Plans (PMT)



Separator Sheet

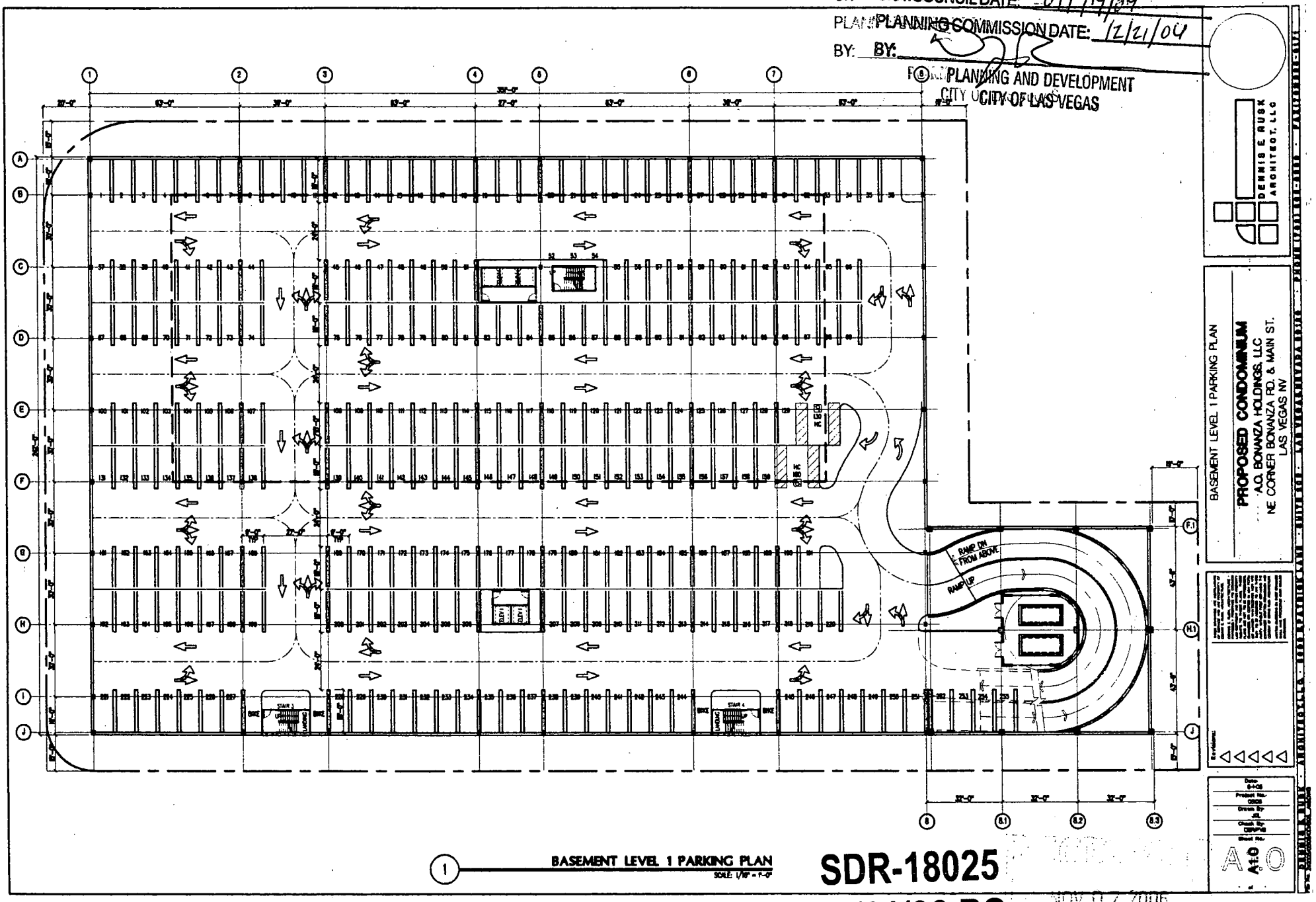
APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY:

FOR PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



DENNIS E RUSK ARCHITECT, LLC

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

BASEMENT LEVEL 1 PARKING PLAN

A1.0

A0

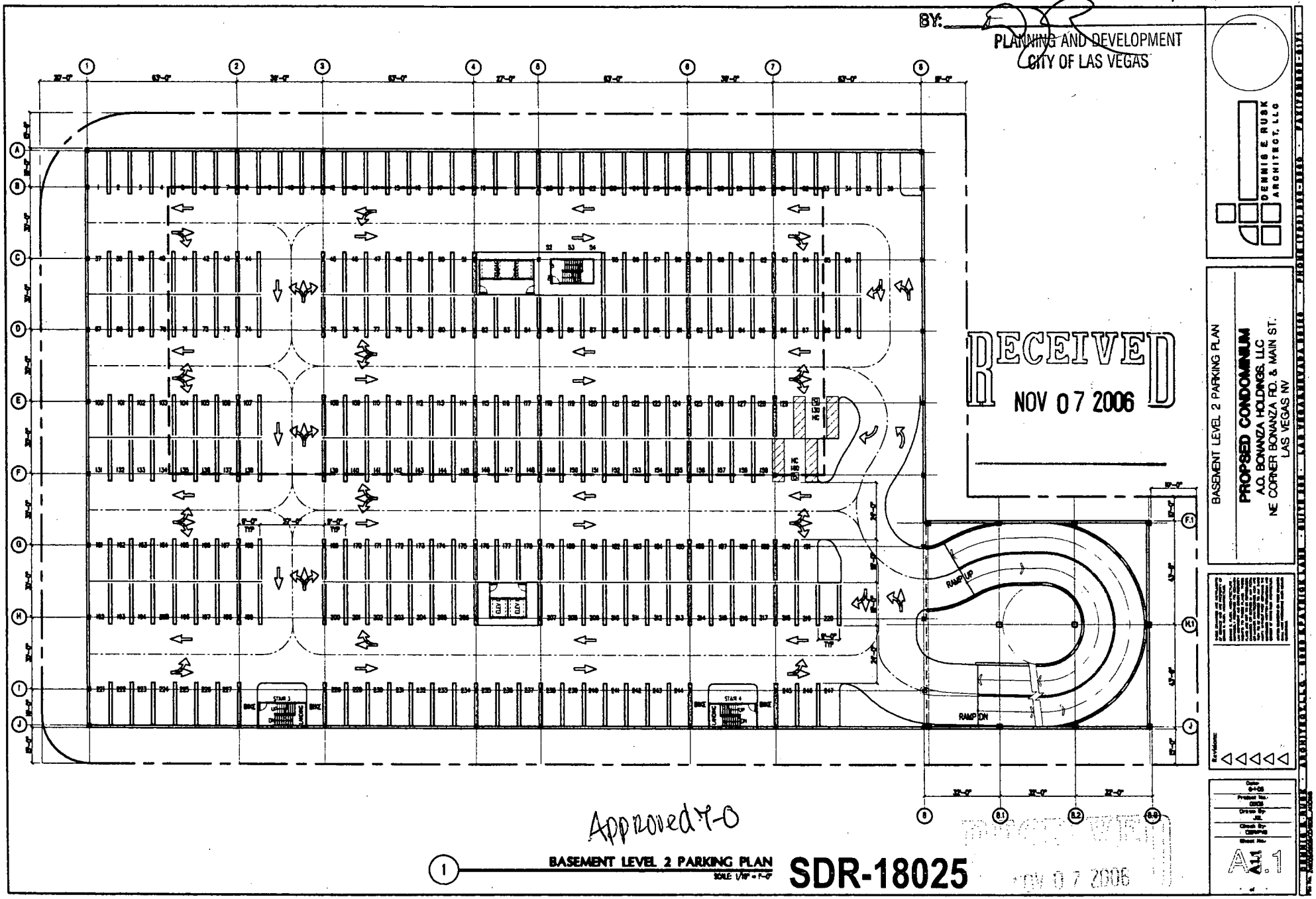
1 BASEMENT LEVEL 1 PARKING PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

NOV 07 2006

Approved 4-0

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

DENNIS E RUSK
ARCHITECT, LLC

BASEMENT LEVEL 2 PARKING PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

Approved 7-0

1 BASEMENT LEVEL 2 PARKING PLAN
SCALE: 1/16" = 1'-0"

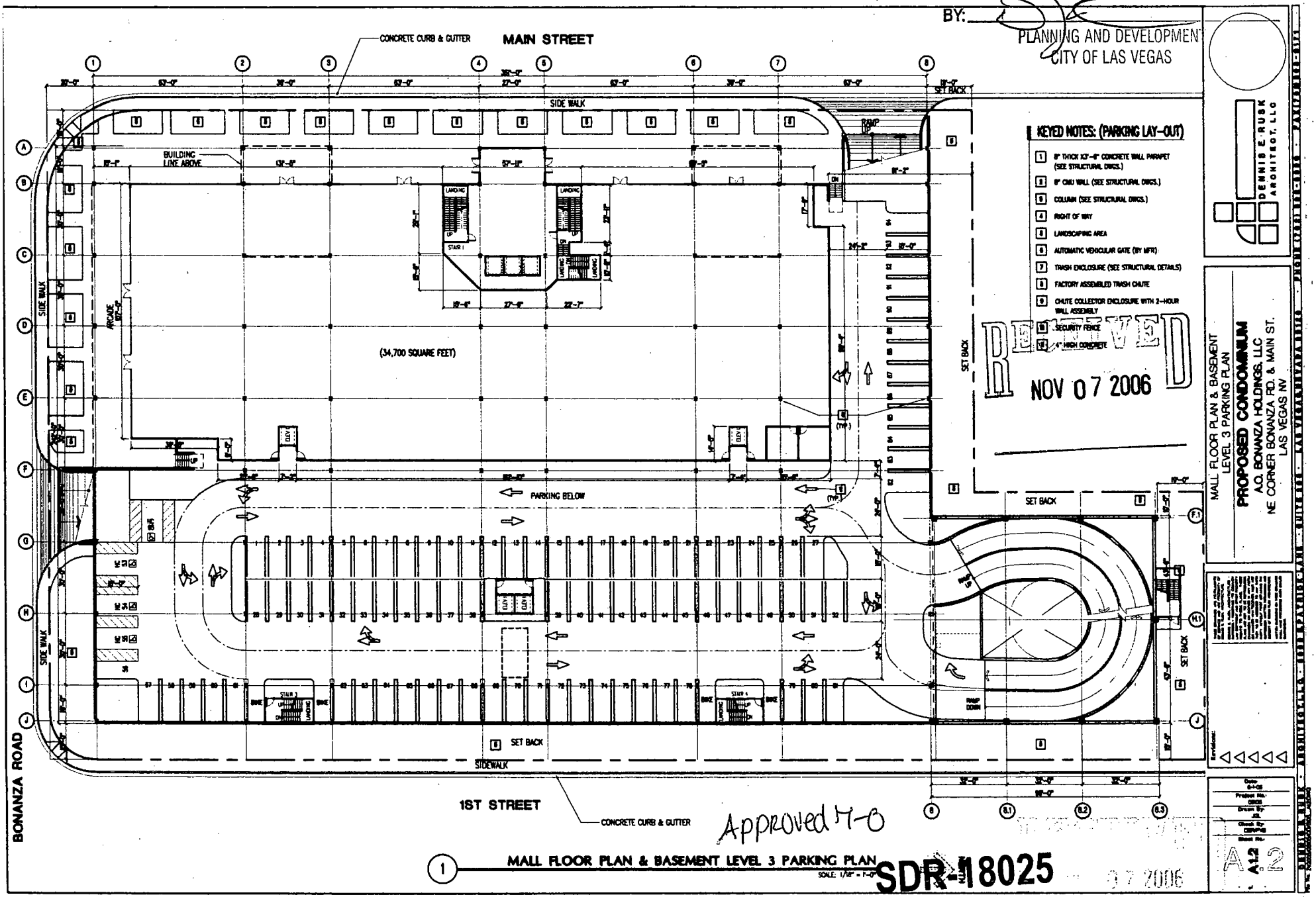
SDR-18025

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NOV 07 2006

12/21/06 PC

A1.1

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



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DENNIS E. RUSK
ARCHITECT, LLC

MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

Approved M-O

1 MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

A1.2

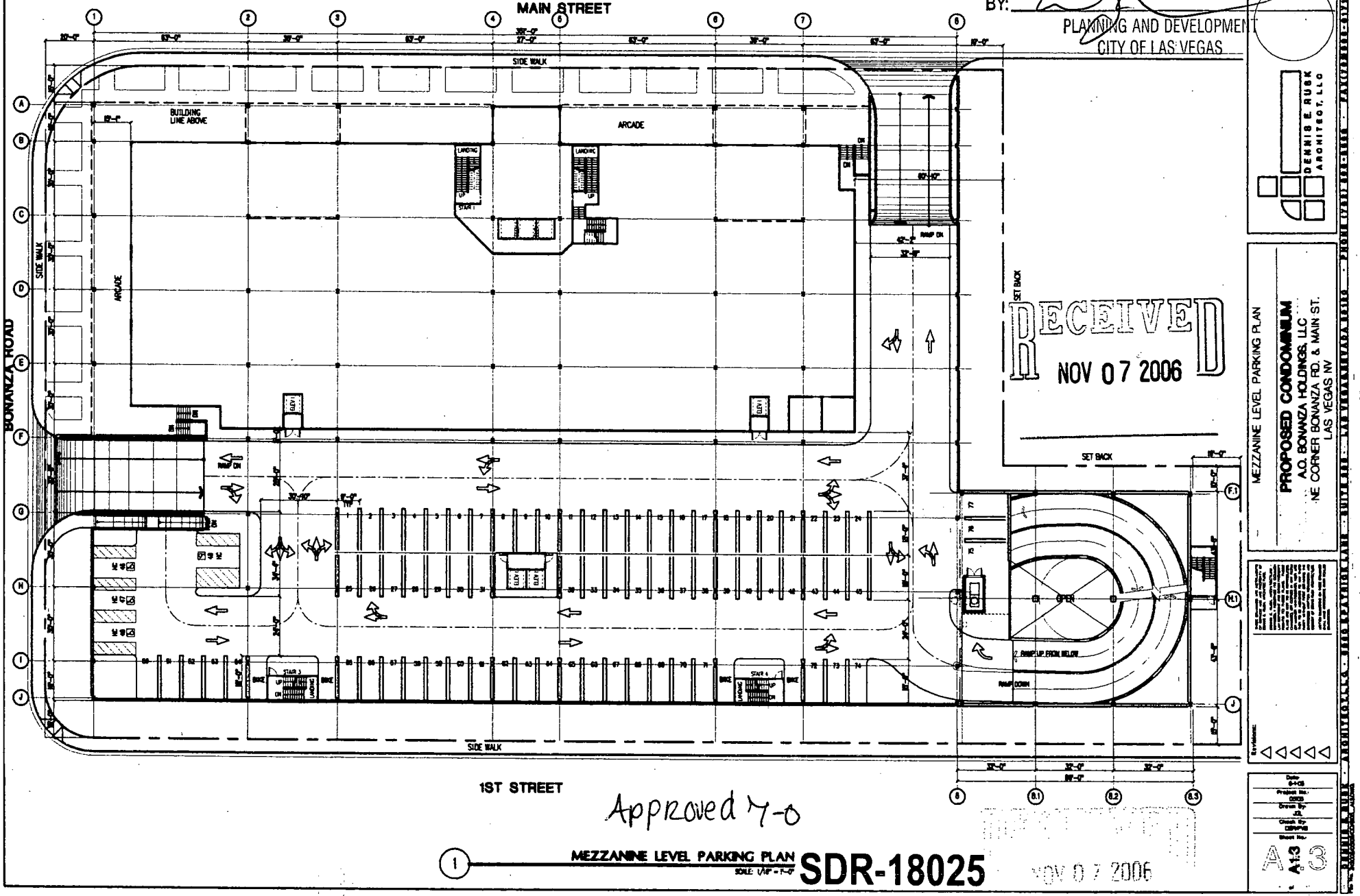
APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY:

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



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DENNIS E. RUSK
ARCHITECT, LLC

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

MEZZANINE LEVEL PARKING PLAN

A1.3

Approved 7-0

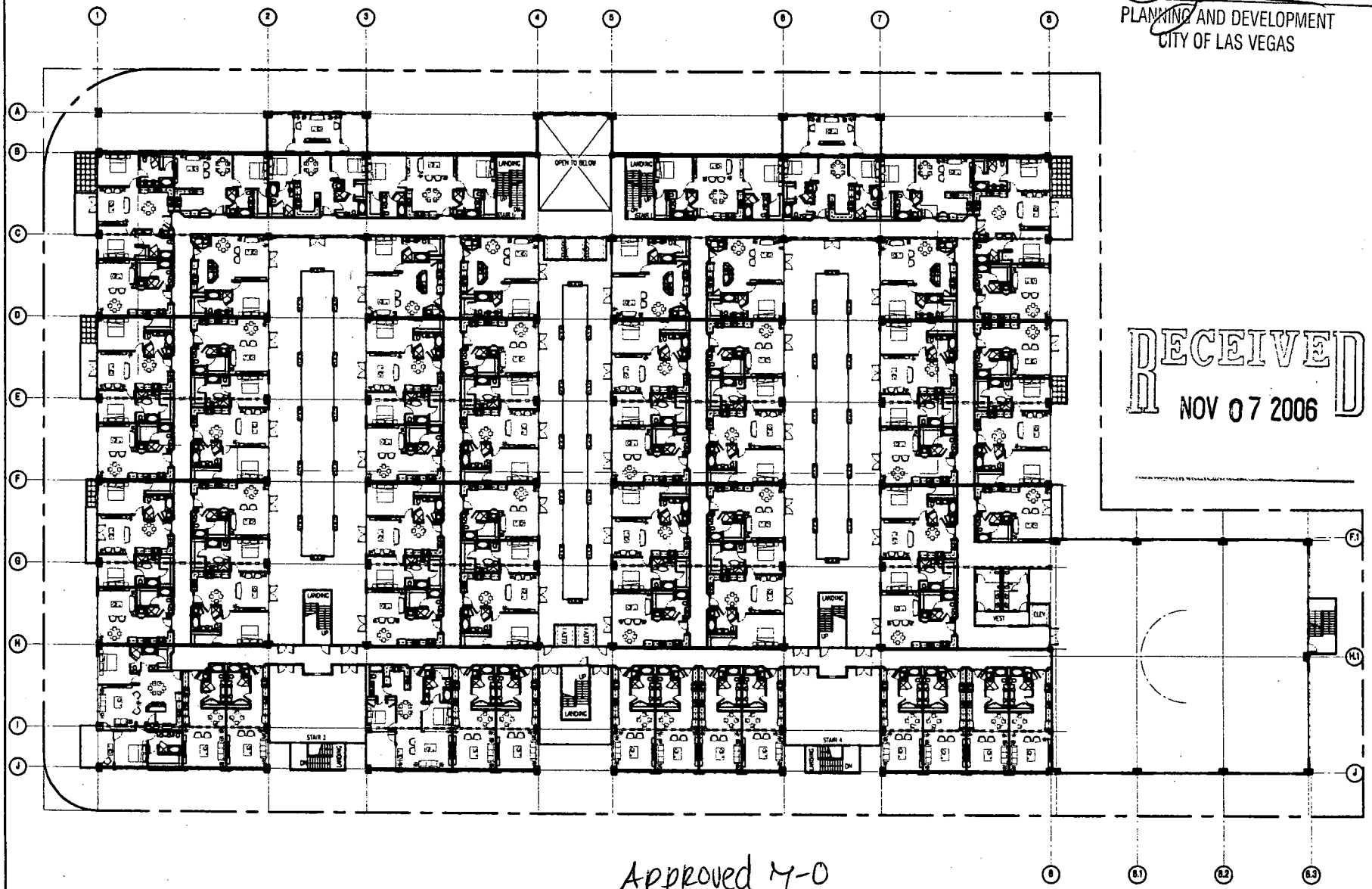
1 MEZZANINE LEVEL PARKING PLAN
SCALE: 1/16" = 1'-0"

SDR-18025

RECEIVED
NOV 07 2006

12/21/06 PC

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved 4-0

1 LEVEL 1 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

DENNIS E RUSK ARCHITECT, LLC

LEVEL 1 UNITS FLOOR PLAN

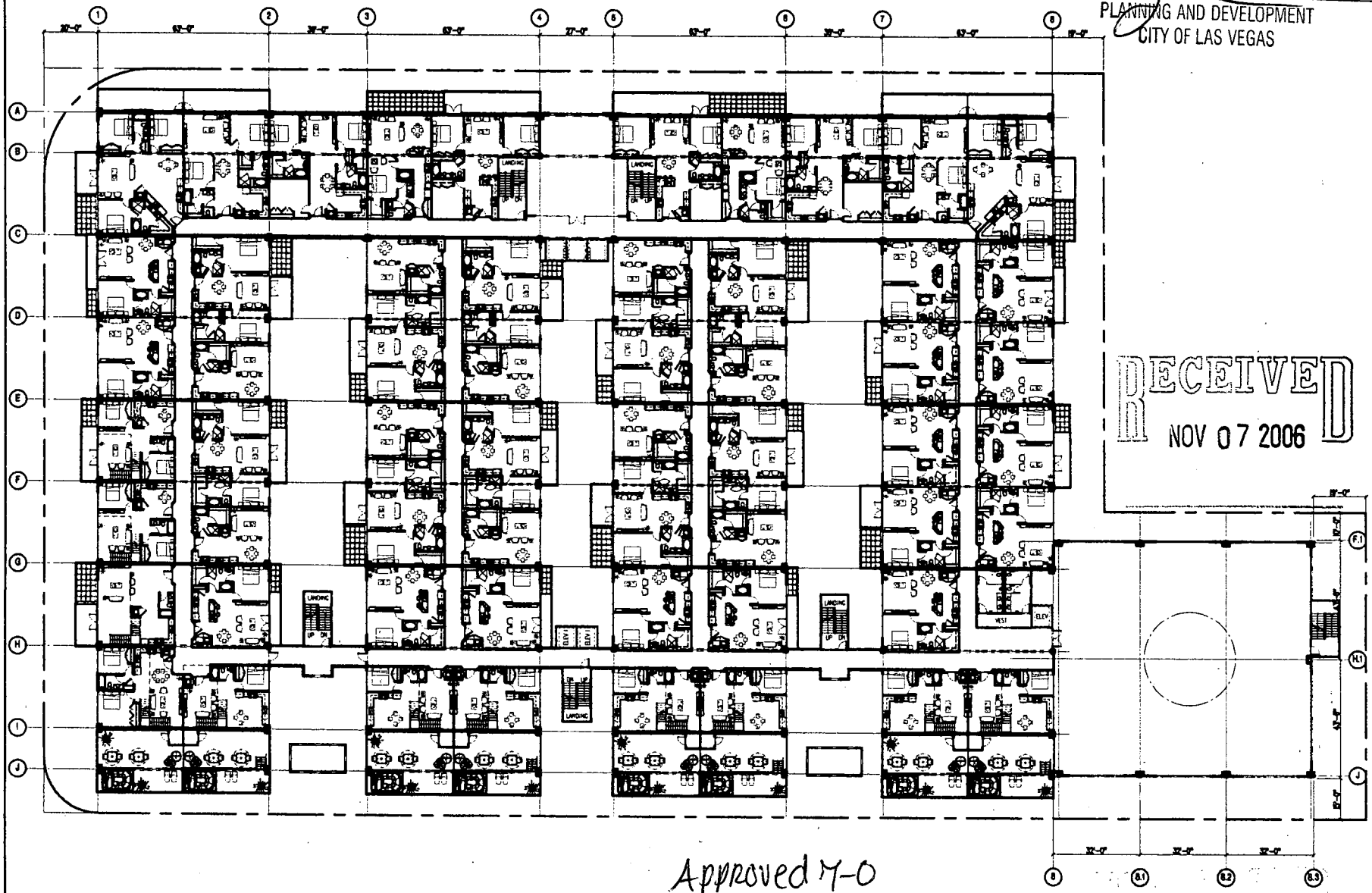
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

Revisions:

A1.4

RECEIVED
NOV 07 2006

APPROVED
CITY COUNCIL DATE: 01/12/27
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved M-O

1 LEVEL 2 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

DENNIS E RUSK
ARCHITECT, LLC

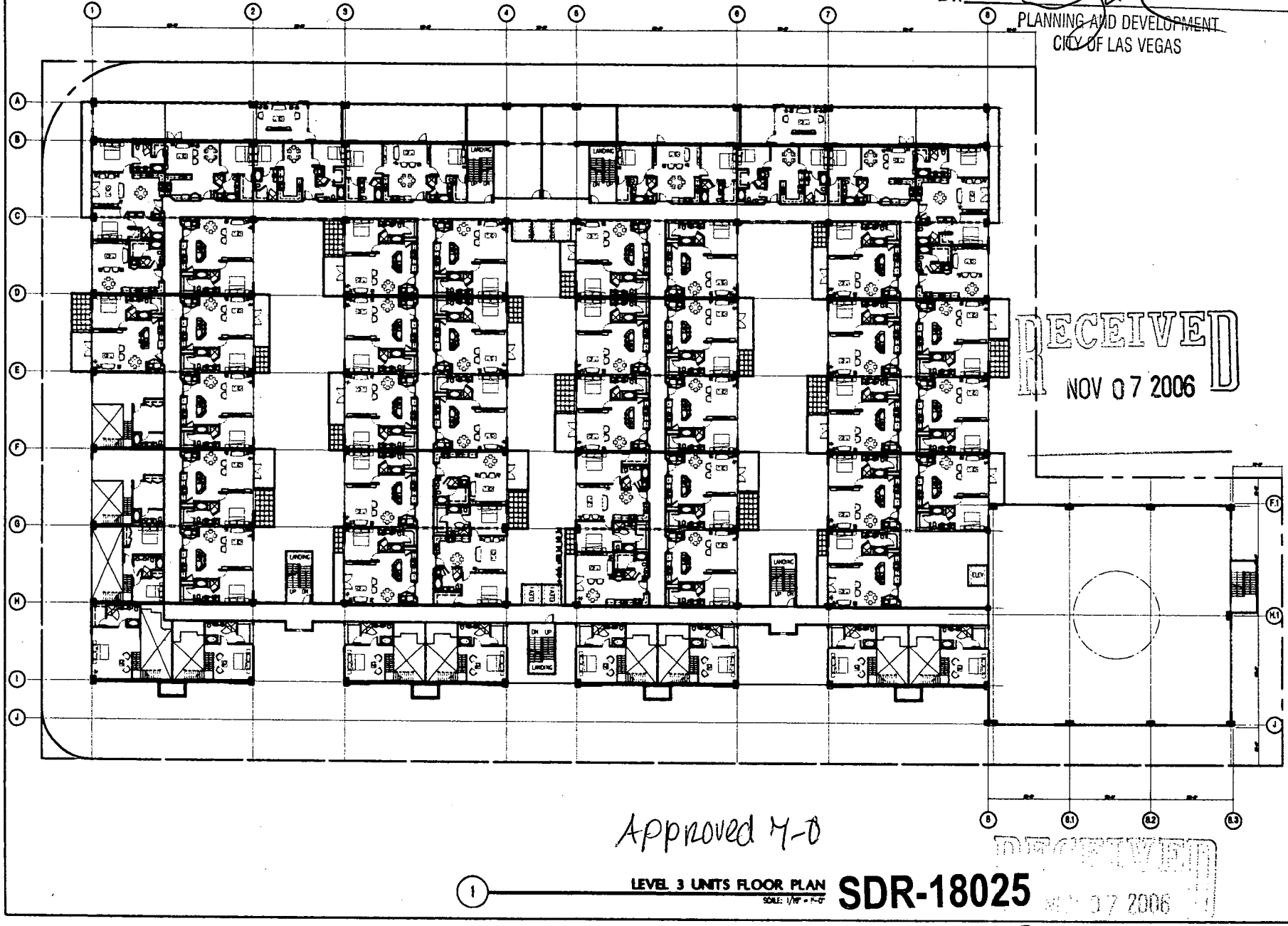
LEVEL 2 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

Revisions:

A1.5

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

DENNIS E RUSK
ARCHITECT, LLC

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

LEVEL 3 UNITS FLOOR PLAN

Revisions:

A1.6

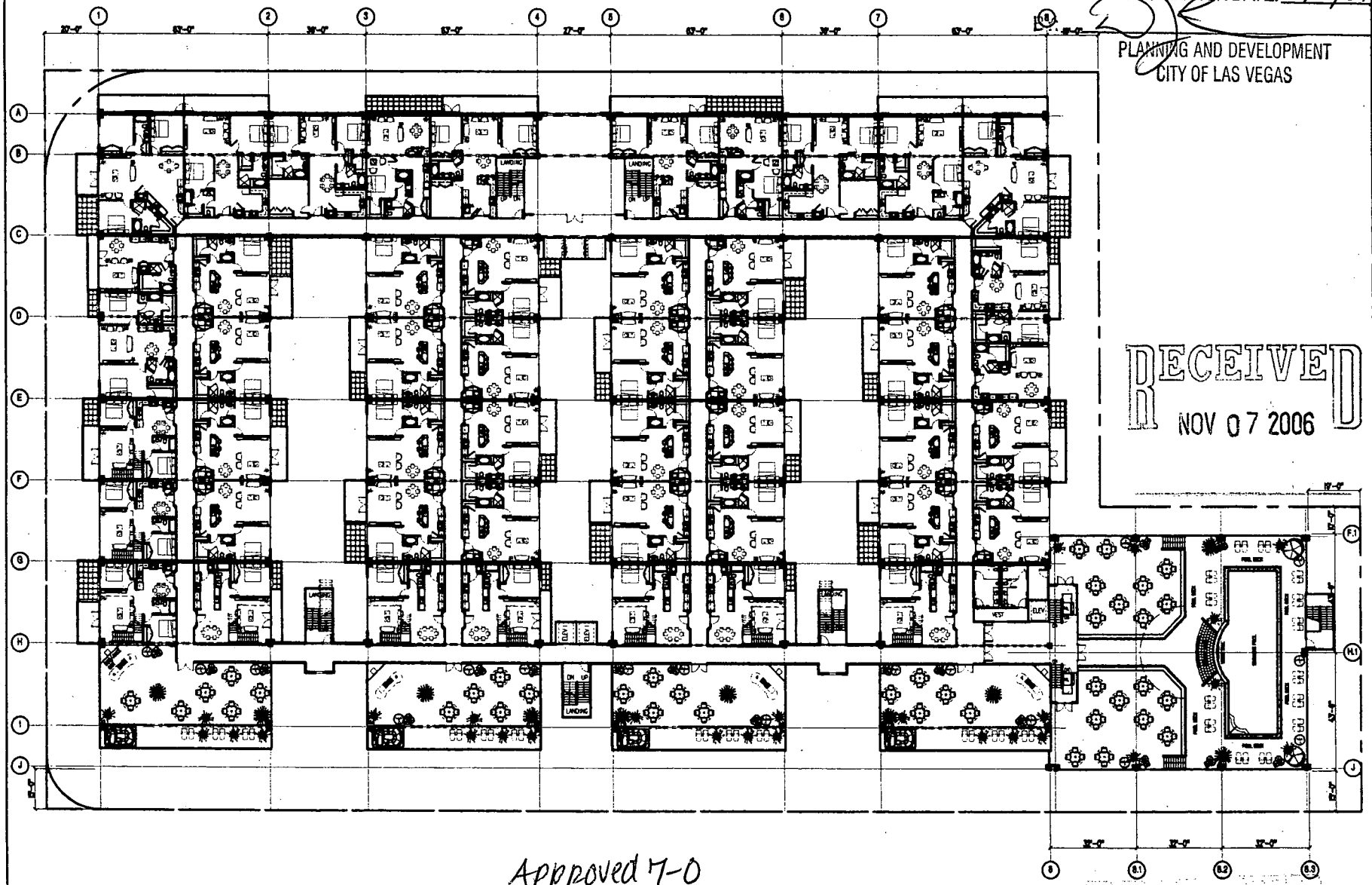
Approved 4-0

1 LEVEL 3 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
NOV 07 2006

SDR-18025
12/21/06 PC

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved 7-0

1 LEVEL 4 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

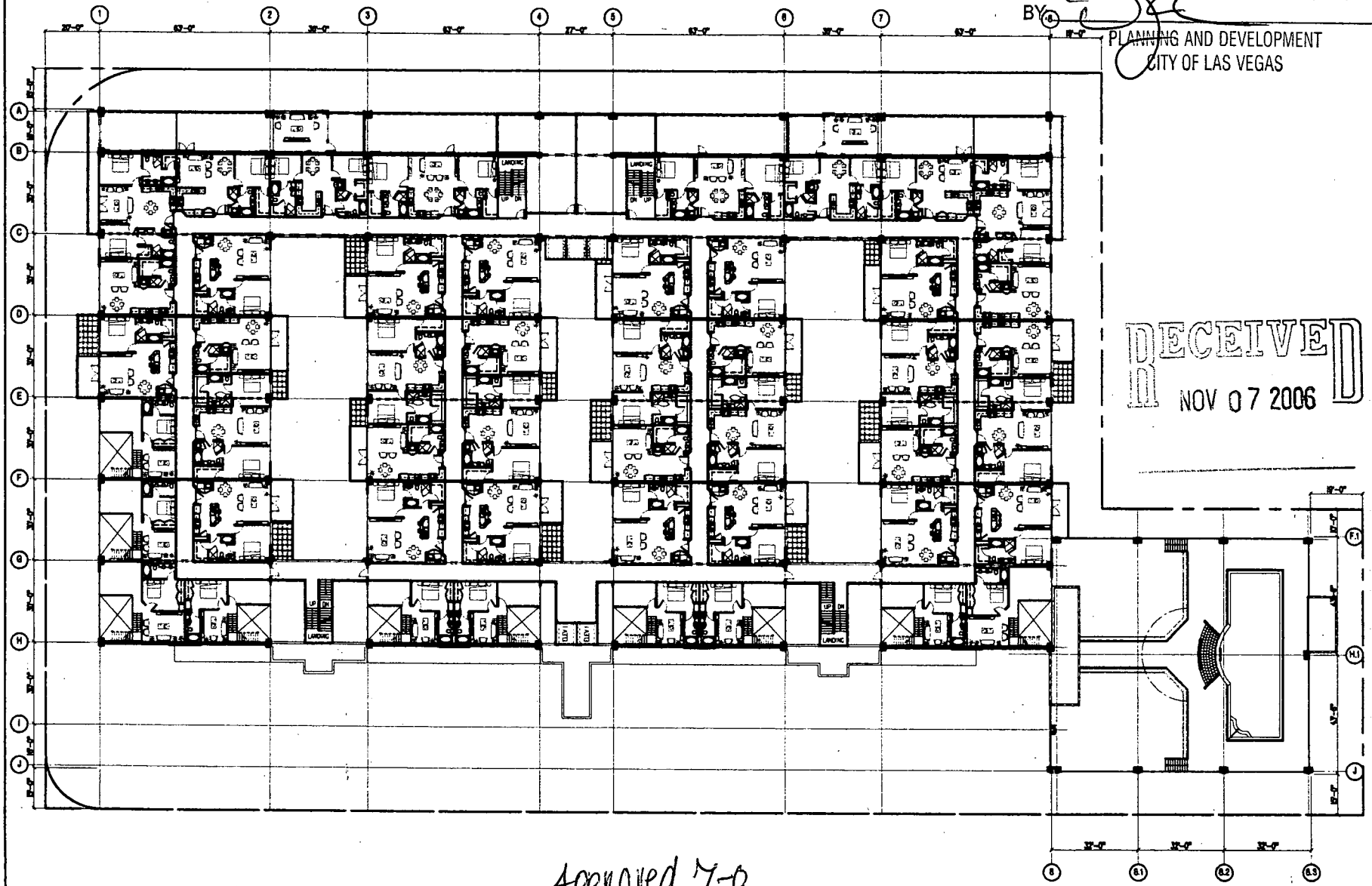
DENNIS E. RUSK ARCHITECT, LLC

LEVEL 4 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

A1.7

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved 7-0

1 LEVEL 5 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

SDR-18025

12/21/06 PC

DENNIS E RUSK ARCHITECT, LLC

LEVEL 5 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

A1.8

A 8

RECEIVED
NOV 07 2006

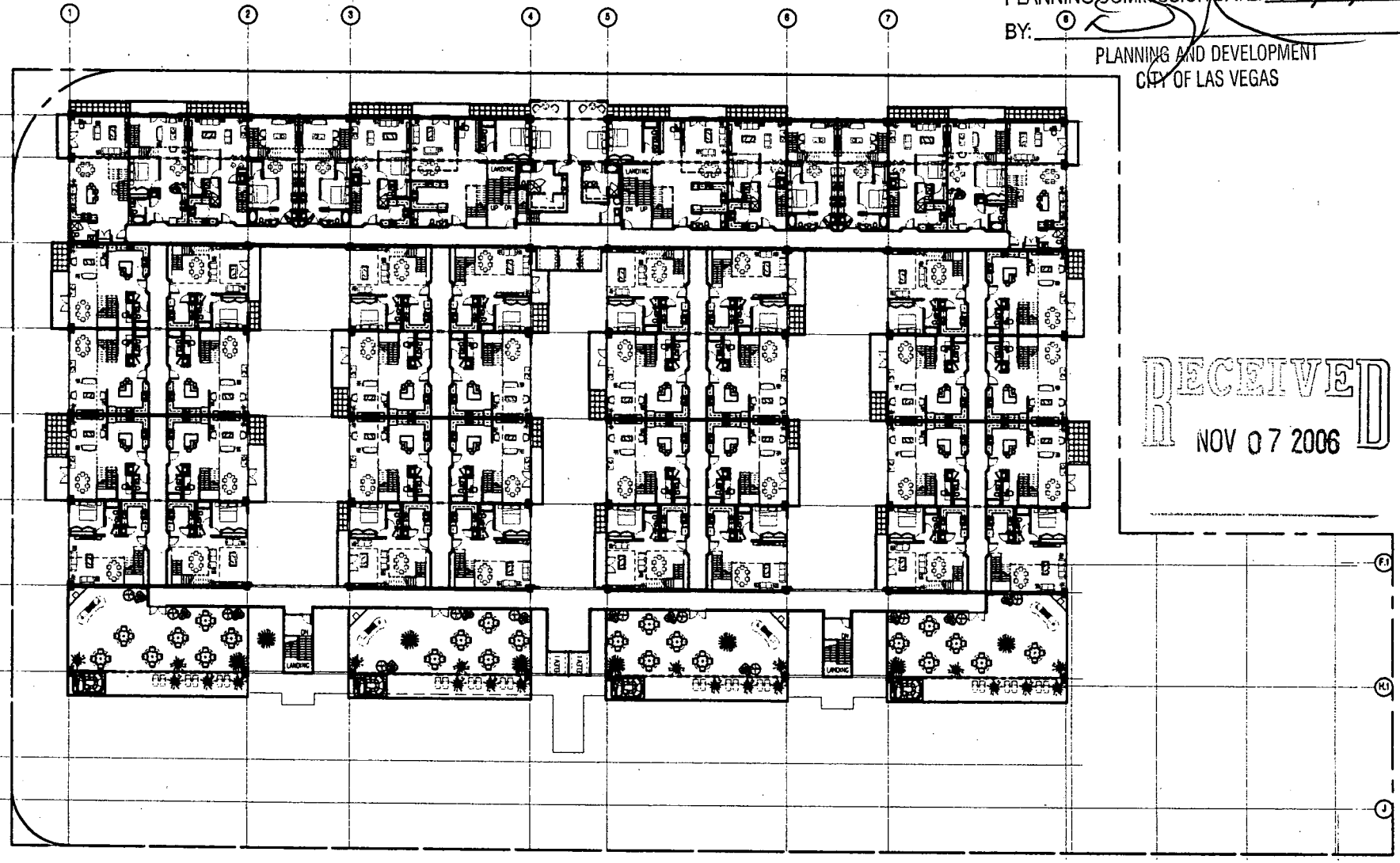
APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY:

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved 4-0

1 LEVEL 6 UNITS FLOOR PLAN
SCALE: 1/16" = 1'-0"

SDR-18025

12/21/06 PC

DENNIS E RUSK ARCHITECT, LLC

LEVEL 6 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.Q. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

Revisions:

A1.9

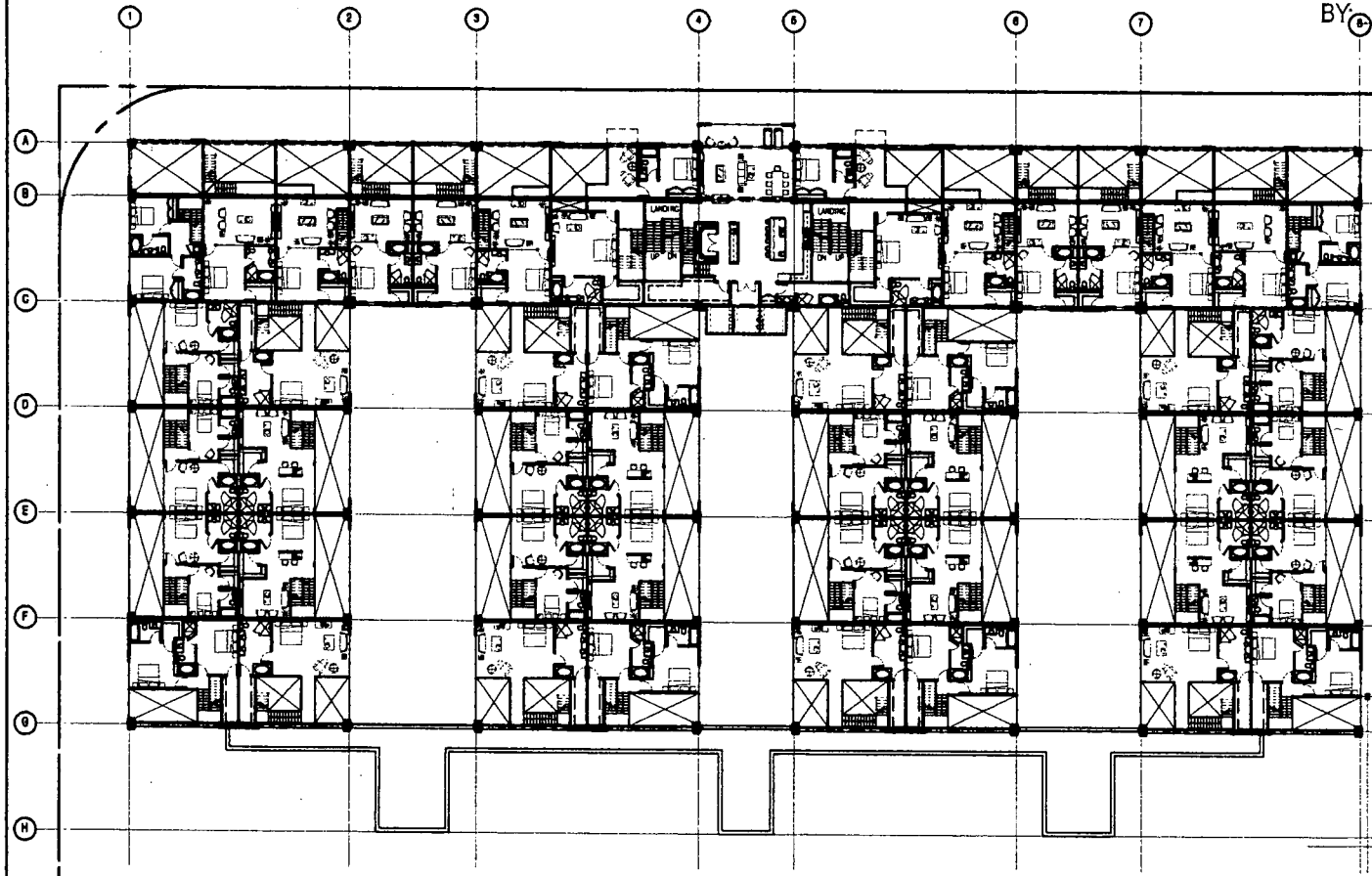
APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY: A

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



RECEIVED
NOV 07 2006

Approved 4-0

RECEIVED
NOV 07 2006

1 LEVEL 7 Loft FLOOR PLAN
SCALE: 1/16" = 1'-0"

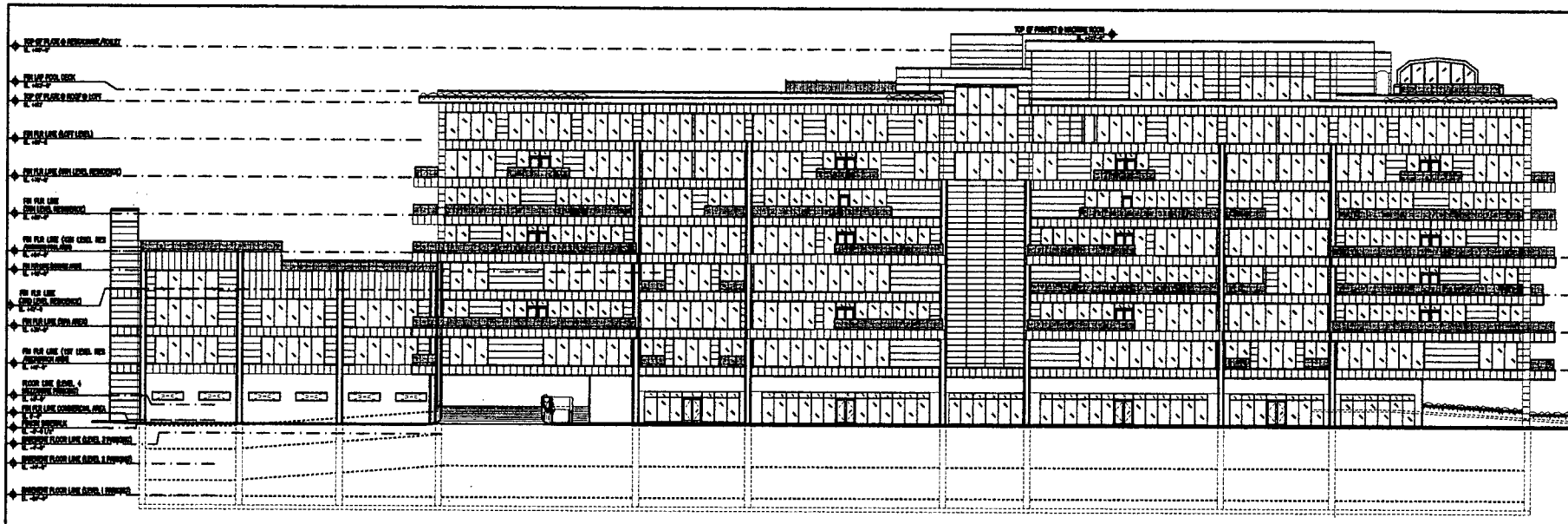
SDR-18025
12/21/06 PC

DENNIS E. RUSK
ARCHITECT, LLC

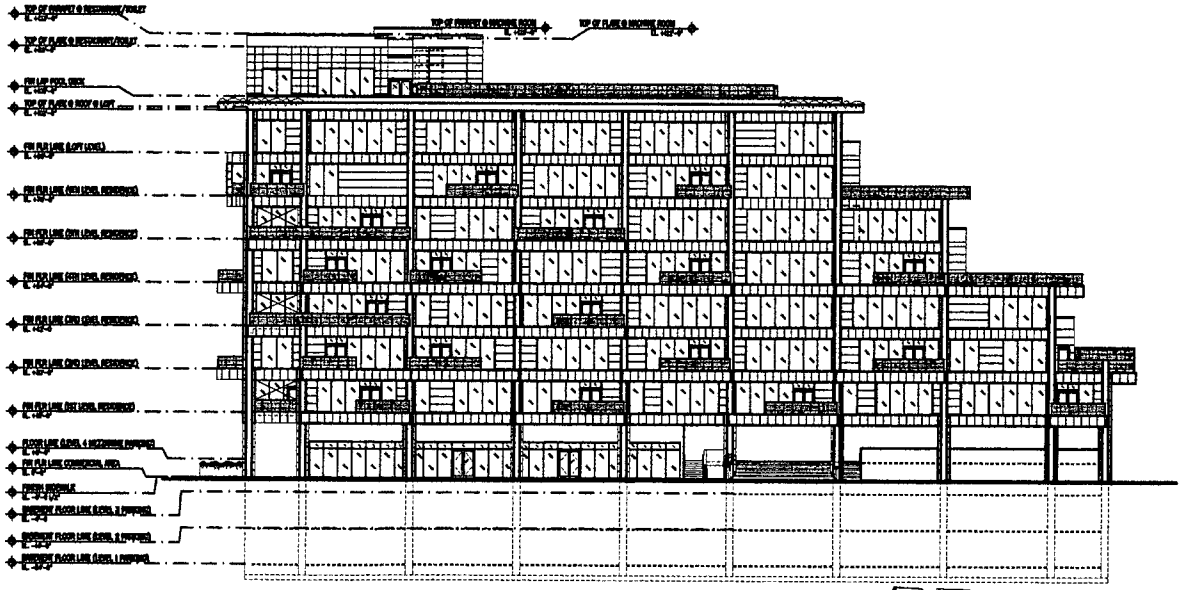
LEVEL 7 LOFT FLOOR PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

A1.10



2 ELEVATION ALONG MAIN STREET
SCALE: 1/16" = 1'-0"



1 ELEVATION ALONG BONANZA ROAD
SCALE: 1/16" = 1'-0"

DENNIS E. RUSK
ARCHITECT, LLC

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

BUILDING ELEVATIONS

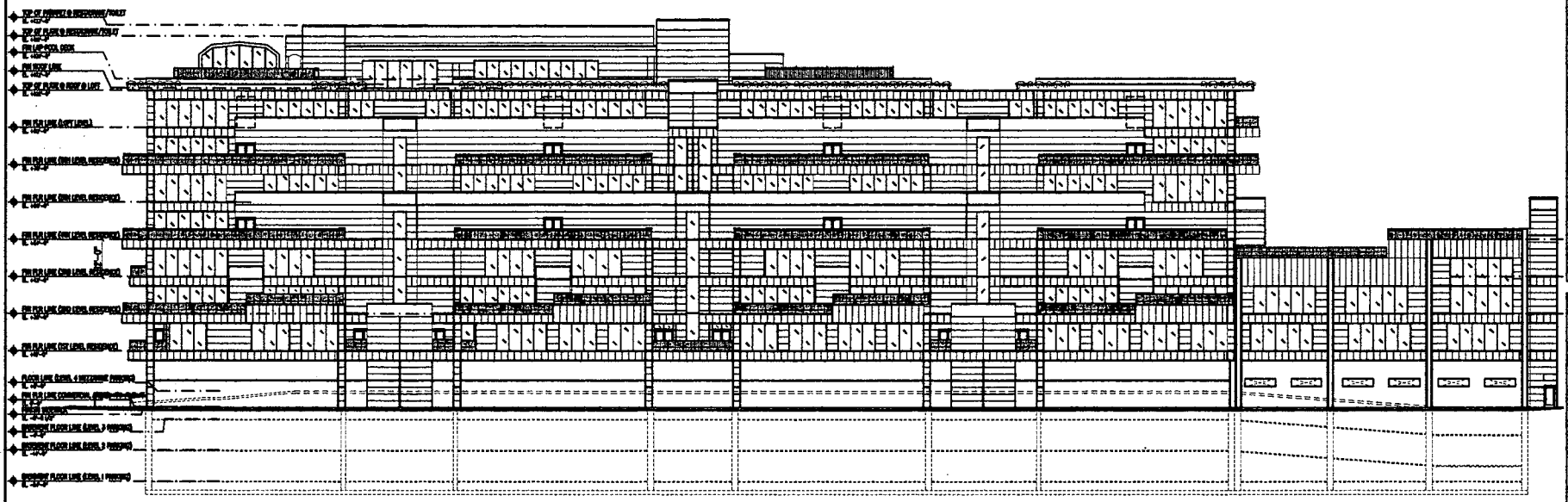
Revisions:

Date: 9-1-06
Project No.: 0606
Drawn By: JDL
Check By: DER/PMB
Sheet No.: A3.0

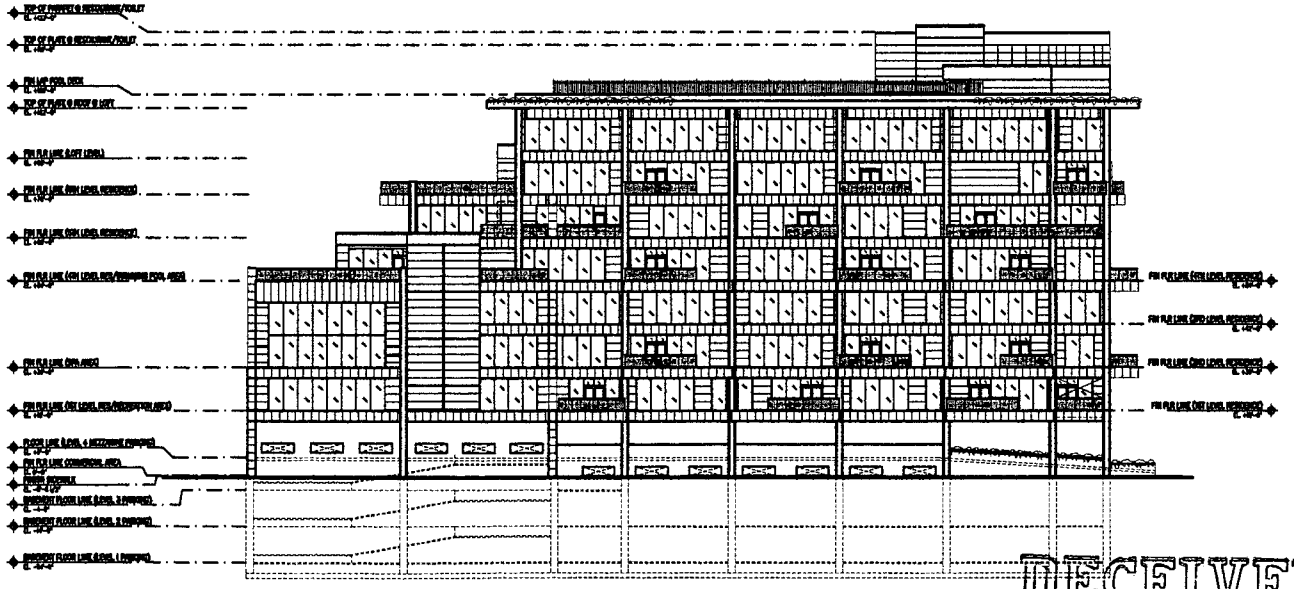
A3.0

RECEIVED
NOV 07 2006

SDR-18025
12/21/06 PC



2 ELEVATION ALONG 1ST STREET
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

DENNIS E RUSK
ARCHITECT, LLC

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

Revisions:

Date: 9-1-06
Project No.: 0603
Drawn By: JS
Check By: DER/MB
Sheet No.: A3.1

DENNIS E RUSK · ARCHITECT, LLC · 6900 EASTERN AVE. · SUITE 100 · LAS VEGAS, NEVADA 89119 · PHONE (702) 896-6900 · FAX (702) 896-6971

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NOV 07 2006

SDR-18025
12/21/06 PC

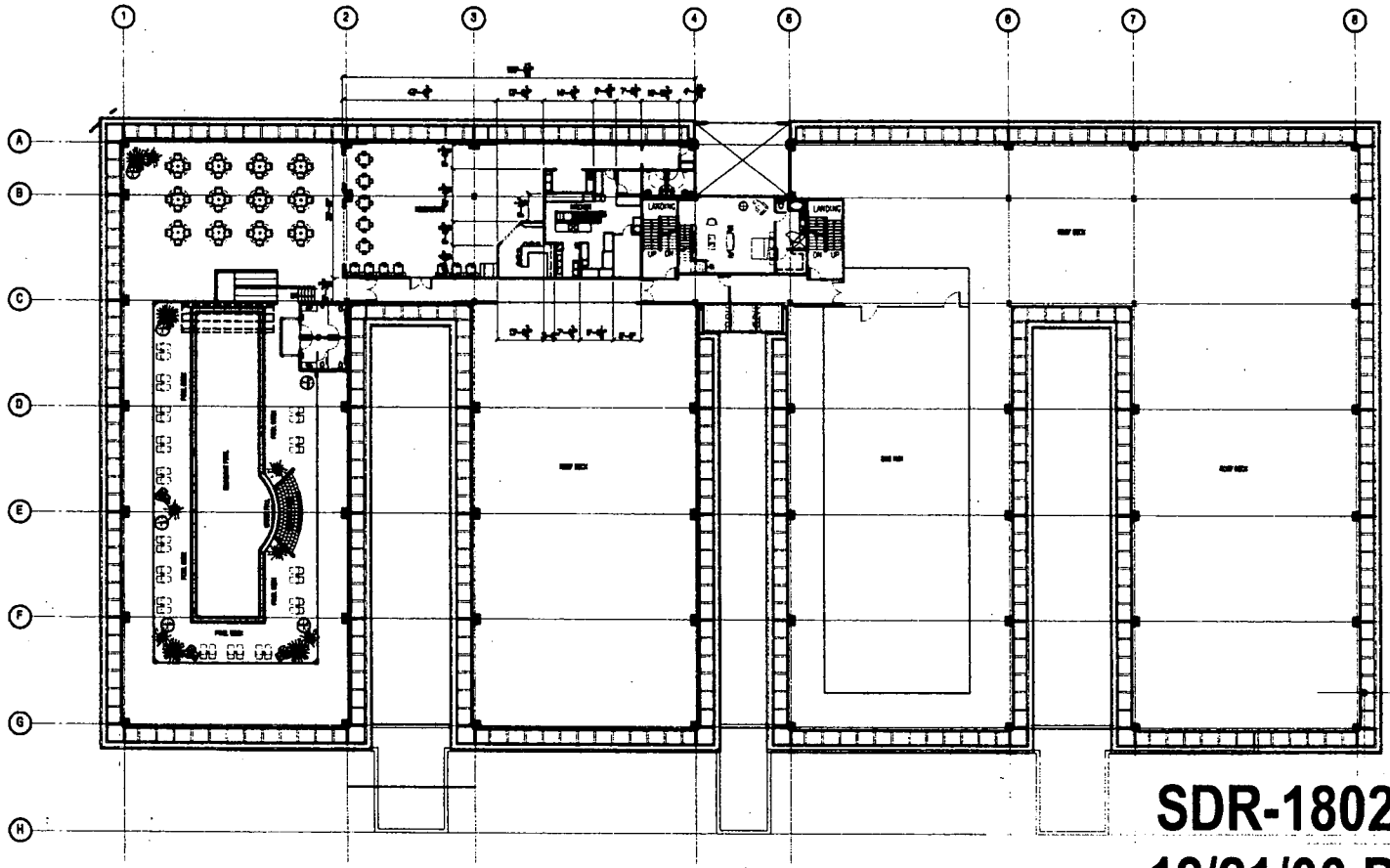
APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY: _____

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



Approved 7-0

1 ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN
SCALE: 1/16" = 1'-0"

SDR-18025
12/21/06 PC

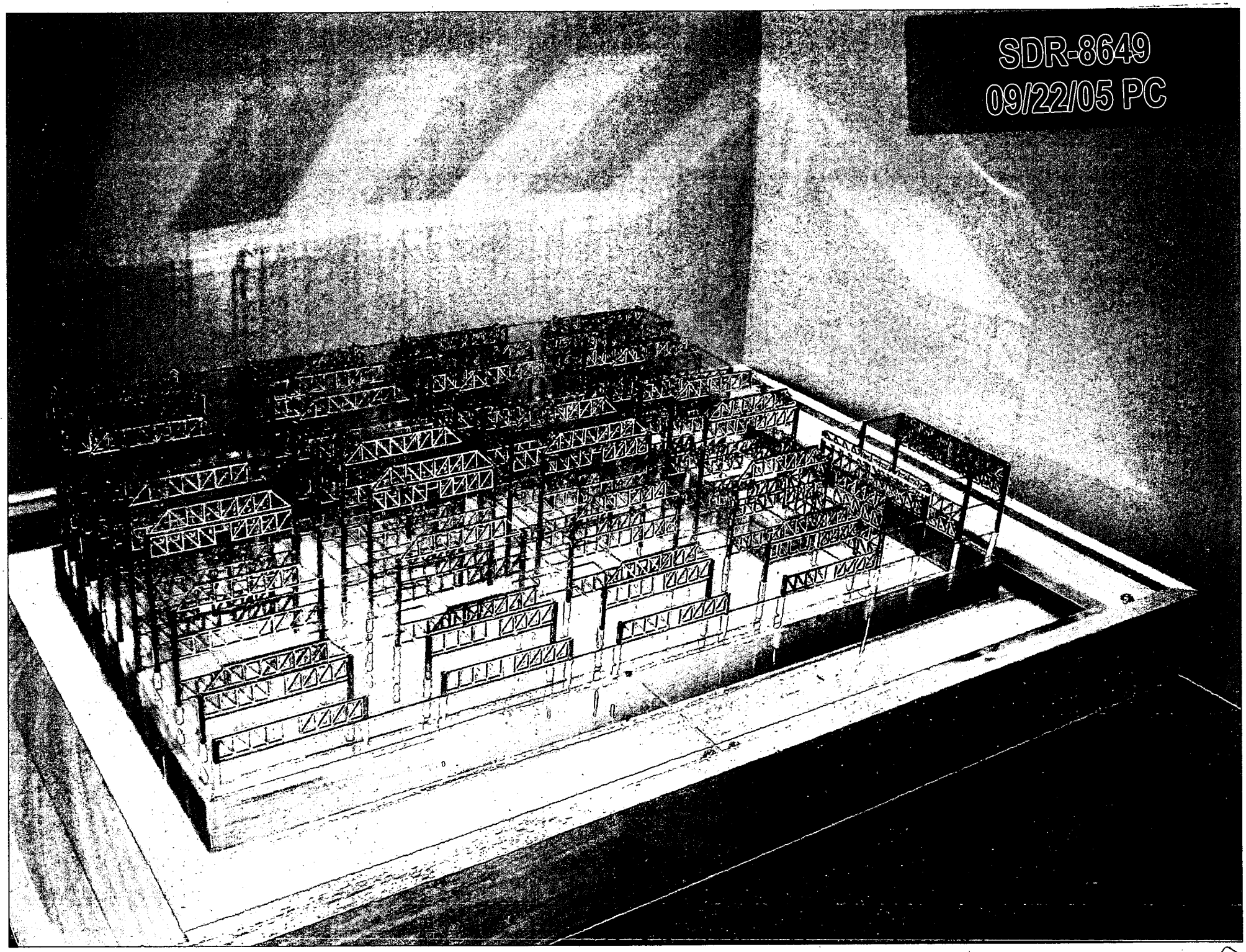
RECEIVED
NOV 07 2006

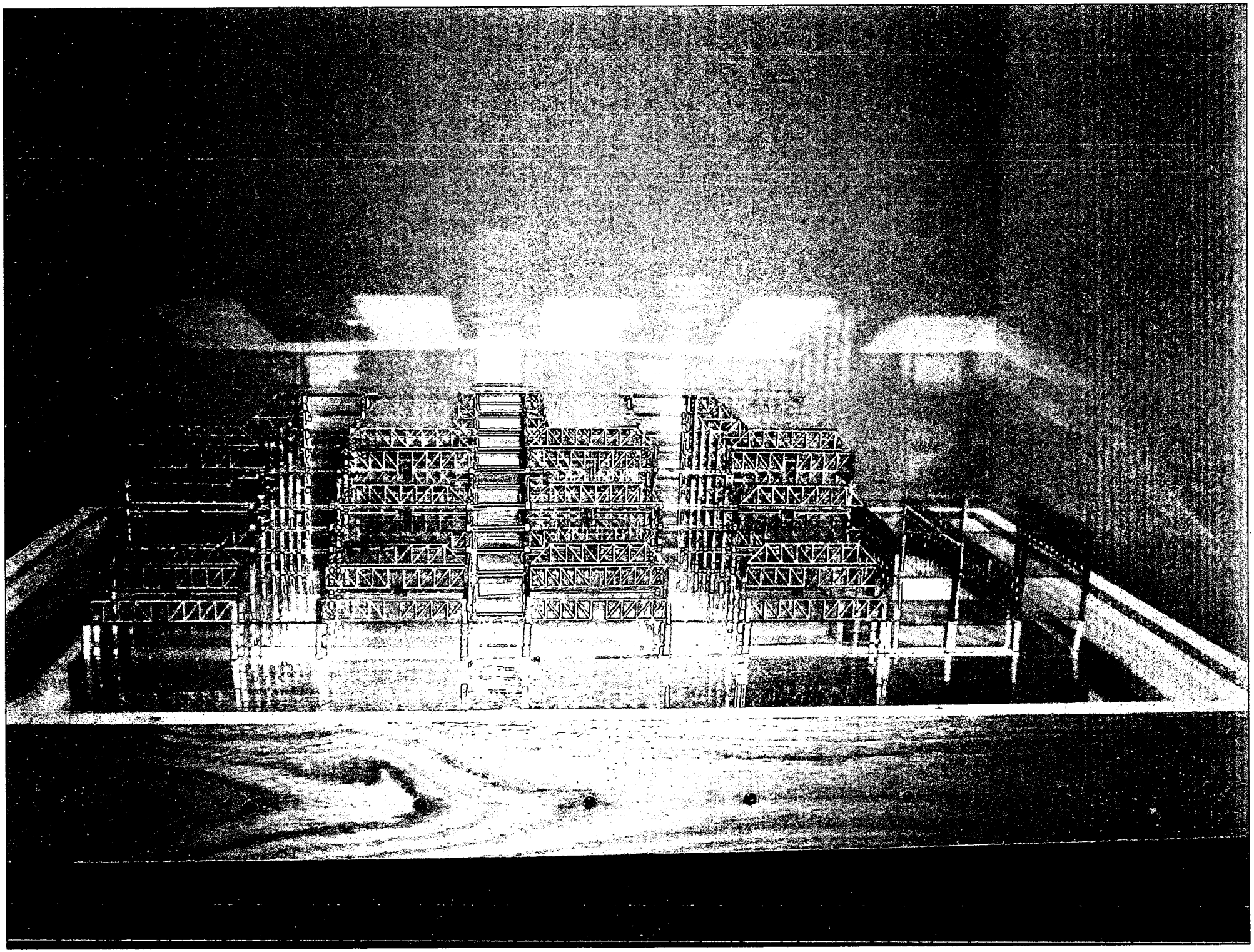
DENNIS E RUSK ARCHITECT, LLC

ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN

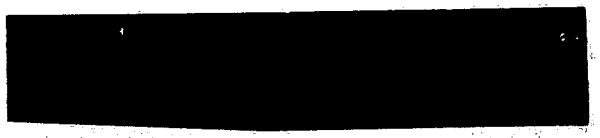
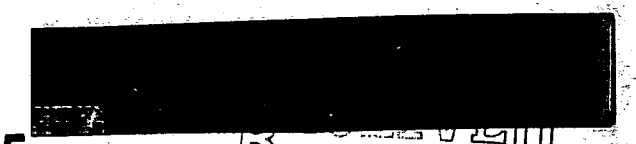
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

A1.0


SDR-8649
09/22/05 PC



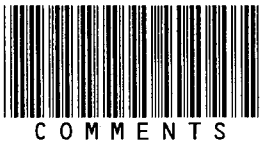
PAINT, FINISH AND MATERIAL SCHEDULE

DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
DRYVIT OVERHANG/FASCIA	FIELDSTONE (DRYVIT)	304	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
EXTERIOR COLUMN	VISTA PAINT POWDERHORN MANOR	8742	
DOOR & WINDOW FRAME,	VISTA PAINT ROMANTIC MODE	8263	
BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MODE	8263	
PERIMETER ROOF TRELLIS	VISTA PAINT POWDERHORN MANOR	8742	

SDR-18025
12/21/06 PC

NOV 07 2006

Comments



Separator Sheet

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: November 22, 2006
Re: **SDR-18025** The Aquitania Corporation NEC Main St. & Bonanza Rd.
Request for a Site Development Plan Review for the addition of a restaurant to an approved mixed use development

CONDITIONS OF APPROVAL:

1. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

2. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions.

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	**Land Development**
From:	**Steve Gebeke**
Phone:	**(702) 229-5410** **Fax: (702) 385-7268**
CC:	**Land Development Civil Plan Ref. # 21030**
Date:	**04/04/07 1st Review**
Re:	**The Aquatania**

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

1. **The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."**
2. **Please revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk. Please place a general note within the Utility Plan stating "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."**
3. **Revise Detail D on sheet DT1 to remove the word "Peasement" from the depicted landscape area.**
4. **Revise Detail E on sheet DT1 to indicate whether the wall depicted is either existing or proposed, and the height of the wall. Show the existing condition of the ground on the right (north) side of the wall.**
5. **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.

Architecture
DENNIS E. RUSK ARCHITECT

MEMORANDUM

DENNIS E. RUSK, ARCHITECT
3960 E. PATRICK LANE #203
LAS VEGAS, NEVADA 89120
Ph. 702-893-8300
Fax 702-893-0171

DATE: June 29, 2007

TO: Margo Wheeler and Doug Rankin
Director of Planning and Development

PROJECT: Verge Living (AKA Aquitania)

REFERENCE: unit mix

Per phone conv w/ Dennis Rusk on 09/17/07, unit count to remain @ 296, per plans called shown in plans date stamped 09/04/07 & 09/13/07

Dear Margo and Doug,

It is our request that the project increase the total number of units from 296 to 324 and parking count is 674 required and 681 provided.

1. This change does not increase the foot-print of the building, floors areas, exterior elevations or design.
2. To accommodate the needs of the downtown market we request to convert 41 one-bedroom, loft, and two bedroom units to 63 studios.
3. This increase represents a minor change of 28 additional units or 9%.
4. The project is over parked by seven spaces.

Thank you.

Sincerely,

Dennis E. Rusk, Architect

Architecture
DENNIS E. RUSK ARCHITECT

MEMORANDUM

DENNIS E. RUSK, ARCHITECT
3960 E. PATRICK LANE #203
LAS VEGAS, NEVADA 89120
Ph. 702-893-8300
Fax 702-893-0171

DATE: June 29, 2007

TO: Doug Rankin
Planning and Development

PROJECT: Verge Living (AKA Aquitania)

REFERENCE: Withdrawal of Parking Variance

Dear Doug,

The reconfigure of the parking levels now provide 681 spaces where the project require 674. Therefore we respectively request to with the parking variance application for the Verge Living Corp. as it is not required.

Thank you.

Sincerely,

Dennis E. Rusk, Architect

DENNIS E. RUSK, ARCHITECT

Project VERGE Project. No.: 5105 Month: Jun-07

		PARKING			units sq sf	units sq sf	units sq sf	units sq sf	units sq sf	units sq sf	units sq sf	Total Sq Ft
					1st Level	2nd Level	3rd Level	Mezz Level				
1		Basement Level 1			263							263
2		Basement Level 2				259						259
3		Mall and Level 3					76					76
4		Mezzanine						69				69
					263	259	76	69	0	0	0	667
		Handicap Standard			2	2	3	5				12
		Handicap Van					1	1				2
		Total Parking Provided			265	261	80	75				681
		Parking Requirements										
		Studio	108	1.25	135							
		1 BR	97	1.25	121							
		2 BR	104	1.75	182							
		3 BR	15	2	30							
		guest	324	6	54							
					522							
		retail			112							
		restaurant			33							
		kitchen			7							
			TOTAL		674							

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	**Land Development**		**STATUS:**
From:	**Peter Lowenstein**		☐ **Cond. Appr.**
Phone:	**(702) 229-4693**	**Fax: (702) 385-7268**	☒ **Denied**
CC:	**Land Development Civil Plan Ref. # 21030**		
Date:	**08/07/07 1st Landscape Review**		
Re:	**Verge Landscaping Plan for Encroachment Agreement**		

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

1. **The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."**
2. **The submitted plans indicate a scale of 1/16" equaling 1'; however upon laying a scale to them they fail to be to scale. Please provide landscaping plans that are to scale.**
3. **Please revise the proposed landscaping plans to illustrate the placement of trees 20' on center along 1st Street.**
4. **Please revise the proposed landscaping plans to illustrate the placement of a minimum of four (4) five (5) gallon shrubs per each 24" box tree. (Green Highlighter)**
5. **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: Admin Review / Minor Amendment

Date: 9-11-07 Staff: John Krobos

Notes: Stairwell addition

☑ Action: Admin

Date: 091707 Staff: Steve Gebele

Notes: Revised plans, parking calcs for a total of 296 residential units. (Date stamped 09/04/07 & 09/13/07). Unit count verified via phone conv w/ Dennis Rusk on 09/17/07

☐ Action:

Date: Staff:

Notes:

☐ Action:

Date: Staff:

Notes:

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	**Land Development**		**STATUS:**
From:	**Steve Gebeke**		☐ **Cond. Appr.**
Phone:	**(702) 229-5410**	**Fax: (702) 385-7268**	☒ **Denied**
CC:	**Land Development Civil Plan Ref. # 21030**		
Date:	**091807 1st Mylar Review**		
Re:	**Aquitania, AKA "The Verge"**		

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

1. **Within the Landscape Plan legend, indicate the type and size of all non-vegetative ground covers used within landscape areas (i.e. rock mulch--indicate type, color and size). A minimum depth of 2" is required in all planting areas.**
2. **Utility boxes in excess of 27 cubic feet require additional landscape screening. Per LVMC Title 19.12.040E:**
   "Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other that utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening." Please provide the required landscaping as described.
3. **An automated irrigation system is required. Provide complete plans and specifications.**
4. ***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.

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	**Land Development**		**STATUS:**
From:	**Steve Gebeke**		☐ **Cond. Appr.**
Phone:	**(702) 229-5410**	**Fax: (702) 385-7268**	☒ **Denied**
CC:	**Land Development Civil Plan Ref. # 21030**		
Date:	**11/06/07 2nd Mylar Review**		
Re:	**Aquitania, AKA "The Verge" (SDR-18025)**		

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

1. Utility boxes in excess of 27 cubic feet require additional landscape screening. Per LVMC Title 19.12.040E:

   "Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other that utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening."

   Please provide the required landscaping as described to screen the utility installations along Main Street and 1st Street. *[This comment remains from the previous review.]*
2. An automated irrigation system is required. Provide complete plans and specifications. *[This comment remains from the previous review.]*
3. *Civil plan redlines must be returned with mylars for planning signature.*

4/8 ADR
ALONG R.
3' SETBACK FROM
ROW REQ'D,
BUT NO LS
11/4/07

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

Extraction List



Separator Sheet

6/4

PARCELS 223
LABELS 169

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
		13927398001
		13927798001
307 BONANZA L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811049
A O BONANZA HOLDINGS L L C	%JONES KAUFMAN & ACKERMAN LLP 10960 WILSHIRE BLVD #1225 LOS ANGELES CA	13927712051
ABLAY GEORGE	P O BOX 69683 LOS ANGELES CA	13927712064
ALI SYED AMJAD	P O BOX 70634 LAS VEGAS NV	13927711013
ALLIN 2006 FAMILY TRUST	910 MELROSE AVE LAS VEGAS NV	13927711029
ANDERSON STEVEN	722 BILTMORE DR LAS VEGAS NV	13927712017
ANGUIANO HUGO & MARIA C	2004 SAN JOSE AVE LAS VEGAS NV	13927810033
ANSARI ABDUL R & NASEEMA F	8701 KNOLLMIST DR LAS VEGAS NV	13927811047
ANSARI ABDUL RAHIM & NASEEMA	8701 KNOLL MIST DR LAS VEGAS NV	13927811048
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712048
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810004
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927707008
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810003
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810001
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712047
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712046
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810002
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712049
AQUITANIA CORP	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712050
ARCADIA JESUS & IRENE	116 SYCAMORE LN LAS VEGAS NV	13927711007
ARROLIGA IMELDA	907 BILTMORE DR LAS VEGAS NV	13927711025
AUSTIN LINDA	5075 ROBERTA DR LAS VEGAS NV	13927810009
AUSTIN LINDA	5075 ROBERTA DR LAS VEGAS NV	13927810006
AUSTIN LINDA L	P O BOX 19425 JEAN NV	13927712057
AVILA JOSE M	669 PACIFIC STAR CT LAS VEGAS NV	13927712056
AVILA-RAMIREZ AUSENCION	111 VERDY LN LAS VEGAS NV	13927712022
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927705003
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927310095
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927310094
BAKER JEAN	108 SYCAMORE LN LAS VEGAS NV	13927711005

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
BEAM ME UP L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811046
BERG ANTHONY IRA ETAL	%FOUR QUEENS HOTEL 202 FREMONT ST LAS VEGAS NV	13927702006
BJELICIC MANOJLE & VERA	8121 WYATT RD BROADVIEW HEIGHTS OH	13927712055
BLAKE LARRY L & ADELAIDA M	900 MELROSE DR LAS VEGAS NV	13927711027
BLANCHETTE SIMONE DIANE	737 N MAIN ST LAS VEGAS NV	13927702008
BLAND STEPHEN G	824 BILTMORE DR LAS VEGAS NV	13927711016
BONILLA UVALDO	725 BILTMORE DR LAS VEGAS NV	13927712029
BOTELLO ROSA & FRANCISCO	109 SYCAMORE LN LAS VEGAS NV	13927711034
BRADLEY SVEN V TRUST	5029 TROPICAL KNOLL CT LAS VEGAS NV	13927712036
BURRIS ROSALIE L	665 JEFFERSON ST WILLOWS CA	13927810027
C B R SURVIVOR'S TRUST ETAL	2501 DRIFTWOOD DR LAS VEGAS NV	13927810014
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927801001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927802001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927801002
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927403002
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927403001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927404001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402009
CASTILLO LUIS	745 N 1ST ST LAS VEGAS NV	13927712061
CASTRO LUIS F & ESTELA	805 N 1ST ST LAS VEGAS NV	13927712063
CAT LOVERS LAS VEGAS INC	108 VERDY LN LAS VEGAS NV	13927810005
CHADDAH VIKAS	4343 VON KARMAN #150 NEWPORT BEACH CA	13927810029
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810024
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810025
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810026
CHAVEZ JOSE E T	1246 S WILSON DR W COVINA CA	13927811032
CHRISTIANSON LOUIS	737 N 1ST ST LAS VEGAS NV	13927712059
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927711006
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810031
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810034
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810023
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927712043

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810035
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810022
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803003
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803002
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708014
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13934501008
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803004
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708015
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13927401031
COONS SHANE	109 PALM LN LAS VEGAS NV	13927712003
CORTEZ RUBEN & ROSARIO	135 PALM LN LAS VEGAS NV	13927712009
CREEKWATER L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811043
CREEKWATER L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811041
CREEKWATER L L C	P O BOX 28491 LAS VEGAS NV	13927811042
CRUZ JUAN	1575 W PALAIS RD ANAHEIM CA	13927710003
CRUZ MARIA	911 MELROSE DR LAS VEGAS NV	13927711033
DENHAM TRUMAN D TRUST	3916 REDWOOD ST LAS VEGAS NV	13927811011
DOLAN ANNE T	801 N 1ST ST LAS VEGAS NV	13927712062
DUNIGAN COURTNEY & LUCILE M	712 N 1ST ST LAS VEGAS NV	13927712042
ECHEVERRIA SARA A	9023 FLOWER ST BELLFLOWER CA	13927712026
ENRIQUEZ GABRIELA	707 BILTMORE DR LAS VEGAS NV	13927712024
ESPARZA ANTONIO	627 BELL DR LAS VEGAS NV	13927811007
EWING FAMILY TRUST	1200 N A ST LAS VEGAS NV	13927706002
EWING JAMES L SR & BETTY LOU TRS	P O BOX 430 MOAPA NV	13927706001
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702012
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702015
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702013
EXBER INC	%EL CORTEZ ACCT OFFICES 107 N 6TH ST-3RD FLOOR LAS VEGAS NV	13927702009
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927310093
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927702014
GINES RODRIGO M & GLORIA	1765 20TH AVE DELANO CA	13927711037
GOGERT DOROTHY L LIVING TRUST	P O BOX 3120 HC 33 LAS VEGAS NV	13927811001

Report of All Selected Parcels

Case Number: SDR-18025 **Printed On:** Thu: November 16, 2006

Owner	Address	Parcel Numbe
GOMEZ RAFAEL LOPEZ	742 BILTMORE DR LAS VEGAS NV	13927712014
GONZALEZ 2002 FAMILY TRUST	15257 PROCTOR AVE CITY OF INDUSTRY CA	13927702007
GONZALEZ ANTHONY & ANA	4724 WOODRIDGE RD LAS VEGAS NV	13927712039
GONZALEZ APOLINAR & NORMA A	800 BILTMORE DR LAS VEGAS NV	13927712011
GONZALEZ EFREN	808 BILTMORE DR LAS VEGAS NV	13927711012
GONZALEZ JOSE CRUZ	124 SYCAMORE LN LAS VEGAS NV	13927711009
GRAGSON 1988 TRUST	9357 ASTON MARTIN DR LAS VEGAS NV	13927707001
GRAGSON 1988 TRUST-DECEDENT'S TR	9357 ASTON MARTIN DR LAS VEGAS NV	13927707003
GRAGSON 1988 TRUST-DECEDENT'S TR	9357 ASTON MARTIN DR LAS VEGAS NV	13927707002
GUTIERREZ PEDRO B	711 BILTMORE DR LAS VEGAS NV	13927712025
HAMEL GERALD	700 BILTMORE DR LAS VEGAS NV	13927712021
HARGROVE LIONNEL	3359 CLANDARA AVE LAS VEGAS NV	13927712041
HASTINGS JOHN H	127 PALM LN LAS VEGAS NV	13927712007
HATTA CHIEKO	2776 CARNATION LN HENDERSON NV	13927712060
HEIDT HORACE JR	14155 MAGNOLIA BLVD SHERMAN OAKS CA	13927712052
HICKS HARRIETT T & RICHARD C	816 BILTMORE DR LAS VEGAS NV	13927711014
HIDDEN HAROLD E & MARY L	621 BELL DR LAS VEGAS NV	13927811006
HOLLE ELWYN O & TERESA	2397 SIERRA LADERA ST BISHOP CA	13927711010
J P FOODSERVICE INC	%AHOLD USA INC %AHOLD PROPERTY TAX DEPT ANNEX PO BOX 9900 1149 HARRISBURG PIKE CARLISLE PA	13927310098
KING-SILVERHULT STIG	312 BONANZA WY LAS VEGAS NV	13927811050
KISH ALEX ETAL	%J KISH 609 TIFFANY LN LAS VEGAS NV	13927811052
KRAUSE BETTY 2005 FAMILY TRUST	1320 DOVER GLEN DR NO LAS VEGAS NV	13927704002
KRIEGER KAREN MONICA	10533 HAILEVILLE DR LAS VEGAS NV	13927811008
KUESTER GREGORY & KATHRYN D	100 SYCAMORE LN LAS VEGAS NV	13927711003
LACA MARILEE	4928 HIGHLAND VIEW LOS ANGELES CA	13927811009
LARIOSA DOUGLAS T & MINERVA N	704 BILTMORE AVE LAS VEGAS NV	13927712020
LODGE AMERICAN LEGION POST #8	733 VETERANS MEMORIAL DR LAS VEGAS NV	13927708007
LONG MELA LEE	611 E BELL DR LAS VEGAS NV	13927811004
LOPEZ CLAUDIA P	601 TIFFANY LN LAS VEGAS NV	13927811051
LOPEZ-GOMEZ RAFAEL	742 BILTMORE DR LAS VEGAS NV	13927712013
LOUDEN MARILYN K	1853 HALLWOOD DR LAS VEGAS NV	13927712015

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
M S W INC	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402006
M S W INC	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402002
M S W INC	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402003
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927707007
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927712054
MAIN STREET ACQUISITIONS L L C	3740 S OCEAN BLVD #705 HIGHLAND BEACH FL	13927707006
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927712053
MARCUS FRED	622 BILTMORE DR LAS VEGAS NV	13927810017
MARCUS FRED R	622 BILTMORE DR LAS VEGAS NV	13927810018
MATOS CARLOS A	901 BILTMORE DR LAS VEGAS NV	13927711026
MCCARTER RICHARD A	622 BELL DR LAS VEGAS NV	13927811053
MELENDEZ ESLING	618 BELL DR LAS VEGAS NV	13927811054
MENDEZ GABRIEL & LORY IRENE	610 BELL DR LAS VEGAS NV	13927811055
MILLER BETTY L	123 PALM LN LAS VEGAS NV	13927712006
MITCHELL GLORIA D & HARRY A	4101 AUTUMN ST LAS VEGAS NV	13927712012
MOORE OLIVER D	733 N 1ST ST LAS VEGAS NV	13927712058
MOORE OLIVER D	700 N 1ST ST LAS VEGAS NV	13927712045
MORENO RAYMUNDO P & GLORIA D	907 N 1ST ST LAS VEGAS NV	13927711042
MORTON JENNIE B	4421 W WASHINGTON AVE LAS VEGAS NV	13927711004
MORTON JENNIE B FAMILY TRUST	305 BONANZA WY LAS VEGAS NV	13927811044
MOSAVINEJAD MAJID SEYED	8701 KNOLLMIST DR LAS VEGAS NV	13927811005
MUEHLHAUSEN ROBERT & GWENDOLYN F	13808 MURPHY LN OAK RUN CA	13927711011
NICHOLS OBED D LIVING TRUST	701 BILTMORE DR LAS VEGAS NV	13927712023
NORIEGA HENRY	1847 YALE ST NO LAS VEGAS NV	13927711038
OBRIEN GEORGE L	618 BILTMORE DR LAS VEGAS NV	13927810019
OCHOA IGNACIO & RIGOBERTA	120 PALM LN LAS VEGAS NV	13927712032
OZUNA EDUARDO & MARIA L	914 N 1ST ST LAS VEGAS NV	13927711039
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927703001
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702001
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702003
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702002
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702004

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702005
PAMOUKOV NEDELTCHO S	1343 SILVER PERCH AVE LAS VEGAS NV	13927711041
PEELE HELEN	875 N 10TH ST NAPLES FL	13927811045
PERALES CASIMIRO & CAMERINA C	1901 E BONANZA RD LAS VEGAS NV	13927712038
PEREZ JOSE A	101 PALM LN LAS VEGAS NV	13927712001
PORTER WOODROW P	709 N MAIN ST LAS VEGAS NV	13927704001
PROVONSHA KAREN RAE	607 BILTMORE DR LAS VEGAS NV	13927810011
PUNZALAN EMILY SUCALDITO	1366 FALLING SNOW AVE LAS VEGAS NV	13927712019
QUINTERO ENRICO & MARIA VICTORIA	110 VERDY LN LAS VEGAS NV	13927810015
RAJA FAMILY LIVING REV TR AGMT	8220 DOUCHARME AVE LAS VEGAS NV	13927712028
RAMIREZ-MARQUEZ RIGOBERTO	904 MELROSE DR LAS VEGAS NV	13927711028
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704003
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704004
REGUERO RAFAEL	5731 TROPIC BLUE ST NO LAS VEGAS NV	13927810013
REYES EVELYN	630 BILTMORE DR LAS VEGAS NV	13927810016
RIVERA LETICIA & VIOLETA	609 BELL DR LAS VEGAS NV	13927811003
RIVERA NESTOR H SR & CORAZON M	607 BELL DR LAS VEGAS NV	13927811002
RIZZO SALVATORE	2570 LINCOLN RD LAS VEGAS NV	13927711015
ROBERTSON RICHARD & BARBARA D	915 MELROSE DR LAS VEGAS NV	13927711032
ROMANIKA L L C	798 A ST LAS VEGAS NV	13927701001
ROMERO NARCISO JACUINDE	717 BILTMORE DR LAS VEGAS NV	13927712027
RONNOW DAN	117 PALM LN LAS VEGAS NV	13927712005
RUMFORD W RICHARD & JUDITH	720 N 1ST ST LAS VEGAS NV	13927712040
SANCHEZ JULIAN	704 N 1ST ST LAS VEGAS NV	13927712044
SANCHEZ NERY & KARIN	304 MAIN ST PORT WASHINGTON NY	13927712018
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711001
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711002
SHERMAN GAIL	2570 LINCOLN RD LAS VEGAS NV	13927711024
SHERMAN GAIL	2570 LINCOLN RD LAS VEGAS NV	13927810020
STARCHER JAMEY L & ALPHA C	610 BILTMORE DR LAS VEGAS NV	13927810021
STATE OF NEVADA	CARSON CITY NV	13927803001
STATE OF NEVADA TRANS LEASOR	2950 S INDUSTRIAL RD LAS VEGAS NV	13927402005

Report of All Selected Parcels

Case Number: SDR-18025

Printed On: Thu: November 16, 2006

Owner	Address	Parcel Numbe
STATE OF NEVADA TRANS LEASOR	2950 S INDUSTRIAL RD LAS VEGAS NV	13927402004
STATE OF NEVADA TRANS LEASOR	%AHOLD PROPERTY TAX DEPT-ANNEX P O BOX 9900 1149 HARRISBURG PIKE CARLISLE PA	13927310096
STENSRUD CLAYTON M & KATHRYN L	16 VISTA MIRAGE WY RANCHO MIRAGE CA	13927712035
STEVENS RONALD A	915 N 1ST ST LAS VEGAS NV	13927711040
STEVENSON YULONDA	732 N 1ST ST LAS VEGAS NV	13927712037
STUGOTS L L C	%D JARCHOW 901 S FIRST ST LAS VEGAS NV	13927705001
STUGOTS L L C	%D JARCHOW 901 S FIRST ST LAS VEGAS NV	13927705002
SUB-PRIME PROPERTIES INC	10809 GARDEN MIST DR #2062 LAS VEGAS NV	13927711036
TALLARD MAURICE E 2000 LIVING TR	P O BOX 81814 LAS VEGAS NV	13927810007
TAPIA AGUSTIN	113 PALM LN LAS VEGAS NV	13927712004
TAYLOR ELANDERS & LUCENA F	601 BILTMORE DR LAS VEGAS NV	13927810010
THOMAS DORIS M	110 PALM LN LAS VEGAS NV	13927712034
THOMPSON ERIC & LINDA	611 BILTMORE DR LAS VEGAS NV	13927810012
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810032
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810028
TINNEY RICHARD M & CAROL L	516 N 1ST ST LAS VEGAS NV	13927810030
TORING INVESTMENTS L L C	%W WALTERS 2461 E ORANGETHORPE AVE #200 FULLERTON CA	13927707004
TORING INVESTMENTS L L C	%W WALTERS 2461 E ORANGETHORPE AVE #200 FULLERTON CA	13927707005
TORRES ALFREDO FAJARDO	13429 CERISE AVE HAWTHORNE CA	13927811010
ULLOA MOISES	730 BILTMORE DR LAS VEGAS NV	13927712016
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401032
VASCONCELLOS PRISCILLA A RAMOS	P O BOX 1658 LAS VEGAS NV	13927706003
VASCONCELLOS PRISCILLA A RAMOS	P O BOX 1658 LAS VEGAS NV	13927711043
VELEZ ADELINA	107 SYCAMORE LN LAS VEGAS NV	13927711035
VICENTE CLAUDIO D & MARLENE Z	451 DELAMENE WY LAS VEGAS NV	13927712033
VILLAGRANA JULIO & ESTELA	804 BILTMORE DR LAS VEGAS NV	13927712010
VINCENT WILLIAM C & KOREN	2153 BRIDLEWOOD DR LAS VEGAS NV	13927712002
WARE ALAN M TRUST	131 PALM LN LAS VEGAS NV	13927712008
WHITAKER J C	516 BRYTE AVE WEST SACRAMENTO CA	13927711008
WILLIAMS KENNETH K	130 PALM LN LAS VEGAS NV	13927712066
WOODS ULYSSES W JR	10 E BONANZA RD LAS VEGAS NV	13927810036
YUAN SHIH-KUAN	602 N 1ST ST LAS VEGAS NV	13927810008

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 deliniated 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

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE QA VALUE 35

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
001 ROAD ID NUMBER

001 1.00 PARCEL NUMBER ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

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

BOOK T20S R61E

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	163	162	161

SEC. 27

	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36

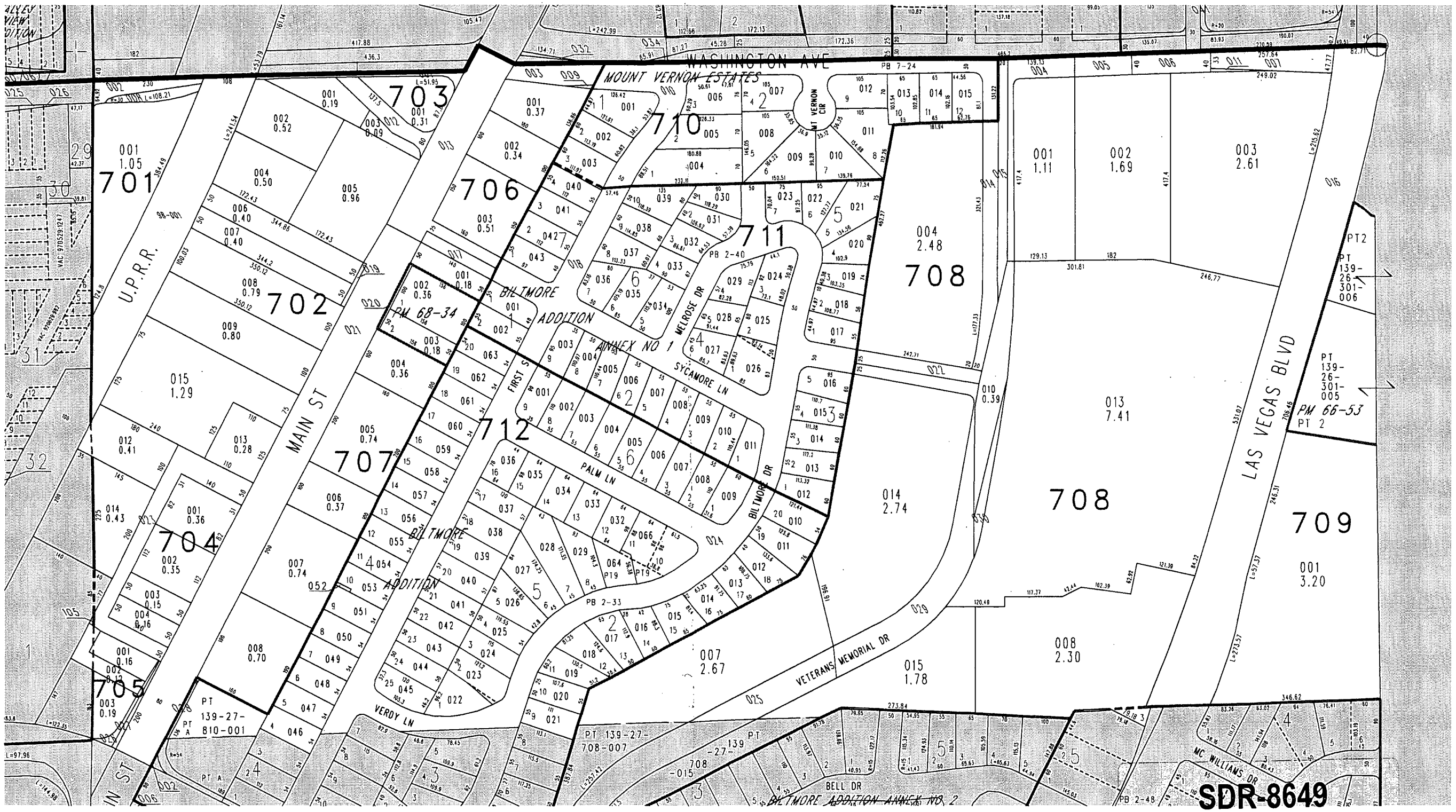
MAP N 2 SE 4

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

139-27-7

Scale:1"=200' Rev:10/11/04

CLARK COUNTY ASSESSOR MAPPING DIVISION NEVADA



SDR-8649
09/22/05 PC

TAX DIST 203

Deed



Separator Sheet

Assessor Copy

20060921-0004859

Fee: $20.00 RPTT: EX#003
N/C Fee: $25.00

09/21/2006 13:58:04
T20060164552
Requestor:
CHICAGO TITLE

Charles Harvey CDO
Clark County Recorder Pgs: 9

RE-RECORDED

APN No. 139-27-810-002, 004,046,-049, 048, 139-27-810-051,
139-27-810-049, 139-27-712-050, 139-27-810-001, 139-27-707-008

R.P.T.T. – None

RE-RECORDING REQUESTED BY AND RETURN TO:

The Aquinta Corp.
1061 ½ N. Spaulding
West Hollywood, CA 90046

This document is being re-recorded to add the full legal description.

Grant, Bargain, Sale Deed
(Title of Document)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies)

This cover page must be typed or printed clearly in black ink only.

(S-1)

20060830-0001858

Fee: $17.00 RPTT: EX#001
N/C Fee: $0.00
08/30/2006 10:01:45
T20060151505
Requestor:
CHICAGO TITLE
Frances Deane OSA
Clark County Recorder Pgs: 6

*This document is being re-recorded to add the full legal description.

APN: 139-27-810-002,-,004,046,-049, 139-27-810-051 139-27-712-050 139-27-810-001, 139-27-707-008

Affix R.P.T.T. $ Exempt 1

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

THE AQUITANI CORP,
1061 ½ N. Spaulding
West Hollywood, CA 90046

ESCROW NO: 06018158-081-KRF

COPY

ASSIGNMENT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
A.O. Bonanza Holdings, LLC, a Nevada limited liability company
in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
The Aquitania Corp., a Nevada corporation
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on August 15, 2006

GRANTORS:

A.O. Holdings, LLC, a Nevada limited liability company

By: _____

Name: DARREN CREIG DUCKEL

Title: SOLE MANAGER

ESCROW NO: 06018158-081-KRF

STATE OF ~~NEVADA~~ CALIFORNIA)
) ss.
COUNTY OF ~~Clark~~ LOS ANGELES)

On this 8/15/06

appeared before me, a Notary Public,

DARREN CRAIG DNACKEL

personally known ~~or proven to me to be the~~ person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires: 8/3/09

MOSHE JACOB SCHNAPP
Comm. # 1505843
NOTARY PUBLIC - CALIFORNIA
County Of Los Angeles
My Comm. Expires August 3, 2009

Assessor's Copy

EXHIBIT "A"

PARCEL ONE (1):

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL TWO (2):

Block "A" of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 02, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

Beginning a point on the Northwesterly boundary line of Block "A" of Biltmore Addition, said Point of Beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 83.00 feet right of and right angles to Highway Engineer's Station "P" 111+23.73 P.O.T.;
Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";
Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";
Thence North 27°53'06" East along the Northwesterly boundary line of said Block "A", a distance of 40.00 feet to the Point of Beginning.

Further excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL THREE (3):

Parcel A

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet; the True Point of Beginning; Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; Thence South 27°45'00" West along the

ASSESSOR'S COPY

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES } ss.

On 8/15/06 (DATE) before me, MOSHE JACOB SCHWAPP (NOTARY),
personally appeared DARREN CRAIG DUNCKEL (SIGNER(S))

[X] personally known to me - OR - [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MOSHE JACOB SCHWAPP
Comm. # 1505643
NOTARY PUBLIC - CALIFORNIA
County Of Los Angeles
My Comm. Expires August 3, 2008

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

[ ] INDIVIDUAL
[X] CORPORATE OFFICER
GLE MANAGER
TITLE(S)
[X] PARTNER(S)
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN/CONSERVATOR
[ ] OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT BARGAIN, SALE DEED
TITLE OR TYPE OF DOCUMENT

1 + 1 EXHIBIT = 2
NUMBER OF PAGES

8/15/06
DATE OF DOCUMENT

OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
DARREN CRAIG DUNCKEL

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

VOID COPY - NOT OFFICIAL DOCUMENT

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 139-27-810-002, -004,046,-049, 048

b) 139-27-810-049, 139-27-810-051

c) 139-227-712-050

d) 139-27-810-001, 139-27-707-008

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
Documentation/Instrument #:
Book: Page:
Date of Recording:
Notes:

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

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 1
b. Explain Reason for Exemption: Reorganizevesting with no ownership changed!

5. Partial Interest: Percentage being transferred: 0 %

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.

Signature: Capacity SOLE MANAGER
Signature: Capacity PRESIDENT

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: A.O. Holdings, LLC
Address: 1061 ½ N. Spaulding
City: West Hollywood
State: CA Zip: 90046

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Aquitania Corp.
Address: 1061 ½ N. Spaulding
City: West Hollywood
State: CA Zip: 90046

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169
Escrow #:06018158-081

RE-RECORDED
489 188

COPY
COPY
COPY
ACCEPTED

Exhibit A

PARCEL ONE (1):

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

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Excepting therefrom the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 02, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

Beginning a point on the Northwesterly boundary line of Block "A" of Biltmore Addition, said Point of Beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and right angles to Highway Engineer's Station "P" 111+93.73 P.O.T.;
Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";
Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";
Thence North 27°53'06" East along the Northwesterly boundary line of said Block "A", a distance of 40.00 feet to the Point of Beginning.

Further excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL THREE (3):

Parcel A

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet; the True Point of Beginning;
Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; Thence South 27°45'00" West along the

COPY
Assessor's

Westerly line of said Block 4 of Biltmore Addition to the Northwest Corner of said Lot 6 in said Block 4 of Biltmore Addition;
Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon South 27°45'00" West, 136.00 feet from the True Point of Beginning;
Thence North 27°45'00" East along the Easterly line of said North Main Street, a distance of 136.00 feet to the True Point of Beginning.

Parcel B

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning;
Thence Northeasterly in a direct line to the Southwest corner of Lot 6 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
Thence North 27°45'00" East along the West line of said Lot 6 to the Northwest corner of said Lot 6 in said Block 4;
Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon North 27°45'00" East, 54.00 feet from the True Point of Beginning;
Thence South 27°45'00" West along the Easterly line of said North Main Street, a distance of 54.00 feet to the True Point of Beginning.

Parcel C

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning;
Thence South 62°15'00": East, a distance of 160.00 feet to a point on the West line of Lot 4 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
Thence North 27°45'00" East along the Westerly line of said Lots 4 and 5 in said Block 4 to the Northwest corner of said Lot 5;
Thence Westerly in a direct line to the True Point of Beginning.

Document is NOT OFFICIAL! This Document is the property of the Clark County Recorder. It is NOT OFFICIAL!

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)
   a) 139-27-810-002, -004,046,-049, 048
   b) 139-27-810-051, 139-27-810-049
   c) 139-27-712-050
   d) 139-27-810-001, 139-27-707-008
2. Type of Property:
   a) ☑ Vacant Land b) ☐ Single Fam. Resi
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes:

3. Total Value/Sales Price of Property: **$0.00**
   Deed in Lieu of Foreclosure Only (value of property): ( )
   Transfer Tax Value: **$0.00**
   Real Property Transfer Tax Due: **$ ***
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: 3
   b. Explain Reason for Exemption: Recording to attach legal description
5. Partial Interest: Percentage being transferred: ___%

20060830-1868

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.**

Signature _____ Capacity Escrow

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: A.C. Hotels LLC	Print Name: The Aquinas Corp
Address: 1001 1/2 N. Spaulding	Address: 1001 1/2 N. Spaulding
City: West Hollywood	City: West Hollywood
State: CA Zip: 90046	State: CA Zip: 90046

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

Print Name: Chicago Title
Address3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169

Escrow #:06018158-081

COPY
ASSESSOR'S COPY

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-18025 APN: 139-27-707-008;139-27-810-001to04, 046 to 051

Name of Property Owner: THE AQUITANIA CORP

Name of Applicant: THE AQUITANIA CORP

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: DARREN DUNCKEL

Subscribed and sworn before me

This 12 day of OCTOBER, 2006

_____

Notary Public in and for said County and State

MOSHE JACOB SCHNAPP
Comm. # 1505643
NOTARY PUBLIC - CALIFORNIA
County Of Los Angeles
My Comm. Expires August 3, 2008

Justification Letter



Separator Sheet

Architecture
DENNIS E. RUSK ARCHITECT

November 1, 2006

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

Re: Proposed Condominium
Northeast Corner Main St. and Bonanza Ave.

JUSTIFICATION LETTER

We are requesting for a Major Amendment to SDR-8649 to add approximately 2,600 square feet of rooftop Restaurant which increases the building to 125 feet in height. The rooftop also includes a lap pool and dog run. This doesn't impact the parking as the parking is still over parked where 649 is required and 670 is provided.

Thank you,

Dennis E. Rusk, Architect

SDR-18025
12/21/06 PC

3960 E. Patrick Lane, Suite #203 • Las Vegas, Nevada 89120 • (702) 893-8300 • Fax (702) 893-0171

Application



Separator Sheet

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MAJOR AMENDMENT TO SDR 8649

Project Address (Location) NE CORNER MAIN ST AND BONANZA AVE

Project Name THE AQUITANIA/VERGE **Proposed Use** CONDOMINIUM

Assessor's Parcel #(s) 139-27-707-008
139-27-810-001 to 004; 046 to 051 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 30,900 **Floor Area Ratio** 74.3%

Gross Acres 2.87 **Lots/Units** 296 **Density** 103/acre

Additional Information _____

PROPERTY OWNER THE AQUITANIA CORP. **Contact** DARREN DUNCKEL

Address 1061 1/2 N.SPAULDING AVE. **Phone:** 310-729-9007 **Fax:** 323-822-1784

City WEST HOLLYWOOD **State** CA **Zip** 90046

APPLICANT THE AQUITANIA CORP **Contact** DARREN DUNCKEL

Address 1061 1/2 N. SPAULDING AVE **Phone:** 310-729-9007 **Fax:** 323-822-1784

City W. HOLLYWOOD **State** CA **Zip** 90046

REPRESENTATIVE BALLARD SPAHR ANDREWS & ~~INGERSOLL, LLP~~ **Contact** BILL CURRAN

Address 300 S. FOURTH ST, SUITE 1201 **Phone:** 702-471-7000 **Fax:** 702-471-7070

City LAS VEGAS **State** NV **Zip** 89101

Property Owner Signature* _____

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

Print Name DARREN DUNCKEL

Subscribed and sworn before me

This 12 day of OCTOBER, 20 06.

_____

Notary Public in and for said County and State

MOSHE JACOB SCHNAPP
Comm. # 1505643
NOTARY PUBLIC - CALIFORNIA
County Of Los Angeles
My Comm Expires August 3, 2008

FOR DEPARTMENT USE ONLY

Case #	SDR - 18025
Meeting Date:	12/21/06
Total Fee:	$800.00
Date Received:*	11/7/06
Received By:	D. K

*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

A/P # 18025 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 09:07	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-18025 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORP - Request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR THE ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT TO AN APPROVED MIXED-USE DEVELOPMENT on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Parent A/P #
Project # 18025 **Project/Phase Name** THE AQUITANIA/VERGE **Phase #**
Size/Area 2.87 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13927810001

Location

Owner/Tenant

Contact ID AC1304364 **Name** THE AQUITANIA CORP
Mailing Address 1061 1/2 N. SPAULDING AVE. **Organization**
City WEST HOLLYWOOD **State/Province** CA
ZIP/PC 90046 **Country** ☐ Foreign
Day Phone (310)729-9007 x **Evening Phone**
Fax (323)822-1784 **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

604 N MAIN ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927707008
13927810001
13927810002
13927810003
13927810004

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin? PUBLIC

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED		0	0	0
DSULLIVAN	11/07/2006					

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Application is Major Amendment to SDR 8649. Additional parcel numbers according to Assessors deed and applicant are 139-21-810-046 through 051. The system would not accept the parcel numbers- system said they were

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT FRANCES BELTRAN, DENNIS E RUSK ARCHITECT, CK#1561, 893-8300	984053	11/07/2006 09:10		0.00

Project Checklist



Separator Sheet

Pre-Application Conference Item Required YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
APPLICATION			
☒	☐	Signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Grant deed and legal description	
☒	☐	***Detailed*** justification letter	
☒	☐	Reduced 8.5" x 11" copy of ***all*** plans and elevations	
☒	☐	Full size, rolled, color copy of ***all*** plans and elevations	
☒	☐	Correct fee(s): $ 500 $ 300 $ ____ Total = $ 800.00	
☒	☐	Statement of Financial Interest	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
SITE PLAN		**Folded Plans:** 1 9 **Rolled/Colored Plans:** 1	
☒	☐	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*** 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: 19.04 / 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:** 1	
☒	☐	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 ***all*** trees, shrubs, and ground cover	
BUILDING ELEVATIONS		**Folded Plans:** 2 **Rolled/Colored Plans:** 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of ***all*** 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:** 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	***All*** building entrances/exits shown	
☒	☐	Use of ***all*** 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: Dennis Rusk Application Type: Major Amendment to SDR

APN: 139-27-310-001, 002, 003, 004 Location: NEC Main / Bonanza

Planner: DJ Rewerts Pre-App Meeting Date: 10-31-06 Earliest PC Date: 12-21-06

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

City of Las Vegas

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

Page 1 of 1
Date 10 / 31 / 06
Time 1 : 00 am pm

Project Name _____

Conversation between CLV Representative(s): _____
and,

Name	Company/Department	Phone	FAX
Dennis Rusk			

☐ **see Meeting Attendance Sheet**

Comments:

Major Adjustment to SDR-8649
to Add Approx 2,600 SF of Restaurant
to the Top Floor

Parking Per 19.04 / 19.10

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-18025 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION - *Request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR THE ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT TO AN APPROVED MIXED-USE DEVELOPMENT on 2.87 acres at the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: ***DECEMBER 21, 2006*** *CITY COUNCIL:* ***JANUARY 17, 2007***

CASE PLANNER: ***DOUG RANKIN*** ☒ ***PUBLIC HEARING***

Comments Due: ***NOVEMBER 20, 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 Dorothy Marsili ***(damarsili@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT	**SDR-18025**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL **(DPW)**	RAUL CRUZ	DSC
*LAND DEVELOPMENT **(DPW)**	JEFF GALAMBAS	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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd 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	4th 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 TC GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>***

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 21,2006

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-18025

Archie C. Grant NA

Berkley Square NA

Biltmore Bungalows NA

Biltmore West NA

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Commitee (DCDC)

East Las Vegas Community Development Corp.

Fremont Street Experience

Rancho South NA

WLV-NAA1

WLV-NAA2

WLV-NAA4

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18025

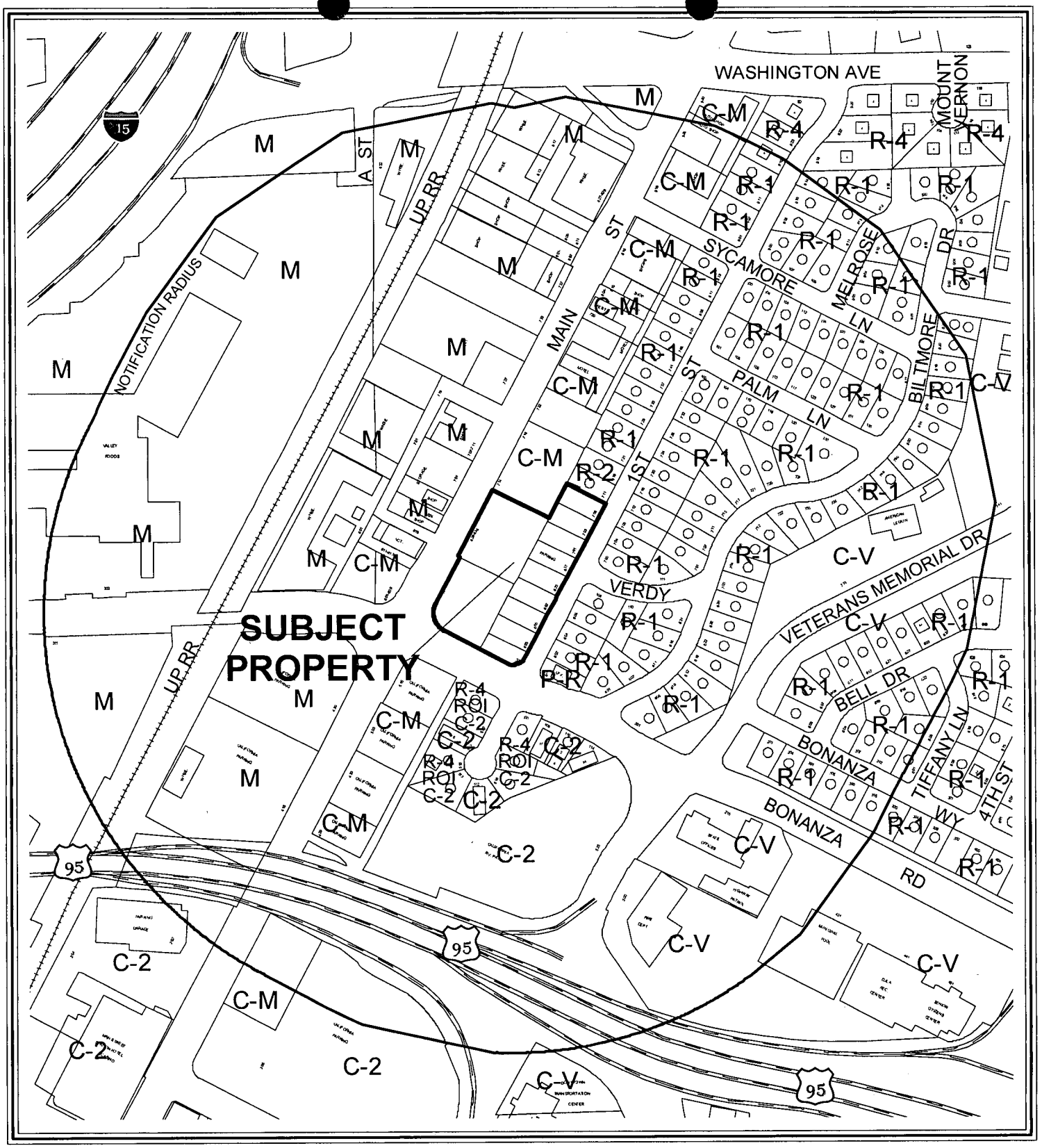
APPLICANT/OWNER: THE AQUITANIA CORPORATION - REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-8649) FOR A PROPOSED ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT AND AN ADDITION OF 40 FEET IN HEIGHT OF AN APPROVED MIXED-USE DEVELOPMENT AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 57 FEET WHERE 375 FEET IS THE MINIMUM REQUIRED ON 2.87 ACRES AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APNS 139-27-810-001, 002, 003, 004 AND 139-27-707-008, 046 THROUGH 051), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) ZONE AND C-M (COMMERCIAL/INDUSTRIAL) ZONE UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) ZONE, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, 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.

DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 300 600 Feet

CASE: **SDR-18025**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

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

December 8, 2006

Mr. Darren Dunckel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: SDR-18025 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dunckel:

Please be advised the City Planning Commission at its regular meeting on ***December 21, 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,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

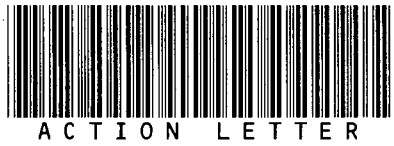
Ms. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

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

Action 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

December 22, 2006

Mr. Darren Dunckel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: SDR-18025 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dunckel:

Your request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR A PROPOSED ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT AND AN ADDITION OF 40 FEET IN HEIGHT OF AN APPROVED MIXED-USE DEVELOPMENT AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 57 FEET WHERE 375 FEET IS THE MINIMUM REQUIRED on 2.87 acres at the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 21, 2006.

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8649), Variance (VAR-8651), and Special Use Permit (SUP-8814), if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/07/06, except as amended by conditions herein.

4. A Waiver from residential adjacency requirements is hereby approved, a residential adjacency setback of 57 feet where 375 feet is the minimum 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

5. 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).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.

9. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

10. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact

Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

15. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions

16. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within the public right-of-way.

This item will be considered by the City Council on ***January 17, 2007***, 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,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Ms. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

City Council Action Letter



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 19, 2007

Mr. Darren Dunckel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: SDR-18025 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO VAC-18045 AND ROC-18046

Dear Mr. Dunkel:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR A PROPOSED ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT AND AN ADDITION OF 40 FEET IN HEIGHT OF AN APPROVED MIXED-USE DEVELOPMENT AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 57 FEET WHERE 375 FEET IS THE MINIMUM REQUIRED on 2.87 acres at the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8649), Variance (VAR-8651), and Special Use Permit (SUP-8814), if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/07/06, except as amended by conditions herein.

4. A Waiver from residential adjacency requirements is hereby approved, a residential adjacency setback of 57 feet where 375 feet is the minimum required.

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. 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).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.

9. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

10. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate

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

15. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions

16. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within the public right-of-way.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Mr. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

MAIN STREET

LANDSCAPING AREA (TYP)

CONCRETE CURB & GUTTER

SIDE WALK

BUILDING LINE ABOVE

ARCADE

SHOPPING MALL AREA
(34,700 SQUARE FEET)

PARKING BELOW

RAMP UP

RAMP DOWN

SIDEWALK

CONCRETE CURB & GUTTER

1ST STREET

BONANZA ROAD

SET BACK

SIDE WALK

ARCADE

DN

1 LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"

NORTH

VAR-8651
09/22/05 PC

RECEIVED
AUG 9 2005

DENNIS E. RUSK
ARCHITECT, LLC
(702) 893-8300 • FAX (702) 893-0171
LAS VEGAS, NEVADA 89120 • SUITE 203 •

LANDSCAPING PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE PREPARED BY DENNIS E. RUSK, ARCHITECTURE. DENNIS E. RUSK, ARCHITECTURE, AM COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DENNIS RUSK ARCHITECTURE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

Revisions:

Date: 6-1-05
Project No.: 0505
Drawn By: JGL
Check By: DER/FVB
Sheet No.: L1.0
- of -

File No. Z:\2005\0505\PRESENTATION\0505_L1.0.DWG

LANDSCAPE LEGEND

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC

NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS NV

DENNIS E. RUSK
ARCHITECT, LLC

DENNIS E. RUSK • ARCHITECT, LLC • 3860 E. PATRICK LANE • SUITE 208 • LAS VEGAS, NEVADA 89120 • PHONE (702) 898-8300 • FAX (702) 898-0171

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Revisions:

APPROVED
CITY COUNCIL DATE: 11.02.05
PLANNING COMMISSION DATE: 10.06.05
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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LANDSCAPE LEGEND

SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION
	45	PINUS	ALEPPO PINE	EVERGREEN TREE	LARGE OVER 40'	24" BOX, STD. TRUNK
	25	PINUS	MONDEL PINE	EVERGREEN TREE	LARGE OVER 40' X MEDIUM 20'-40'	24" BOX, STD. TRUNK
	0	GAZANIA	GAZANIA	GROUND COVER		

	0	LEUCOPHYLLUM	TEXAS RANGER	EVERGREEN SHRUB	6'X6'	5 GALON
	65	BACCHARIS	DESERT BROOM	EVERGREEN SHRUB	5'x5'	5 GALON
	0	RHAPIOLEPIS	INDIAN HAWTHORNE	EVERGREEN SHRUB	4'X4'	5 GALON

1 LANDSCAPE LEGEND
NOT TO SCALE

Date
6-1-05
Project No.
0505
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JGL
Check By
DER/FVB
Sheet No.
L1.1
of

File No. Z:\2005\0505\PRESENTATION\0505_L1.DWG

VAR-68551 / SDR-8649 9/22/05 PC

MAIN STREET

1ST STREET

BONANZA ROAD

SIDE WALK

SIDE WALK

SIDE WALK

SIDEWALK

SIDEWALK

SETBACK

SETBACK

SETBACK

SETBACK

SET BACK

N 27° 41' 57" E 350.04'

N 27° 47' 25" E 95.99'

S 62° 16' 41" E 212.64'

S 62° 16' 07" E 165.97'

S 62° 16' 15" E 112.02'

S 27° 45' 00" W 450.99'

ARCADE

ARCADE

ARCADE

RETAIL

RETAIL

RETAIL

RETAIL

(28,000 SQUARE FEET)

FIRE COMMAND CENTER

MAIL ROOM

MEN'S TOILET

VEST

WOMEN'S TOILET

ELEVATOR NO.1

ELEVATOR NO.2

ELEVATOR NO.3

ELEVATOR NO.3

ELEVATOR NO. 2

STAIR NO.1

STAIR NO.2

STAIR NO.8

STAIR NO.9

STAIR NO.9

STAIR NO.6

STAIR NO.7

STAIR NO.4

LANDING

UP

DN

(TYP.)

ELECTRICAL ROOM

ELECTRICAL ROOM

GENERATOR ROOM

SEC OFFICE

SEC BOOTH

RAMP UP

RAMP DOWN

BIKE

HC

HC VAN

F.1

H.1

J

1 SITE DEVELOPMENT PLAN

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

NORTH

KEYED NOTES: (PARKING LAY-OUT)

1. 8" THICK X3'-6" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
2. 8" CMU WALL (SEE STRUCTURAL DWGS.)
3. COLUMN (SEE STRUCTURAL DWGS.)
4. RIGHT OF WAY
5. LANDSCAPING AREA
6. AUTOMATIC VEHICULAR GATE (BY MFR)
7. TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
8. FACTORY ASSEMBLED TRASH CHUTE
9. CHUTE COLLECTOR ENCLOSURE WITH 2-HOUR WALL ASSEMBLY
10. SECURITY FENCE
11. 4" HIGH CONCRETE

PROJECT DATA

APN # 139-27-707-008, 139-27-810-001 TO 004, 046 TO 051

ADDRESS: NE CORNER BONANZA RD. & MAIN ST. LAS VEGAS, NV

LOT COVERAGE: 74%

LOT AREA: 125,017 S.F. (2.87 ACRE)

PARKING REQUIRED:

RESIDENTIAL:	STUDIO – 55 UNITS @ 1.25/UNIT = 69	
	1BR – 110 UNITS @ 1.25/UNIT = 138	
	2BR – 113 UNITS @ 1.75/UNIT = 198	
	3BR – 18 UNITS @ 2/UNIT = 36	
	GUEST 296 UNITS @ 1/6 UNITS = 50	
RETAIL:	28,000 SF @ 1: 250 SF	= 112
RESTAURANT:	1,625 SF @ 1: 50 SF	= 33
	1,235 SF @ 1: 200 SF	= 7
	TOTAL REQUIRED	643

PARKING PROVIDED:

STANDARD PARKINGS (9' x 18')	659
HANDICAP PARKING (13' x 18')	12
HANDICAP VAN ACCESSIBLE (17' x 18')	2
TOTAL PROVIDED	672-673

RECEIVED
SEP - 4 2007
CITY OF LAS VEGAS BUILDING DEPT.

SEP 04 2007

DENNIS E. RUSK ARCHITECT, LLC

DENNIS E. RUSK — No. 1309 — REGISTERED ARCHITECT — STATE OF NEVADA

DENNIS E. RUSK · ARCHITECT, LLC · 3960 EPATRICK LANE · SUITE 203 · LAS VEGAS, NEVADA 89120 · PHONE (702) 893-8300 · FAX (702) 893-0171

PROPOSED CONDOMINIUM
VERGE LIVING CORPORATION
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

SITE DEVELOPMENT PLAN, PROJECT DATA

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Revisions:
3 GENERAL REVISIONS DATED 07-03-07

Date: 6-1-05
Project No.: 05105
Drawn By: IGL
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Sheet No.: SP1.0
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File No. Z:\2005\0506\CD\0506_SP1.0.DWG

THIS SHEET FROM SUBMITTED BLDG PLAN SET; UNIT COUNT & PARKING AS SHOWN, PER PHONE CONVERSATION W/DENNIS RUSK

MAIN STREET

1ST STREET

BONANZA ROAD

SHOPPING MALL AREA
(30,900 SQUARE FEET)

RETAIL

ARCADE

BUILDING LINE ABOVE

SIDE WALK

PROPERTY LINE 390.00'

PROPERTY LINE 272.00'

PROPERTY LINE 160.00'

PROPERTY LINE 112.00'

PROPERTY LINE 486.00'

SETBACK

SET BACK

RAMP DN

RAMP UP

RAMP DOWN

LANDING

STAIR 1

STAIR 3

STAIR 4

ELEV.

BIKE

SIDEWALK

20'-0" SETBACK

351'-0"

63'-0"

39'-0"

27'-0"

19'-0" SET BACK

KEYED NOTES: (PARKING LAY-OUT)

1. 8" THICK X3'-5" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
2. 8" CMU WALL (SEE STRUCTURAL DWGS.)
3. COLUMN (SEE STRUCTURAL DWGS.)
4. RIGHT OF WAY
5. LANDSCAPING AREA
6. AUTOMATIC VEHICULAR GATE (BY MFR)
7. TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
8. FACTORY ASSEMBLED TRASH CHUTE
9. CHUTE COLLECTOR ENCLOSURE WITH 2-HOUR WALL ASSEMBLY
10. SECURITY FENCE
11. 4" HIGH CONCRETE

PROJECT DATA

APN # 139-27-707-008, 139-27-810-001 TO 004, 048 TO 051

ADDRESS: NE CORNER BONANZA RD. & MAIN ST. LAS VEGAS, NV

LOT COVERAGE: 74%

LOT AREA: 125,017 S.F. (2.87 ACRE)

PARKING REQUIRED:

RESIDENTIAL:	STUDIO, 54 UNITS @ 1.25/UNIT =	68
	1BR, 111 UNITS @ 1.25/UNIT =	139
	2BR, 108 UNITS @ 1.75/UNIT =	189
	3BR, 23 UNITS @ 2/UNIT =	45
	GUEST 296 UNITS @ 1/6 UNITS =	50
RETAIL:	30,900 SF @ 1: 250 SF =	124
RESTAURANT:	1,265 SF @ 1: 50 SF =	26
	1,235 SF @ 1: 200 SF =	7
	TOTAL REQUIRED	549

PARKING PROVIDED:

STANDARD PARKINGS (9' x 18')	558
HANDICAP PARKING (13' x 18')	10
HANDICAP VAN ACCESSIBLE (17' x 18')	2
TOTAL PROVIDED	570

1 SITE DEVELOPMENT PLAN
SCALE: 1/15" = 1'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC
PHONE (702) 593-8300 • FAX (702) 893-0171
LAS VEGAS, NEVADA 89120 • 3980 E. PATRICK LANE • SUITE 203 • LAS VEGAS, NEVADA 89120

SDR-18025
12/21/06 PC

SITE DEVELOPMENT PLAN

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

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APPROVED
CITY COUNCIL DATE:
PLANNING COMMISSION DATE:
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 6-1-05
Project No.: 05105
Drawn By: JGL
Check By: DER/FVB
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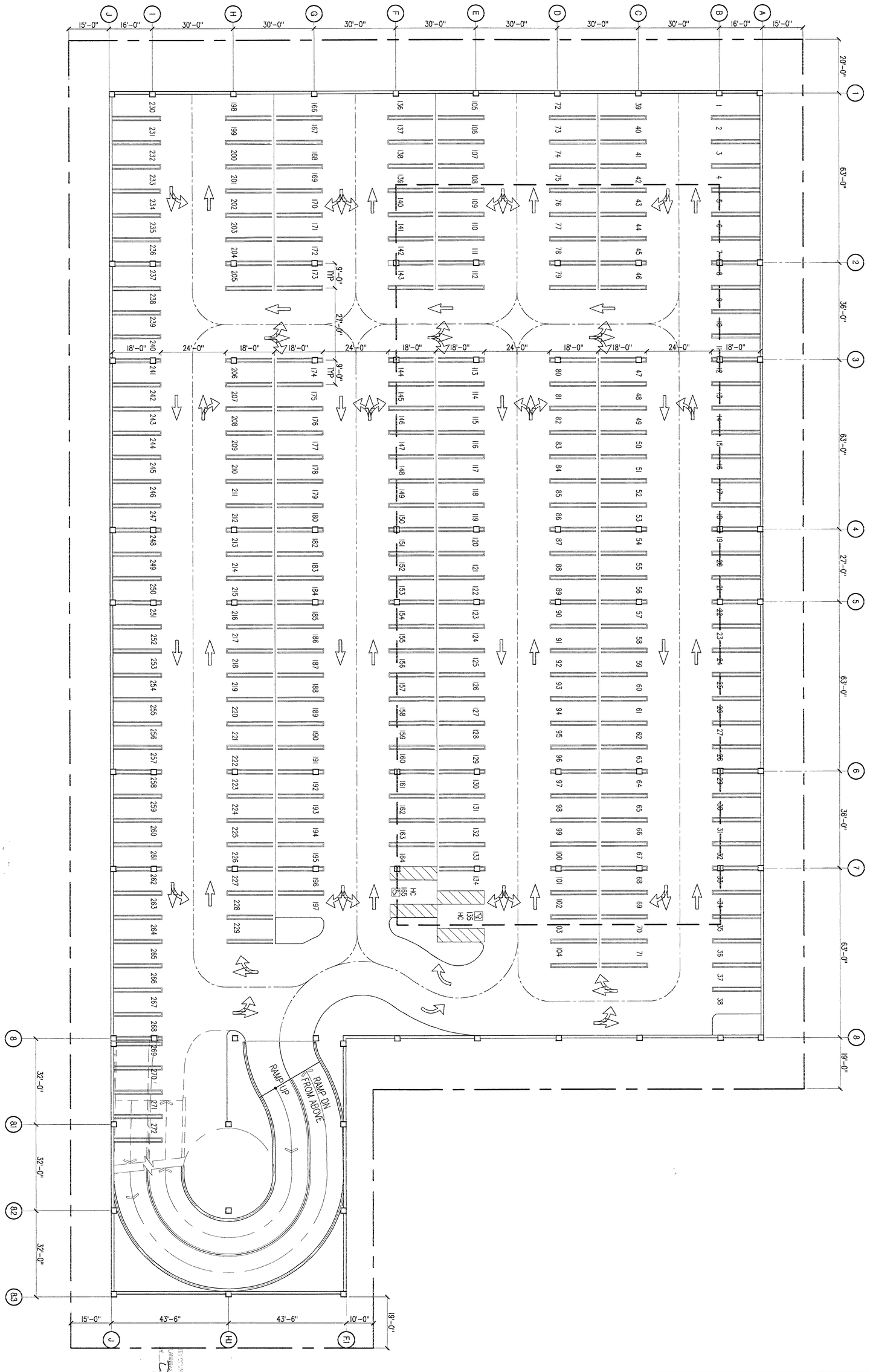
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SP1.0 REVISED NOV 07 2006

SDR-18025 PC 12/21/06

AO-BONANZA - MAIN & PATRICK

Approved 4-0



1

BASEMENT LEVEL 1 PARKING PLAN

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

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BASEMENT LEVEL 1 PARKING PLAN

PROPOSED CONDOMINIUM

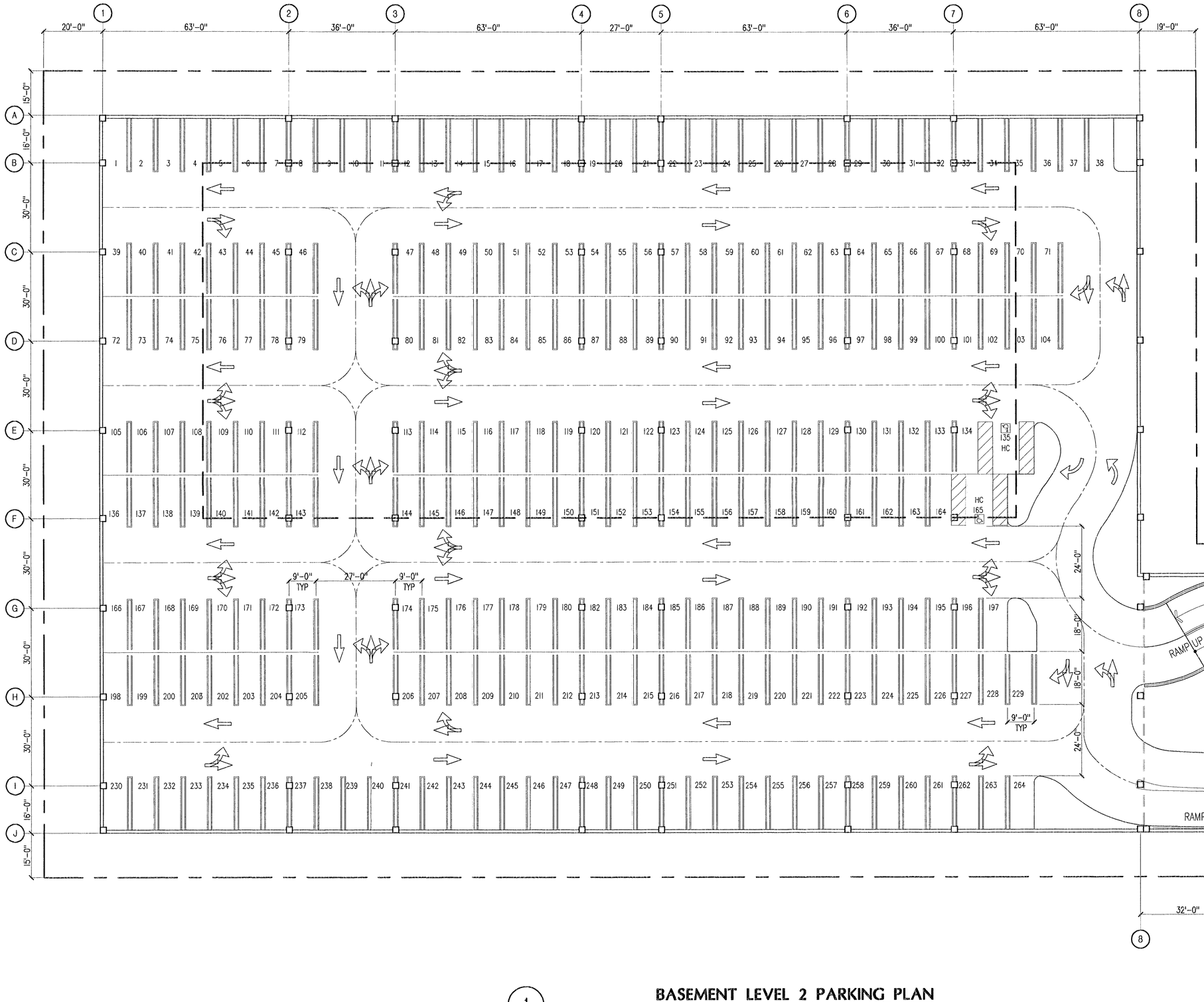
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NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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ARCHITECT, LLC

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VAR-8651 ; SPR-8649 7/22/05 PC



BASEMENT LEVEL 2 PARKING PLAN

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

RECEIVED
AUG 9 2005

BASEMENT LEVEL 2 PARKING PLAN

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APPROVED
CITY COUNCIL DATE: 11.02.05
PLANNING COMMISSION DATE: 10.06.05
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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6-1-05
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05105
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JGL
Check By:
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9/12/05 PC
05-0659
VAR-0551

MAIN STREET

CONCRETE CURB & GUTTER

SIDE WALK

BUILDING LINE ABOVE

ARCADE

RAMP DN

SET BACK

(34,700 SQUARE FEET)

BONANZA ROAD

RAMP DN

PARKING BELOW

RAMP UP

RAMP DOWN

SIDEWALK

1ST STREET

CONCRETE CURB & GUTTER

KEYED NOTES: (PARKING LAY-OUT)

1. 8" THICK X3'-6" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
2. 8" CMU WALL (SEE STRUCTURAL DWGS.)
3. COLUMN (SEE STRUCTURAL DWGS.)
4. RIGHT OF WAY
5. LANDSCAPING AREA
6. AUTOMATIC VEHICULAR GATE (BY MFR)
7. TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
8. FACTORY ASSEMBLED TRASH CHUTE
9. CHUTE COLLECTOR ENCLOSURE WITH 2-HOUR WALL ASSEMBLY
10. SECURITY FENCE
11. 4" HIGH CONCRETE

1 **MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN**

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

NORTH

RECEIVED
AUG 9 2005

APPROVED
CITY COUNCIL DATE 11.02.05
PLANNING
BY
CITY OF LAS VEGAS

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MALL FLOOR PLAN & BASEMENT
LEVEL 3 PARKING PLAN

PROPOSED CONDOMINIUM

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LAS VEGAS NV

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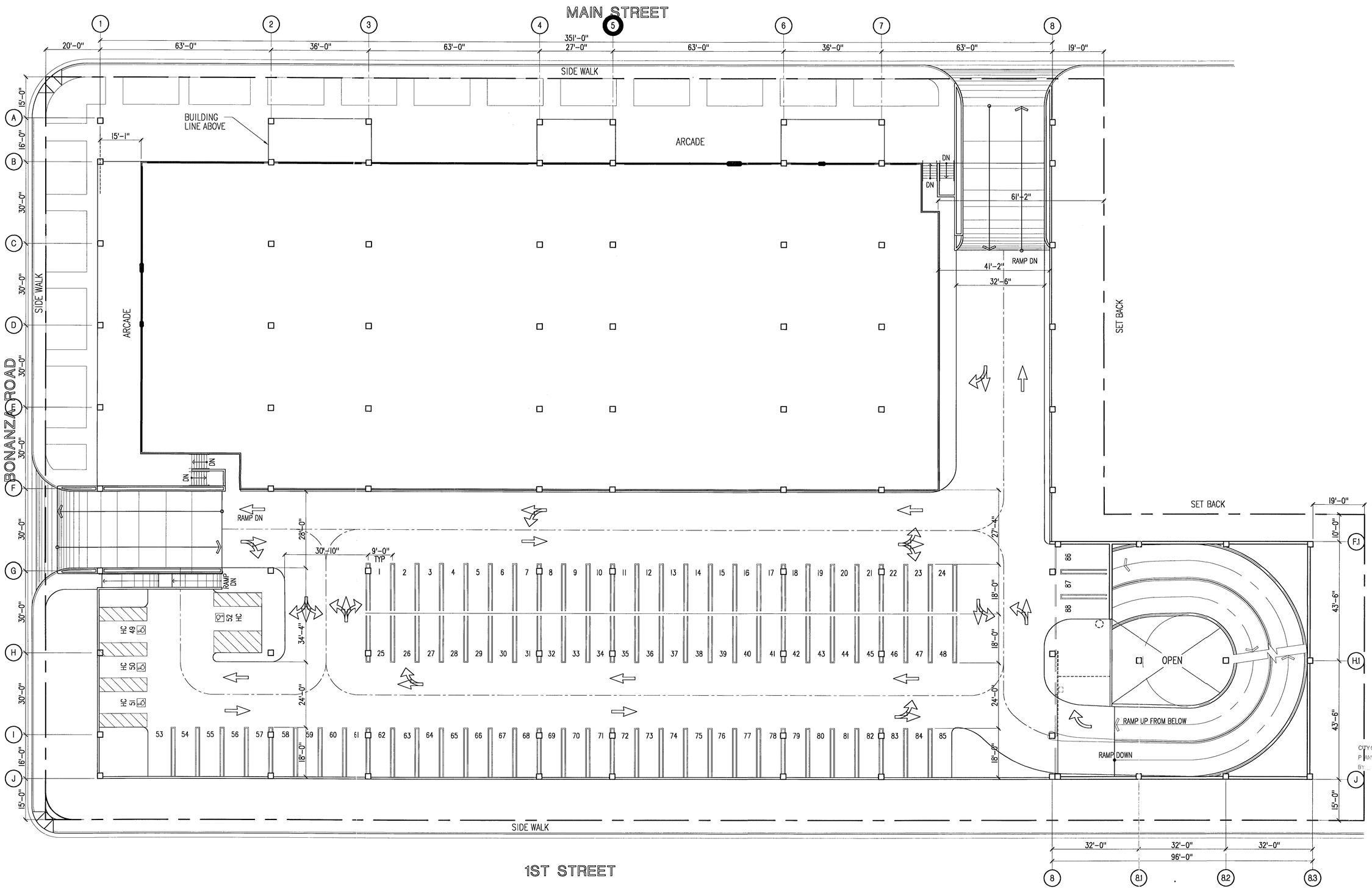
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Project No.: 0505
Drawn By: JGL
Check By: DER/FVB
Sheet No.: A1.2

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VAR-0851-2005 8/9/05 PC



1 **MEZZANINE LEVEL PARKING PLAN**

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

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ARCHITECT, LLC

MEZZANINE LEVEL PARKING PLAN

PROPOSED CONDOMINIUM

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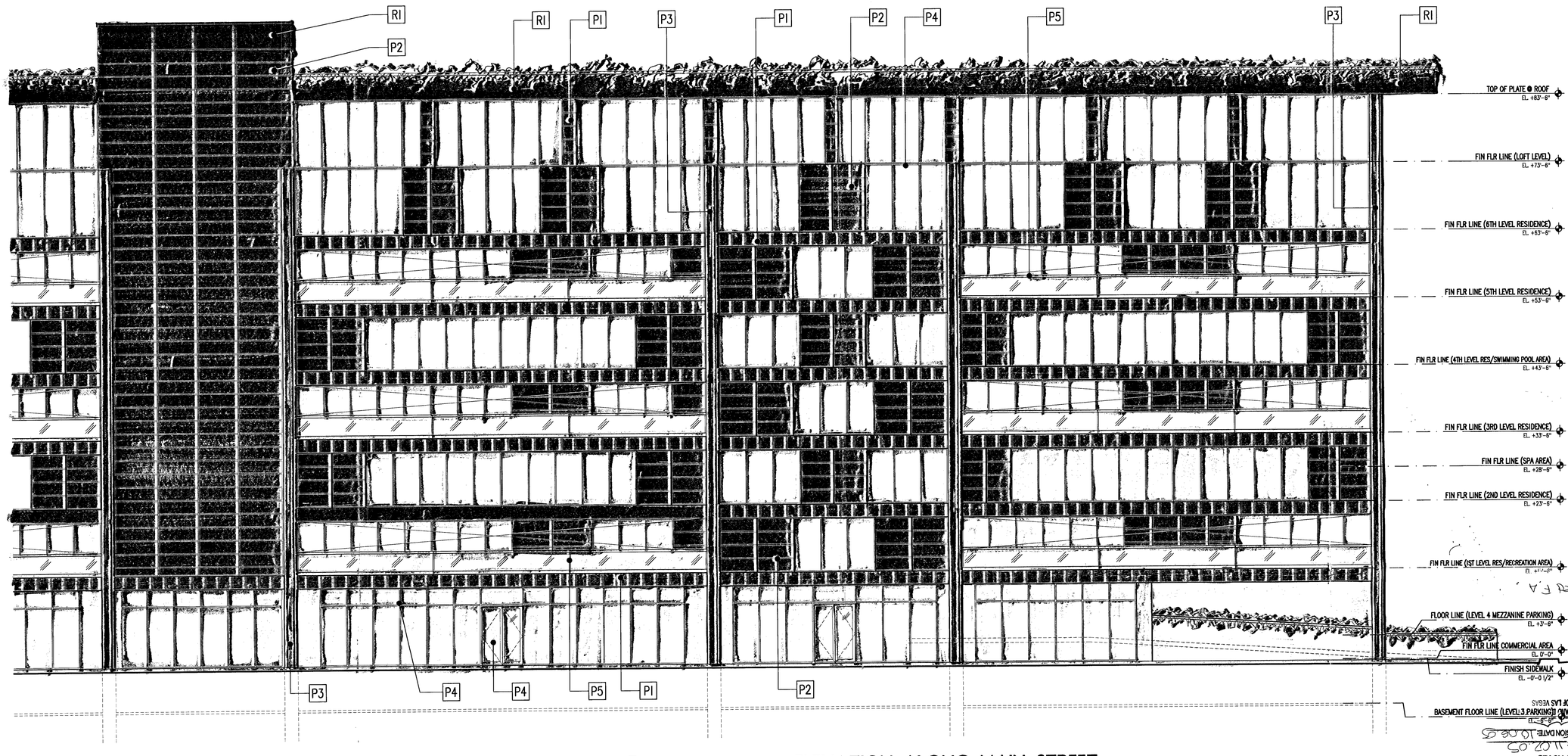
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CITY COUNCIL DATE: 11.02.05
PLANNING COMMISSION DATE: 10.06.05
BY: [signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Revisions:

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Project No.: 05105
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1 **ELEVATION ALONG MAIN STREET**

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

PAINT, FINISH AND MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
R1	DRYVIT OVERHANG/FASCIA	FIELDSTONE (DRYVIT)	304	
P1	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P2	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P3	EXTERIOR COLUMN	VISTA PAINT POWDERHORN MANOR	8742	
P4	DOOR & WINDOW FRAME,	VISTA PAINT ROMANTIC MODE	8263	
P5	BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MODE	8263	

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ELEVATION, PAINT FINISH AND MATERIAL SCHEDULE

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC

NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS NV

Approved F.A.

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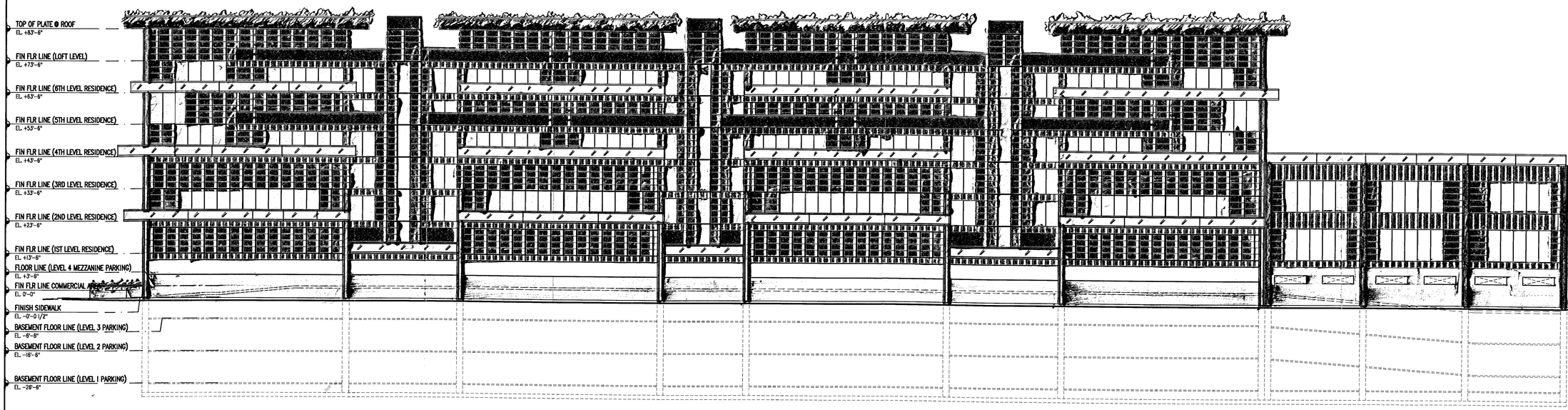
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Project No.: 05105
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Sheet No.:

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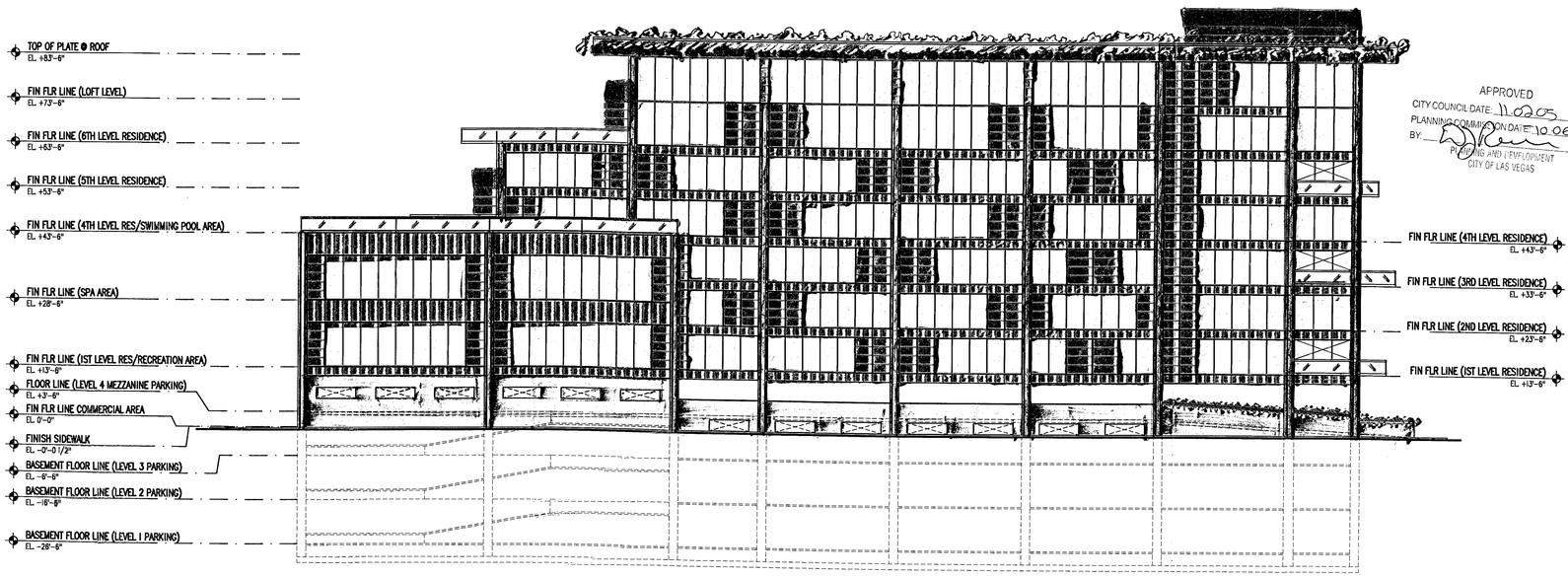
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WK - 8651 ; SDR - 8649 9/22/05 VC, ABBEY TO 10/6/05 PW, APPROVED 11/2/05 C.C.



2 **ELEVATION ALONG 1ST STREET**

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



APPROVED
CITY COUNCIL DATE: 11-02-05
PLANNING COMMISSION DATE: 10-06-05
BY: [signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

1 **SOUTH ELEVATION**

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

RECEIVED
AUG 9 2005

DENNIS E. RUSK
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3980 E. PATRICK LANE • SUITE 203 • LAS VEGAS, NEVADA 89120

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

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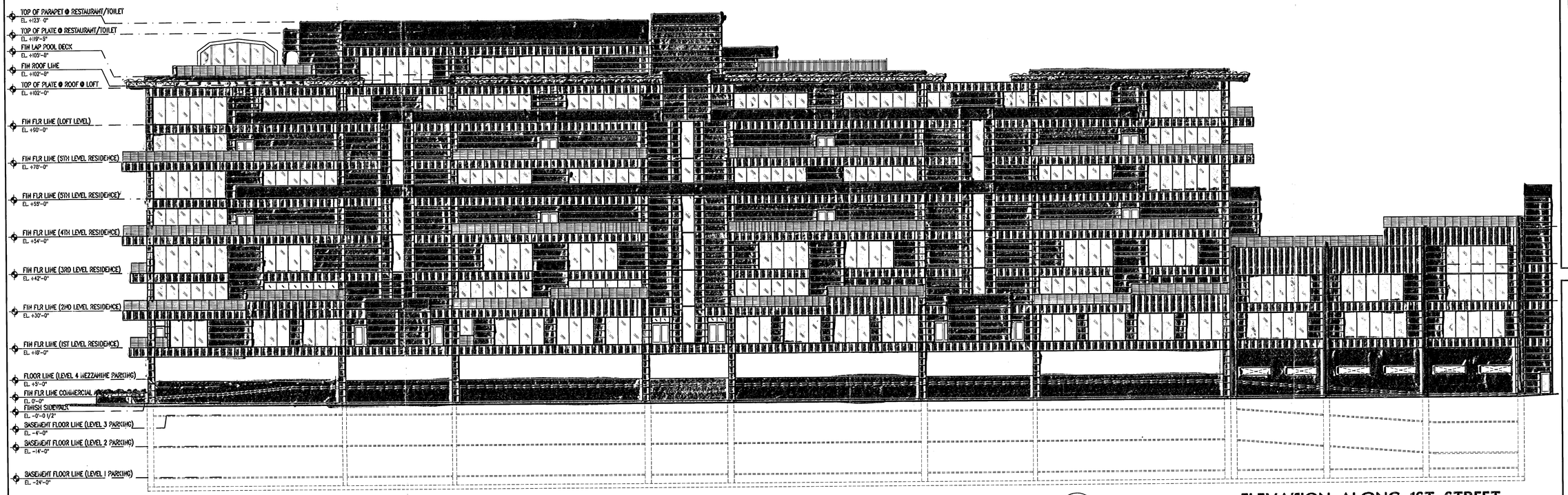
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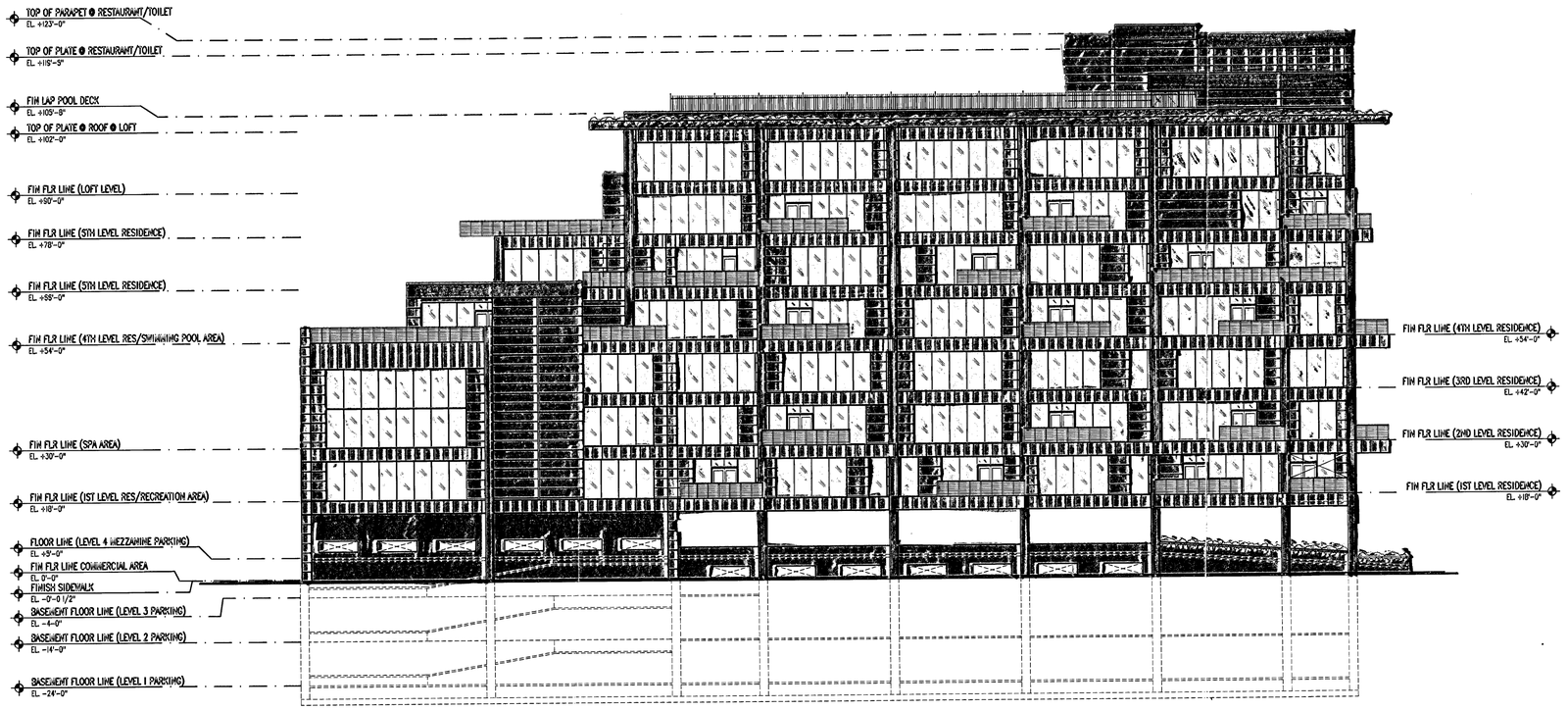
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9/22/05 RC
1 YR - 8651 SUK - 8649



2 **ELEVATION ALONG 1ST STREET**

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



1 **SOUTH ELEVATION**

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

DENNIS E. RUSK
ARCHITECT, LLC
PHONE (702) 893-8300 · FAX (702) 893-0171
LAS VEGAS, NEVADA 89120 · 3960 EPATRICK LANE · SUITE 203 · LAS VEGAS, NEVADA 89120 · PHONE (702) 893-8300 · FAX (702) 893-0171

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC

NE CORNER, BONANZA RD. & MAIN ST.

LAS VEGAS, NV

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Revisions:

APPROVED

CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 6-1-05

Project No.: 05105

Drawn By: JGL

Check By: DER/FVB

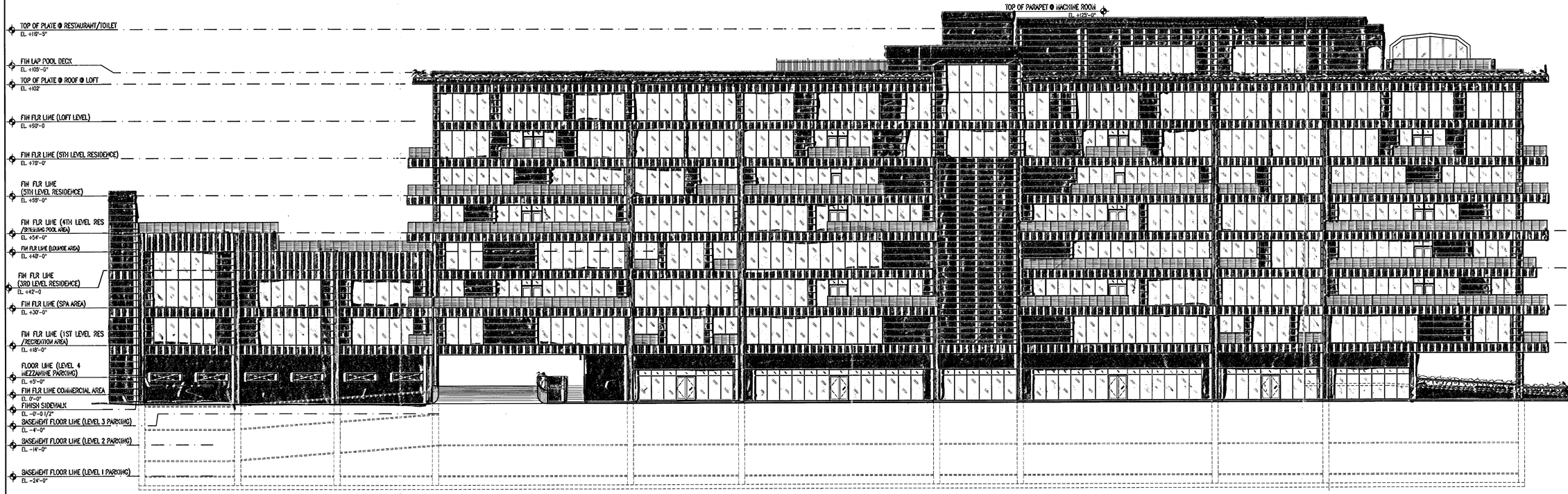
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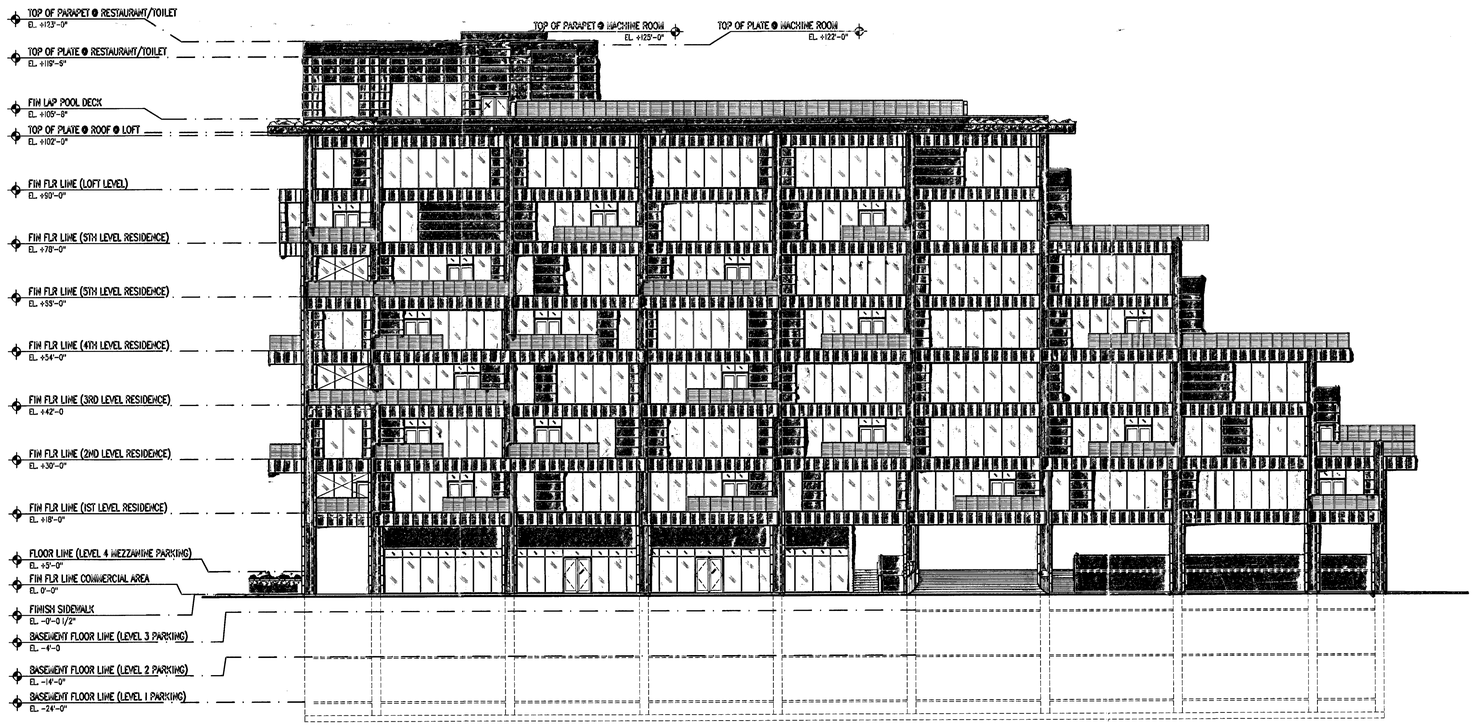
File No. Z/2005/05/05/CD7505_A3.DWG

ACCEPTED AS VAC-18045
SDR-18035 PC 12/21/06 E-B cc 1/17/07



2 **ELEVATION ALONG MAIN STREET**

SCALE: 1/15" = 1'-0"



1 **ELEVATION ALONG BONANZA ROAD**

SCALE: 1/15" = 1'-0"

DENNIS E. RUSK
ARCHITECT, LLC

DENNIS E. RUSK · ARCHITECT, L.L.C. · 3980 E. PATRICK LANE · SUITE 203 · LAS VEGAS, NEVADA 89120 · PHONE (702) 893-8300 · FAX (702) 893-0171

EUILDING ELEVATIONS

PROPOSED CONDOMINIUM

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NE CORNER BONANZA RD. & MAIN ST.
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Revisions:

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CITY COUNCIL DATE:
PLANNING COMMISSION DATE:
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 6-1-05
Project No.: 05105
Drawn By: JGL
Check By: DER/FVB
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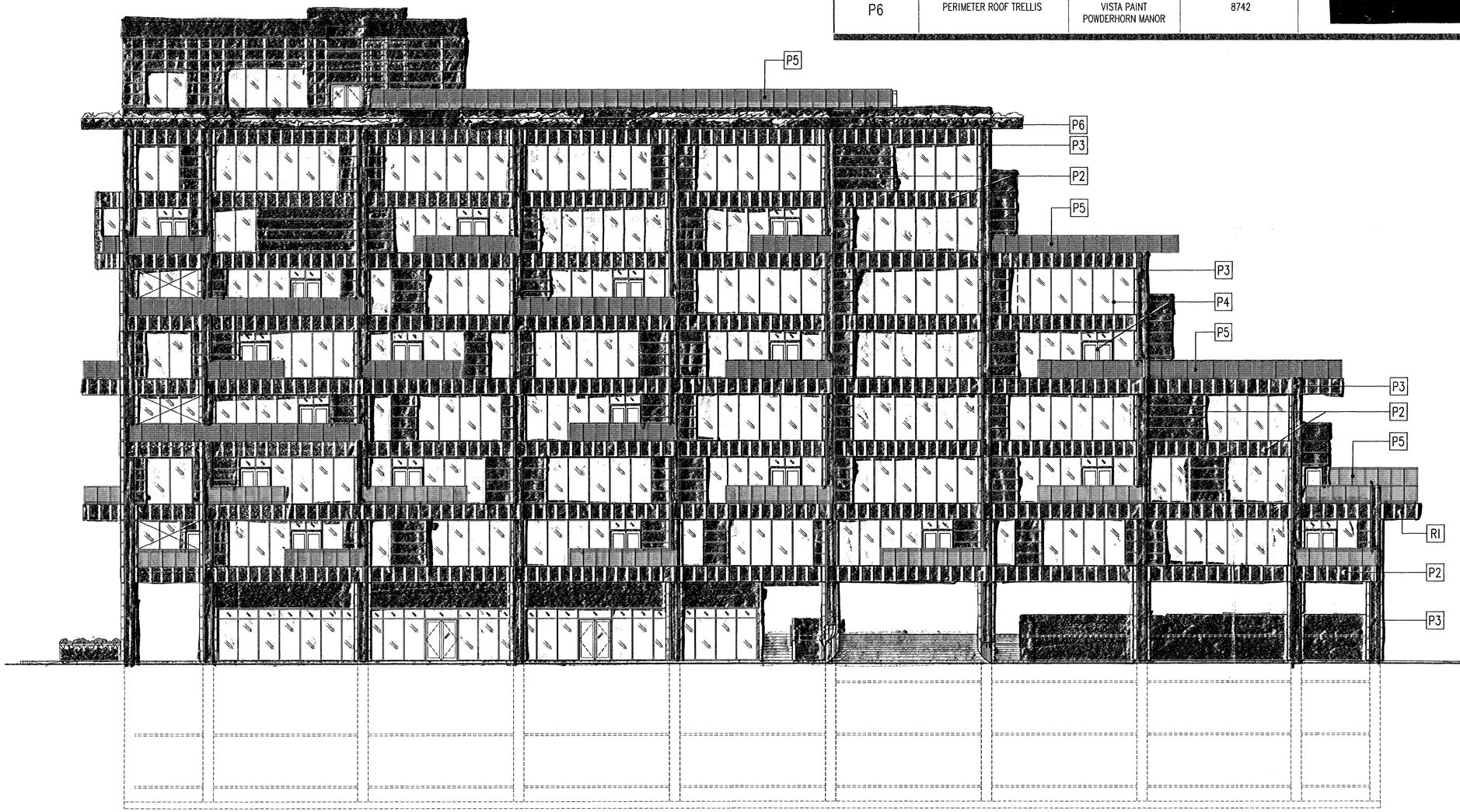
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File No.: Z/2005/05105/CD/5105_A3.0.DWG

ZC2-1804(5) VAC-1804(5) Approved 11-0
PC 12/1/05 E-A comm'ts

PAINT, FINISH AND MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
RI	DRYVIT OVERHANG/FASCIA	FIELDSTONE (DRYVIT)	304	
PI	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P2	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P3	EXTERIOR COLUMN	VISTA PAINT POWDERHORN MANOR	8742	
P4	DOOR & WINDOW FRAME,	VISTA PAINT ROMANTIC MODE	8263	
P5	BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MODE	8263	
P6	PERIMETER ROOF TRELLIS	VISTA PAINT POWDERHORN MANOR	8742	



1 **ELEVATION ALONG MAIN STREET**
SCALE: 3/32" = 1'-0"

DENNIS E. RUSK
ARCHITECT, LLC

ELEVATION, PAINT FINISH AND MATERIAL SCHEDULE

PROPOSED CONDOMINIUM
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NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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PLANNING COMMISSION DATE: 8/7/07
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

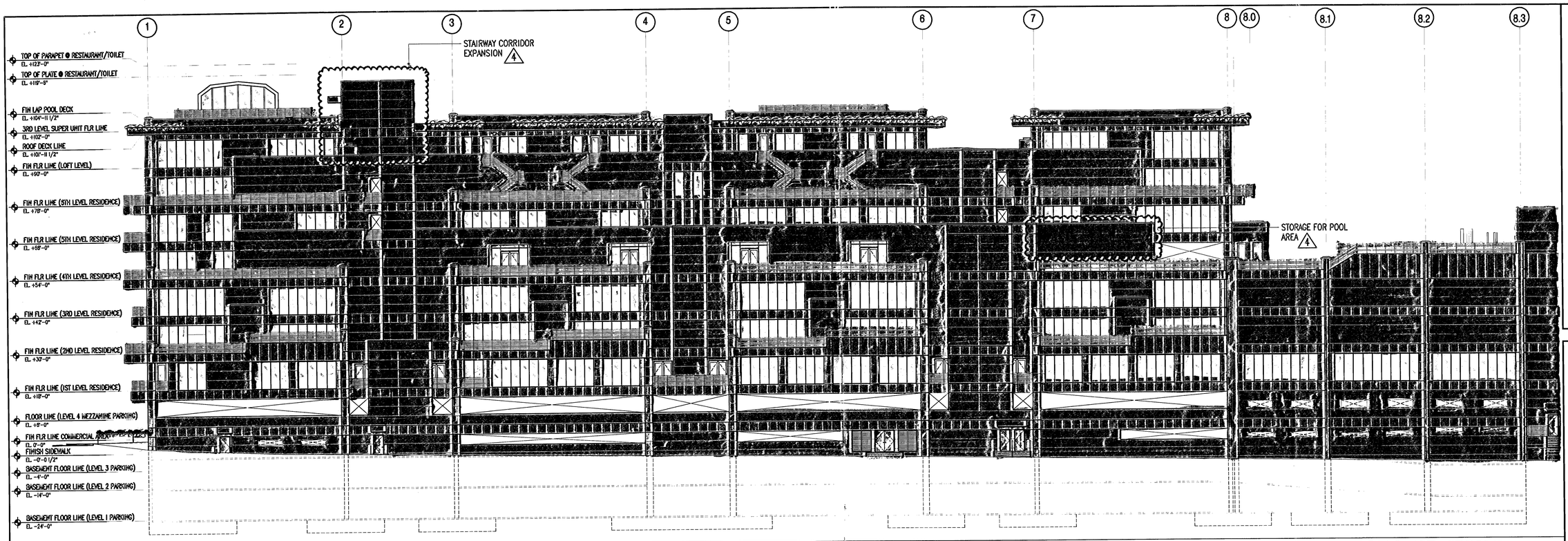
Date: 6-1-05
Project No.: 0505
Drawn By: JGL
Check By: DER/FVB
Sheet No.: A1.11
of

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File No. Z/2005/0505/PRESENTATION/505_elev.mxf

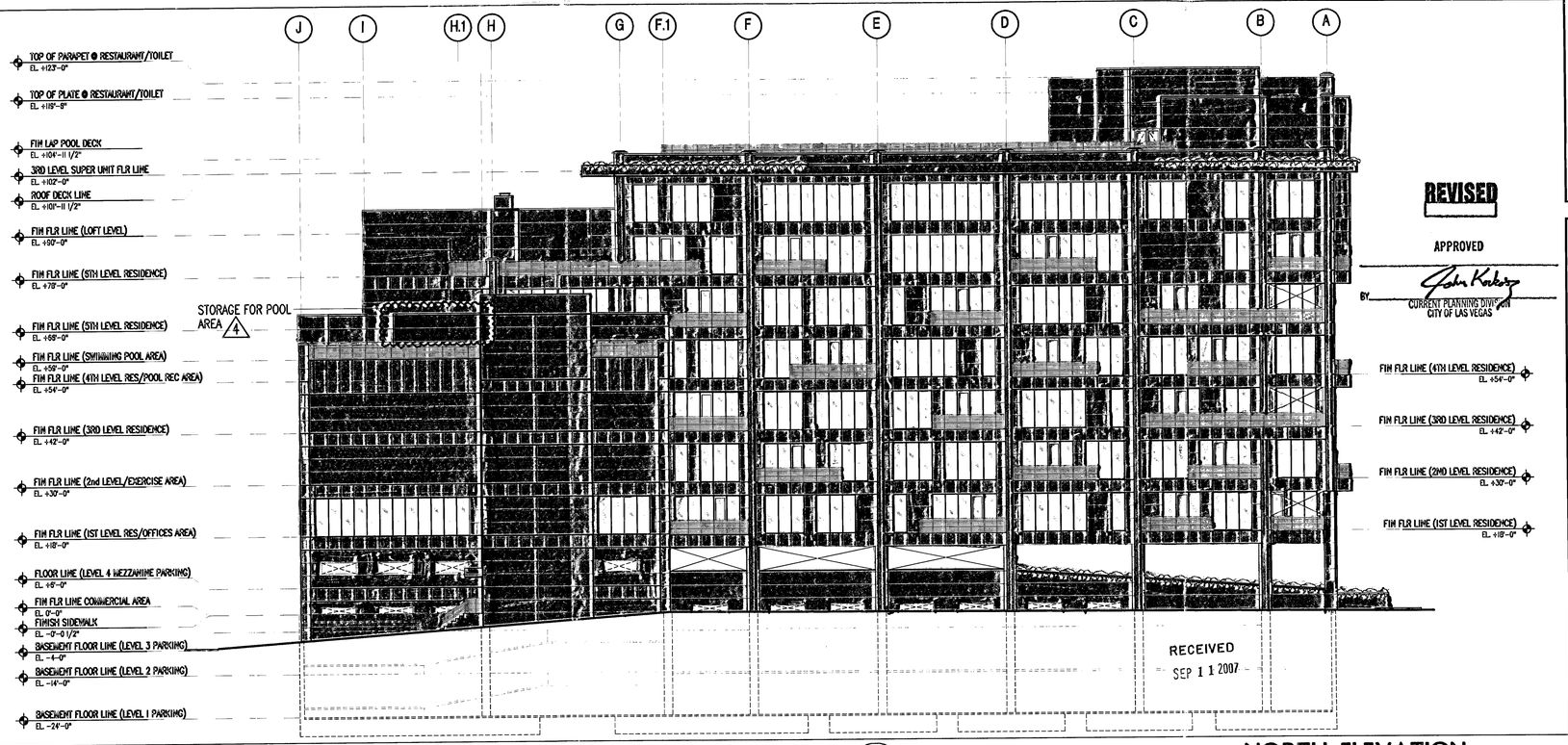
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PLANNING & DEVELOPMENT

SDR-18035 PC 12/21/06 E-C CCO1/17/07



2 **ELEVATION ALONG 1ST STREET**

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



1 **NORTH ELEVATION**

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

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM

VERGE LIVING CORPORATION

NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS, NV

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Revisions:

4 PLANNING CORRECTIONS 5-08-07

Date: 6-1-05

Project No.: 0505

Drawn By: JGL

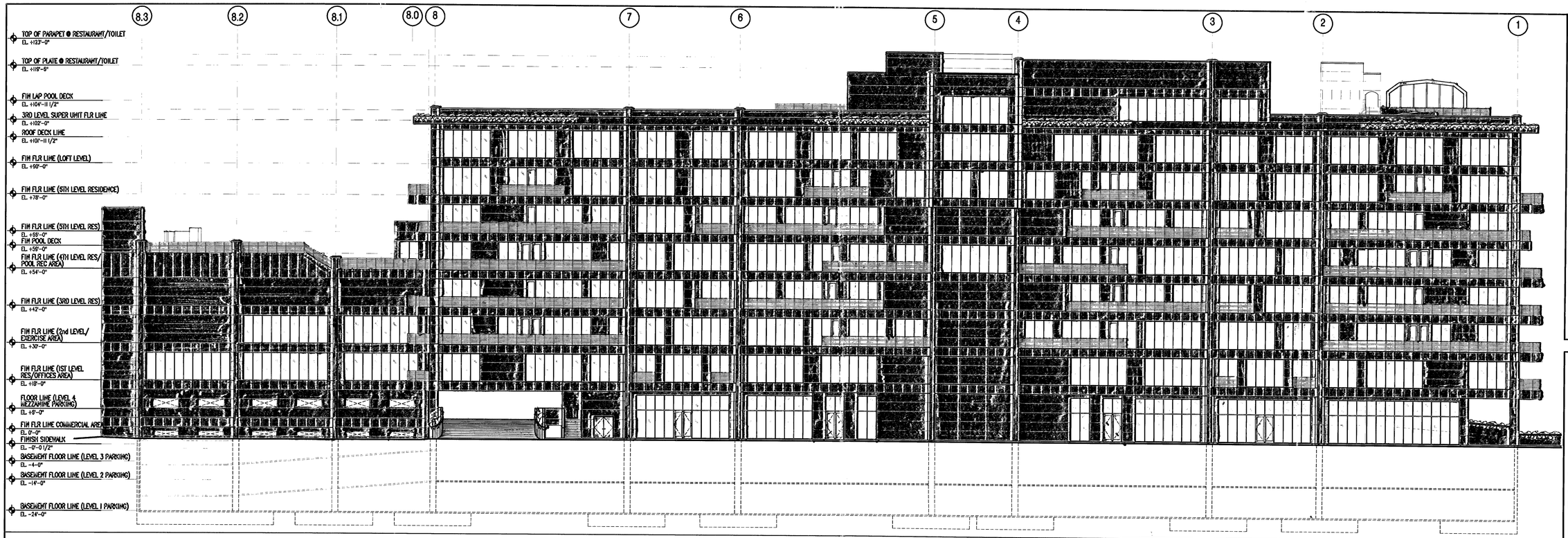
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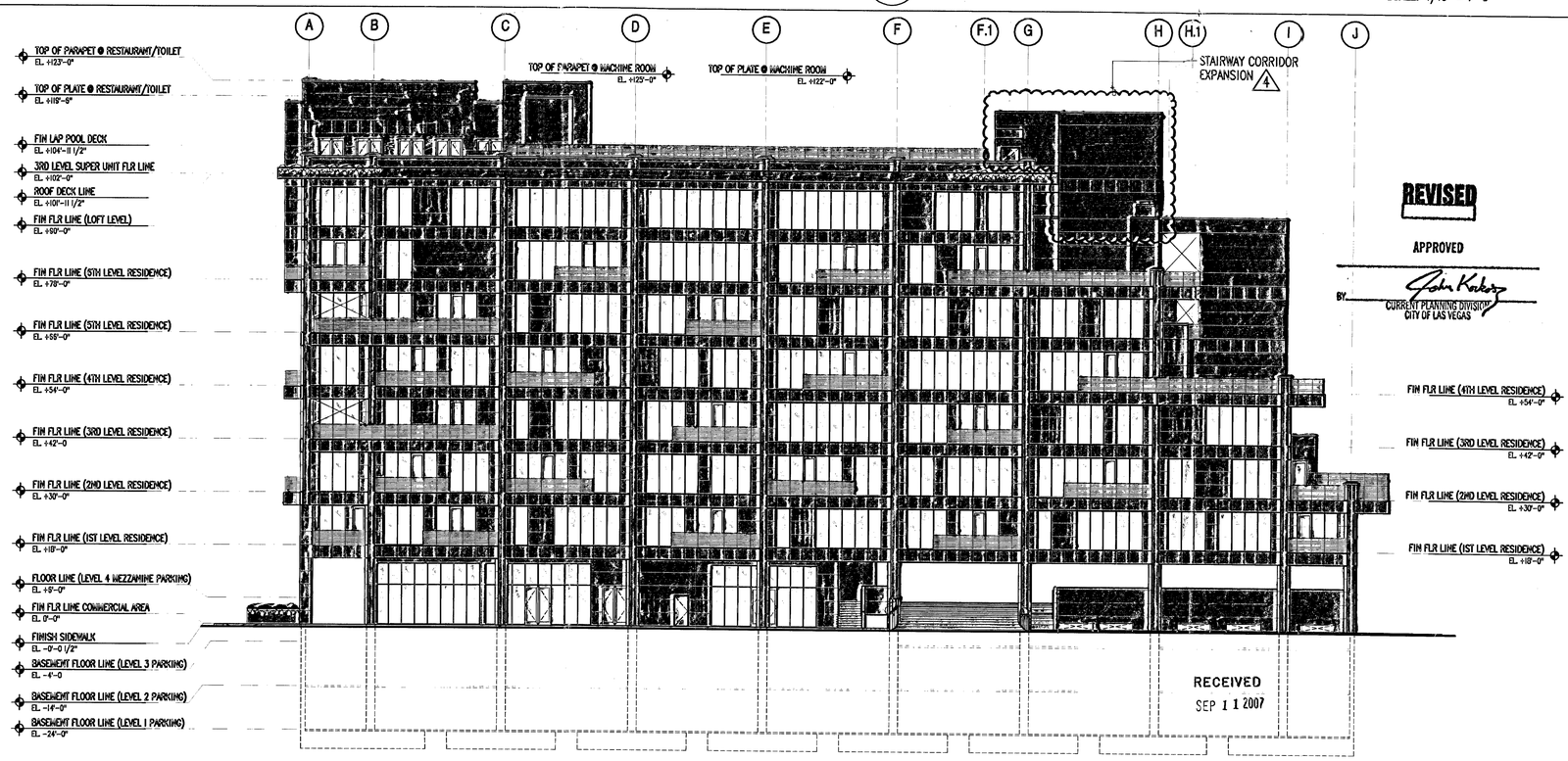
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LAS VEGAS, NEVADA 89120 • PHONE (702) 893-8300 • FAX (702) 893-0171
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2 **ELEVATION ALONG MAIN STREET**

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



REVISED

APPROVED

BY: John Krakow
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
SEP 11 2007

1 **ELEVATION ALONG BONANZA ROAD**

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

DENNIS E. RUSK
ARCHITECT, LLC

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM

VERGE LIVING CORPORATION
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

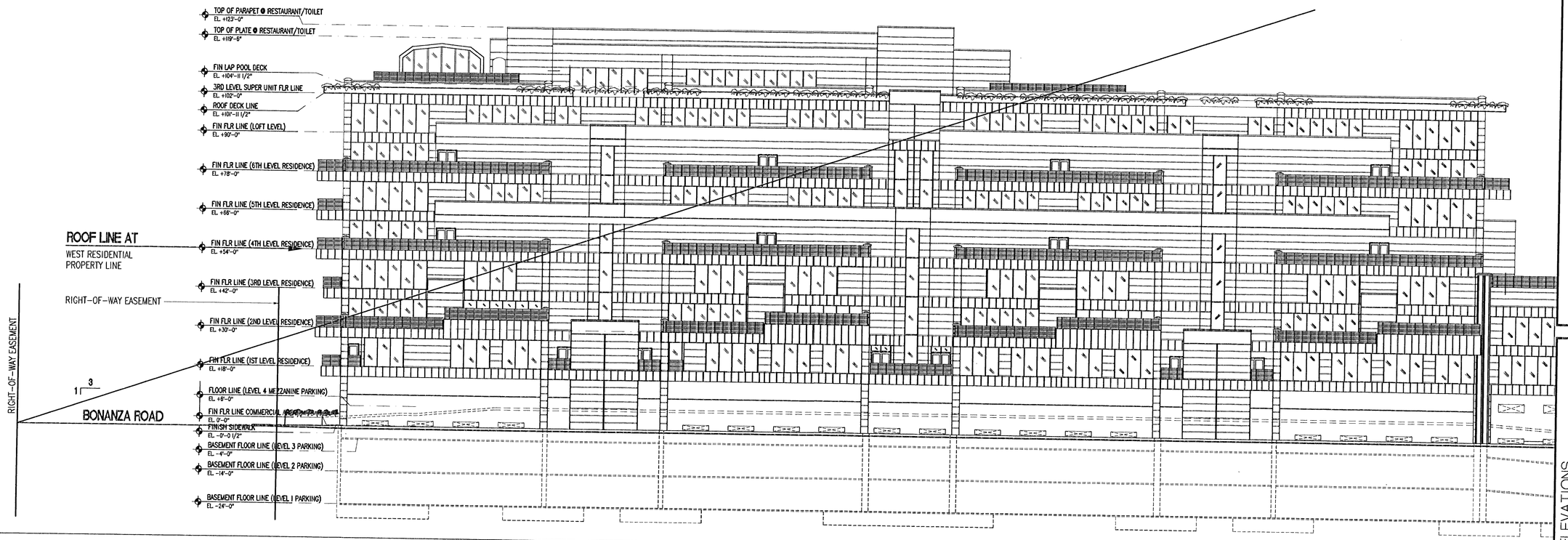
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Revisions:
4 PLANNING CORRECTIONS 9-06-07

Date: 6-1-05
Project No.: 0505
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Sheet No.: A5.0
- of -

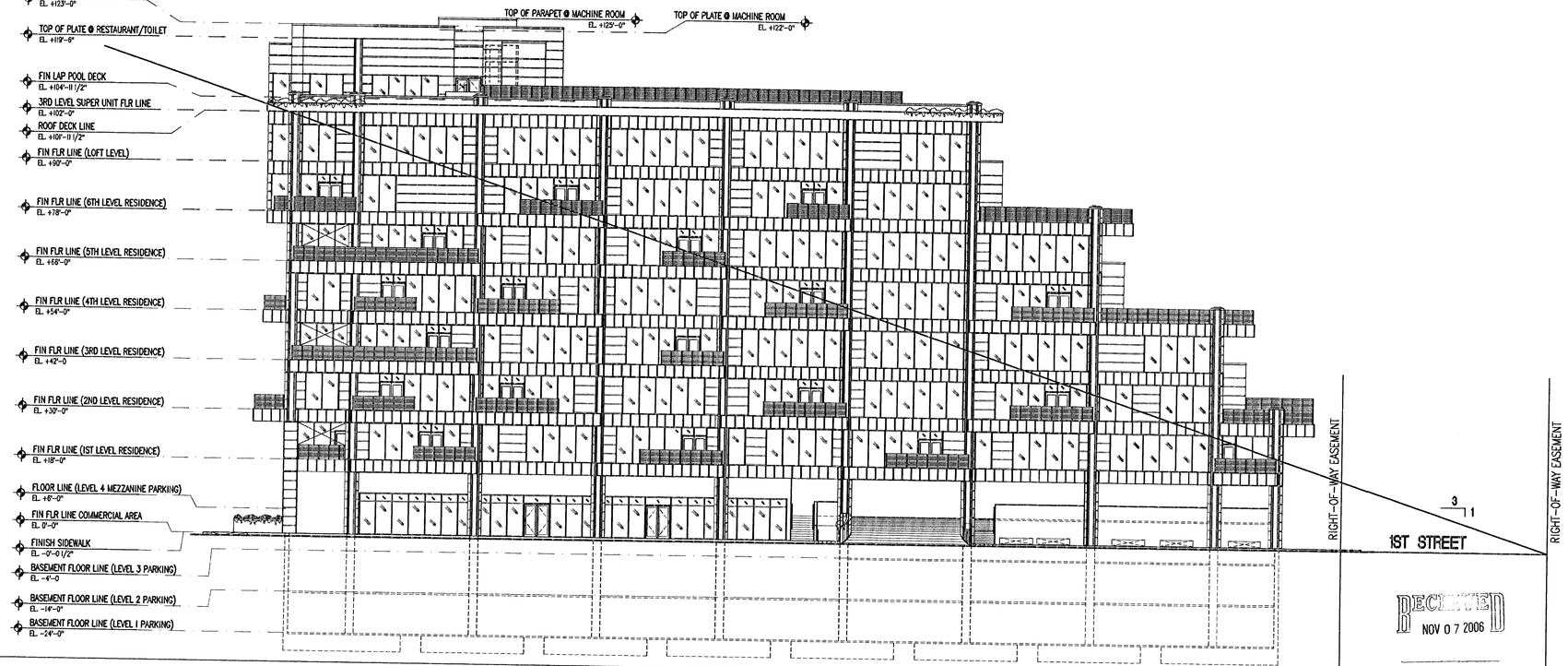
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2 **3/1 PROFILE ELEVATION ALONG 1ST STREET**

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



1 **3/1 PROFILE ELEVATION ALONG BONANZA ROAD**

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

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BUILDING ELEVATIONS

PROPOSED CONDOMINIUM

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NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

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6-1-05
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A2.2
A32
- of -

File No. 2\2005\0505\CD\0505_A32.DWG

1 **BASEMENT LEVEL 1 PARKING PLAN**

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

DENNIS E. RUSK
ARCHITECT, LLC

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BASEMENT LEVEL 1 PARKING PLAN

PROPOSED CONDOMINIUM

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NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS NV

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APPROVED
CITY COUNCIL DATE: 2/17/06
PLANNING COMMISSION DATE: 12/13/05
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

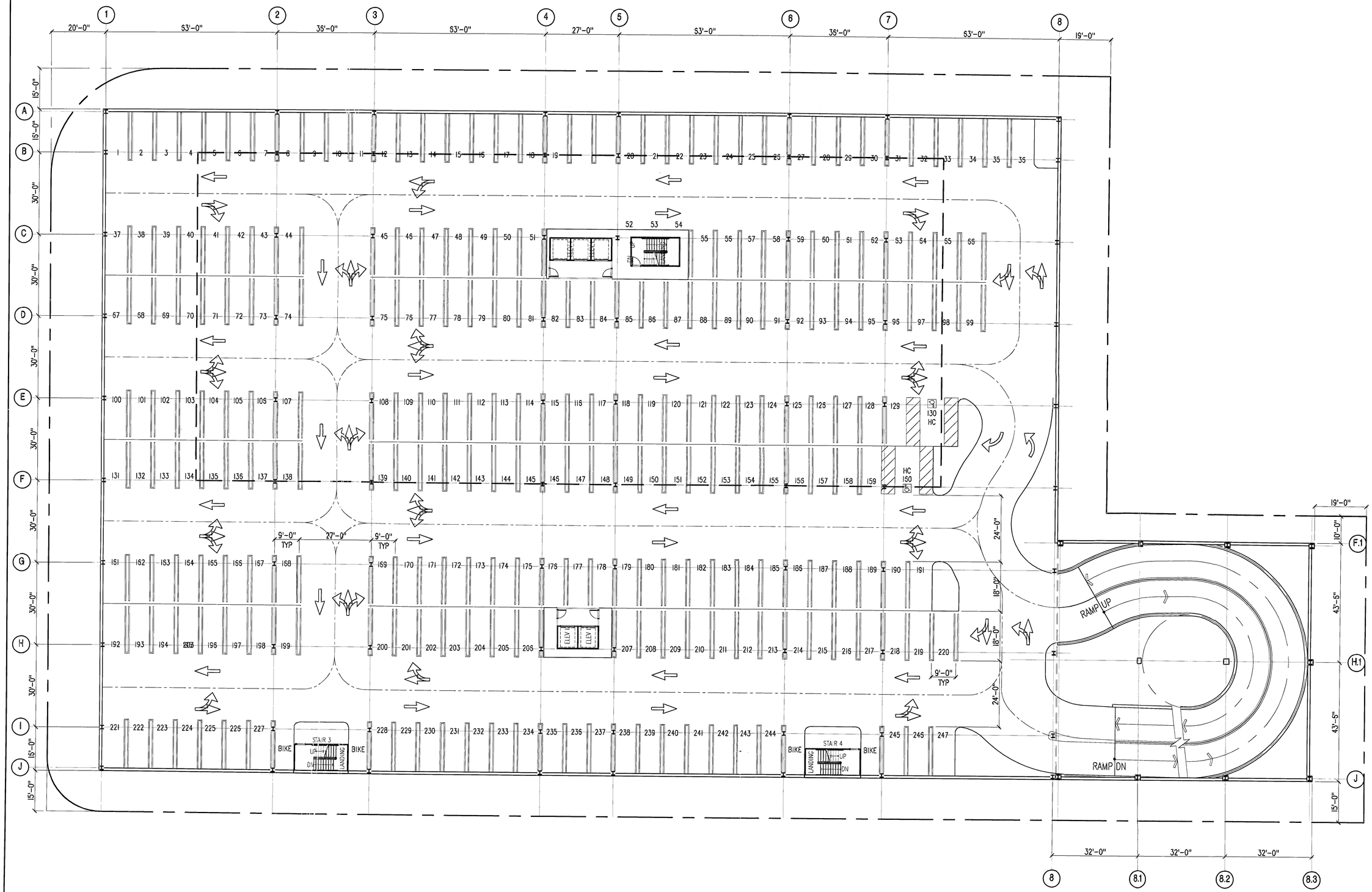
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File No. 2K2005/05105/CD/05105_A1.DWG

SDR-18025 Plan's - Basement Parking Approved 12-6
FLOOR PLANS PC 12/13/06 NOT SCANNED CC 2/17/07
PC-18025 VAC-18025



1 **BASEMENT LEVEL 2 PARKING PLAN**

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

DENNIS E. RUSK
ARCHITECT, LLC

BASEMENT LEVEL 2 PARKING PLAN

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC

NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS NV

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Revisions:

XX	XX	XX	XX	XX

Date:	6-1-05
Project No.:	05105
Drawn By:	JGL
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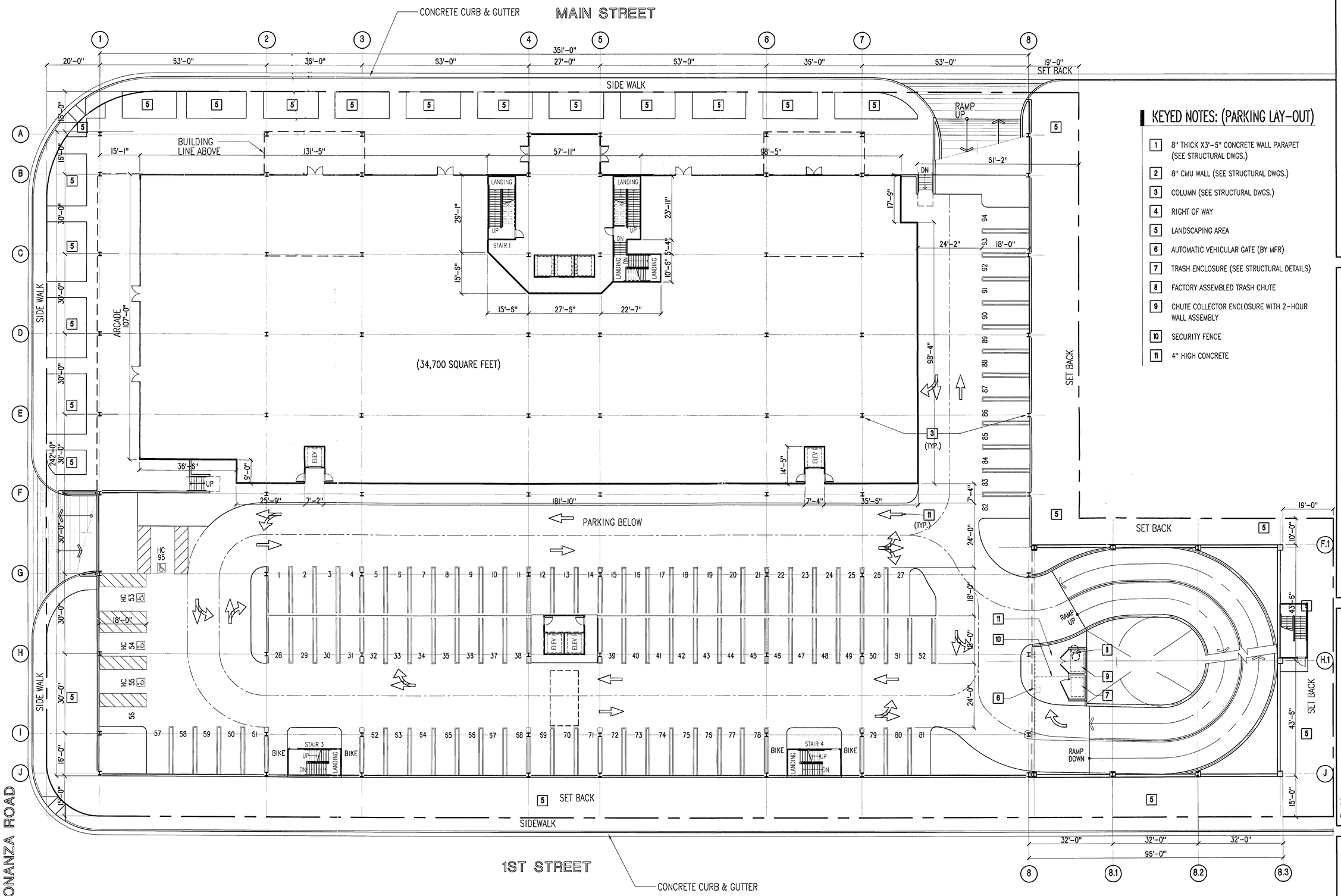
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File No. Z:\2005\05105\CD\5105_A1.DWG



KEYED NOTES: (PARKING LAY-OUT)

1. 8" THICK X3'-5" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
2. 8" CMU WALL (SEE STRUCTURAL DWGS.)
3. COLUMN (SEE STRUCTURAL DWGS.)
4. RIGHT OF WAY
5. LANDSCAPING AREA
6. AUTOMATIC VEHICULAR GATE (BY MFR)
7. TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
8. FACTORY ASSEMBLED TRASH CHUTE
9. CHUTE COLLECTOR ENCLOSURE WITH 2-HOUR WALL ASSEMBLY
10. SECURITY FENCE
11. 4" HIGH CONCRETE

1 **MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN**
SCALE: 1/16" = 1'-0"

NORTH

DENNIS E. RUSK
ARCHITECT, LLC
DENNIS E. RUSK • ARCHITECT, L.L.C. • 3960 E. PATRICK LANE • SUITE 203 • LAS VEGAS, NEVADA 89120 • PHONE (702) 893-8300 • FAX (702) 893-0171

MALL FLOOR PLAN & BASEMENT
LEVEL 3 PARKING PLAN

PROPOSED CONDOMINIUM

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Revisions:

APPROVED
CITY COUNCIL DATE: 2/1/07
PLANNING COMMISSION DATE: 12/26/06
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

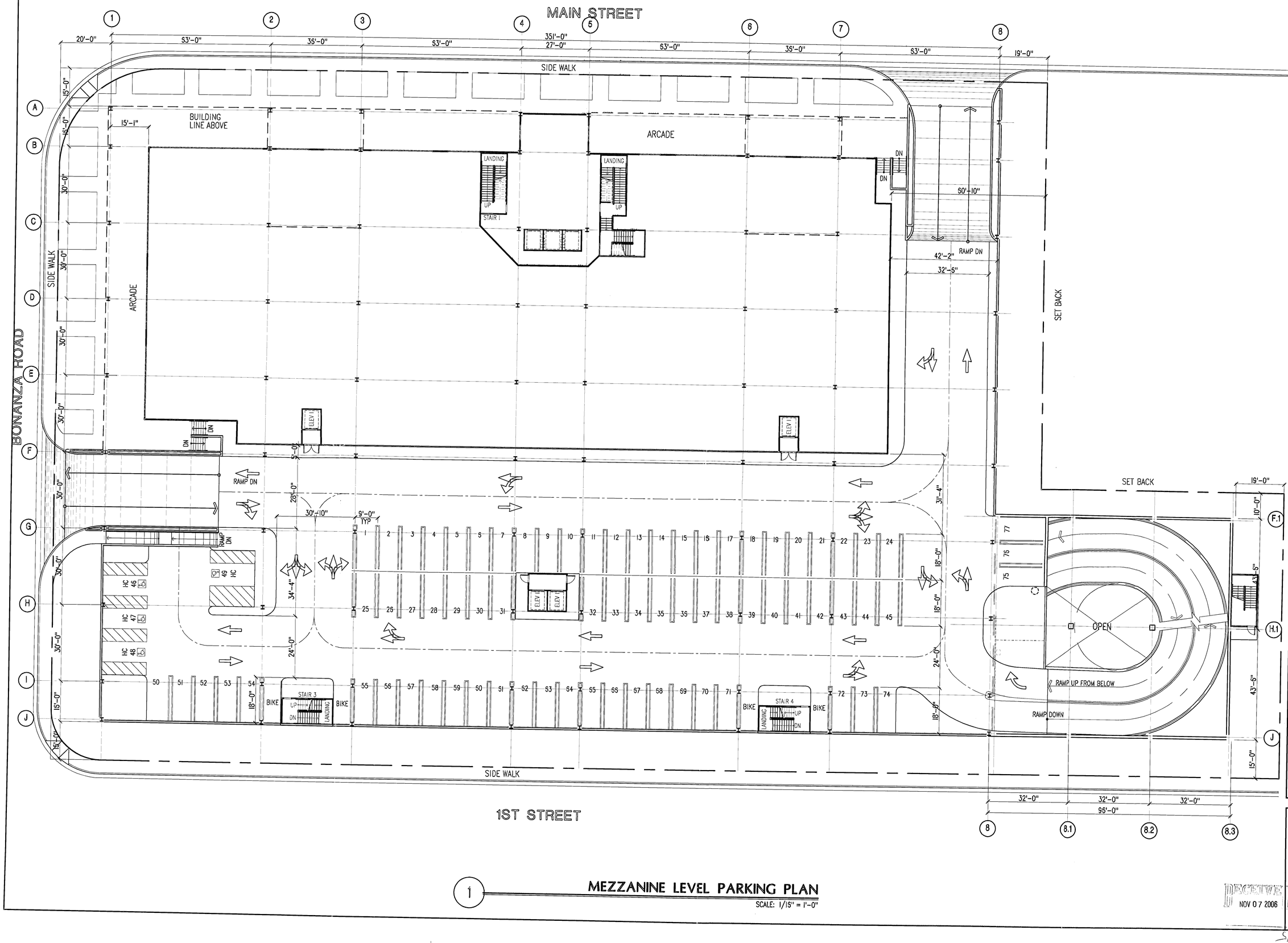
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A1.2 - of -

ADC-1960 VAC-1904 2001-1-07
SDR-19035 PC 12/21/06 F-A Parking
Approved 1-4-07 Floor



1 **MEZZANINE LEVEL PARKING PLAN**

SCALE: 1/15" = 1'-0"

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DENNIS E. RUSK
ARCHITECT, LLC

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PROPOSED CONDOMINIUM

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NE CORNER BONANZA RD. & MAIN ST.

LAS VEGAS NV

MEZZANINE LEVEL PARKING PLAN

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Revisions:

1	xx	2	xx
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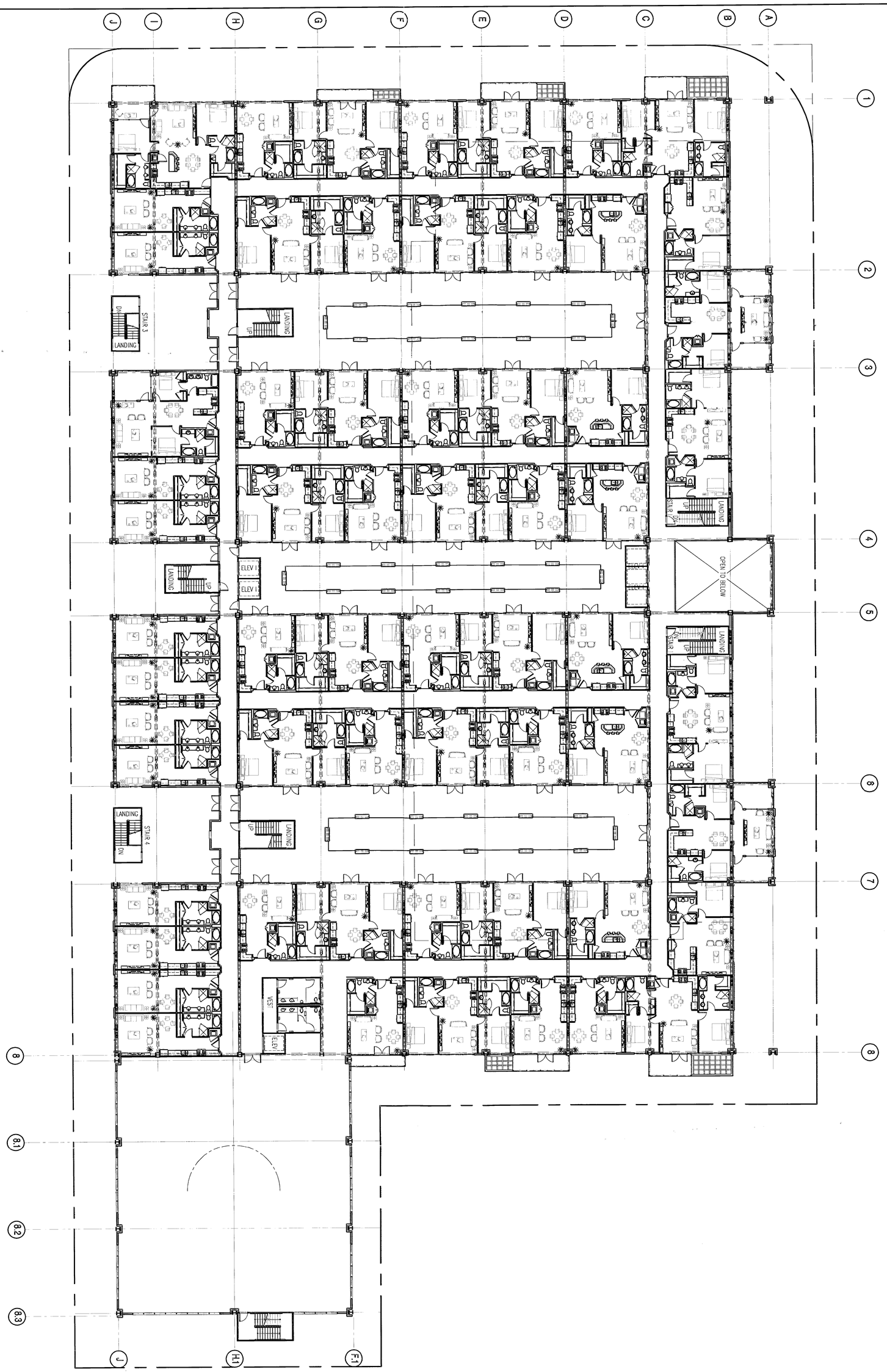
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CITY COUNCIL DATE:
PLANNING COMMISSION DATE:
By:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 6-1-05
Project No.: 05105
Drawn By: JGL
Check By: DER/FVB
Sheet No.: A1.3 - of -

File No. Z:\2005\05105\CD\05105_A13.DWG

Approved 11-0
Floor Plan - Mezzanine Parking
SDR-18025 Related (NOT SCANNED) 12/11/07

DENNIS E. RUSK
ARCHITECT, LLC



1 LEVEL 1 UNITS FLOOR PLAN

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

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Date:	6-1-05
Project No:	0050
Drawn By:	JCL
Checked By:	DER
Sheet No:	A1.4

Revisions:

- 1 xx
- 2 xx
- 3 xx
- 4 xx
- 5 xx

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/21/06
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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LEVEL 1 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM

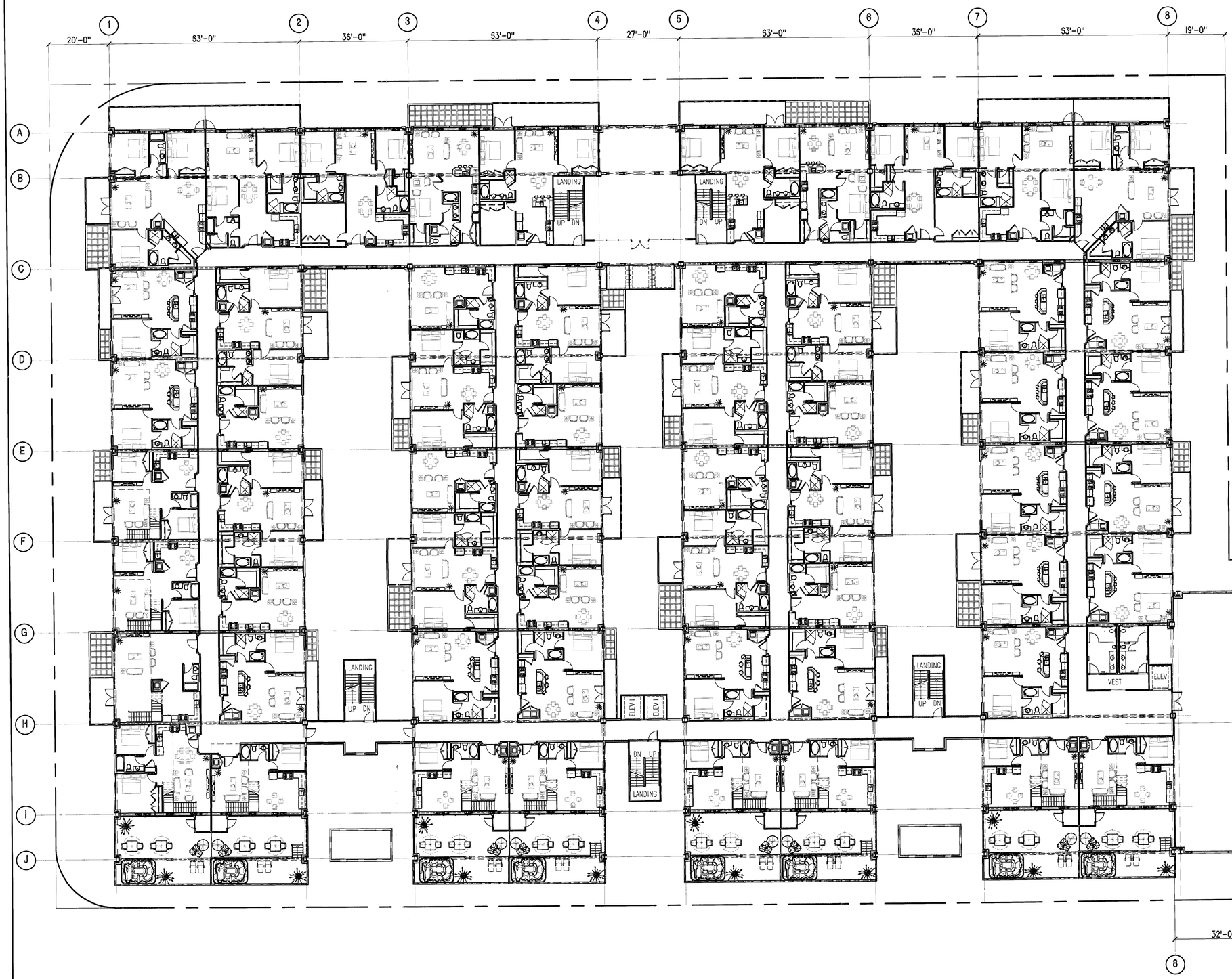
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NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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Floor Plans Level 1 Approved 7-0
SDR-13075 PC 12/21/06 F-A&B CC 01/17/07



LEVEL 2 UNITS FLOOR PLAN

SCALE: 1/15" = 1'-0"

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LEVEL 2 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM

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LAS VEGAS NV

Revisions:

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CITY COUNCIL DATE: _____

PLANNING COMMISSION DATE: _____

PLANNING AND DEVELOPMENT

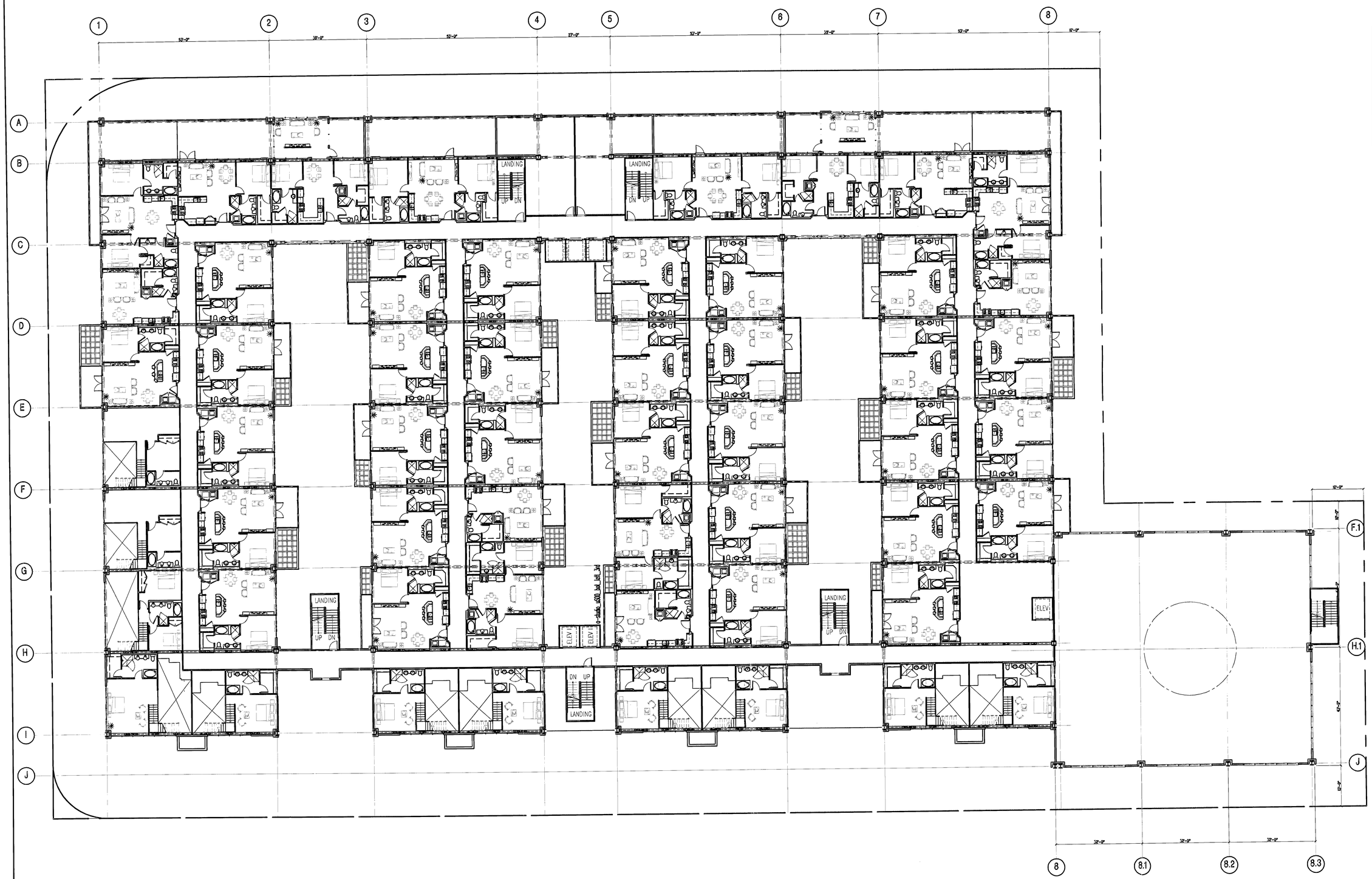
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Sheet No.: A1.5
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Floor Plans level 2-3 NOT SCANNED 12/11/07 Approved 11-8
SDA-1808S PC 12/11/06



LEVEL 3 UNITS FLOOR PLAN

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

1

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LEVEL 3 UNITS FLOOR PLAN

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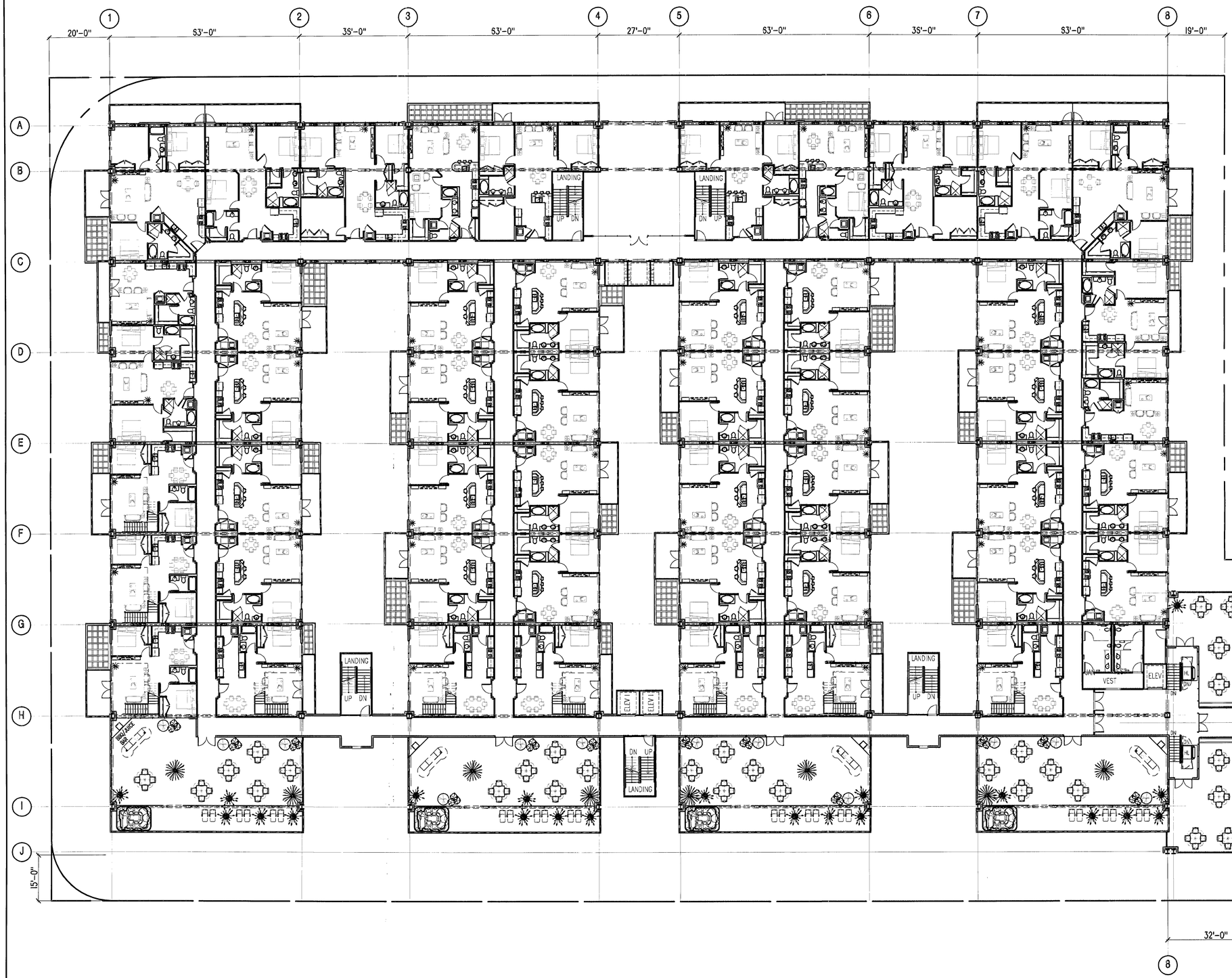
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Project No.: 05105
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1 **LEVEL 4 UNITS FLOOR PLAN**

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

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LEVEL 4 UNITS FLOOR PLAN

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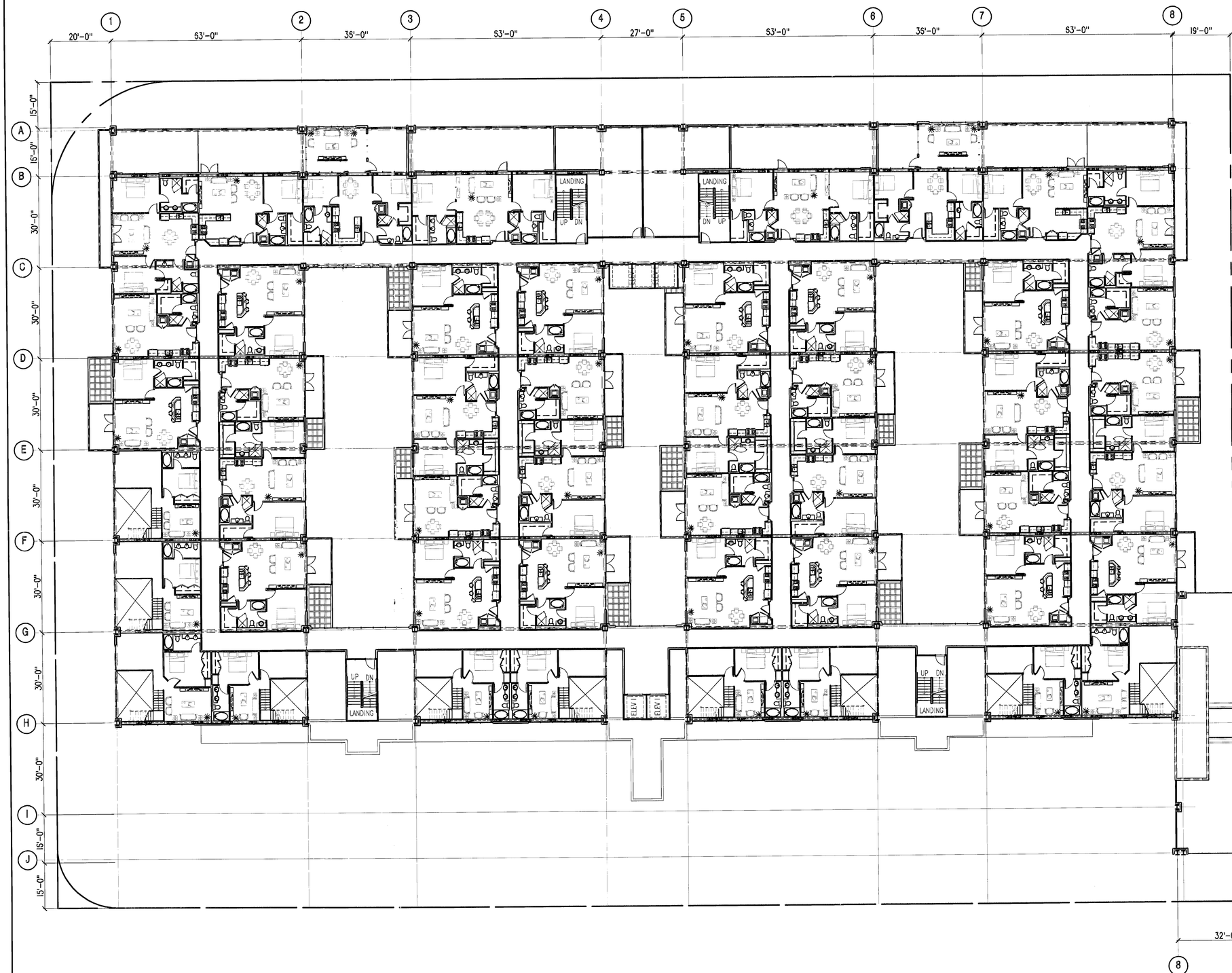
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BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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VAC-18046
SDR-18035
ccc 11/7/07 Approved 7-6
PC 12/14/06 F-8 Level 4



LEVEL 5 UNITS FLOOR PLAN

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

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LEVEL 5 UNITS FLOOR PLAN

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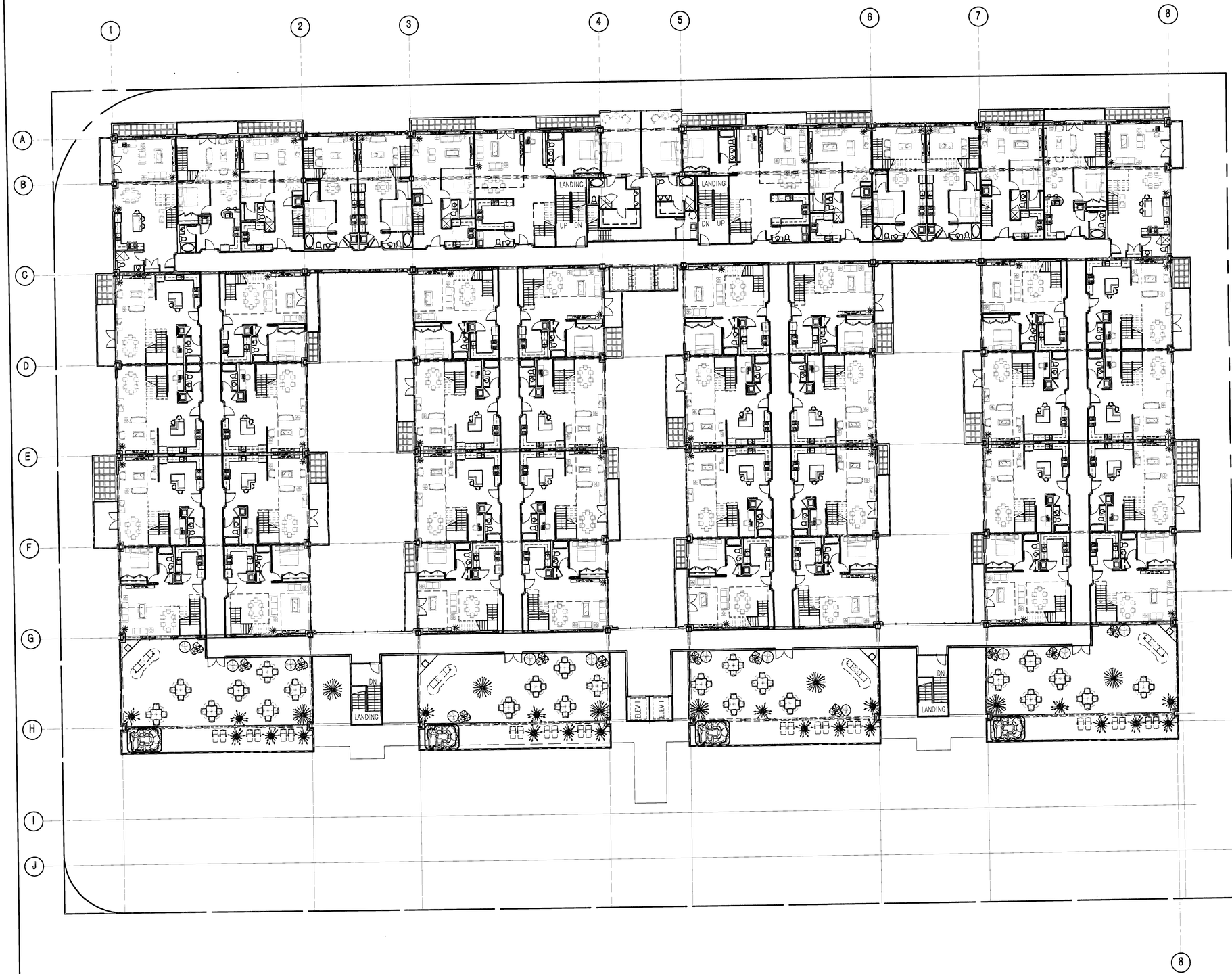
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Approved 4-6
Floor Plans Level 5-6
Not Scanned
SDR-18035 PC 12/8/06
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VAC-18045



LEVEL 6 UNITS FLOOR PLAN

1 LEVEL 6 UNITS FLOOR PLAN
SCALE: 1/15" = 1'-0"

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LEVEL 6 UNITS FLOOR PLAN

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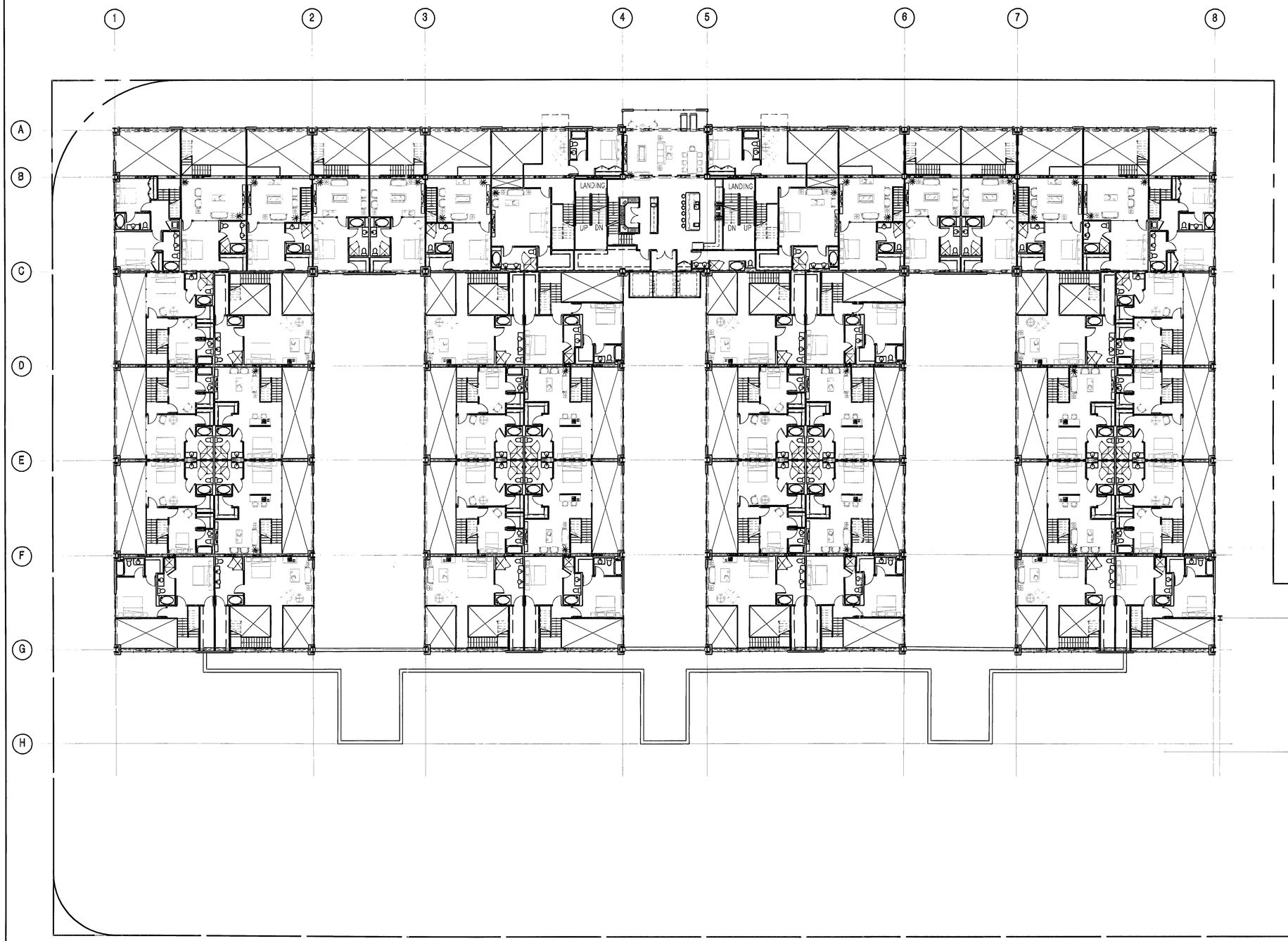
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1 **LEVEL 7 Loft FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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LEVEL 7 LOFT FLOOR PLAN

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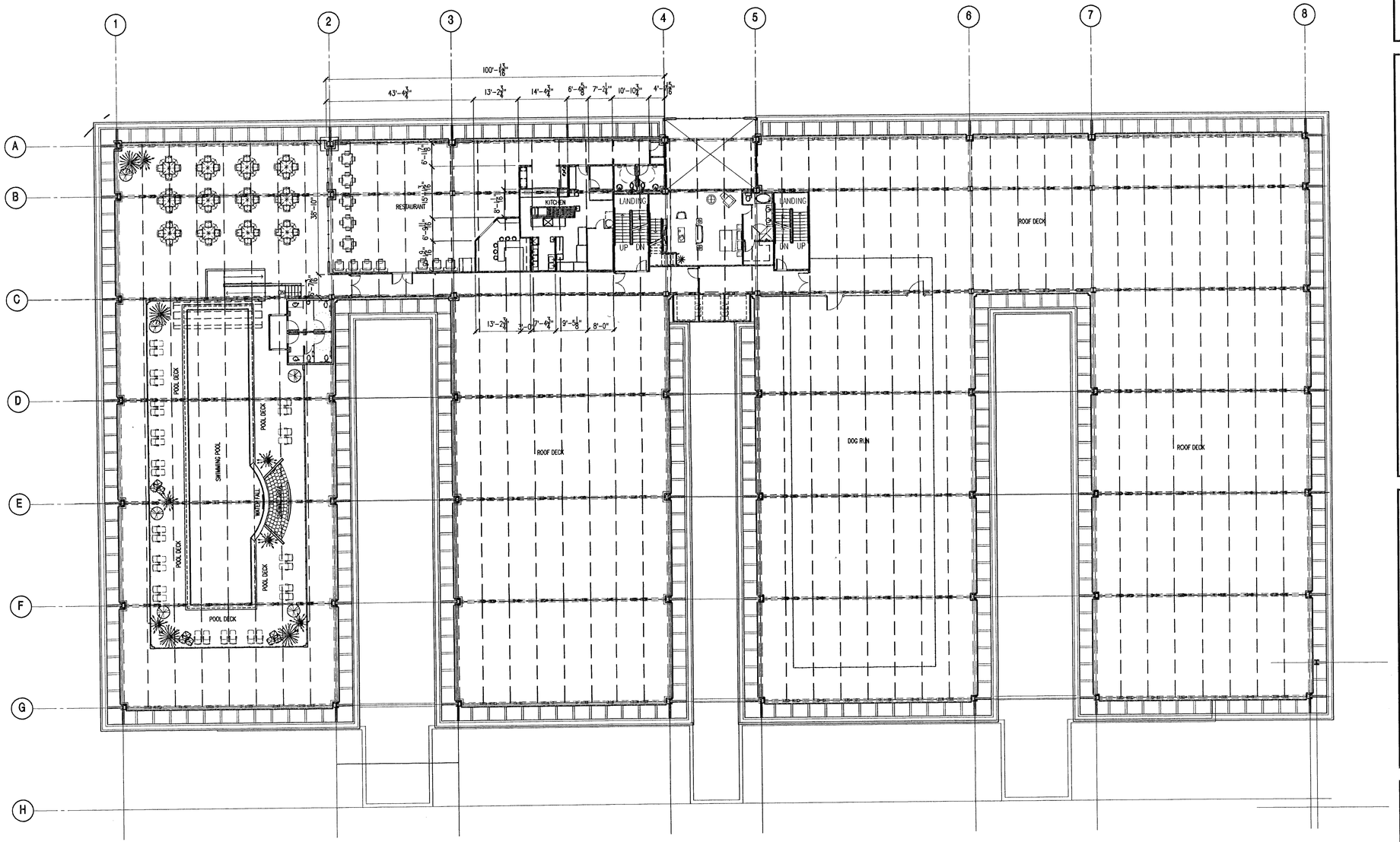
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BY: [signature]
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ADC-19042 VAC-18045
SDR-18075 PC 12/21/06 F-D
Approved 7-0
Level 7 Condo 107



1 ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN

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

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ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN

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CITY OF LAS VEGAS

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SDR-18045 VAC-18040 F-# Roof Plan cc 11/7/07