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to Assessor's Parcel Number 139-34-410-046, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards, unless as modified by conditions herein.

Mr. Wes Isbutt
SDR-15035 - Page Three
August 25, 2006

16. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to the issuance of any permits.

This item will be considered by the City Council on *September 20, 2006*, 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,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. J. David Ellertsen
JAWA Studio
107 East Charleston Boulevard
Las Vegas, Nevada 89104

Plans (PMT)



Separator Sheet



Architecture

1001 F. CHANDLER ST. APT. 106
WILSON, N.C. 27157

Los Vegas NV 89104
Tel. 702.698.1723

fax 702.698.1724
mailto:info@wastudio.com

Product

_____ **input:**

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[illegible]

outdoors @ art
casino center & chameleon
1100 avenue, n.w.
atlanta, ga 30309

NAME

Word exposure

continued by
MI / OP
74 6240491000

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04051
Page No. 6

Page No. _____

107

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AUG 4 2006

A.4. landscape plan

SUP-15038 SUP-15039

SDR-15035 08/24/06 PC

REVISED

[illegible]

general notes

C1 landscape legend

outdoors @ af casino center & charleston

general notes

1. DRAWING NUMBER AND SERIES SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS IN THE DRAWING. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS IN THE DRAWING. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS IN THE DRAWING.
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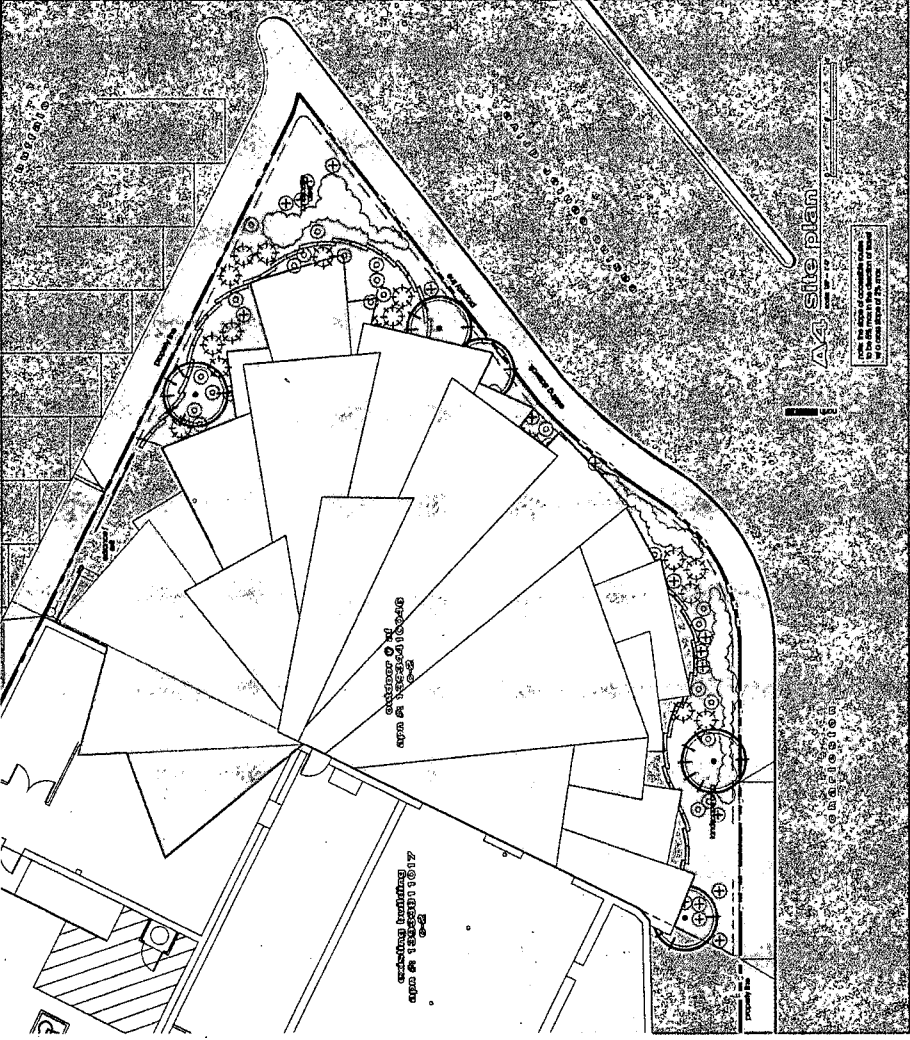
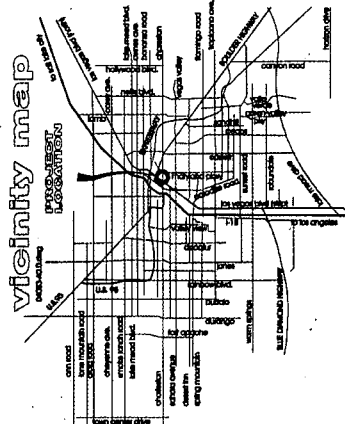
- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. ELEVATION
- 4. SECTION
- 5. DETAIL
- 6. LANDSCAPE PLAN

project data

PROJECT NAME	PROJECT NUMBER	PROJECT DATE
PROJECT LOCATION	PROJECT OWNER	PROJECT ARCHITECT
PROJECT DESCRIPTION	PROJECT BUDGET	PROJECT STATUS
PROJECT SCHEDULE	PROJECT TEAM	PROJECT CONTACT
PROJECT NOTES	PROJECT COMMENTS	PROJECT SIGNATURE

RECEIVED
JUL 17 2003

jawa studio
architecture
interior design
101 E. Charleston Ave. 105
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mjb@jawa-studio.com

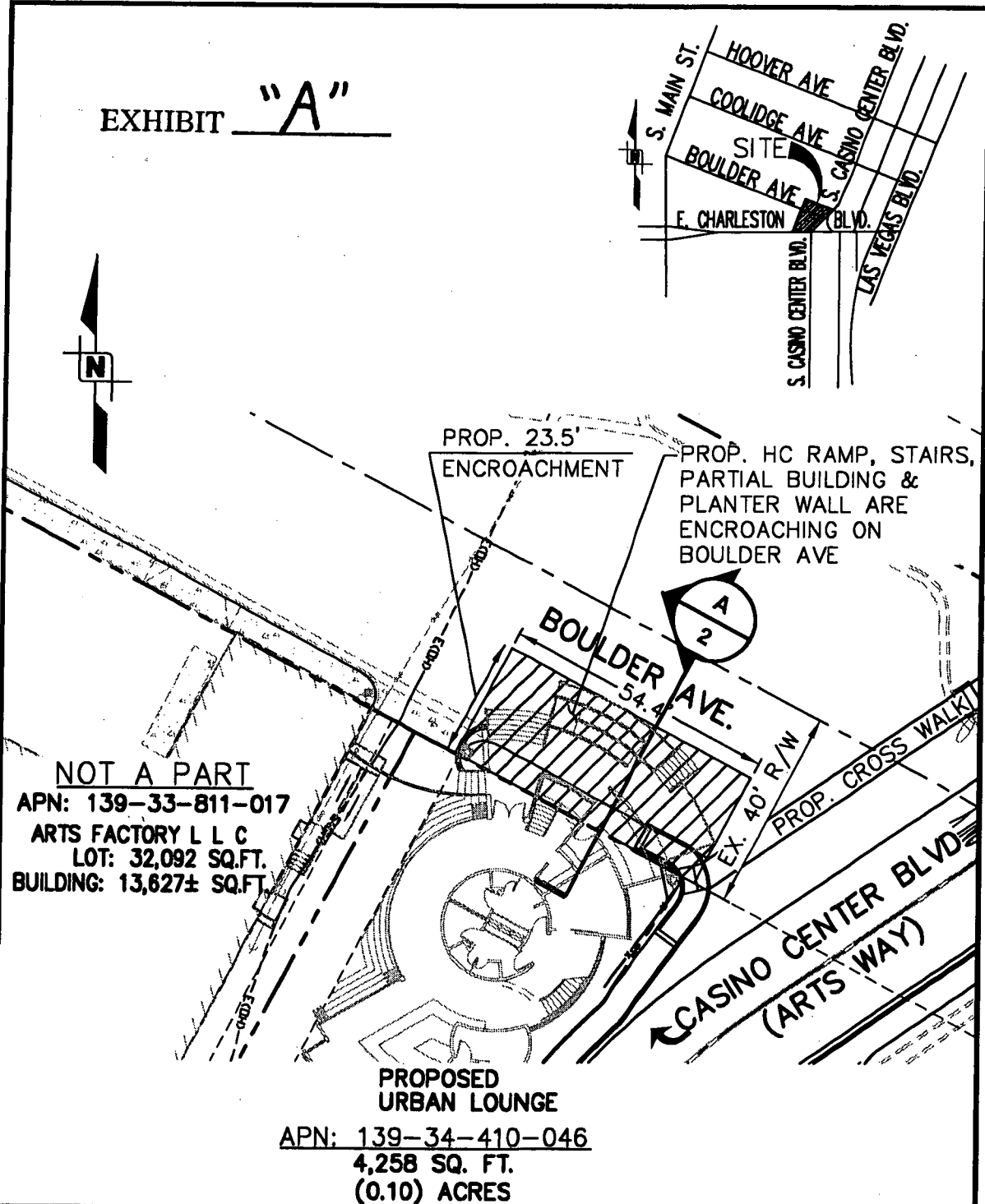


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outdoors @ af
casino center & charleston
101 E. Charleston Ave. 105
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mjb@jawa-studio.com

SUP-15038 SUP-15039
SDR-15035 08/24/06 PC

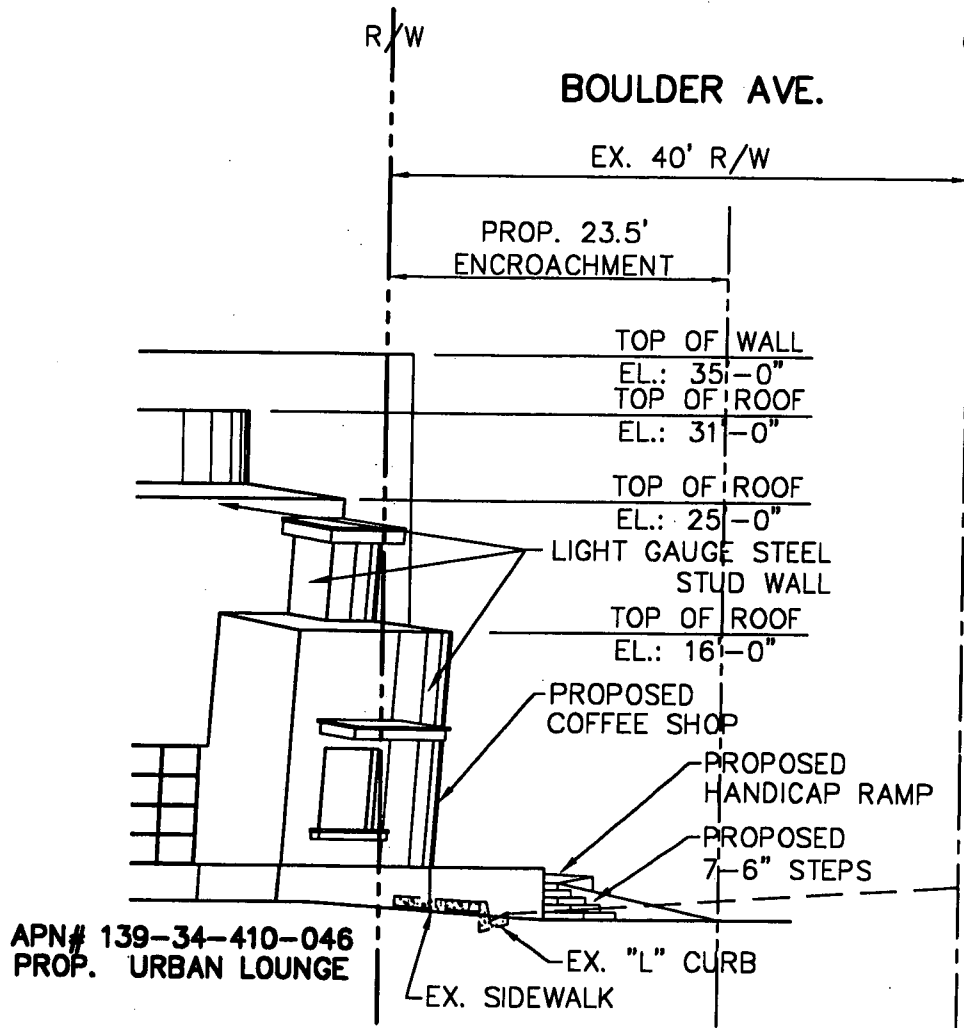
EXHIBIT "A"



ENCROACHMENT EXHIBIT

WRIGHT

EXHIBIT "B"



SECTION A
SCALE: NTS

project data

building area	
restaurant/bar	
ground floor	4,145.22 s.f.
second floor	784.61 s.f.
total area	4,929.83 s.f.

jawa
studio
architecture
interior design

103 E. Charleston Suite 105
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

structural:

mp&e:

civil:

other:

seal:

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rev.	date	description

project / address:
outdoors @ ar
casino center & charleston
las vegas, nv

owner:

sheet title:
floor plan

drawn/checked by:
de / jw

date:
05.30.06

job no.
04051

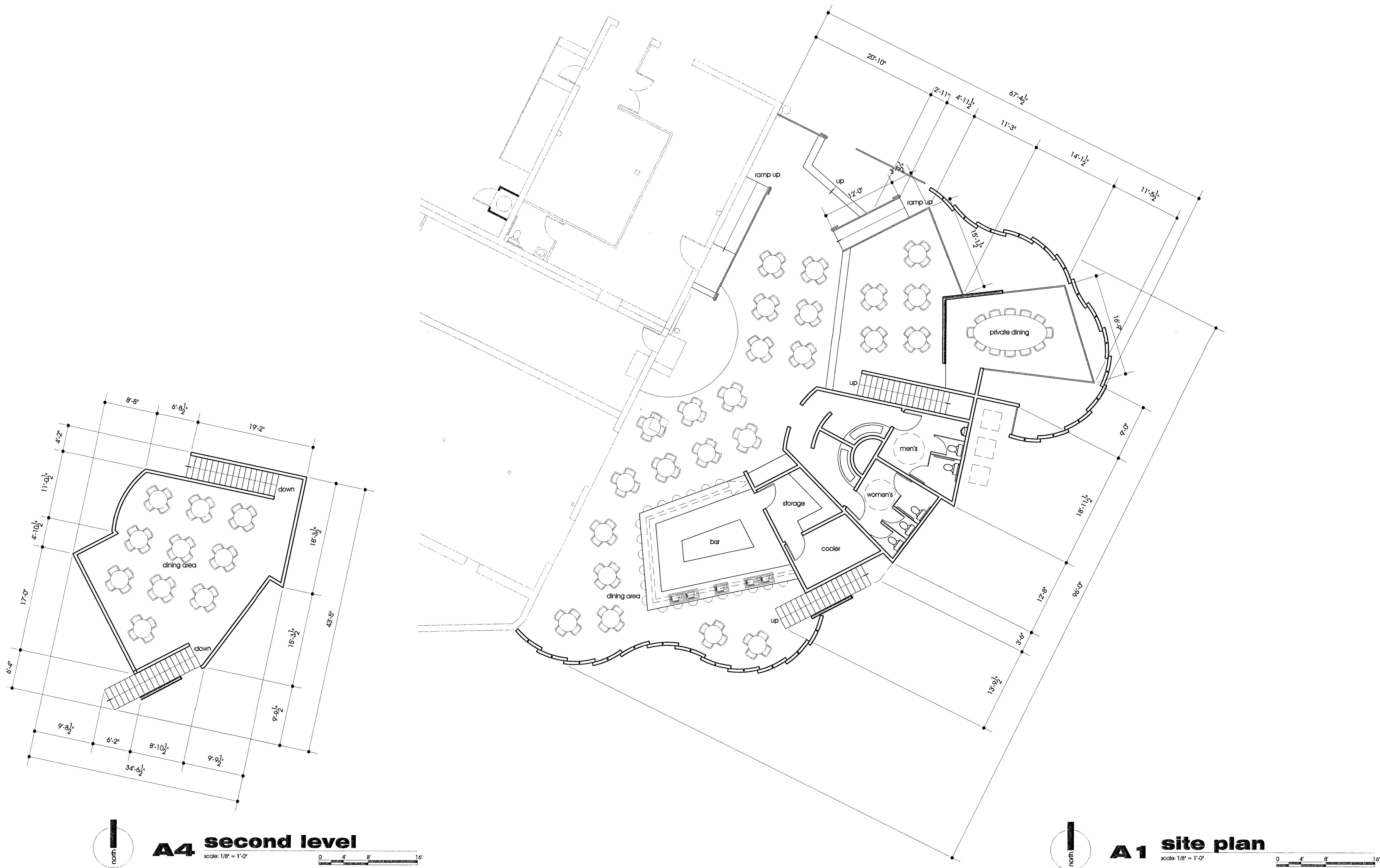
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page no.

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SDR-15035
08/24/06 PC

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JUL 11 2006



structural:	_____
mp&e:	_____
civil:	_____
other:	_____
seal:	_____

planning

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rev.	date	description

project / address:
outdoors @ a.f.
103 e. charleston blvd.
las vegas, nv 89104

owner: _____

sheet title:
exterior building elevations

drawn/checked by:
er/jw

date:
04-05-06

job no.
04051

sheet no. of
6 36

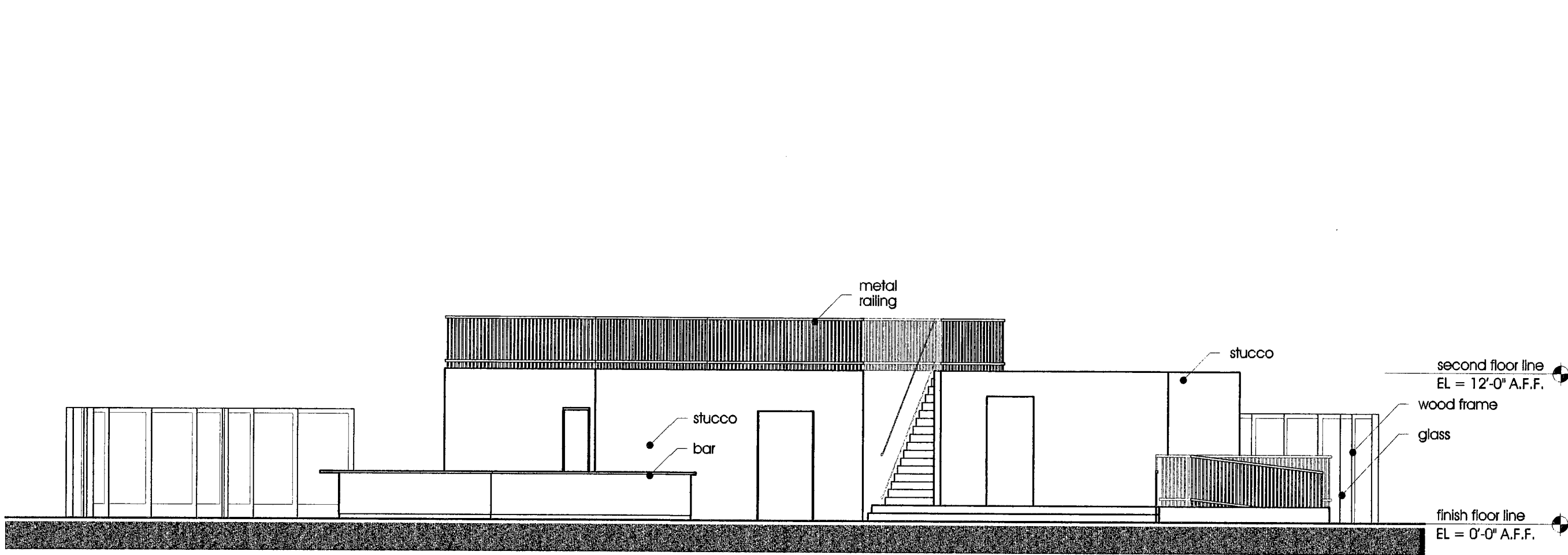
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SDR-15035
08/24/06 PC

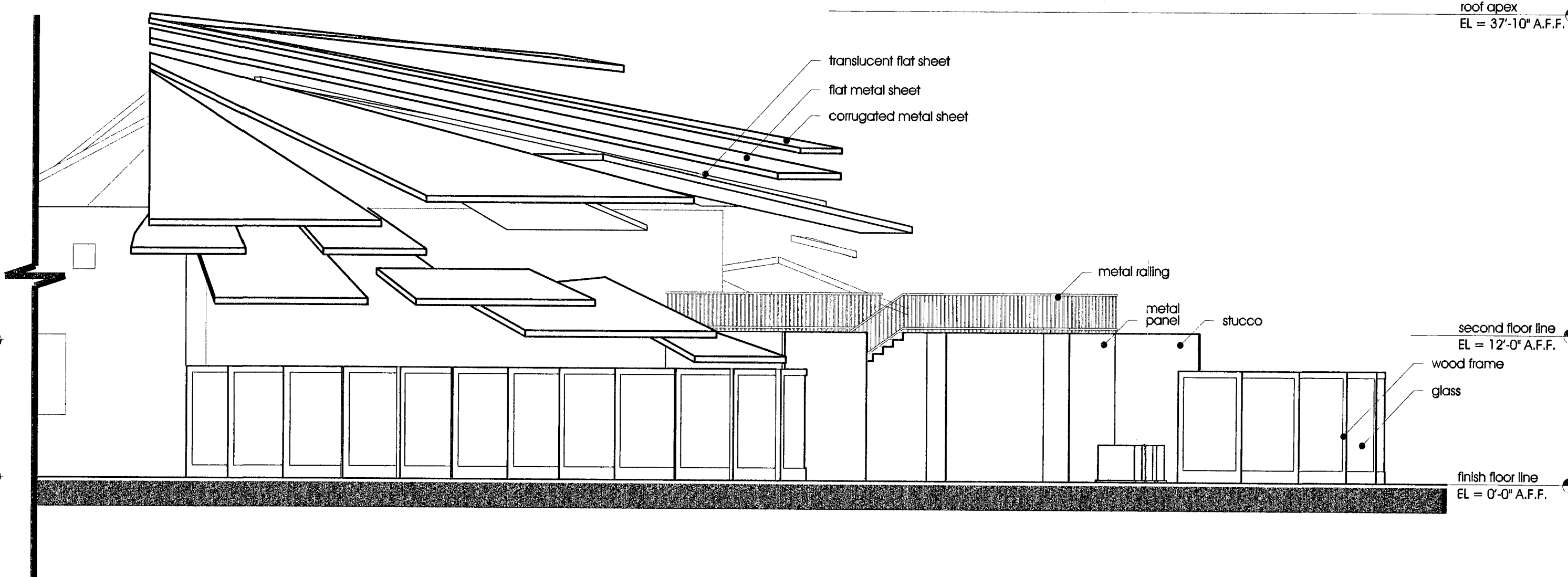
RECEIVED
JUL 11 2006



D3 interior elevation

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

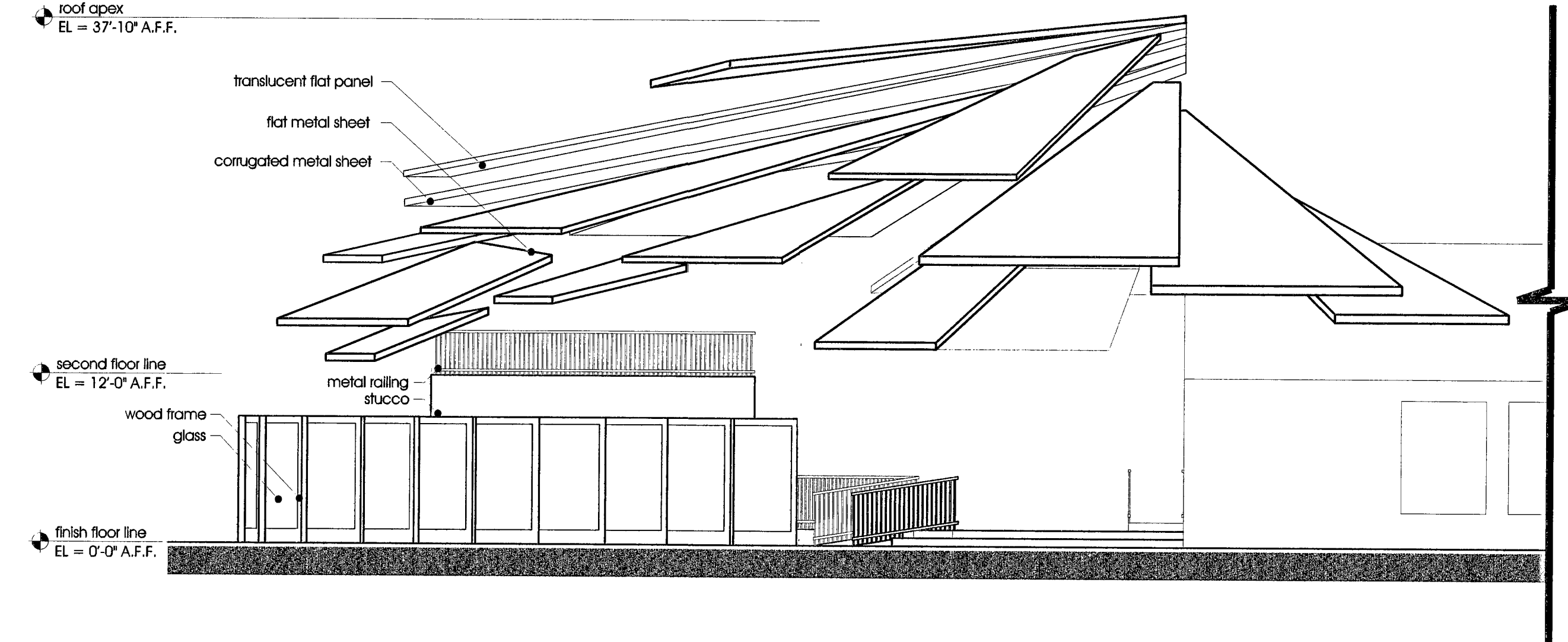
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A3 north elevation

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

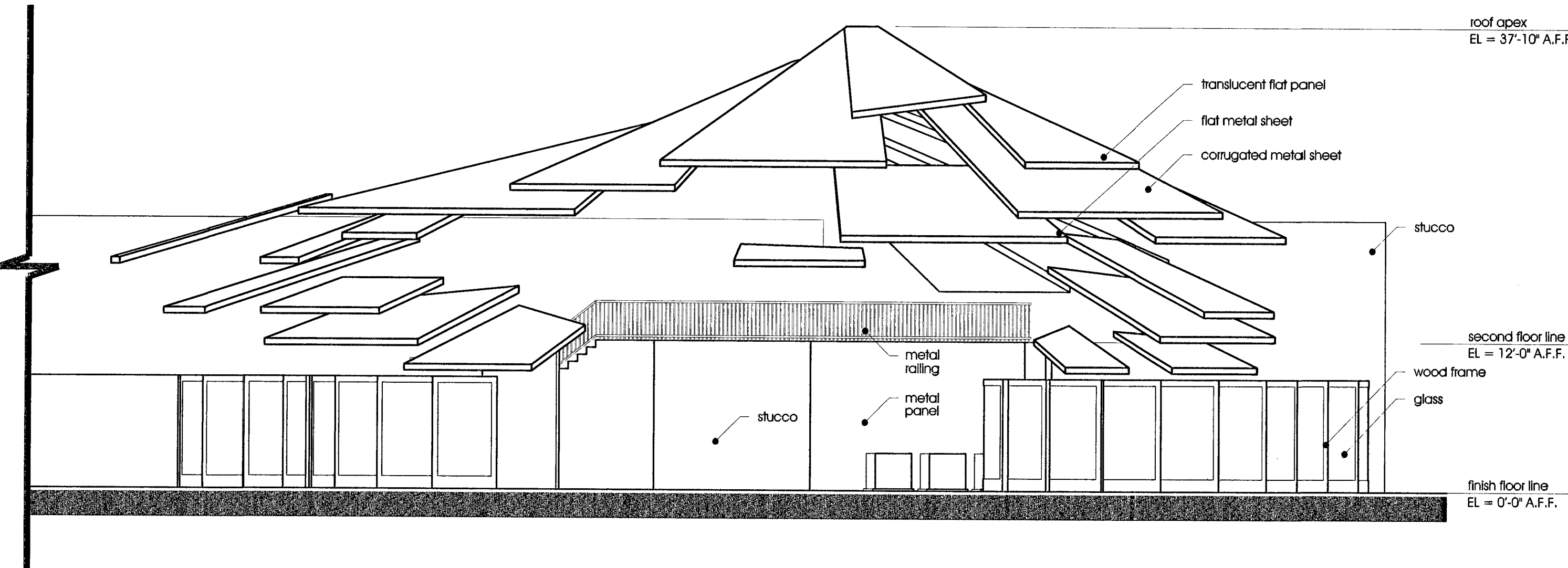
04083-FP.dwg



D1 south elevation

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

04083-FP.dwg



A1 east elevation

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

04083-FP.dwg

rev.	date	description

project / address:	outdoors @ af casino center & charleston las vegas, nv
owner:	

sheet title:
landscape plan

drawn/checked by:
de / jw
date:
06.13.06
job no.
04051
sheet no. of

page no.
L0.1

cad dwg. file: 04051a0-0.dwg

trees



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PRUNUS Cerasifera	PURPLE LEAF PLUM	15 GAL.	5

shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	RAPHIOLEPS INDICA 'CLARA'	INDIAN HAWTHORNE 'CLARA'	5 GAL.	25
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL.	21
	NERIUM OLEANDER 'DWARF RED FORM'	DWARF RED OLEANDER	5 GAL.	23

general notes

QUANTITIES SHOWN ARE FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO COUNT PLANTS SHOWN ON THE PLAN.
50% MINIMUM VEGETATIVE COVER REQUIRED IN ALL NON-PAVED AREAS (TYP).
PROVIDE ROOT GUARD WHERE TREES ARE LOCATED LESS THAN
5'-0" FROM WALKS/DRIVES (TYP).

C1 landscape legend

not to scale



A4 landscape plan

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

0 4 8 16

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SDR-15035 08/24/06 PC
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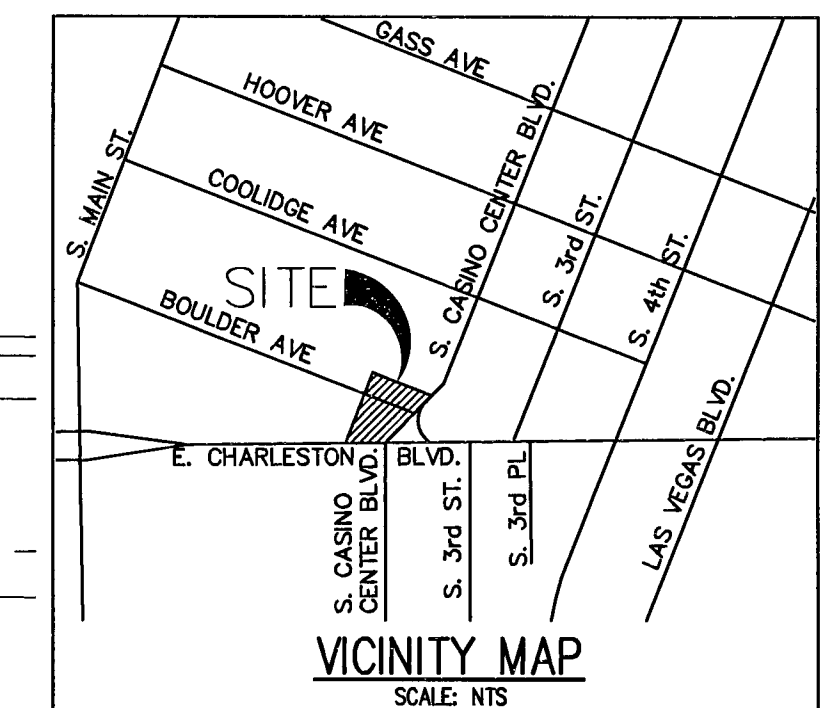
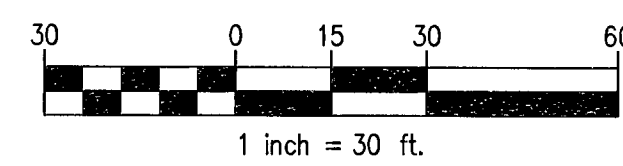
CORESTONE LLC 107 E. CHARLESTON BLVD. LAS VEGAS, NV. 89104 TEL (702) 383-3133 FAX (702) 383-9907	DATE: 9/12/07
CHECK NO. 1	DATE:
CHECK NO. 2	DATE:

CORESTONE LLC
MISSION BLOCK DEVELOPMENT
SITE PLAN

DATE: 9/22/07
DRAWN BY: JJP
PROJECT MGR: JDO
PROJECT NO: 071347
SCALE: 1"=30'

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rev.	date	description

project / address: **outdoors @ at**
casino center & charleston
las vegas, nv

sheet title: **overall site plan**

drawn/checked by: **de / jw**

date: **08.02.02**

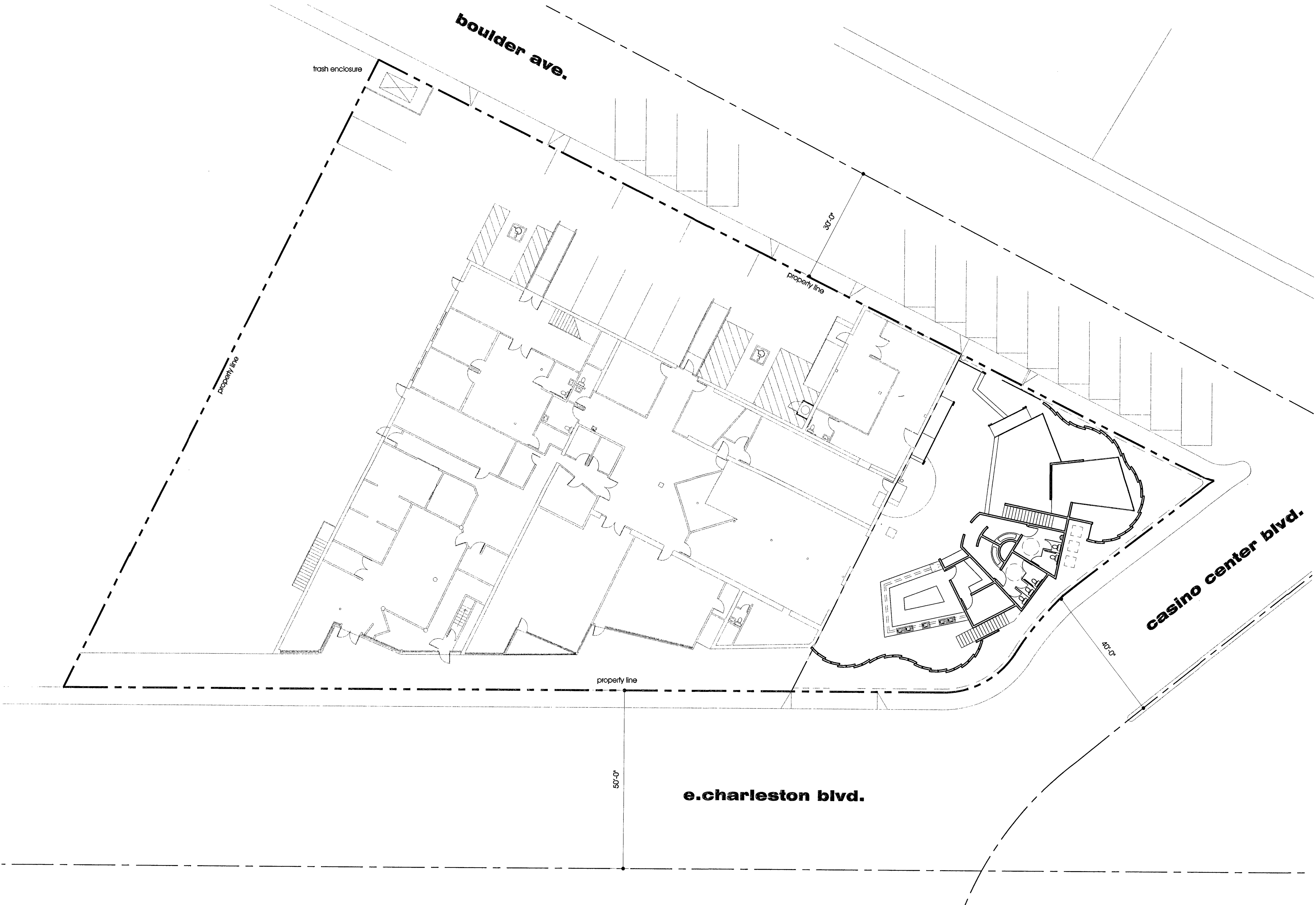
job no. **04051**

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A4 site plan

scale: 1/16" = 1'-0"

0 8' 16' 32'

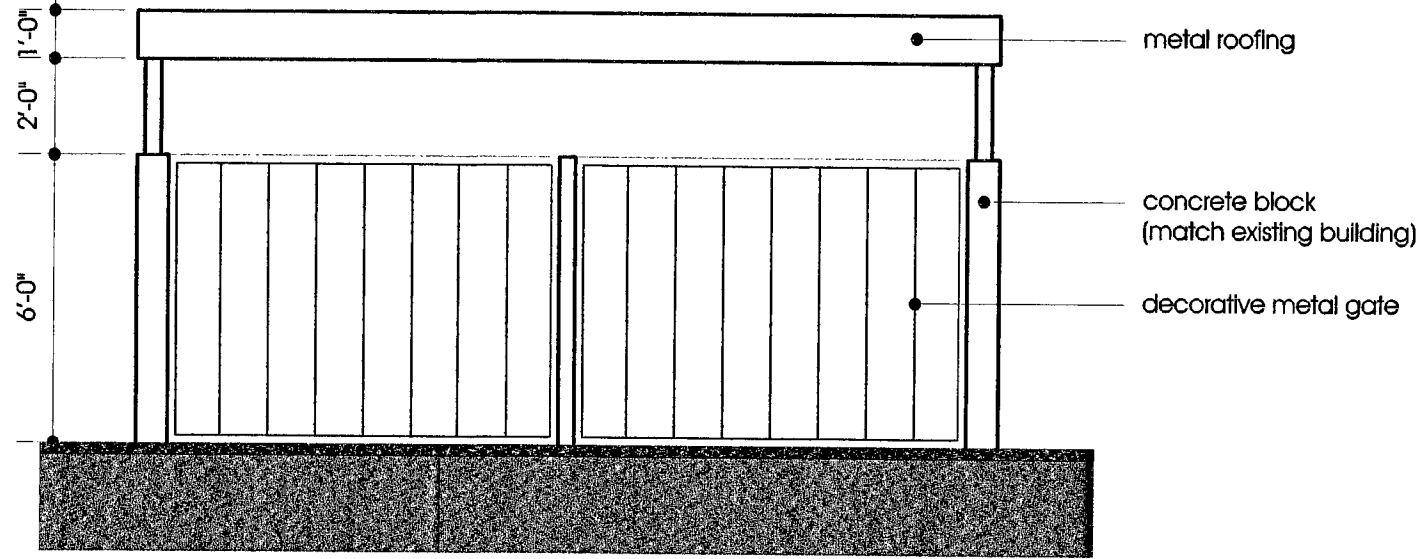
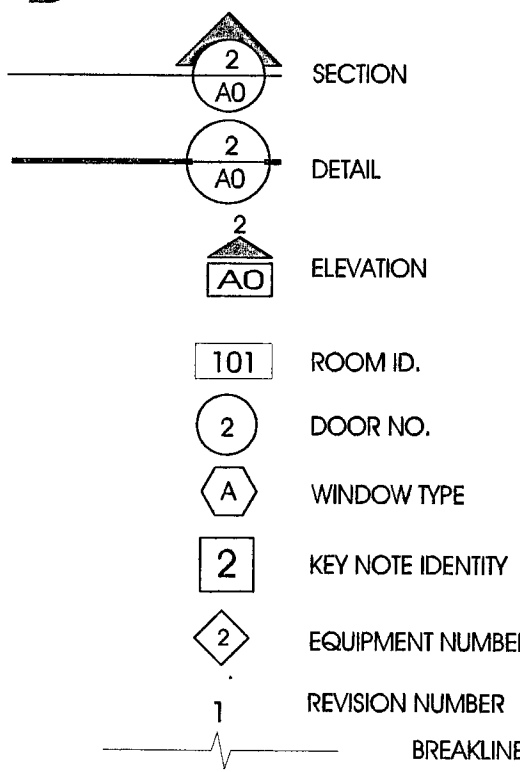
outdoors @ af

casino center & charleston

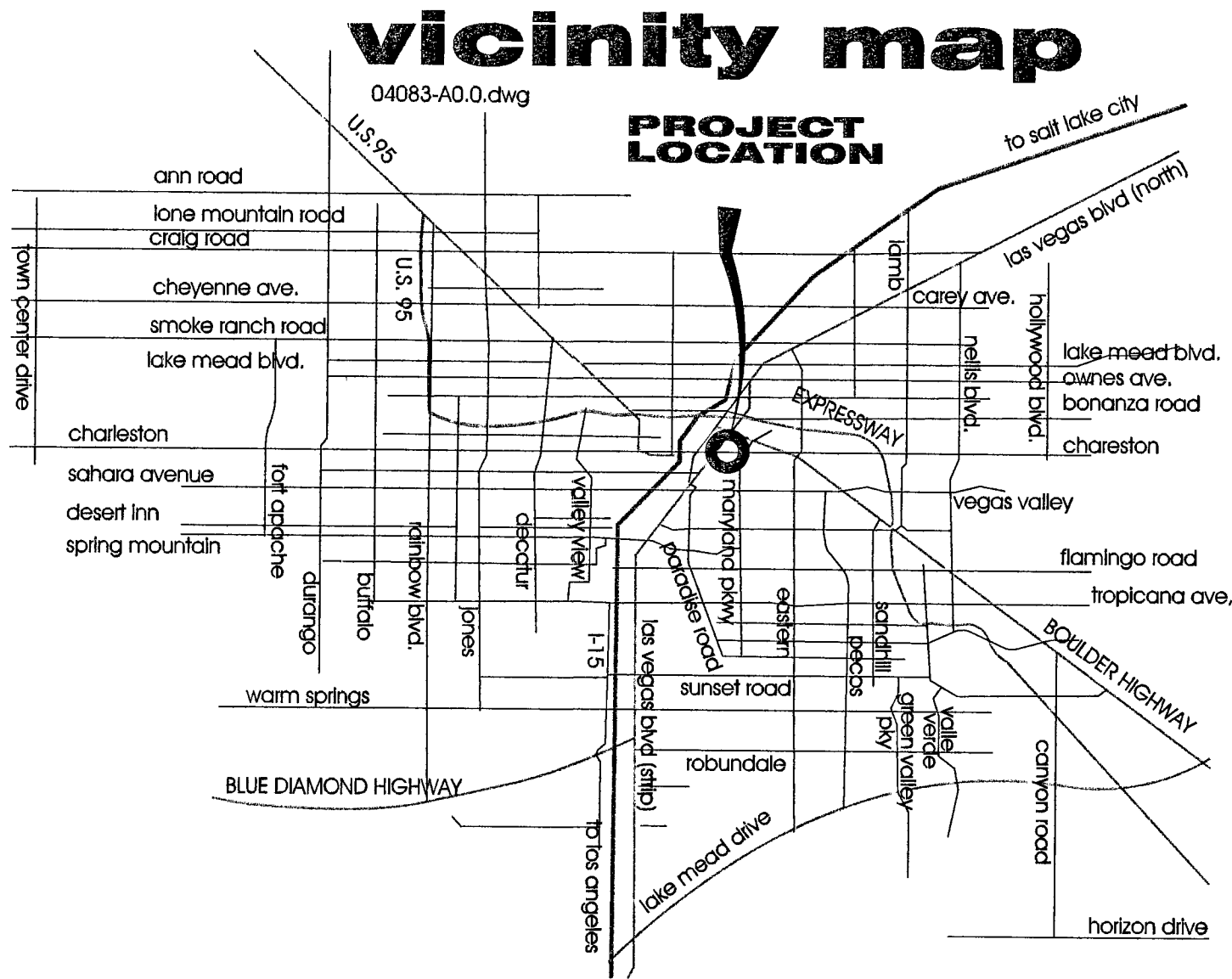
general notes

- DRAWINGS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF CONSTRUCTION AND THE RISKS INVOLVED DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE BUILDINGS STRUCTURAL INTEGRITY AT ALL STAGES OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES IN DIMENSIONS WHICH MAY BE FOUND SHALL BE BROUGHT TO THE ARCHITECTS NOTICE FOR HIS DECISION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- CONTRACTORS SHALL FOLLOW SIZES IN THE CONSTRUCTION DOCUMENTS OR FIGURES ON THE DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS. FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.
- WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.
- ALL THE CONTRACTORS PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING ANY PERTINENT WORK.
- ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS
- DIMENSIONS SHOWN ON PLANS ARE TO THE FACE OF THE STUDS OR COLUMN UNLESS OTHERWISE NOTED.
- ANY OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS ON THE PLANS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY OF THE EFFECTED WORK.
- HEIGHTS AND ELEVATIONS SHOWN ON THE PLANS ARE FROM THE TOP OF THE FINISHED SLAB.
- ALL CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE 2000 INTERNATIONAL BUILDING CODE AND ALL STATE/ FEDERAL AGENCIES HAVING JURISDICTION.
- FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE DESIGNED BY THE SUBCONTRACTOR AS DIRECTED BY THE GENERAL CONTRACTOR IN COORDINATION WITH THE OWNER. ALL SUBCONTRACTORS SHALL PROVIDE AND SUBMIT REQUIRED DRAWINGS, CALCULATIONS, ETC. AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT HAVING JURISDICTION FOR ACQUIRING ALL PERMITS TO COMPLETE WORK AS REQUIRED.
- CONTRACTOR RESPONSIBLE FOR ALL DEMO REQ'D TO PERFORM WORK
- ALL WORK MUST COMPLY WITH ICC/ANSI A117.1-1998

symbols



D2 enclosure elevation
scale: 1/4" = 1'-0"



contents

A0.0	SITE PLAN
A1.0	FLOOR PLANS
A4.0	ELEVATIONS
L0.1	LANDSCAPE PLANS

project data

building area

GROUND FLOOR	4,145.22 s.f.
SECOND FLOOR	784.61 s.f.
TOTAL AREA	4,929.83 s.f.

parking required:

TINOCO'S DINING (700 SF) @ 1/50 (SF)	14
TINOCO'S KITCHEN (400 SF) @ 1/200 (SF)	2
OFFICE / GALLERY (24081 SF) @ 1/300 (SF)	80
OUTDOORS @ AF (4930 SF) @ 1/50 (SF)	99
TOTAL:	195
PARKING PROVIDED (ON SITE):	24
PARKING PROVIDED (ON BOULDER ADJACENT TO SITE):	19

parcel data

BUILDING AREA	4,145 SF
LOT AREA	0.13 ACRES
FLOOR / AREA	70%



note: the slope of accessible routes to be 5% max in the direction of travel w/ a cross slope of 2% max

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mp&e: _____
civil: _____
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project / address: **outdoors @ af**
casino center & charleston
las vegas, nv
owner: _____

sheet title: **site plan**

drawn/checked by: **de / jw**
date: **05.23.06**
job no. **04051**
sheet no. _____ of _____
page no. _____

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