

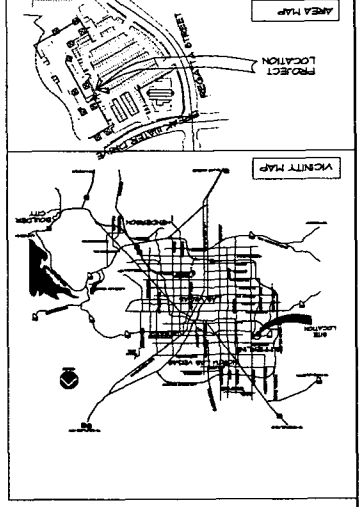
Plans (PMT)



Separator Sheet



~~OCT 03 2006~~



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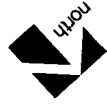
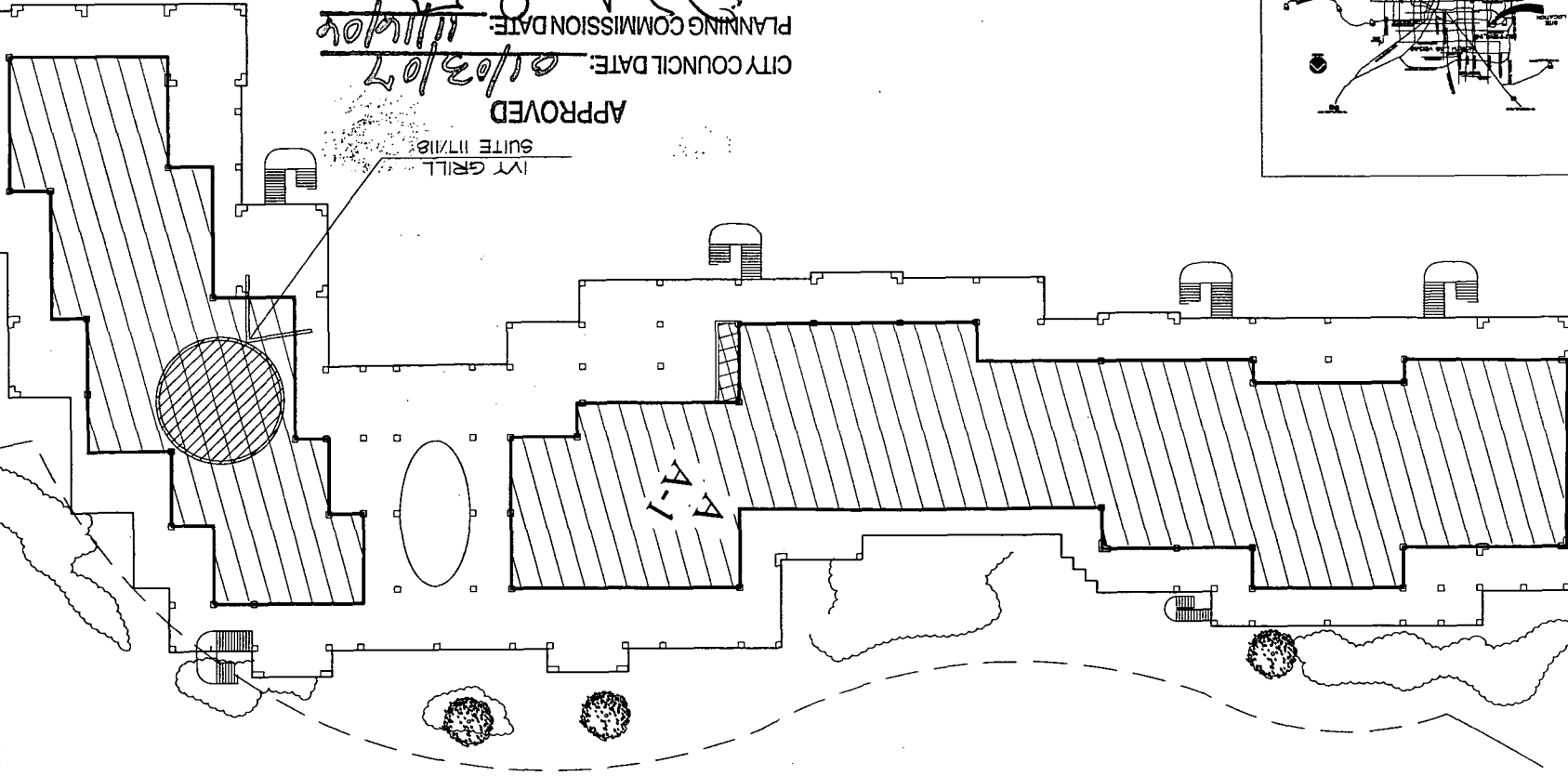
SCALE 1/8" = 1'-0"

EXISTING-BUILDING-LAYOUT-PLAN
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

CITY COUNCIL DATE: _____
PLANNING COMMISSION DATE: _____
BY: _____

APPROVED
CITY COUNCIL DATE: 01/03/07
PLANNING COMMISSION DATE: 11/14/06
BY: [Signature]
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

LYT GRILL
SUITE 117/118



PROJECT NO.	A12
SHEET NO.	1
DATE	11/14/06
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NAME	LAKE SIDE CENTER
LOCATION	REGATTA & BREAK WATER HENDERSON, NEVADA
CLIENT	LAKE SIDE CENTER
DESIGNER	LAKE SIDE CENTER
DATE	
PROJECT NO.	A12
SHEET NO.	1
DATE	11/14/06
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NAME	LAKE SIDE CENTER
LOCATION	REGATTA & BREAK WATER HENDERSON, NEVADA
CLIENT	LAKE SIDE CENTER
DESIGNER	LAKE SIDE CENTER
DATE	

SUP-17307 CC 01/03/07 Approved 7-0

CH 11/11

THANKS FOR YOUR
GREETING 13/11/83

CH 11/11

BY _____

BY _____

CH 11/11

UNRECORDED

SCANNED

11/27/04



REVISIONS

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8375 West Flamingo Ave. #100
Las Vegas, NV 89123
702.735.1233
www.rajarchitecture.com

Client Information

LAKE SIDE CENTER
REGATA & BREAK WATER
HENDERSON, NEVADA

PROJECT

ISSUE DATE:
JOB NUMBER:
PLOT DATE:
DRAWN BY:
SHEET TITLE:
EXTENSIONS:
SHEET NO.:

A2.0

RECEIVED
OCT 03 2006

SDR-17309
11/16/06 PC



REVISIONS

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8378 west harrison rd. apt. 100
las vegas, nv 89127
P 702.735.1800
www.rajarchitecture.com

Client Information

LAKE SIDE CENTER
REGATTA & BREAK WATER
HENDERSON, NEVADA

PROJECT:

ISSUE DATE:

JOB NUMBER:

06-13

PLOT DATE:

DRAWN BY:

SHEET TITLE:

EXTENSION

SHEET NO.

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OCT 03 2006

SDR-17309 A2.1
11/16/06 PC

Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet



REVISIONS

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8375 west flamingo rd. ste 100
las vegas, nv 89147
P 702.733.7339
F 702.733.7340
www.rsjarchitecture.com

Client Information

PROJECT: LAKE SIDE CENTER

LEGATTA & BREAK WATER
HENDERSON, NEVADA

SDR-17309
11/16/06 PC

ISSUE DATE:

JOB NUMBER:

PLOT DATE:

DRAWN BY:

SHEET TITLE:

EXTERIOR

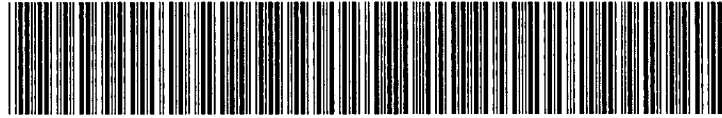
ELEVATIONS

SHEET NO:

A2.1

OCT 05 2006

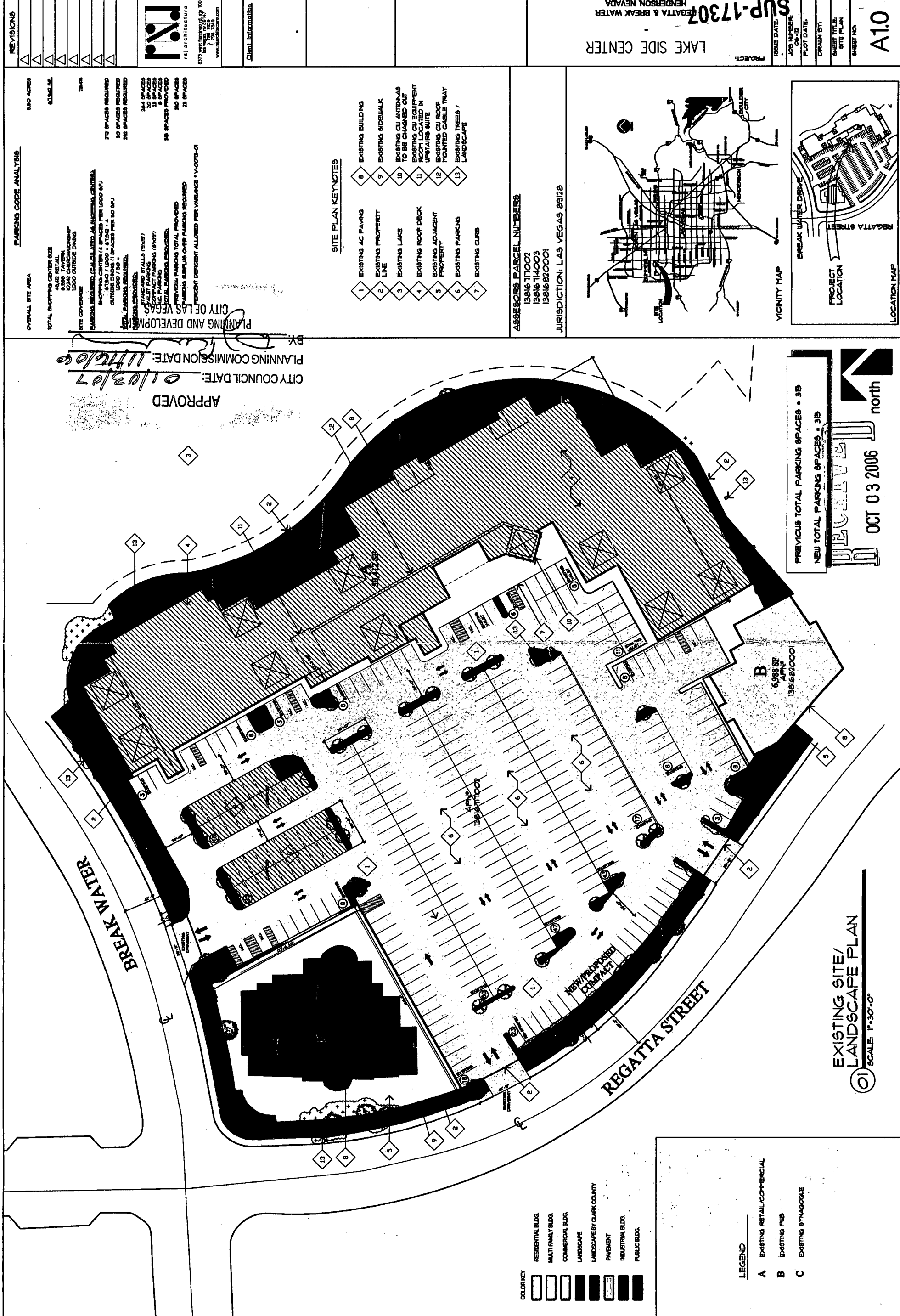
Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

SDR-17309
11/16/06 PC S
CC 01/03/07
Approved 7-0
#120



REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13

PARKING CODE ANALYSIS

OVERALL SITE AREA: 9.90 ACRES

TOTAL SHOPPING CENTER SIZE: 61,541 SF

9,442 RETAIL
9,588 TAVERN
1,024 CHURCH/SYNAGOGUE
1,000 OUTSIDE DRINK

SITE COVERAGE

CHURCH/SYNAGOGUE (CALCULATED AS EXISTING CENTER)

SHOPPING CENTER (4 SPACES PER 1,000 SF)
61,541 / 1,000 = 61.54 SPACES

CHURCH/SYNAGOGUE (1 SPACE PER 100 SF)
1,024 / 100 = 10.24 SPACES

TOTAL SPACES REQUIRED: 71.78 SPACES

TOTAL SPACES PROVIDED: 72 SPACES

134 SPACES
20 SPACES
20 SPACES
20 SPACES
20 SPACES
20 SPACES

72 SPACES REQUIRED
20 SPACES REQUIRED
20 SPACES REQUIRED

PLANNING AND DEVELOPMENT

CITY OF LAS VEGAS

PERCENT DEFICIENT ALLOWED PER VARIANCE • 4-0000-03

PREVIOUS PARKING TOTAL PROVIDED

PARKING SURPLUS OVER PARKING REQUIRED

PERCENT DEFICIENT ALLOWED PER VARIANCE • 4-0000-03

CLIENT INFORMATION

Client Name: [Blank]

Client Address: [Blank]

Client Phone: [Blank]

Client Email: [Blank]

ASSESSORS PARCEL NUMBERS

13816110002
13816114003
13816220001

JURISDICTION: LAS VEGAS 89128

SITE PLAN KEYNOTES

1	EXISTING AC PAVING	8	EXISTING BUILDING
2	EXISTING PROPERTY LINE	9	EXISTING SIDEWALK
3	EXISTING LAKE	10	EXISTING CU ANTENNAS TO BE CHARGED OUT
4	EXISTING ROOF DECK	11	EXISTING CU EQUIPMENT ROOM LOCATED IN UPSTAIRS SUITE
5	EXISTING ADJACENT PROPERTY	12	EXISTING CU ROOF MOUNTED CABLE TRAY
6	EXISTING PARKING	13	EXISTING TREES / LANDSCAPE
7	EXISTING CURB		

PROJECT

LAKE SIDE CENTER

SDR-17309

REGATTA & BREAK WATER

HENDERSON NEVADA

ISSUE DATE: 11/16/06
JOB NUMBER: SDR-17309
PLOT DATE: 11/16/06
DRAWN BY: [Blank]
SHEET TITLE: SITE PLAN
SHEET NO.: A1.0

VICINITY MAP

REGATTA STREET

BREAK WATER DRIVE

PROJECT LOCATION

LOCATION MAP

SDR-17309
11/16/06 PC S
CC 01/03/07
Approved 7-0
#120

CHARTER
RECEIVED
OCT 18 1966
VIRGINIA

SCANNED

10/18/66

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 *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: October 18, 2006
Re: **SDR-17309** Lakeside Center SEC of Regatta Drive and Breakwater Drive
Request for a Site Development Plan Review for valet parking

COMMENTS:

We have no comment on the Site Development Review application for property located on the southeast corner of Regatta Drive and Breakwater Drive within the existing Village Pub Commercial Subdivision, for valet parking.

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

Ms. Cheryl Yamaguchi
WPT, NV, LLC
815 3rd Street
Santa Monica, California 90404

RE: SDR-17309 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Yamaguchi:

Your request for an Administrative Site Development Plan Review FOR VALET PARKING FOR AN EXISTING SHOPPING CENTER on 5.50 acres at the southeast corner of Regatta Drive and Breakwater Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown), 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: Mr. Matt Sobers
Lakeside Center
2620 Regatta Drive, Suite #100
Las Vegas, Nevada 89128

Mr. Rudy Stark
RSJ, Architecture
8375 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

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

November 7, 2006

Ms. Cheryl Yamaguchi
WPT, NV, LLC
815 3rd Street
Santa Monica, California 90404

RE: SDR-17309 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Yamaguchi:

Your request for an Administrative Site Development Plan Review FOR VALET PARKING FOR AN EXISTING SHOPPING CENTER on 5.50 acres at the southeast corner of Regatta Drive and Breakwater Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown), 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:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/03/06, except as amended by conditions herein.
3. A revised site plan shall be submitted depicting handicapped parking spaces that meet current Code requirements within 30 days of approval of this Site Development Plan Review. The handicapped parking shall be re-striped to meet these requirements.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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D. Ross

anager

s A. Selby



Ms. Cheryl Yamaguchi
SDR-17309 - Page Two
November 7, 2006

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

Sincerely,



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

DJR:clb

cc: Mr. Matt Sobers
Lakeside Center
2620 Regatta Drive, Suite #100
Las Vegas, Nevada 89128

Mr. Rudy Stark
RSJ, Architecture
8375 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0

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600

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AVERAGE
QA VALUE
22

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001

1.00

202

5

5

5

001

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

001

1.00

202

5

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5

001

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R60E

16

N 2 SE 4

138-16-7

R59E

R60E

R61E

T19S

T20S

T21S

126

137

164

125

138

163

124

139

162

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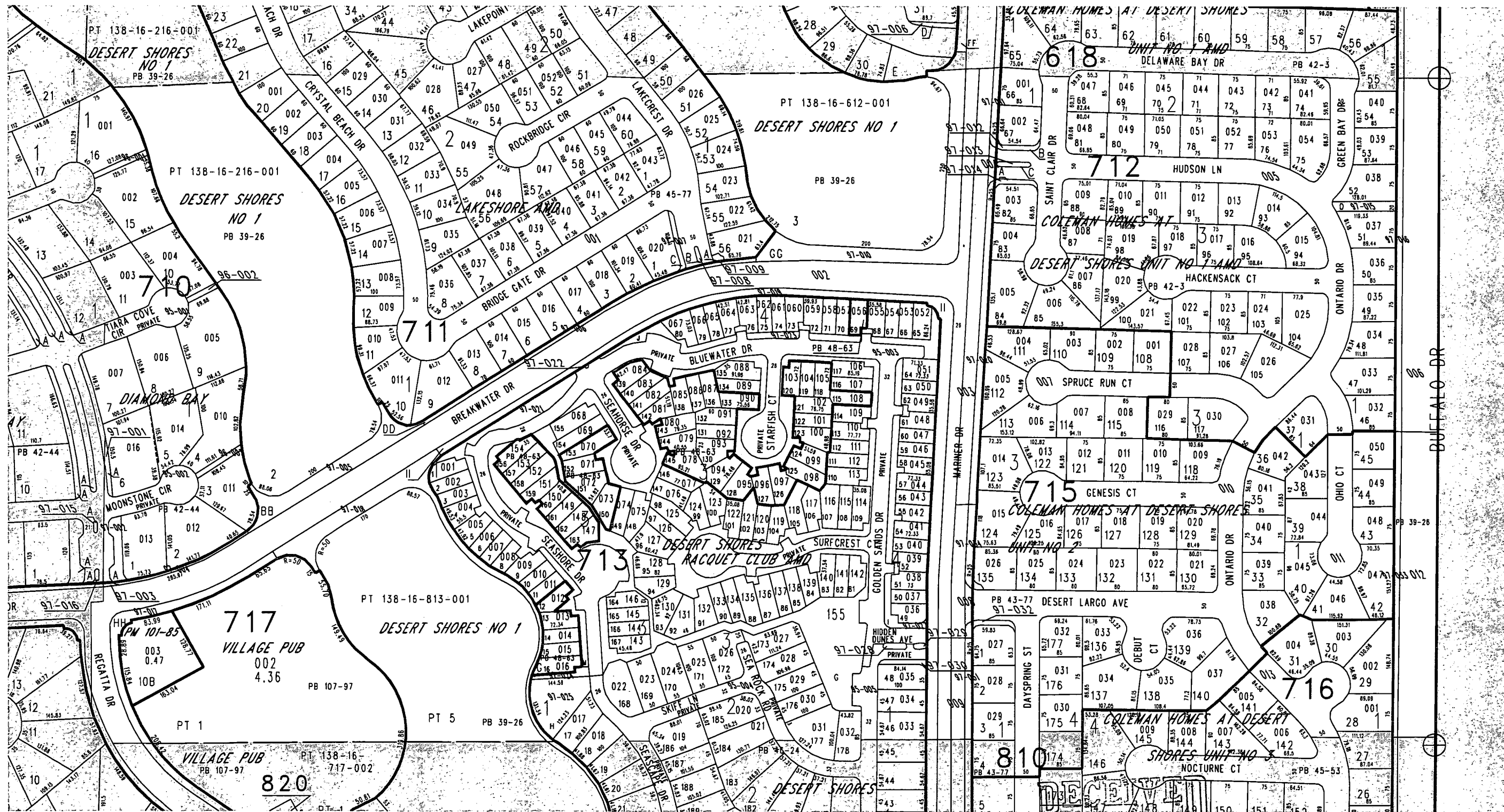
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Rev:06/04/03



RECEIVED
OCT 03 2006

Deed



Separator Sheet

RECORDING REQUESTED BY

Lawyers Title

WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:WFTNV, LLC, a Nevada Limited Liability Co.
c/o Charles Westphal
435 N. Oakhurst Drive
Beverly Hills, CA 9021020040315
01809

APN: 138-16-717-002138-16-717-002

Escrow No: 06051835-303-YRB

Title No: 0401094RM

Space above this line for Recorder's use

GRANT DEED**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TAX 0.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**Free Enterprise Institute, LLC**

hereby GRANT(S) to

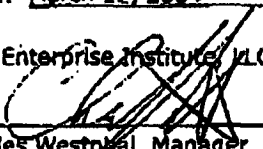
WFT NV, LLC, a Nevada Limited Liability Company

the following described real property in the County of Clark, State of Nevada:

Commonly known as: 2620 Regatta Drive, Las Vegas, NV

Dated: March 12, 2004

Free Enterprise Institute, LLC

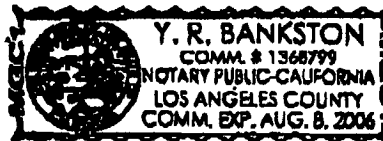
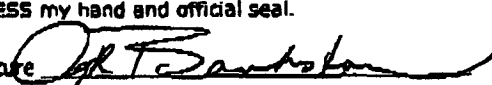

Charles Westphal, Manager

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS:On March 12, 2004, before me, Y.R. Bankston Notary Public,
personally appeared Charles Westphalpersonally 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.

WITNESS my hand and official seal.

Signature



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

Situated in the County of Clark, State of Nevada, described as follows:

PARCEL I:

Lot One (1) of Final Map of Village Pub, a Commercial Subdivision as shown by map thereof on file in Book 107 of Plats, Page 97, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion conveyed to Village Pub Summerlin Holdings, LLC, a Nevada limited liability company by Deed recorded April 9, 2003 in Book 20030409 as Document No. 00286, Official Records.

PARCEL II:

Non-exclusive easements for access, ingress, egress, drainage, maintenance, repairs and for other purposes, all as described in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of easement for Desert Shores recorded June 1, 1988 in Book 880601 as Document No. 00011, Official Records Clark County, Nevada and the Notice of Annexation recorded July 12, 1990 in Book 900712 as Document No. 00831, Official Records, Clark County, Nevada.

PARCEL III:

Non-exclusive easement for ingress and egress over that portion of common landscape area Lot HH of Desert Shores No. 1, as shown by map thereof on file in Book 39 of Plats, Page 26, in the Office of the County Recorder of Clark County, Nevada.

PARCEL IV:

Easements for boat slip purposes as granted by the Boat Slip Easement Deed recorded December 11, 1992 in Book 921211 as Document No. 00506, Official Records.



Facsimile transmittal

To: Sean Fax: 7987849

From: Matt Sobers Date: October 2, 2006

Re: Legal desc, and grant deed Pages: (3) (12)

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

*easement
agreement*

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Chabad of Summerlin, Inc.
c/o S. Jack Fenigstein, Esq.
Fenigstein & Kaufman
1900 Avenue of the Stars, Suite 2300
Los Angeles, CA 90067

01135507-004-TDS

PARKING AND DRIVEWAY EASEMENT AGREEMENT

This PARKING AND DRIVEWAY EASEMENT AGREEMENT (this "Agreement") is dated as of the 28TH day of December, 2001, by and between CHABAD OF SUMMERLIN, INC., a Nevada corporation ("Chabad"), and FREE ENTERPRISE INSTITUTE LLC, a Nevada limited liability company ("FEI"), with reference to the following facts:

RECITALS

a. FEI is the owner of that certain parcel of real property located in the City of Las Vegas, County of Clark, Nevada, legally described as set forth in Exhibit "A" attached hereto and incorporated herein, and commonly known as the Lakeside Shopping Center (the "Lakeside Center Property").

b. Chabad is or will soon be the owner of that certain parcel of real property located in the City of Las Vegas, County of Clark, Nevada, legally described as set forth in Exhibit "B" attached hereto and incorporated herein (the "Chabad Property"), and which property is located immediately adjacent to the Lakeside Center Property.

c. FEI desires to establish for the benefit of the present and future owners of the Chabad Property a non-exclusive easement for egress and ingress, and parking and driveway purposes over certain portions of the Lakeside Center Property, subject to and upon the terms and conditions contained herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Grant of Ingress and Egress and Parking Easements. FEI hereby establishes for the benefit of the Chabad Property, and hereby grants to the present and future owners of the Chabad Property (or any portion thereof), a perpetual non-exclusive easement for (i) vehicle and related

pedestrian ingress and egress to, from and over all parking lots and adjoining driveway and public street entrance way areas on the Lakeside Center Property, as the same may exist from time to time, and each part thereof (collectively, the "Parking Areas"), (ii) vehicle parking purposes over and across the Parking Areas; and (iii) such incidental driveway purposes over and across the Parking Areas as may be necessary in connection with utilizing the foregoing parking easement.

2. Maintenance of Parking Areas\Reimbursement of Maintenance Expenses

2.1 The present and future owners of the Lakeside Center Property (hereinafter, the "Lakeside Owner") shall at all times undertake all periodic maintenance, replacements, and repairs to the Parking Areas including, without limitation, all resurfacing, repainting/re-stripping, lighting, security personnel, trash removal, and related landscaping as shall be required to maintain and keep in good order and repair the Parking Areas, and each part thereof (the "Maintenance Obligations"). The Lakeside Owner shall be entitled to reimbursement from the present and future owners of the Chabad Property (hereinafter, the "Chabad Owner") for the "Chabad's Portion" (as hereinafter defined) of the direct costs reasonably paid or incurred by the Lakeside Owner (the "Parking Area Maintenance Costs") in fulfilling its Maintenance Obligations, less any portion of the Maintenance Obligations which constitute "capital" expenditures as that term is used in standard accounting practices, which portion of the Maintenance Obligations shall be the sole responsibility of the Lakeside Owner. Real property taxes, homeowners' association assessments and/or insurance costs attributable to the Parking Areas are specifically excluded from and shall not constitute any portion of the Parking Area Maintenance Costs subject to reimbursement hereunder. The Chabad Owner shall have the Lakeside Owner named as an additional insured to the general liability insurance policy maintained by the Chabad Owner.

2.2 The "Chabad's Portion" of the Parking Area Maintenance Costs shall be that percentage which results from dividing the total useable square footage of the building to be erected upon the Chabad Property (as the same may be modified, expanded or replaced from time to time) by the total useable square footage of (i) all buildings located on the Lakeside Center Property (as the same may be modified, expanded or replaced from time to time), plus (ii) the useable square footage of the building on the Chabad Property (By way of example only, assuming the building to be erected on the Chabad Property contains 8,200 useable square feet, and the Lakeside Center Property has buildings with a total of 60,682 useable square feet, the Chabad Portion equals 11.90%, or 8,200 divided by 68,882).

2.3 The Chabad Owner shall pay to the Lakeside Owner the Chabad's Portion of the Parking Area Maintenance Costs on a quarterly basis within thirty (30) days of receipt by the Chabad Owner of a statement for same from the Lakeside Owner, which statement shall include reasonable detail and support. The Lakeside Owner shall have the right to estimate the Parking Area Maintenance Costs on annual basis, and to provide such estimate and the reasonable support for same to the Chabad Owner at the beginning of each calendar year. In such event, the Lakeside Owner shall provide to the Chabad Owner at the end of each such year a reconciliation of the estimated versus actual Parking Area Maintenance Costs incurred, and an appropriate adjustment (credit or additional charge) shall be made to the next installment payable by the Chabad Owner toward the Parking Area Maintenance Costs.

2.4 The Chabad Owner shall have the right to, no more frequently than once per year, audit through its designated representatives, upon reasonable prior written notice and during normal business hours, the financial and accounting records of the Lakeside Owner relating to the Parking Area Maintenance Costs, at the sole cost and expense of the Chabad Owner. In the event such audit discloses a discrepancy, an appropriate adjustment shall be made to the next installment(s) payable by the Chabad Owner toward the Parking Area Maintenance Costs.

3. Conditions of Easements. The easements established and granted pursuant to Section 1 above shall be subject to the following conditions, restrictions and reservations:

3.1 Permitted Users of the Parking Easement. The easements established and granted over the Parking Areas pursuant to Section 1 above (the "Parking Area Easement") shall be for the non-exclusive benefit of the present and future owners of the Chabad Property (or any portions thereof), and their respective employees, agents, invitees, patrons, successors and assigns (the "Permitted Users").

3.2 Limitation on Uses. FEI hereby covenants and agrees with respect to the Parking Area Easement, as follows: (a) FEI shall not at any time utilize any portion of the Parking Areas for any use inconsistent with their intended use as parking and related driveway areas for vehicles; and, (b) the present and future owners of the Chabad Property, and their Permitted Users, shall at all times be provided with and have non-exclusive access to such minimum number of parking spaces within the Parking Areas as may be required from time to time by the City of Las Vegas, or such other governmental entity that shall have jurisdiction over the Chabad Property, in connection with the legal use and occupancy of the Chabad Property.

4. Binding Effect. This Agreement and the rights created hereby shall be appurtenant to and shall run with each of the Chabad Property and Lakeside Center Property in perpetuity, and shall be binding upon and shall benefit all present and subsequent owners of all or any portion of the Chabad Property and Lakeside Center Property, as applicable, until released in writing by the then owners of each such property.

5. Agreement to Perform Necessary Acts. Each party agrees to perform any further acts and execute and deliver any further documents which may be reasonably necessary or otherwise reasonably required to carry out the provisions of this Agreement.

6. Injunctive Relief. Each express covenant and agreement contained in this Agreement shall be a covenant running with the land, and shall be deemed to be equitable servitudes, and the breach thereof, or the continuance of any breach thereof, may be enjoined, abated or remedied by appropriate proceedings initiated by either party hereto or their successors or assigns.

7. Mortgage Protection. Without limiting in any manner the obligation of the parties to comply with and observe all of the agreements, covenants and restrictions contained in and created by this Agreement, the breach of any of the provisions, agreements, covenants or restrictions contained herein, or any action taken to enjoin, abate, or remedy the same, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon FEI Property

and/or the Chabad Property, but said provisions, agreements, charges, covenants, and restrictions contained herein shall be binding upon and effective against any owner of any portion or all of Lakeside Center Property and/or the Chabad Property, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

8. Attorney's Fees and Costs. In the event of any action at law or in equity or in any arbitration proceeding between the parties hereto to interpret or enforce any of the provisions hereof, the non-prevailing party or parties to such litigation or arbitration shall pay to the prevailing party or parties all costs and expenses, including actual attorneys' fees, incurred therein by such prevailing party or parties; and if such prevailing party or parties shall recover judgment in any such action or proceeding, such costs, expenses and attorneys' fees may be included in and as part of such judgment. The prevailing party shall be the party who is entitled to recover his or its costs of suit or arbitration, whether or not the suit proceeds to final judgment. A party not entitled to recover his or its costs shall not recover attorneys' fees.

9. Arbitration. Any dispute or controversy arising under or related to this agreement, except for an application for injunctive relief as contemplated under Section 6, above, shall be resolved by binding arbitration under the commercial arbitration rules of the American Arbitration Association. Any award or determination made in such arbitration may be confirmed and entered with the District Court of the State of Nevada, County of Clark.

10. Effect of Headings. The titles or headings of the various paragraphs hereof are intended solely for convenience of reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Agreement.

11. Counterparts. This Agreement may be executed in one or more counterparts by the parties hereto. All counterparts shall be construed together and shall constitute one instrument.

12. Governing Law. This Agreement shall be construed in accordance with the internal laws, and not the law of conflicts, of the State of Nevada applicable to agreements made and to be performed in such state.

13. Exhibits. All exhibits attached hereto and referred to herein are hereby incorporated herein as though fully set forth at length.

14. Ambiguities. The general rule that ambiguities are to be construed against the drafter shall not apply to this Agreement. In the event that any provision of this Agreement is found to be ambiguous, each party shall have an opportunity to present evidence as to the actual intent of the parties with respect to such ambiguous provision.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties have has executed this Agreement as of the date first above written.

FREE ENTERPRISE INSTITUTE LLC,
a Nevada limited liability company

By: 

Erik Watts, Managing Member

CHABAD OF SUMMERLIN, INC.,
a Nevada corporation

By: 

Its: PRESIDENT

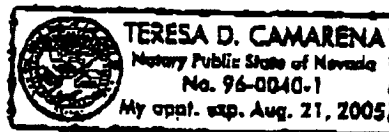
NAME: RABBI YISROEL SCHANOWITZ

State of Nevada)
) ss.
 County of Clark)

On December 27, 2001, before me, Teresa D. Camarena, personally appeared Eric Watts, 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.

WITNESS my hand and official seal.

Signature Teresa D. Camarena (Seal)



State of Nevada)
) ss.
 County of Clark)

On Dec 28 2001, before me, Kelly Finkley, personally appeared Lebby Yisrael Schanowitz, ^{president of} ~~owner of~~ 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.

WITNESS my hand and official seal.

Signature Kelly Finkley (Seal)

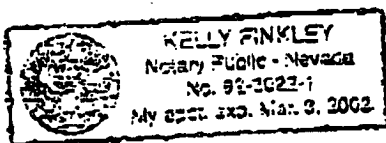


Exhibit "A"

Lot 10A of Parcel Map in file 101, Page 85, in the Office of the County Recorder of Clark County, Nevada, and recorded December 20, 2001, in Book 2001 1220, as Document No. 01739, Official Records.

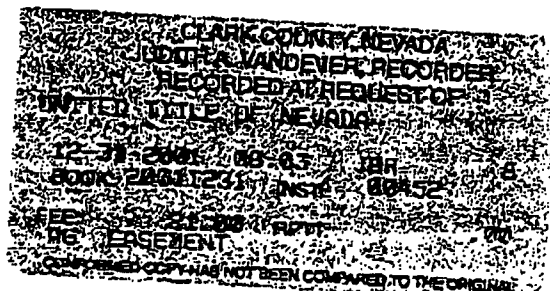
d

Exhibit "B"

Lot 10B of Parcel Map in file 101, Page 85, in the Office of the County Recorder of Clark County, Nevada, and recorded December 20, 2001, in Book 2001 1220, as Document No. 01739, Official Records.

16

G:\FILE261\NJ9\ParkingStation cat1227.wpd



THIS WAS VERIFIED

0500 000 070 775 20-01 000200000

Feb-10-03 13:25

From-NV TITLE

+7023824817

T-688

P.02/05

F-815

PARKING, DRIVEWAY, SEWER, REFUSE AND GARBAGE EASEMENT AGREEMENT

This **PARKING, DRIVEWAY, SEWER, REFUSE AND GARBAGE EASEMENT AGREEMENT**, (the "Joint Use Agreement") is dated as of the 30 day of October, 2002, by and between ~~Free Enterprise Institute~~ Nevada, LLC (the "Village Pub Property"), and **FREE ENTERPRISE INSTITUTE, LLC** a Nevada limited liability company ("FEI"), with reference to the following facts:

RECITALS

- a. FEI is the owner of that certain parcel of real property located in the City of Las Vegas, County of Clark, Nevada, legally described as set forth in Exhibit "A" attached hereto and incorporated herein, and commonly known as the Lakeside Shopping Center ("Lakeside").
- b. ~~Free Enterprise Institute~~ is or will soon be the owner of that certain parcel of real property located in the City of Las Vegas, County of Clark, Nevada, legally described as set forth in Exhibit "B" attached hereto and incorporated herein (the "Village Pub parcel"), and which property is located immediately adjacent to Lakeside.
- c. FEI desires to establish for the benefit of the present and future owners of the Village Pub Property a non-exclusive easement for egress and ingress, and parking, driveway purposes and use of sewer, refuse and garbage containers located on the Lakeside property over certain portions of the Lakeside property, subject to and upon the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. **GRANT OF INGRESS AND EGRESS AND PARKING EASEMENTS** FEI hereby establishes for the benefit of the Village Pub Property, and hereby grants to the present and future owners of the Village Pub Property (or any portion thereof), a personal non-exclusive easement for (i) vehicle and related pedestrian ingress and egress to, from and over all parking lots and adjoining driveway and public street entrance way areas on the Lakeside Center Property, as the same may exist from time to time, and each part thereof (collectively, the "Parking Areas"), (ii) vehicle parking purposes over and across the Parking Areas; and (iii) such incidental driveway purposes over and across the Parking Areas as may be necessary in connection with utilizing the foregoing parking easement.
2. **GRANT OF JOINT USE OF ANY AND ALL SEWER FACILITIES** FEI hereby establishes for the benefit of the Village Pub Property, and hereby grants to the present and future owners of the Village Pub Property (or any portion thereof), a personal non-exclusive easement and Joint Use Agreement for (i) use of and any related future use and access to all sewer facilities owned and operated by Lakeside for the benefit of all lakeside owners, tenants and visitors on the Lakeside Center Property, as the same may exist from time to time, and each part thereof (collectively, the "Sewer Facilities").
3. **GRANT OF REFUSE AND GARBAGE USE RIGHTS AND PRIVILEGES** FEI hereby establishes for the benefit of the Village Pub Property, and hereby grants to the present and future owners of the Village Pub Property (or any portion thereof), a personal non-exclusive right of use to the refuse and garbage container located immediately

20

adjacent to the Village Pub Property as evidenced on Exhibit A, attached hereto. Such right of use shall carry with it the responsibilities as described below.

4. **MAINTENANCE OF PARKING AREAS, SEWERS /REIMBURSEMENT OF GENERAL MAINTENANCE EXPENSES**

- a. The present and future owners of the Lakeside Center Property (hereinafter the "Lakeside Owner") shall at all times undertake all periodic maintenance, replacements, and repairs to the Parking Areas including, without limitation, all resurfacing, repainting/re-stripping, lighting, security personnel, related landscaping and sewer related expenses as shall be required to maintain and keep in good order and repair the Parking Areas, and sewer facilities serving the Village Pub Parcel and each part thereof (the "Maintenance Obligations"). Lakeside Owner shall also grant non-exclusive use to the trash, refuse garbage containers adjacent to the Village Pub property to Village Pub and Lakeside Owner shall be responsible for the contracting of the trash, refuse and garbage removal. The Lakeside Owner shall be entitled to reimbursement from the present and future owners of the Village Pub for the Village Pub Portion of such items, as described above, of the direct costs reasonable paid or incurred by the Lakeside Owner in fulfilling its above described Obligations ("Maintenance Costs"). In addition, the Village Pub shall have the Lakeside Owner named as an additional insured to the general liability insurance policy maintained by the Village Pub.
- b. The Village Pub Portion of the Maintenance Costs shall be that percentage which results from dividing the total number of square feet occupied by the Village Pub into the total number of square feet contained in the Lakeside Center Parcel excluding the square footage of the synagogue parcel but including the Synagogue Parcel's share of the costs (as based upon their specific easement agreement calculating the synagogue contribution to maintenance costs by the number of parking spaces required by the City into the whole number of the parking spaces available).
- c. The Village Pub Owner shall pay to the Lakeside Owner the Village Pub's Portion of the Maintenance Costs on a monthly basis within thirty (30) days of receipt by the Village Pub of a statement for same from the Lakeside Owner, such costs may be estimated on an annual basis by the Lakeside Owner and shall be paid in equal monthly installments by the Village Pub Owner. Should such Maintenance Costs be over or under estimated for any calendar year such costs shall be corrected once annually by Lakeside Center Owner at the conclusion of such year and such reconciliation shall be forwarded to the Village Pub Owner within 90 days following the end of the calendar year.
- d. The Village Pub Owner shall have the right to, no more frequently than once per year, audit through its designated representatives, upon reasonable prior written notice and during normal business hours, the financial and accounting records of the Lakeside owner relating to the Maintenance Costs, at the sole cost and expense of the Village Pub. In the event such audit discloses a discrepancy, an appropriate adjustment shall be made to the next installment(s) payable by the Village Pub toward the Maintenance Costs.

5. **Conditions of Easement**. The easements established and granted pursuant to Section 1 above shall be subject to the following conditions, restrictions and reservations:

- a. **Permitted Users of the Parking Easement**. The easements established and granted over the parking Areas pursuant to Section 1 above (the "Parking/ Use Area Easement") shall be for the non-exclusive benefit of the present and future owners of the Village Pub (or any portions thereof) and their respective

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Feb-10-03 13:26

From-NV TITLE

+7023624917

T-688 P.04/05 F-816

employees, agents, invitees, patrons, successors and assigns (the "Permitted Users").

- b. Limitation on Uses. FEI hereby covenants and agrees with respect to the Parking/Use Area Easement, as follows: (a) FEI shall not at any time utilize any portion of the Parking Area for any use inconsistent with their intended use as parking and related driveway areas for vehicles; and (b) the present and future owners of the Village Pub, and their Permitted Users, shall at all times be provided with and have non-exclusive access to such minimum number of parking spaces within the Parking Areas as may be required from time to time by the City of Las Vegas, or such other governmental entity that shall have jurisdiction over the Village Pub property, in connection with the legal use and occupancy of the Village Pub Property.
6. Binding Effect. This Joint Use Agreement and the rights created hereby shall be appurtenant to and shall run with each of the Village Pub Property and Lakeside Center Property in perpetuity, and shall be binding upon and shall benefit all present and subsequent owners of all or any portion of the Village Pub Property and Lakeside Center property, as applicable, until released in writing by the then owners of each such property.
7. Agreement to Perform Necessary Acts. Each party agrees to perform and further acts and execute and deliver any further documents which may be reasonably necessary or otherwise reasonably required to carry out the provisions of this Joint Use Agreement.
8. Injunctive Relief. Each express covenant and agreement contained in this Joint Use Agreement shall be a covenant running with the land, and shall be deemed to be equitable servitudes, and the breach thereof, or the continuance of any breach thereof, may be enjoined, abated or remedied by appropriate proceedings initiated by either party hereto or their successors or assigns.
9. Mortgage Protection. Without limiting in any manner the obligation of the parties to comply with and observe all of the agreements, covenants and restrictions contained in and created by this Joint Use Agreement, the breach of any of the provisions, agreements, covenants or restrictions contained herein, or any action taken to enjoin, abate or remedy the same, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon FEI Property and/or the Village Pub Property, but said provisions, agreements, charges, covenants and restrictions contained herein shall be binding upon and effective against any owner of any portion or all of Lakeside Center property and/or the Village Pub Property, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.
10. Attorney's Fees and Costs. In the event of any action at law or in equity or in any arbitration proceeding between the parties hereto to interpret or enforce any of the provisions hereof, the non-prevailing party or parties to such litigation or arbitration shall pay to the prevailing party or parties all costs and expenses, including actual attorneys' fees, incurred therein by such prevailing party or parties; and, if such prevailing party or parties shall recover judgment in any such action or proceeding, such costs, expenses and attorneys' fees may be included in and as part of such judgment. The prevailing party shall be the party who is entitled to recover his or its costs of suit or arbitration, whether or not the suit proceeds to final judgment. A party not entitled to recover his or its costs shall not recover attorneys' fees.
11. Arbitration. Any dispute or controversy arising under or related to this agreement, except for an application for injunctive relief as contemplated under Section 7, above, shall be resolved by binding arbitration under the commercial arbitration rules of the American Arbitration Association. Any award or determination made in such arbitration
- 

may be confirmed and entered with the District Court of the State of Nevada, County of Clark.

12. Effect of Headings. The titles or headings of the various paragraphs hereof are intended solely for convenience or reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Joint Use Agreement.
13. Counterparts. This Joint Use Agreement may be executed in one or more counterparts by the parties hereto. All counterparts shall be construed together and shall constitute one instrument.
14. Governing Law. This Joint Use Agreement shall be construed in accordance with the internal laws, and the law of conflicts, of the State of Nevada applicable to agreements made and to be performed in such state.
15. Exhibits. All exhibits attached hereto and referred to herein are hereby incorporated herein as though fully set forth at length.
16. Ambiguities. The general rule that ambiguities are to be construed against the drafter shall not apply to this Joint Use Agreement. In the event that any provision of this Joint Use Agreement is found to be ambiguous, each party shall have an opportunity to present evidence as to the actual intent of the parties with respect to such ambiguous provision.

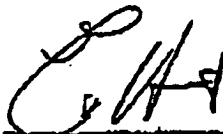
IN WITNESS WHEREOF, the parties have executed this Joint Use Agreement as of the date first above written.

FREE ENTERPRISE INSTITUTE, LLC
A Nevada limited liability company

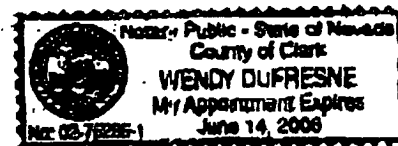


Erik Watts, Managing Member

FREE ENTERPRISE INSTITUTE, LLC
A Nevada limited liability company



Erik Watts, Managing Member



Sig: Wendy Dufresne
Date: Feb 4, 2003

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17309** APN: 138-16-717-002
Name of Property Owner: WFT NV LLC
Name of Applicant: Ivy Grill

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

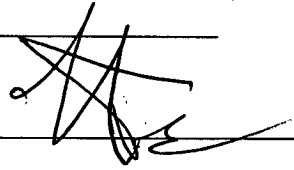
☒ No

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): _____

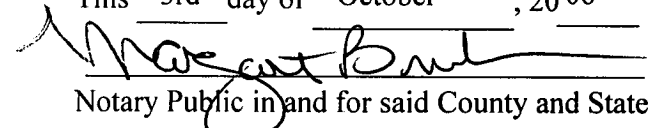
APN _____

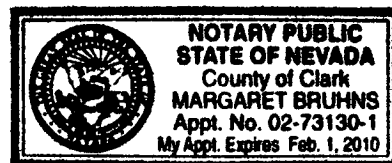
Signature of Property Owner: 

Print Name: Hamilton von Watts

Subscribed and sworn before me

This 3rd day of October, 2006

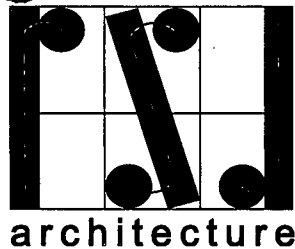

Notary Public in and for said County and State



Justification Letter



Separator Sheet



October 2, 2006

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

Re: Justification letter: Admin Review for Valet Parking
Existing Shopping Center
APN: 138-16-717-002, 003 & 138-16-820-001

Dear Planning Authorities:

On behalf of Lakeside Center, please accept the attached plans, fees, applications and other correspondence, along with this justification letter. We are requesting an Administrative Review for Valet Parking at the existing shopping center.

The project is located at the SEC of Breakwater Drive and Regatta Drive. The existing property is approved for C-1 zoning with an existing parking variance (V-0073-01). Based on the code change by the City of Las Vegas, the center no longer requires the referenced parking variance.

The property includes approximately 5.5 acres, which has an existing tavern, commercial building and synagogue. The existing tavern is a single story building in the south end of the property and is approximately 6,988 sf. The existing commercial building sits on the east side of the property on the lakefront and is a 2 story structure consisting of 50,412 s.f. The synagogue is located on the northwest corner of the property and is 10,2432 s.f. The site plan depicts the valet parking spaces. This request will offer convenience to the patrons of this shopping center.

The attached site plan shows that the parking is in excess of the parking requirements (which include the requested valet parking).

We appreciated your consideration and are happy to answer any questions you have.

Sincerely,

Rudy Starks, Jr.
rsj architecture

SDR-17309
11/16/06 ADMIN

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ADMIN REVIEW (VALET PARKING)
 Project Address (Location): LAKEVIEW DR. & BIRCHWOOD DR.
 Project Name: LAKEVIEW CENTER Proposed Use: SHOPPING CENTER
 Assessor's Parcel #(s): 138 16 717 002 Ward #: 4
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed C1
 Commercial Square Footage: 67,942 SF. Floor Area Ratio: 28.4%
 Gross Acres: 5.50 Lots/Units: _____ Density: _____
 Additional Information: _____

PROPERTY OWNER: WFTN U LLC Contact: Cheryl Yamaguchi
 Address: 815 3rd STREET. Phone: 310 656 1820 Fax: 310 656 1815
 City: SANTA MONICA State: CA Zip: 90404

APPLICANT: LAKEVIEW CENTER Contact: MATT SOBERS
 Address: 21620 REGATTA DRIVE #100 Phone: 869-8800 Fax: 869-8841
 City: LAS VEGAS State: NV Zip: 89128

REPRESENTATIVE: RST ARCHITECTURE. Contact: RUDY STARK
 Address: 8375 W FLAMINGO RD #100 Phone: 798-7839 Fax: 798-7849
 City: LAS VEGAS State: NV Zip: 89147

FOR DEPARTMENT USE ONLY

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: MATT SOBERS VP OPERATIONS

Subscribed and sworn before me

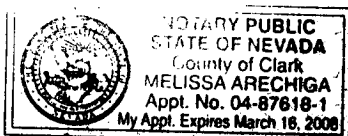
This 2 day of October, 2006

Melissa Arechiga

Notary Public in and for said County and State

Case #	<u>SPR-17309</u>
Meeting Date:	<u>11/16/06</u>
Total Fee:	<u>500⁰⁰</u>
Date Received*:	<u>10/3/06</u>
Received By:	<u>[Signature]</u>

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



Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 10/03/2006 04:45 PM

Submitted By

Page 1

A/P # 17309 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/03/2006 14:08	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-17309 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV LLC - Request for a Site Development Plan Review FOR VALET PARKING FOR AN EXISTING SHOPPING CENTER on 5.50 acres at the southeast corner of Regatta Drive and Breakwater Drive (APN-138-16-717-002, 138-16-714-003, and 138-16-820-001), C-1 (Limited Commercial), Ward 4 (Brown).

Parent A/P

Project #	17309	Project/Phase Name	LAKESIDE CENTER	Phase #	
Size/Area	5.50 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13816717002

Location

Owner/Tenant

Contact ID	AC723464	Name	WFTNV LLC	Organization	% C WESTPHAL
Mailing Address	435 N OAKHURST DR			State/Province	CA
City	BEVERLY HILLS			Country	☐ Foreign
ZIP/PC	90210-3981			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2620 REGATTA DR
LAS VEGAS, 89128-

2620 REGATTA DR 101
LAS VEGAS, 89128-

2620 REGATTA DR 102
LAS VEGAS, 89128-

2620 REGATTA DR 103
LAS VEGAS, 89128-

2620 REGATTA DR 104
LAS VEGAS, 89128-

Report Date 10/03/2006 04:45 PM

Submitted By

Page 2

Address	Parcel Link	A/P Link
2620 REGATTA DR 105 LAS VEGAS, 89128-		
2620 REGATTA DR 106 LAS VEGAS, 89128-		
2620 REGATTA DR 107 LAS VEGAS, 89128-		
2620 REGATTA DR 108 LAS VEGAS, 89128-		
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2620 REGATTA DR 110 LAS VEGAS, 89128-		
2620 REGATTA DR 111 LAS VEGAS, 89128-		
2620 REGATTA DR 112 LAS VEGAS, 89128-		
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2620 REGATTA DR 119 LAS VEGAS, 89128-		

Report Date 10/03/2006 04:45 PM

Submitted By

Page 3

Address	Parcel Link	A/P Link
2620 REGATTA DR 120 LAS VEGAS, 89128-		
2620 REGATTA DR 121 LAS VEGAS, 89128-		
2620 REGATTA DR 122 LAS VEGAS, 89128-		
2620 REGATTA DR 201 LAS VEGAS, 89128-		
2620 REGATTA DR 202 LAS VEGAS, 89128-		
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2620 REGATTA DR 208A LAS VEGAS, 89128-		
2620 REGATTA DR 208B LAS VEGAS, 89128-		
2620 REGATTA DR 208C LAS VEGAS, 89128-		
2620 REGATTA DR 209A LAS VEGAS, 89128-		

Report Date 10/03/2006 04:45 PM

Submitted By

Page 4

Address	Parcel Link	A/P Link
2620 REGATTA DR 209B LAS VEGAS, 89128-		
2620 REGATTA DR 209C LAS VEGAS, 89128-		
2620 REGATTA DR 209D LAS VEGAS, 89128-		
2620 REGATTA DR 130 LAS VEGAS, 89128-		

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13816714003
13816717002
13816820001

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

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
11/16/2006	ADMIN	SCHEDULED			
NGOLDBERG	10/03/2006		0	0	0

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

Employee	Last	First	MI	Comments
Employee ID				
No Employee Entries				

Report Date 10/03/2006 04:45 PM

Submitted By

Page 5

Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☐	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☐	☐	Grant deed and legal description		
☐	☐	<i>Detailed</i> justification letter		
☐	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☐	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☐	Correct fee(s): \$ <u>500</u> \$ <u>0</u> \$ <u>0</u> Total = \$ <u>500</u>		
☐	☐	Statement of Financial Interest		
☐	☐	Development Impact Notice and Assessment (DINA)		
☐	☐	Project of Regional Significance		
		SITE PLAN	Folded Plans: <u>5</u>	Rolled/Colored Plans: <u>1</u>
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> building setbacks labeled		
☐	☐	<i>All</i> adjacent existing land uses and street names labeled		
☐	☐	<i>All</i> points of ingress and egress shown		
☐	☐	ADA accessibility requirements shown/labeled		
☐	☐	Parking standard(s) utilized: _____		
☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
		LANDSCAPE PLAN	Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	<i>All</i> building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans: <u>0</u>	Rolled Plans: <u>0</u>
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: LAKEVIEW CENTER (MATT) Application Type: ADMIN REVIEW (VALET PKG.)

APN: 158-16-717-002 & 003; 158-16-820-001 Location: BREAKWATER & REGATTA

Planner: John Kerkos Pre-App Meeting Date: 9/13/2006 Earliest PC Date: N/A

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-17309 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV LLC - Request for an Administrative Site Development Plan Review FOR VALET PARKING FOR AN EXISTING SHOPPING CENTER on 5.50 acres at the southeast corner of Regatta Drive and Breakwater Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 16, 2006**

PLANNING SUPERVISOR: **DOUG RANKIN**



ADMINISTRATIVE

Comments Due: **OCTOBER 13, 2006**

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

LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-17309

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

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

