

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

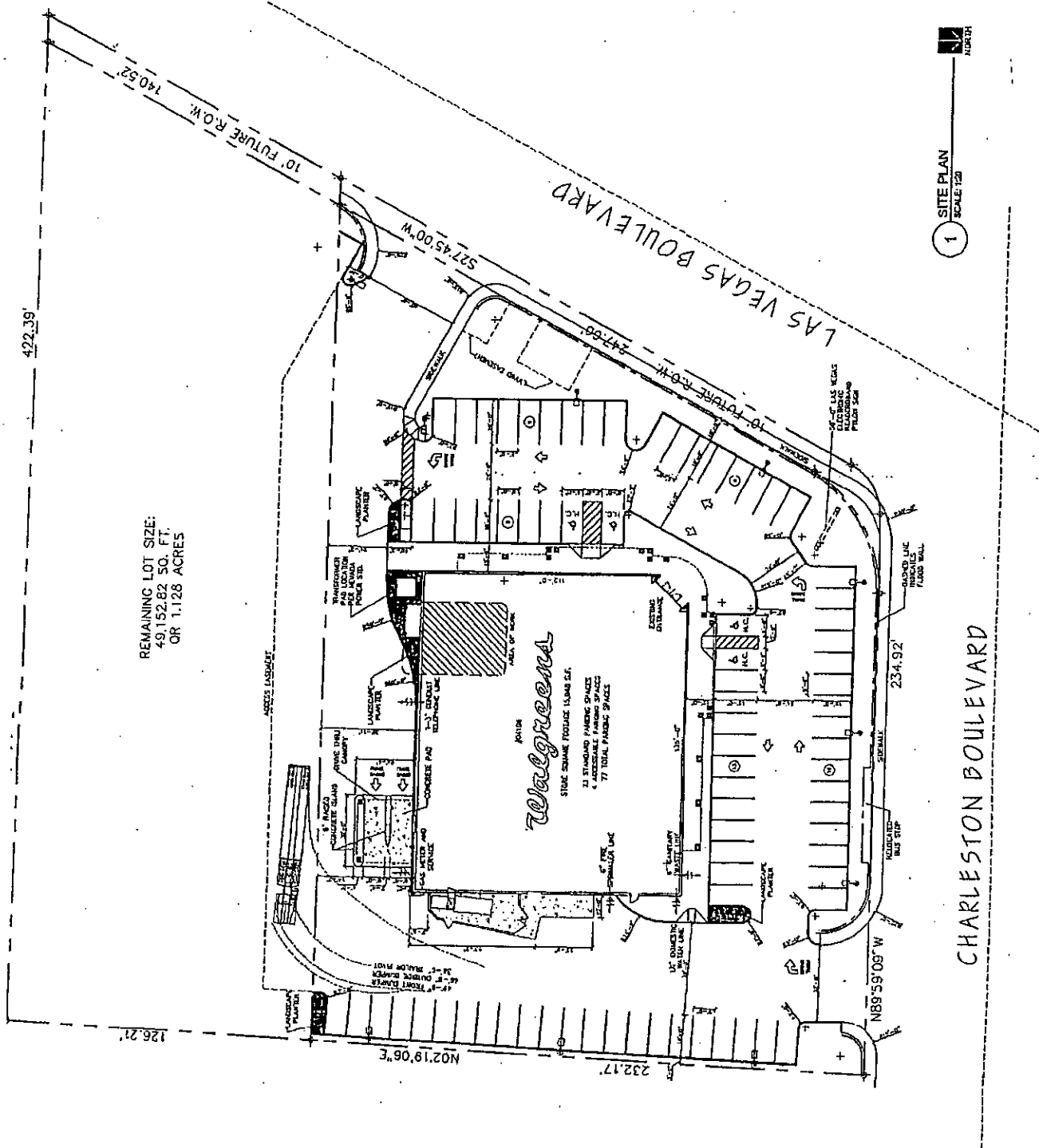
To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 17, 2012
Re: **EOT-45128** Walgreen's Co. 1101 Las Vegas Blvd. S.
Request for an Extension of Time for a previously approved Special Use Permit (SUP-37605)

COMMENTS:

We have no comment on the Request for an Extension of Time application for a previously approved Special Use Permit (SUP-37605) for a 79 square-foot accessory package liquor off-sale within an existing 45,048 square-foot retail establishment at 1101 Las Vegas Boulevard South.

FACILITIES PLANNING, DESIGN & CONSTRUCTION
 1111 NORTH LAS VEGAS BOULEVARD
 LAS VEGAS, NEVADA 89101
 (702) 735-1111
 WWW.FACILITIESPLANNING.COM

REMAINING LOT SIZE:
 49,152.82 SQ. FT.
 OR 1.128 ACRES



1 SITE PLAN
 SCALE: 1"=20'

CHARLESTON BOULEVARD

RECEIVED
 APR 11 2012

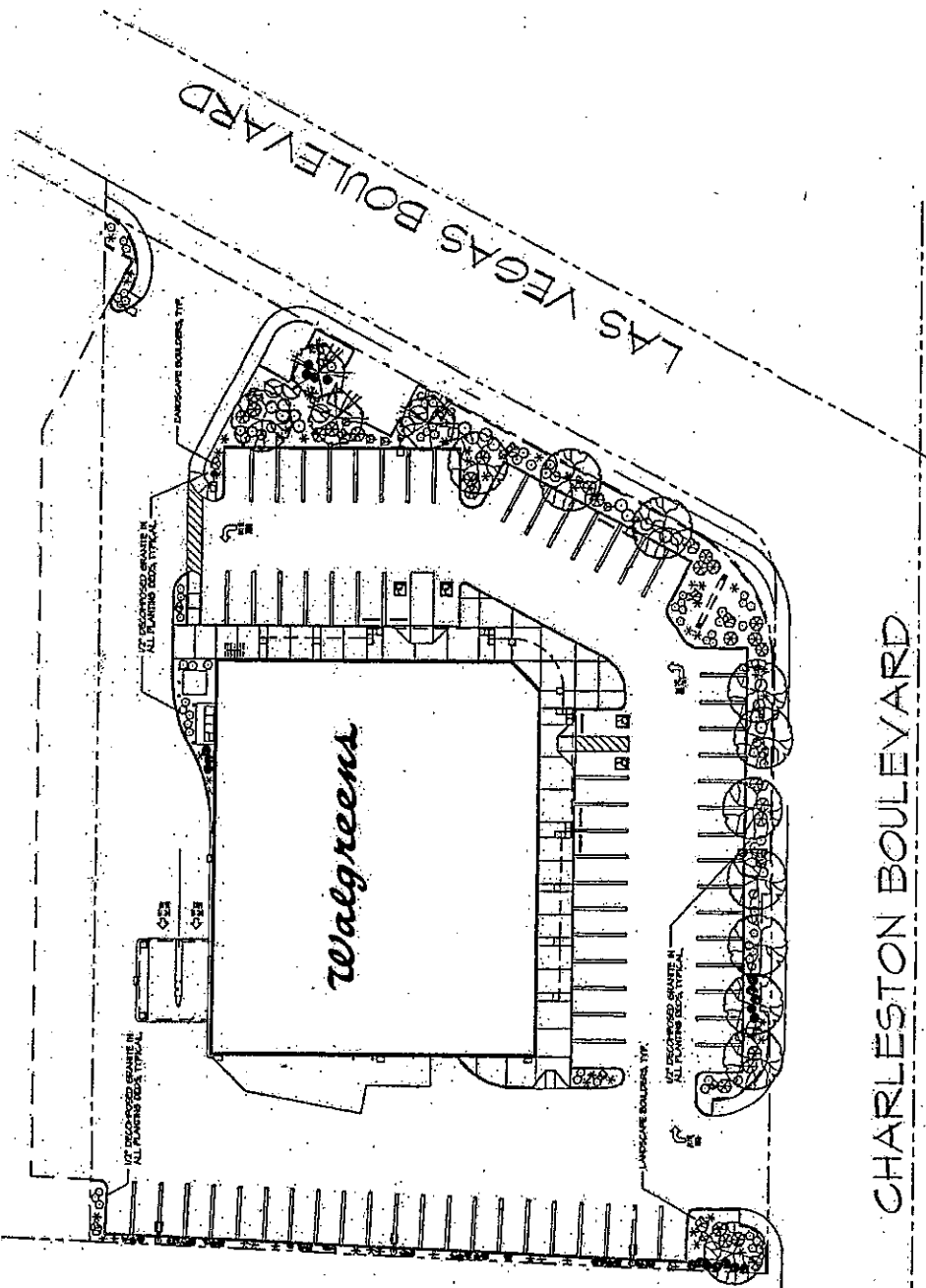
EOT-45128

NO.	DATE	BY	DESCRIPTION
1			PRELIMINARY
2			REVISED
3			REVISED
4			REVISED
5			REVISED
6			REVISED
7			REVISED
8			REVISED
9			REVISED
10			REVISED
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98			REVISED
99			REVISED
100			REVISED

PROJECT NAME
 WALGREENS STORE
 1111 NORTH LAS VEGAS BOULEVARD
 LAS VEGAS, NEVADA
 SHEET NO.
 1
 SCALE
 1"=20'
 DATE
 11/11/2011
 DRAWN BY
 J. B. BROWN
 CHECKED BY
 J. B. BROWN
 APPROVED BY
 J. B. BROWN

Walgreens

FACILITIES PLANNING, DESIGN, ENGINEERING
108 WILLOW ROAD
DENVER, CO 80202-1000



CHARLESTON BOULEVARD

LAS VEGAS BOULEVARD

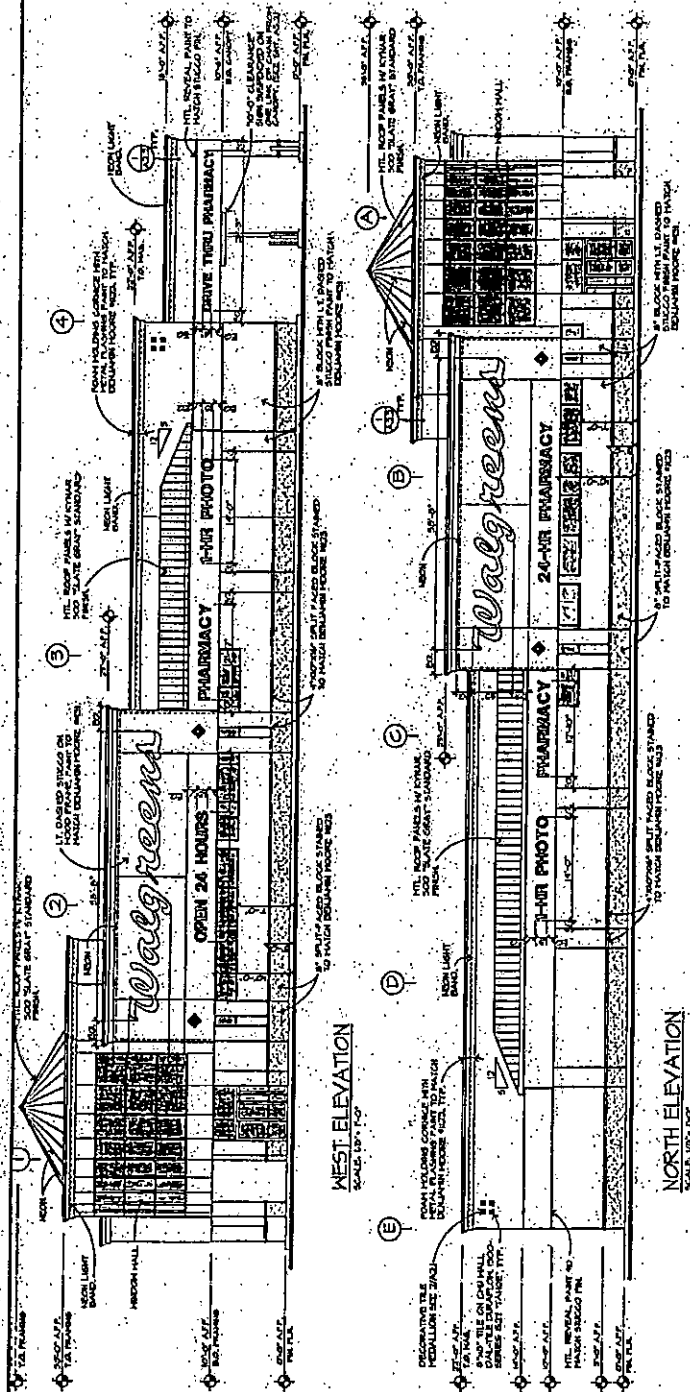
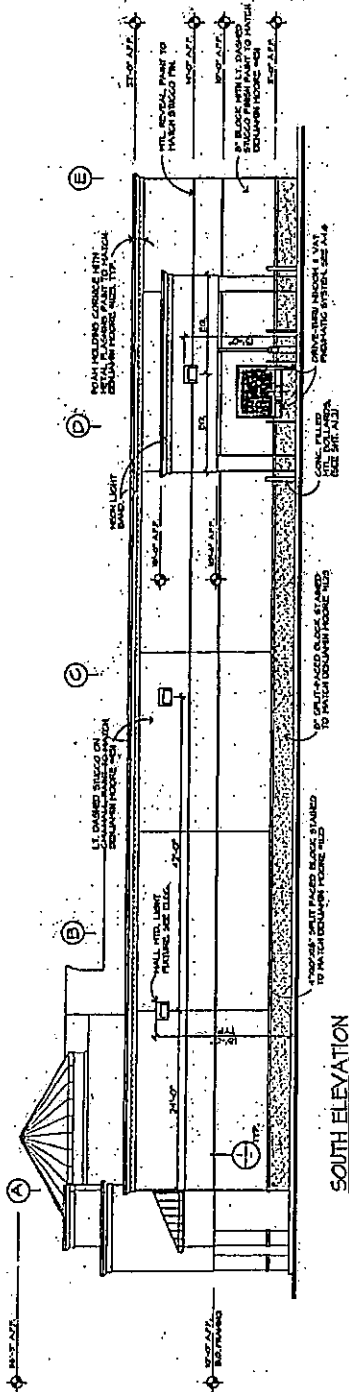
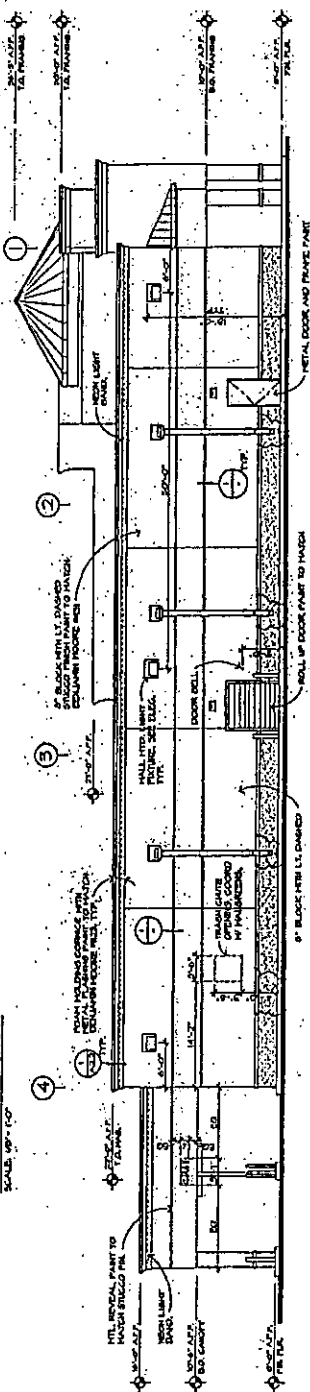
LANDSCAPE PLANTING PLAN
SCALE: 1/2" = 1'-0"



RECEIVED

APR 11 2012
EOT-45128

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO AS INDICATED BY MY LICENSE NO. AND EXPIRATION DATE.		NO. _____ DATE _____ BY _____ TITLE _____
CERTIFICATION AND SEAL		
WALGREENS STORE 1111 NORTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA		
STORE NUMBER: 1111 PROJECT NAME: WALGREENS STORE 1111 NORTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA		
SCALE: 1/2" = 1'-0" DRAWN BY: S. THOMPSON CHECKED BY: J. HARRIS DATE: 11/18/11		SHEET NO. 11 OF 11

NORTH ELEVATION
SCALE 1/8" = 1'-0"SOUTH ELEVATION
SCALE 1/8" = 1'-0"WEST ELEVATION
SCALE 1/8" = 1'-0"

A2.1

RECEIVED
APR 11 2017

APR 11 2017

EOT-45128



June 7, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Dawn Stevenson
Lakewest Las Vegas Properties, LLC
Atlas Partners, LLC
55 Monroe Street, Suite #2910
Chicago, Illinois 60603

RE: EOT-45128 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Ms. Stevenson:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-37605) FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,048 SQUARE-FOOT RETAIL ESTABLISHMENT at 1101 South Las Vegas Boulevard (APN 162-03-114-002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2012. This approval is subject to:

Planning

1. This Special Use Permit (SUP-37605) shall expire on May 19, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37605) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

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

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

cc: Mr. Erin L. Neff
Walgreen Company
104 Wilmot Road, MS #1434
Deerfield, Illinois 60015

Mr. Benjamin Volmer
Kolesar & Leatham
400 South Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 24, 2012

Ms. Dawn Stevenson
Lakewest Las Vegas Properties, LLC
Atlas Partners, LLC
55 Monroe Street, Suite #2910
Chicago, Illinois 60603

**RE: EOT-45128 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 6, 2012**

Dear Ms. Stevenson:

Please be advised the City Council at its regular meeting on **June 6, 2012** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, May 31, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

cc: Mr. Erin L. Neff
Walgreen Company
104 Wilmot Road, MS #1434
Deerfield, Illinois 60015

Mr. Benjamin Volmer
Kolesar & Leatham
400 South Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-45128 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: LAKEWEST LAS VEGAS PROPERTIES, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37605) FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,048 SQUARE-FOOT RETAIL ESTABLISHMENT at 1101 South Las Vegas Boulevard (APN 162-03-114-002), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **JUNE 6, 2012**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **MAY 2, 2012**

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) and **Deborah Sullivan** (dsullivan@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 04/12/2012 11:00 AM

Submitted By

Page 1

A/P # 45128 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/11/2012 15:45	984548	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-45128 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: LAKEWEST LAS VEGAS PROPERTIES, LLC -
For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37605) FOR A 79 SQUARE-FOOT
ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,048 SQUARE-FOOT RETAIL ESTABLISHMENT at 1101 South Las Vegas
Boulevard (APN 162-03-114-002), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P # 37605
Project # 45128 Project/Phase Name WALGREENS Phase #
Size/Area 1.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203114002

Location

Owner/Tenant

Contact ID AC1501059 Name LAKEWEST LAS VEGAS PPTYS L L C
Mailing Address 104 WILMOT RD Organization % WALGREEN CO #4106
City DEERFILEO State/Province IL
ZIP/PC 60015-5121 Country ☐ Foreign
Day Phone (312)516-5703 x Evening Phone
Fax (312)516-5710 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Address

1101 S LAS VEGAS BLVD
LAS VEGAS, 89104-

A/P Address

No Other Addresses are associated to this Application

Linked Parcel

No Parcels are linked to this Application

A/P Linked Parcel

16203114002

Report Date 04/12/2012 11:00 AM

Submitted By

Page 2

Applicant/Contact

Primary N Capacity OWNER Contact ID AC1501059 ☐ Foreign
Effective Expire
Name LAKEWEST LAS VEGAS PPTYS L L C
Day Phone (312)516-5703 x Eve Phone Organization % WALGREEN CO #4106
Pager PIN # Position % TAX DEPT MS #1435
Fax (312)516-5710 Mobile Profession
E-Mail
Address 104 WILMOT RD
DEERFILED, IL 60015-5121
Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Care Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC766714 ☐ Foreign
Effective Expire
Name KOLESAR & LEATHAM CHTD
Day Phone (702)362-7800 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-9472 Mobile Profession
E-Mail
Address 400 S. RAMPART
SUITE 380
LV, NV 89145
Seasonal Addr

Valid From To

Comments No Comments

Report Date 04/12/2012 11:00 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensee Orientation Attended Parent Owned Waiver Initial Exam Director Letter Original Signature

There are no items in this list

Primary Y Capacity APPL Contact ID AC1751052 ☐ Foreign
Effective Expire
Name WALGREEN CO
Day Phone (847)315-2698 x Eve Phone Organization
Pager PIN # Position % TAX DEPT MS #1435
Fax (847)315-4660 Mobile Profession
E-Mail
Address 104 WILMOT RD
DEERFIELD, IL 60015-5121
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensee Orientation Attended Parent Owned Waiver Initial Exam Director Letter Original Signature

There are no items in this list

Report Date 04/12/2012 11:00 AM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
492773 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Date Due

Amount

PROCESSING FEE	P	04/11/2012 16:00	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waiver

Review

Status

Completed

Review By

492773	DEVCO	1	Incomplete	☐	04/12/2012 10:43
--------	-------	---	------------	--------------------------	------------------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JGRIDER

Modified Date/Time 04/11/2012 15:44

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/12/2012 11:00 AM

Submitted By

Page 5

Check Conditions
Condition
Superior Required

Approved

Approver By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project

AP Type

Status

Start

Relation

No children exist for this project

Planning Condition

Description

Effective

Expire

Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NDN-PUBLIC

Parent Application Type SUP

Is this an Alcohol related Case?

Parent Project #37605

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

06/06/2012

CC

SCHEDULED

0

0

0

JGRIDER

04/11/2012

Template Type AP C

AP Type

Status

Start

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

984478

SULLIVAN

DEBORAH

J

Planning x6895

Log
Action
Comment

Description

Entered By

Status

Start

Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728
CONNER WHITE; KOLESAR & LEATHAM, CK#52369; 702.362.7800

04/11/2012 16:01

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 1101 S. Las Vegas Blvd., Las Vegas, Nevada
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 162-03-114-002 Ward # 3
 General Plan: existing XX proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.48 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Lakewest Las Vegas Properties, LLC Contact Dawn Stevenson
 Address c/o Atlas Partners, LLC 55 Monroe St. #2910 Phone: 312-516-5703 Fax: 312-516-5710
 City Chicago State IL Zip 60603
 E-mail Address dawn@atlaspartners.com

APPLICANT Walgreen Co. Contact Erin L. Neff, Esq.
 Address 104 Wilnot Rd., MS #1434 Phone: 847-315-2698 Fax: 847-315-4660
 City Deerfield State IL Zip 60015
 E-mail Address erin.neff@walgreens.com

REPRESENTATIVE Kolesar & Leatham Contact Benjamin J. Volmer, Esq.
 Address 400 S. Rampart Blvd., Ste 400 Phone: 702-362-7800 Fax: 702-362-9472
 City Las Vegas State NV Zip 89145
 E-mail Address _____
 By: LAKEWEST LAS VEGAS PROPERTIES, LLC
 By: Lake Stony Properties, LLC, its sole member.
 By: Lakewest Equity Inc., its General Partner.

Property Owner Signature* By: [Signature] Roger F. Ruttenberg, President
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name - see signature block -
 Subscribed and sworn before me in Cook County, State of Illinois
 This 27th day of March, 20 12

[Signature]
 Notary Public in and for said County and State
OFFICIAL SEAL
DAWN M STEVENSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/22/13

FOR DEPARTMENT USE ONLY

Case # EOT-45128
 Meeting Date: 6/6/12
 Total Fee: \$ 300.00
 Date Received: * 4/11/12
 Received By: [Signature]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-45128** APN: 162-03-114-002

Name of Property Owner: Lakewest Las Vegas Properties, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Kolesar & Leatham

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: _____

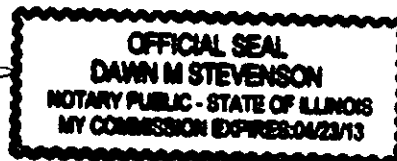
Signature of Property Owner: **LAKEWEST LAS VEGAS PROPERTIES, LLC**
By: Lake Stony Properties, Ltd., Its sole member
By: Lakewest Equity Inc, Its General Partner

By: Roger F. Ruttenberg, President

Subscribed and sworn before me in Cook County, State of Illinois

This 27th day of March, 2012

Dawn M Stevenson
Notary Public in and for said County and State



RECEIVED

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
knevada.com

April 11, 2012

Via Hand-Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for Extension of Time of Special Use Permit (SUP #37605)

Applicant: Walgreen Co. d/b/a Walgreens #04106
APN: 162-03-144-002
Business Address: 1101 S. Las Vegas Blvd.
Las Vegas, NV 89104

Dear Sir/Madam:

This firm represents Walgreen Co. dba Walgreens #04106 (the "Applicant") at the above-referenced business location (the "Business"). Enclosed for processing, please find the Applicant's Extension of Time Application for Special Use Permit #37065 (the "SUP"), which includes the following:

- 1) Application/Petition Form;
- 2) Statement of Financial Interest;
- 3) Grant, Bargain and Sale Deed and Legal Description;
- 4) Copies of Approval Letters;
- 5) Copy of Floor Plan and Site Plan; and
- 6) Check in the amount of \$300 in payment of the required filing fees.

The Applicant respectfully requests an Extension of Time of the SUP for the addition of accessory "off-sale" package liquor at the Business. The SUP was originally approved by the Las Vegas City Council on May 19, 2010, subject to a one-year expiration unless the use was exercised. The Las Vegas City Council subsequently granted an Extension of Time of the SUP on July 6, 2011 which expires on May 19, 2012 unless another Extension of Time is granted by the City Council.

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APR 11 2012

EOT-45128

City of Las Vegas Department of Planning and Development
April 11, 2012
Page 2

The Applicant is currently in the process of preparing an application to add a Package Liquor License at the Business. As such, the Applicant requests an extension of the approval of the SUP for one additional year to allow adequate time to obtain the Package Liquor License.

The Business is currently operating and licensed as a drug store in a C-2 Commercial zoning district. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Business draws customer traffic to the neighboring businesses in the community.

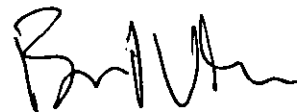
The introduction of package alcoholic beverage sales at the Business will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. There are other businesses in the general area that sell alcoholic beverages and, as such, the proposed use is not unique to the area.

We do not believe that any additional public services, utilities, parking accommodations or waivers will be necessary to accommodate the proposed use at the Business. Further, the approval of the request for an Extension of Time will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Charleston Boulevard and Las Vegas Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM



Benjamin J. Volmer, Esq.

BJV:klm

Enclosures – as stated

cc: Erin L. Neff, Esq. (w/encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

EOT-45128



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 7, 2011

Mr. Albert Gham
A&M Lake Mead, LLC
23482 Palm Drive
Calabasas, California 91302

RE: EOT-41833 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JULY 8, 2011

Dear Mr. Gham:

The City Council at a regular meeting held July 6, 2011, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-37605) FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,048 SQUARE-FOOT RETAIL ESTABLISHMENT at 1101 South Las Vegas Boulevard (APN 162-03-114-002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2011. This approval is subject to:

Planning

1. This Special Use Permit (SUP-37605) shall expire on May 19, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37605) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Rebecca Lidskin
Walgreen Company
104 Wilmot Road, MS #1420
Deerfield, Illinois 60015

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

VOICE 702.229.6011

TTY 702.388.9108

www.lasvegasnevada.gov

Ms. Jennifer Roberts
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

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APR 11 2012

EOT-45128



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 4, 2010

Lakewest Las Vegas Properties, LLC
55 East Monroe Street, Suite #2910
Chicago, Illinois 60603

RE: SUP-37605 -- SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 19, 2010

Dear Applicant:

The City Council at a regular meeting held May 19, 2010, APPROVED the request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,048 SQUARE-FOOT RETAIL ESTABLISHMENT at 1101 South Las Vegas Boulevard (APN 162-03-114-002); C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2010. This approval is subject to:

Added Condition

A. Applicant shall ensure that there be no loitering within the parking area.

B. There shall be a review at a public hearing at City Council ~~six months after~~
~~the issuance of the business license for alcohol sales~~

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

VOICE 702.229.6011
TTY 702.386.9106
www.lasvegasnevada.gov

FM-0044-08-09

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EOT-45128

Lakewest Las Vegas Properties, LLC
SUP-37605 – Page Two
June 4, 2010

5. The sale of alcoholic beverages is ancillary to the retail use and in which no more than 79 square feet of the retail floor space is devoted to the display or merchandising of alcoholic beverages as shown in the floor plan date stamped on 03/08/10.
6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Rebecca Lidskin
Walgreen Company
104 Wilmot Road, MS #1420
Deerfield, Illinois 60015

Ms. Jennifer Roberts
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

RECEIVED

APR 11 2012

EOT-45128

GENERAL INFORMATION

<u>PARCEL NO.</u>	162-03-114-002
<u>OWNER AND MAILING ADDRESS</u>	LAKEWEST LAS VEGAS PPTYS L L C %WALGREEN CO #4106 %TAX DEPT MS #1435 104 WILMOT RD DEERFILED IL 60015-5121
<u>LOCATION ADDRESS</u>	1101 S LAS VEGAS BLVD
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	LAS VEGAS CHARLESTON <u>PLAT BOOK 80 PAGE 52</u> PT LOT 1
	SEC 03 TWP 21 RNG 61
RECORDED DOCUMENT NO.	* <u>20061218:01540</u>
RECORDED DATE	12/18/2006
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE

<u>TAX DISTRICT</u>	203
APPRAISAL YEAR	2011
FISCAL YEAR	11-12
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER</u>	N/A

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2011-12	2012-13
LAND	308732	274428
IMPROVEMENTS	121628	155932
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	430360	430360
TAXABLE LAND+IMP (SUBTOTAL)	1229600	1229600
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	430360	430360
TOTAL TAXABLE VALUE	1229600	1229600

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	1.50 Acres
ORIGINAL CONST. YEAR	1998
LAST SALE PRICE	4801997
MONTH/YEAR	08/06
LAND USE	3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS	0

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APR 11 2012

20061218-0001540

Fee: \$20.00 RPTT: EX#009
N/C Fee: \$0.00

12/18/2006 09:41:08
T20060220897

Requestor:
CHICAGO TITLE

Charles Harvey ADF
Clark County Recorder Pgs: 8

APN: 162-03-112-019/020

R.P.T.T.: _____

Recording Requested By:

Skip Gilmartin
55 East Monroe Street
Suite 1890
Chicago, Illinois 60603

**After Recording Mail To
AND Send Subsequent Tax Bills To:**

Skip Gilmartin
55 East Monroe Street
Suite 1890
Chicago, Illinois 60603

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH THAT, The Lake Stony Properties, I.L.C., an Illinois limited liability company, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to Lakewest Las Vegas Properties, LLC, a Nevada limited liability company, whose address is 55 East Monroe Street, Suite 1890, Chicago, Illinois 60603.

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in Deed, recorded on August 14, 2006, as Document No. 20060814-0003510 in Clark County Records, Clark County, Nevada.

MORE commonly known as : 1111 Las Vegas Blvd., Las Vegas, Nevada

Subject To: Those items as delineated on Exhibit "B" attached hereto

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

RECEIVED

APR 11 2012

DATED as of this 7th day of September, 2006

The Lake Stony Properties, LLC

By: The Lake Stony Properties Limited Partnership, its sole member

By: Lakewest Equity, Inc., its general partner

By: [Signature]

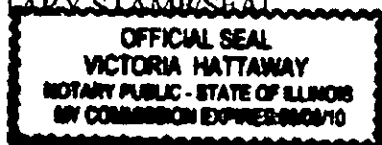
Printed Name and Title: Roger F. Ruttenberg, Jr. President

STATE OF ILLINOIS

COUNTY OF COOK) ss

The foregoing instrument was acknowledged before me this 7 day of September, 2006, by Roger F. Ruttenberg as President of Lakewest Equity, Inc., on behalf of the company.

NOTARY STAMP/SEAL



[Signature]

Notary Public

My Commission Expires: 06-08-2010

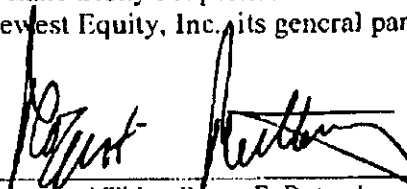
EXCESSIVE COPY

DATED as of this 7th day of September, 2006

The Lake Stony Properties, LLC

By: The Lake Stony Properties Limited Partnership, its sole member

By: Lakewest Equity, Inc., its general partner

By: 

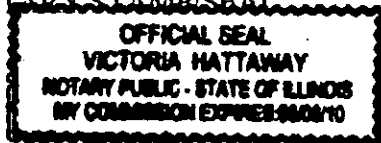
Printed Name and Title: Roger F. Ruttenberg, its President

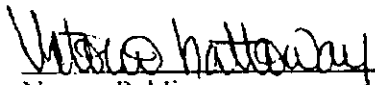
STATE OF ILLINOIS)

COUNTY OF COOK) ss

The foregoing instrument was acknowledged before me this 7 day of September, 2006, by Roger F. Ruttenberg as President of Lakewest Equity, Inc., on behalf of the company.

NOTARY STAMP/SEAL




Notary Public

My Commission Expires: 06-08-2010

clarification page

ASSISTANT'S COPY

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA,
BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT ONE (1) OF LAS VEGAS/CHARLESTON AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 80 OF PLATS, PAGE 52 IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY NEVADA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LAS VEGAS BLVD. (VARIABLE
WIDTH) AND CHARLESTON BLVD. (100 FEET WIDE). SAID INTERSECTION BEING
MONUMENTED BY A 2" ALUMINUM CAP STAMPED "CLV PLS 5094";

THENCE ALONG THE CENTERLINE OF LAS VEGAS BLVD. SOUTH $27^{\circ}45'00''$ WEST A
DISTANCE OF 438.08 FEET;

THENCE SOUTH $62^{\circ}15'00''$ EAST A DISTANCE OF 40.00 FEET TO THE EAST LINE OF LAS
VEGAS BLVD. AND THE SOUTHWEST CORNER OF SAID LOT "B";

THENCE ALONG THE SOUTH LINE OF LOT "B", SOUTH $89^{\circ}45'01''$ EAST A DISTANCE OF
11.27 FEET;

THENCE NORTH $27^{\circ}45'00''$ EAST ALONG THE SOUTHEASTERLY LINE OF LAS VEGAS
BLVD., SAID LINE BEING 50.00 FEET SOUTHEAST OF THE CENTERLINE OF LAS VEGAS
BLVD.; A DISTANCE OF 140.57 FEET TO THE SOUTH LINE OF THE NORTHERLY 241.98
FEET OF SAID LOT "B";

THENCE SOUTH $89^{\circ}59'09''$ EAST A DISTANCE OF 11.30 FEET ALONG SAID SOUTH LINE OF
THE NORTHERLY 241.98 FEET OF SAID LOT "B" TO AN ANGLE POINT, SAID ANGLE POINT
BEING ON THE SOUTHEASTERLY LINE OF LAS VEGAS BLVD., SAID LINE BEING 60.00
FEET SOUTHEAST OF THE CENTERLINE OF LAS VEGAS BLVD., TO THE TRUE POINT OF
BEGINNING.

THENCE SOUTH $89^{\circ}59'09''$ EAST A DISTANCE OF 339.46 FEET TO THE EAST LINE OF SAID
LOT "B";

THENCE ALONG THE EAST LINE OF LOT "B" NORTH $02^{\circ}19'08''$ EAST A DISTANCE OF
232.17 FEET TO THE SOUTH LINE OF CHARLESTON BLVD.;

THENCE ALONG SAID SOUTH LINE OF CHARLESTON BLVD., NORTH $89^{\circ}59'09''$ WEST A
DISTANCE OF 194.20 FEET TO THE POINT OF TANGENCY OF AN ARC CONCAVE TO THE
SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL
ANGLE OF $82^{\circ}15'51''$, A RADIUS OF 64.00 FEET, A TANGENT DISTANCE OF 32.62 FEET AN
ARC LENGTH OF 58.88 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY LINE
OF LAS VEGAS BLVD., SAID LINE BEING 60.00 FEET SOUTHEAST OF AND PARALLEL
WITH THE CENTERLINE OF LAS VEGAS BLVD.;

THENCE ALONG SAID LINE SOUTH $27^{\circ}45'00''$ WEST A DISTANCE OF 229.48 FEET TO THE
TRUE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY HAVING AN AREA OF 65,507 SQUARE FEET (1.50 ACRES)
MORE OR LESS.

Exhibit B
The property is subject to the following:

1. State, County and/or City taxes for the fiscal year 2005-2006 are paid in full in the amount of \$30,867.36.
Parcel number: 162-03-114-002
 2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Clark County Assessor, per Nevada Statute 361.260.
 3. Water rights, claims or title to water, whether or not shown by the public record.
 4. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada.
Recorded: March 21, 1910 in Book 1, Page 195 of Deeds.
Document No.: 1256, Official Records.
 5. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company
For: power lines
Recorded: December 03, 1962 in Book 403
Document No.: 325271, Official Records.
 6. Covenants, Conditions, Restrictions and Easements (but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) contained in Declaration of Restrictions and Easements.
Recorded: November 20, 1996 in Book 961120
Document No.: 00703, Official Records.
- Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.
7. The herein described property lies within the boundaries of the City of Las Vegas Downtown Redevelopment Area, and may be subject to all assessments and obligations related thereto, as disclosed by an instrument entitled "Notice of Adoption of Redevelopment Plan for the City of Las Vegas Downtown Redevelopment Area".
Recorded: November 22, 1996 in Book 961122
Document No.: 00847, Official Records.
And amended by an instrument

Recorded; November 22, 1996 in Book 961122
Document No.: 00848, Official Records.

And Re-recorded: November 25, 1996 in Book 961125
Document No.: 00566, Official Records.

And as shown by map

File: LG, of Surveys at Page 78

Recorded; November 22, 1996 in Book 961122
Document No.: 00849, Official Records.

And amended and restated by an instrument

Recorded; June 2, 2006 in Book 20060602
Document No.: 0001395, Official Records.

8. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes

In Favor of: Nevada Power Company
For: underground electric systems
Recorded: April 30, 1997 in Book 970430
Document No.: 01835, Official Records.

9. Dedications and Easements as indicated or delineated on the Plat of said Subdivision on file in Book 80 of Plats, Page 52, Official Records.

As amended by a Certificate of Amendment

Recorded: September 22, 1997 in Book 970922
Document No.: 00732, Official Records.

10. The terms, provisions and easements as contained in an instrument, entitled "Pylon Sign Easement:

Recorded: July 09, 1997 in Book 970709
Document No.: 01688, Official Records.

And Re-recorded: August 20, 1997 in Book 970820
Document No.: 00530, Official Records.

11. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes

In Favor of: Las Vegas Valley Water District
For: water lines
Recorded: July 22, 1997 in Book 970722
Document No.: 01080, Official Records.

12. The terms, provisions and easements as contained in an instrument, entitled "Encroachment Agreement"

Recorded: September 12, 1997 in Book 970912
Document No.: 01081, Official Records.

13. Any rights, interest, or claims which may exist or arise by reason of a Record of Survey

File: 90, of Surveys, Page 80
Recorded: August 07, 1997 in Book 970807
Document No.: 01453, Official Records.

14. The terms, provisions and easements as contained in an instrument, entitled "First Amendment to Declaration of Covenants, Conditions, Restrictions and Cross-Easements"

Recorded: August 28, 1997 in Book 970828
Document No.: 00668, Official Records.

And Re-recorded: September 19, 1997 in Book 870919
Document No.: 01544, Official Records.

ASSOR'S COPY

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 162-03-114-002
- b)
- c)
- d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

OK op agree. CAR

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): (_____)

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

transfer to business
entity of grantor
100% owner

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: _____

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Lake Stony Properties, LLC
Address: 55 East Monroe Street, Suite 1890
City: Chicago
State: IL Zip: 60603

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lake West Las Vegas Properties, LLC
Address: 55 East Monroe Street, Suite 1890
City: Chicago
State: IL Zip: 60603

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: _____

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

1540