

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 *BIA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: October 13, 2006
Re: EOT-17017 Aristotle Holding, LP N/S Alley Between Las Vegas Blvd. South and Oakey Blvd.
Request for an Extension of Time for an approved Petition of Vacation

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Petition of Vacation for the north/south alley located between South Las Vegas Boulevard and Oakey Boulevard, as long as all previously imposed conditions of approval for VAC-8256 and all applicable subsequent site-related actions are ultimately complied with.

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 09/25/06		
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING</td><td style="width: 50%; vertical-align: top;">GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER</td></tr></table>		TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER		
SUBJECT: EXTENSION OF TIME - VACATION			
APPLICANT: EOT-17017			
FILE NUMBER: ARISTOTLE HOLDING, LP			

REQUEST BY ARISTOTLE HOLDING, LP FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKLEY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD, (APN 162-03-210-090 AND 162-03-202-005), WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TEN FOOT (10') WIDE RIGHT OF WAY COMMENCING AT THE NORTH RIGHT OF WAY LINE OF OAKLEY BOULEVARD AND EXTENDING NORTH APPROXIMATELY SEVEN HUNDRED AND NINETY FIVE FEET (795'); SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

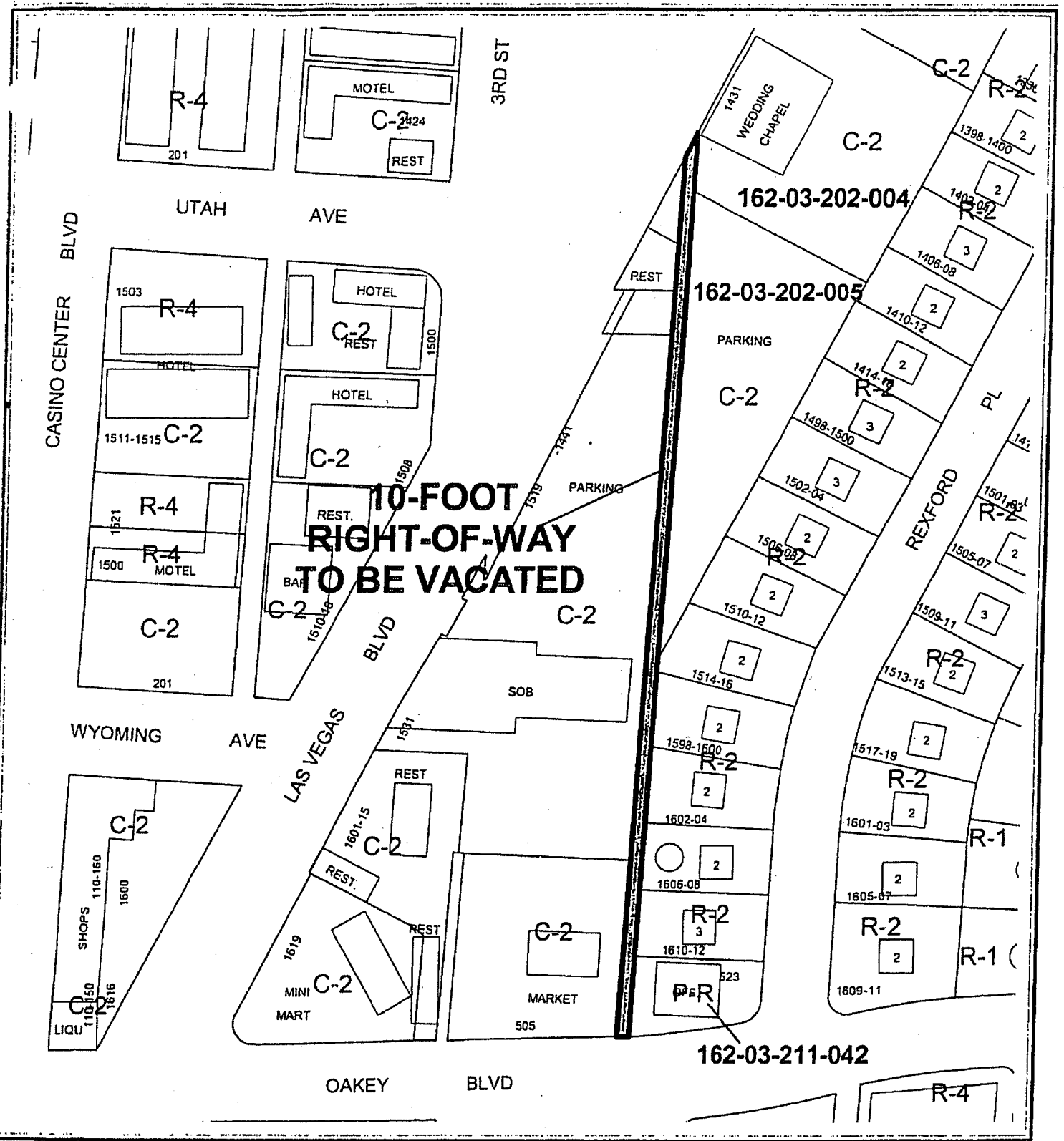
COMMENTS DUE TO BART ANDERSON BY: OCTOBER 13, 2006

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)



0 100 200 Feet

EOT-17017
11/16/06 ADMIN

RECEIVED
SEP 20 2006



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 09/25/06
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO		BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK
SUBJECT: EXTENSION OF TIME - VACATION		
APPLICANT: EOT-17017		
FILE NUMBER: ARISTOTLE HOLDING, LP		

REQUEST BY ARISTOTLE HOLDING, LP FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKLEY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD, (APN 162-03-210-090 AND 162-03-202-005), WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TEN FOOT (10') WIDE RIGHT OF WAY COMMENCING AT THE NORTH RIGHT OF WAY LINE OF OAKLEY BOULEVARD AND EXTENDING NORTH APPROXIMATELY SEVEN HUNDRED AND NINETY FIVE FEET (795'); SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: OCTOBER 13, 2006

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:
All others: location map

(Revised 3/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 09/25/06
TO:		
COX COMMUNICATIONS NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON KENNEMER SUE MULANAX	
SUBJECT: EXTENSION OF TIME - VACATION		
APPLICANT: EOT-17017		
FILE NUMBER: ARISTOTLE HOLDING, LP		

REQUEST BY ARISTOTLE HOLDING, LP FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD (APN 162-03-210-090 AND 162-03-202-005), WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TEN FOOT (10') WIDE RIGHT OF WAY COMMENCING AT THE NORTH RIGHT OF WAY LINE OF OAKY BOULEVARD AND EXTENDING NORTH APPROXIMATELY SEVEN HUNDRED AND NINETY FIVE FEET (795'); SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: OCTOBER 13, 2006

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:
Nevada Power: application
All others: location map

Deed



Separator Sheet

20050128-0000947

Fee: \$18.00 RPTT: EX#008

Reg Fee: \$25.00

01/28/2005

09:03:38

T20050017948

Requestor:

LEGAL WINGS

Frances Deane

Clark County Recorder

DG1

Pgs: 5

APN#162-03-202-005

WHEN RECORDED MAIL TO:

Law Offices of David A. Straus
900 Rancho Lane
Las Vegas, Nevada

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Peter Eliades
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104-1311

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PETER ELIADES** and **JANET ELIADES**, Trustees of the **ELIADES FAMILY TRUST** dated July 18, 1991; and, **PJ ENTERPRISES, LLC**, a **Limited Liability Company**, in consideration for \$-0-, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **ARISTOTLE HOLDING LIMITED PARTNERSHIP**, all of our undivided interest in and to all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Parcel I:

South ten (10) feet of irregular Lot One (1) and all of irregular Lots Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Twenty Three (23) of **BOULDER ADDITION TO THE CITY OF LAS VEGAS**, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with that portion of South Third Street as vacated by Clark County in an Order of Vacation recorded March 24, 1975, in Book 504 of Official Records, Clark County, Nevada records as Document No. 463633.

TOGETHER with any portion of South Third Street as vacated by Clark County in an Order of Vacation recorded March 7, 1988 in Book 880307 of Official Records, Clark County, Nevada Records as Document No. 00514, title to which would pass by operations of law with a Conveyance of Lots Five (5) and Six (6) herewith.

Parcel II:

Parcel A:

That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

STATE OF NEVADA

)
) ss.
)

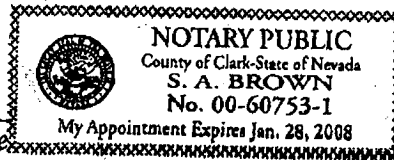
COUNTY OF CLARK

On this December 9, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janet Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

S. A. Brown

Notary Public in and for said County and State



ASSESSOR

CLERK
TRUST

2005 SEP -7 A 10: 29

[Signature]

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 162-03-202-005

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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 \$

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #3

b. Explain Reason for Exemption / Re-record to correct signature line entity.

5. Partial Interest: Percentage being transferred:

20050128-600947

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 - Grantor/Grantee

David A. Straus, Attorney

Signature _____ Capacity - Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Eliades Fam Tr & PJ Enter, LLC

Name: Aristotle Holding LP

Address: 1531 Las Vegas Blvd South

Address: 1531 Las Vegas Blvd South

Las Vegas, NV 89104

Las Vegas, NV 89104

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

Print Name: Law Offices of David A. Straus

Address: 900 Rancho Lane

Las Vegas, Nevada 89106

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

1131

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 16203-202-005
b)
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

\$

(_____)

\$

\$

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #8

b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

5. Partial Interest: All of our undivided interest being transferred:

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Peter Eliades

Capacity - Grantor/Grantee

Signature

Janet Eliades

Capacity - Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REQUIRED)

Print Name: Eliades Family Trust & PJ Enter

Address: 1531 Las Vegas Blvd S

Las Vegas, NV 89104-1311

Print Name: Aristotle Holding LP

Address: 1531 Las Vegas Blvd S

Las Vegas, NV 89104-1311

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

Print Name: Law Offices of David A. Straus

Address: 900 Rancho Lane

Las Vegas, Nevada 89106

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

RE-RECORDED

247

Commencing at the Point of Intersection of the South Line of Lot "M" of PARK PLACE ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada, with the Southeasterly Line of South Fifth Street (80 feet wide) as said point of Intersection is designated by survey on File in File 1, Page 36 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada; thence South 27°45' West along the said Southeasterly line a distance of 450.00 feet to the most Westerly corner of that certain parcel of land conveyed by Fifth Street Properties, Inc., to Joseph E. Bane et al. By deed recorded December 28, 1951 as Document No. 379125, Clark County, Nevada Records; thence continuing south 27°45' West along the said Southeasterly Line a distance of 226.03 feet more or less to a point on the East line of Boulder Addition as shown by map thereof on file in Book 1 of Plats, page 52, in the Office of the County Recorder of Clark County, Nevada; thence South 3°22' West along the last mentioned East line a distance of 49.50 feet to a point being the true point of beginning; thence continuing South 3°22' West a distance of 435.29 feet more or less to a point on the Northwesterly Line of Paradise Grove as shown by map thereof on File in Book 3 of Plats, page 92, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the last mentioned Northwesterly line a distance of 396.46 feet to a point; thence North 62°15' West a distance of 179.70 feet to the true point of beginning.

Parcel B:

An easement for ingress to, and egress from, Parcel A, over and across:

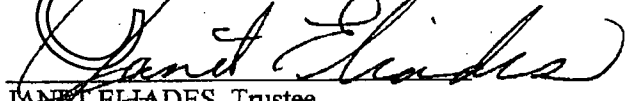
That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the a Point of Intersection of the South Line of Lot "M" of PARK PLACE ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada, with the Southeasterly Line of South Fifth Street (80 feet wide) as said point of Intersection is designated by survey on File in File 1, Page 36 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada; thence South 27°45' West along the said Southeasterly line a distance of 450.00 feet to the most Westerly corner of that certain parcel of land conveyed by Fifth Street Properties, Inc., to Joseph E. Band et al. By deed recorded December 28, 1951 as Document No. 379125, Clark County, Nevada Records; thence continuing South 27°45' West along the said Southeasterly Line a distance of 226.03 feet more or less to a point in the East line of Boulder Addition as shown by map thereof on file in Book 1 of Plats, page 52, in the Office of the County Recorder of Clark County, Nevada; thence South 3°22' West along the last mentioned East line a distance of 5.50 feet to a point being the

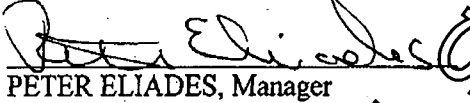
True Point of Beginning; thence continuing South 3°22' West a distance of 44.00 feet to a point; thence South 62°15' East a distance of 50.00 feet to a point; thence North 3°22' East a distance of 44.00 feet to a point, thence North 62°15' West a distance of 50.00 feet to the true point of beginning.

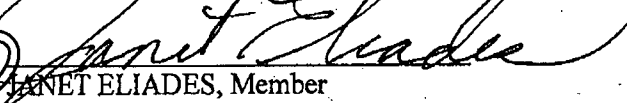
ELIADES FAMILY TRUST


PETER ELIADES, Trustee


JANET ELIADES, Trustee

PJ ENTERPRISES, LLC, A Limited Liability Company


PETER ELIADES, Manager


JANET ELIADES, Member

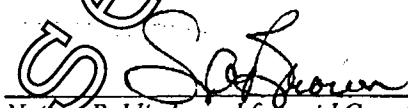
STATE OF NEVADA

COUNTY OF CLARK

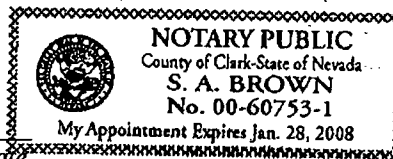
) ss.
)

On this December 9, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peter Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Notary Public in and for said County and State



ARISTOTLE HOLDING LIMITED PARTNERSHIP

Business Entity Information

Status:	Active	File Date:	11/8/1999
Type:	Domestic Limited Partnership	Corp Number:	LP2877-1999
Qualifying State:	NV	List of Officers Due:	11/30/2006
Managed By:		Expiration Date:	12/31/2028

Resident Agent Information

Name:	DAVID A. STRAUS	Address 1:	900 RANCHO LANE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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No stock records found for this company

Officers

☒ Include Inactive Officers

General Partner - PJ ENTERPRISES			
Address 1:	1531 LAS VEGAS BLVD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Active	Email:	
General Partner - PJ ENTERPRISES			
Address 1:	1531 LAS VEGAS BLVD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Historical	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership		
Document Number:	LP2877-1999-001	# of Pages:	1
File Date:	11/08/1999	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LP2877-1999-002	# of Pages:	1
File Date:	10/12/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050473400-75	# of Pages:	1
File Date:	10/11/2005	Effective Date:	
(No Notes for this action)			

RECEIVED
SEP 22 2006

PJ ENTERPRISES, LLC**Business Entity Information**

Status:	Active	File Date:	10/21/1999
Type:	Domestic Limited-Liability Company	Corp Number:	LLC8085-1999
Qualifying State:	NV	List of Officers Due:	10/31/2007
Managed By:	Managers	Expiration Date:	10/21/2499

Resident Agent Information

Name:	DAVID A. STRAUS	Address 1:	900 RANCHO LANE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☒ Include Inactive Officers**Manager - JANET ELIADES**

Address 1:	1531 LAS VEGAS BOULEVARD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Historical	Email:	

Manager - JANET ELIADES

Address 1:	1531 LAS VEGAS BOULEVARD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Active	Email:	

Manager - PETER ELIADES

Address 1:	1531 LAS VEGAS BOULEVARD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Historical	Email:	

Manager - PETER ELIADES

Address 1:	1531 LAS VEGAS BOULEVARD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC8085-1999-001	# of Pages:	4

RECEIVED

SEP 22 2006

File Date:	10/21/1999	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-002	# of Pages:	1
File Date:	09/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050423485-33	# of Pages:	1
File Date:	09/06/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060564397-62	# of Pages:	1
File Date:	09/01/2006	Effective Date:	
(No Notes for this action)			

RECEIVED
SEP 22 2006

20050919-0001131

Fee: \$20.00 RPTT: EX#003
V/C Fee: \$0.00

09/19/2005 09:03:33
T20050171367

Requestor:
LEGAL WINGS

Frances Deane ADF
Clark County Recorder Pgs: 7

**THIS DOCUMENT BEING RE-
RECORDED TO CORRECT
SIGNATURE LINE ENTITY**

APN# 162-03-202-005

Recording Requested by and Return to:

7

RE-RECORDED

Name LAW OFFICES OF DAVID A. STRAUS

Address 900 RANCHO LANE

City/State/Zip LAS VEGAS, NEVADA 89106

GRANT, BARGAIN, SALE DEED
(Title on 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.

Legal Description



Separator Sheet

APN 162-03-299-001, 002 AND 015

CITY OF LAS VEGAS, NEVADA

EXHIBIT "A"

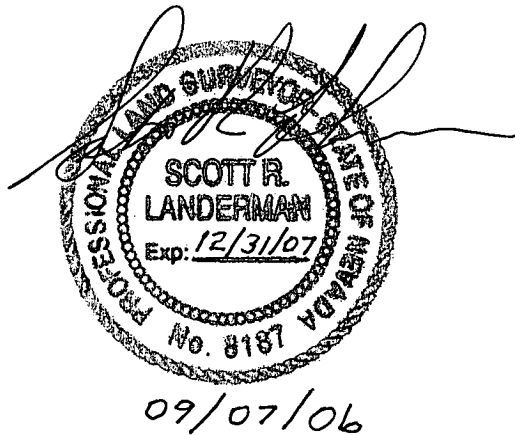
EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PUBLIC ALLEY BEING VACATED.

DESCRIPTION

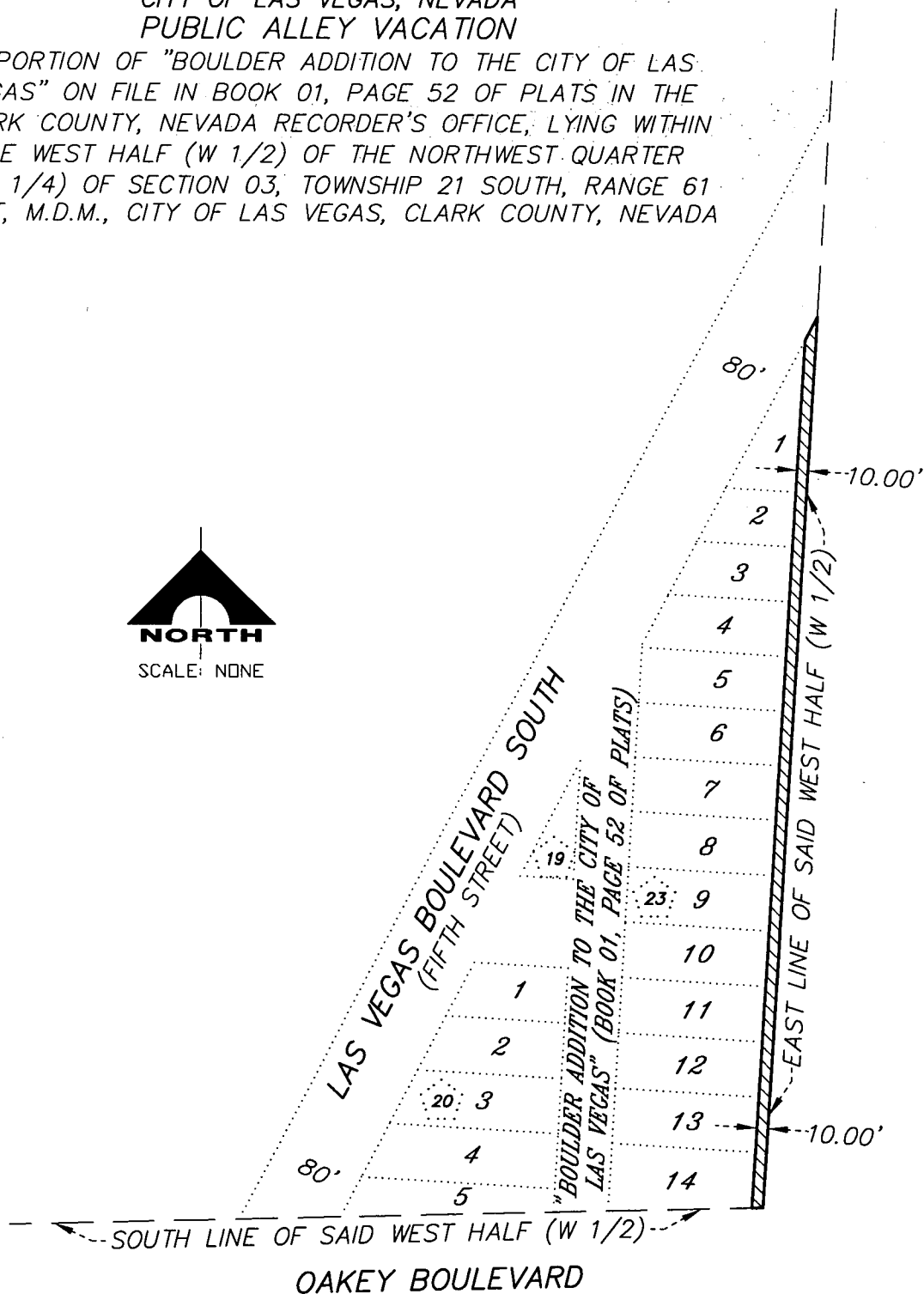
THE EAST 10.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AS DEDICATED ON "BOULDER ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 01, PAGE 52 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE NORTHEASTERLY PROLONGATION OF THE NORTHWEST LINE OF LOT 1 IN BLOCK 23 AS SHOWN ON SAID PLAT.

SCOTT R. LANDERMAN, PLS
6655 SOUTH CIMARRON ROAD
LAS VEGAS, NEVADA 89113



CITY OF LAS VEGAS, NEVADA
PUBLIC ALLEY VACATION



G.C. WALLACE, INC.
Engineers/Planners/Surveyors

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146

Justification Letter



Separator Sheet



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

702.804.2075

398-A134

September 20, 2006

Ms. Margo Wheeler, Director
City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada

Re: Justification Letter to accompany a Request for an Extension of Time on VAC-8256

Dear Ms. Wheeler:

G. C. Wallace, Inc. (GCW), on behalf of Aristotle Holding, Limited Partnership (the applicant), hereby submits this letter in support of the subject request. The applicant originally received approval on this action from the Las Vegas City Council on October 5, 2005.

GCW was recently retained by the applicant to prepare and process the required engineering documents needed to fulfill the City's original conditions of approval related to drainage, sewer relocation and legal access. Due to the scope of the conditions, it is not possible to conclude the requirements for recording of the vacation prior to the current expiration date of October 5, 2006.

On behalf of the applicant, we respectfully request a one-year extension of time to fulfill the original conditions of approval. The following documents are enclosed herewith for your use in evaluating this request:

- 1 Application signed by the Owner
- 1 Statement of Financial Interest signed by the Owner
- 1 Copy of the Justification Letter
- 1 Copy of the original approval letter
- 1 Copy of the original plan
- Filing Fees

Please place this item on the next available City Council agenda. Should you have any questions, please contact the undersigned at 804-2000.

Very truly yours,

G. C. WALLACE, INC.

Timothy A. McCoy
Executive Vice President

Enclosures

c: Dick Bonar, PLUS

EOT-17017
11/16/06 ADMIN

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-17017** APN: 162-03-202-005, -210-090

Name of Property Owner: ARISTOTLE HOLDING LP

Name of Applicant: SAME

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: _____

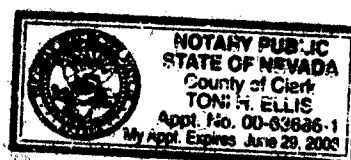
Print Name: _____

JANET ELIADES

Subscribed and sworn before me

This 21st day of September 2006

Janet Ellis
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - VAC-8256
 Project Address (Location) Oakey & Las Vegas Boulevard South
 Project Name N/A Proposed Use N/A
 Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed N/A
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER Aristotle Holding, LP Contact _____
 Address 1531 S. Las Vegas Blvd. Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89104

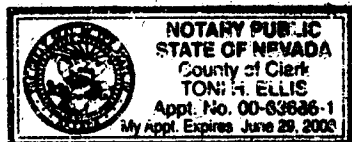
APPLICANT Same as Owner Contact _____
 Address Same as Owner Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89104

REPRESENTATIVE G. C. Wallace, Inc. Contact Elena Arellano
 Address 1555 S. Rainbow Blvd. Phone: 804-2124 Fax: 804-4390
 City Las Vegas State NV Zip 89146

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JANET ELIADES

Subscribed and sworn before me
 This 21st day of September, 20 06.
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT 17017</u>
Meeting Date:	<u>11/2/06</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>9/20/06 / updated 9/22/06</u>
Received By:	<u>DS [Signature]</u>

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

Hansen Sheet



Separator Sheet

Admin.

Report Date 09/21/2006 04:45 PM

Submitted By

Page 1

A/P # 17017 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/20/2006 16:17	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-17017 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for an Extension of Time of an approved Vacation (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD, (APN 162-03-210-090 and 162-03-202-005), Ward 3 (Reese).

Parent A/P # 8256
Project # 17017 Project/Phase Name OAKY AND LAS VEGAS BOULEVARD Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203210090

Location

Owner/Tenant

Contact ID AC1054356 Name ARISTOTLE HOLDING LP
Mailing Address 1531 LAS VEGAS BLVD S Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101 Country ☐ Foreign
Day Phone (702) 474-7540 x Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1531 S LAS VEGAS BLVD
LAS VEGAS, 89104-

1507 S LAS VEGAS BLVD
LAS VEGAS, 89104-

1503 S LAS VEGAS BLVD
LAS VEGAS, 89104-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 09/21/2006 04:45 PM

Submitted By

Page 2

A/P Linked Parcels

16203202005
16203210090

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1054356 ☐ Foreign
Effective Expire
Name ARISTOTLE HOLDING LP
Day Phone (702)474-7540 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1531 LAS VEGAS BLVD S
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments
No Comments

Primary N Capacity OTHER Contact ID AC443499 ☐ Foreign
Effective Expire
Name G.C. WALLACE, INC.
Day Phone (702)804-2124 x Eve Phone Organization
Pager PIN # Position
Fax (702)804-4390 Mobile Profession
E-Mail
Address 1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146
Seasonal Addr

Valid From To
Comments
Elena Arellano (702) 804-2124

Primary Y Capacity OWNER Contact ID AC1054356 ☐ Foreign
Effective Expire
Name ARISTOTLE HOLDING LP
Day Phone (702)474-7540 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1531 LAS VEGAS BLVD S
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)
Comments
No Comments

Modified By DSULLIVAN

Modified Date/Time 09/20/2006 16:12

Report Date 09/21/2006 04:45 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
Y Justificaton Letter
Y Laser Print Site Plan
N Laser Print Floor Plan
N Laser Print Elevation
Y Statement of Financial Interest
Y Copy of Approval Letter

EXTENSION OF TIME

N Will this go to the City Council? Final City Council letter received
N Will this go DIRECTLY to City Council? Annotated minutes received
Parent Application Type ^{AC}
Parent Project # ⁸²⁵⁶ Hearing Type
Public, Non-Public or Admin? ^{ADMIN}

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/02/2006	ADMIN	SCHEDULED		0	0	0
DSULLIVAN	09/20/2006	DSULLIVAN	09/20/2006			

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT ck 5645 Christina Sharpy	900122	09/20/2006 16:21		0.00

City Council Action Letter



Separator Sheet



October 31, 2005

Aristotle Holding, Limited Partnership
1531 South Las Vegas Boulevard
Las Vegas, Nevada 89104

RE: VAC-8256 - VACATION
CITY COUNCIL MEETING OF OCTOBER 5, 2005

Dear Applicant:

The City Council at a regular meeting held October 5, 2005 APPROVED the Petition to Vacate right-of-way generally located between Oakey Boulevard and South Las Vegas Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

1. The limits of this vacation shall be the full width of the north/south 10-foot wide alley from Las Vegas Boulevard to the south approximately 800-feet to Oakey Boulevard.
2. Prior to the recordation of this Petition of Vacation, the applicant shall submit to the City of Las Vegas a sewer relocation and abandonment plan acceptable to the City Engineer. Alternatively, the Petition of Vacation shall reserve easement(s) to all utilities not relocated or abandoned. No permanent structures shall be constructed over the remaining easements, if any.
3. A legal vehicular access to Assessor's Parcel Numbers 162-03-202-004, 162-03-202-005, 162-03-211-042 and 162-03-210-081 shall be recorded prior to or concurrently with the recordation of an Order of Vacation or reserved from the Petition of Vacation.
4. Prior to the recordation of this Petition of Vacation, a plan detailing how the vacated alley will be incorporated into the adjoining parcel(s) shall be submitted to and approved by the Department of Public Works.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

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

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

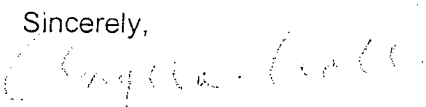
18112-001-06-05
CLV 7009

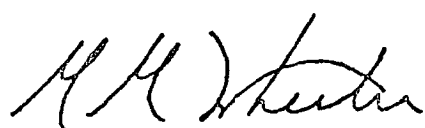
EOT-17017
11/16/06 ADMIN



6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,


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


M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

EOT-17017
11/16/06 ADMIN

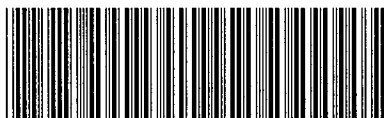
Aristotle Holding, Limited Partnership
VAC-8256 – Page Three
October 31, 2005

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

Ms. Debbie Rose
7100 Pirates Cove Road, Suite #2022
Las Vegas, Nevada 89145

EOT-17017
11/16/06 ADMIN

Action Letter



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

November 7, 2006

Aristotle Holding, LP
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: EOT-17017 - VACATION EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKLEY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD, (APN 162-03-210-090 and 162-03-202-005), Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. The limits of this vacation shall be the full width of the north/south 10-foot wide alley from Las Vegas Boulevard to the south approximately 800-feet to Oakley Boulevard.
2. Prior to the recordation of this Petition of Vacation, the applicant shall submit to the City of Las Vegas a sewer relocation and abandonment plan acceptable to the City Engineer. Alternatively, the Petition of Vacation shall reserve easement(s) to all utilities not relocated or abandoned. No permanent structures shall be constructed over the remaining easements, if any.
3. A legal access to Assessor's Parcel Number 162-03-202-004, 162-03-202-005, 162-03-211-042, 162-03-211-042, 162-03-210-081 shall be recorded prior to or concurrently with the recordation of an Order of Vacation or reserved from the Petition of Vacation.
4. Prior to the recordation of this Petition of Vacation, a plan detailing how the vacated alley will be incorporated into the adjoining parcel(s) shall be submitted to and approved by the Department of Public Works.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Aristotle Holding, LP
EOT-17017 - Page Three
November 7, 2006

This action by the Planning and development Department staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rankin".

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

DJR:clb

cc: Ms. Elena Arellano
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

October 23, 2006

Aristotle Holding, LP
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: EOT-17017 - VACATION EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-8256) THAT ALLOWED A VACATION OF A PORTION OF 10-FOOT WIDE RIGHT-OF-WAY GENERALLY LOCATED BETWEEN OAKLEY BOULEVARD AND SOUTH LAS VEGAS BOULEVARD, (APN 162-03-210-090 and 162-03-202-005), Ward 3 (Reese), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

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

DJR:clb

cc: Ms. Elena Arellano
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

