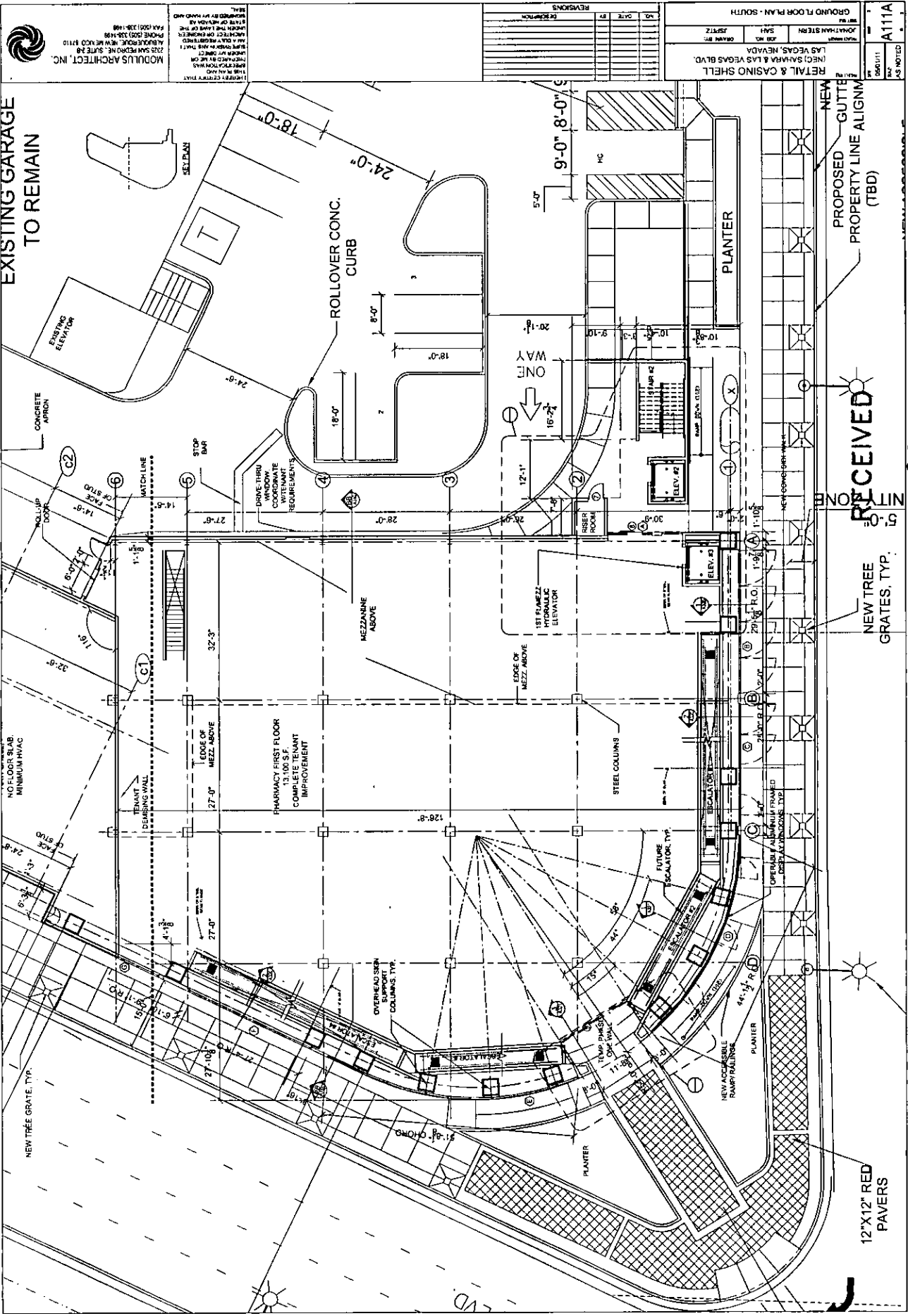




MODULUS ARCHITECT, INC.
 2022 SAN PEDRO NE, SUITE 240
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1188
 FAX (505) 338-1188

REVISIONS

NO.	DATE	BY	DESCRIPTION

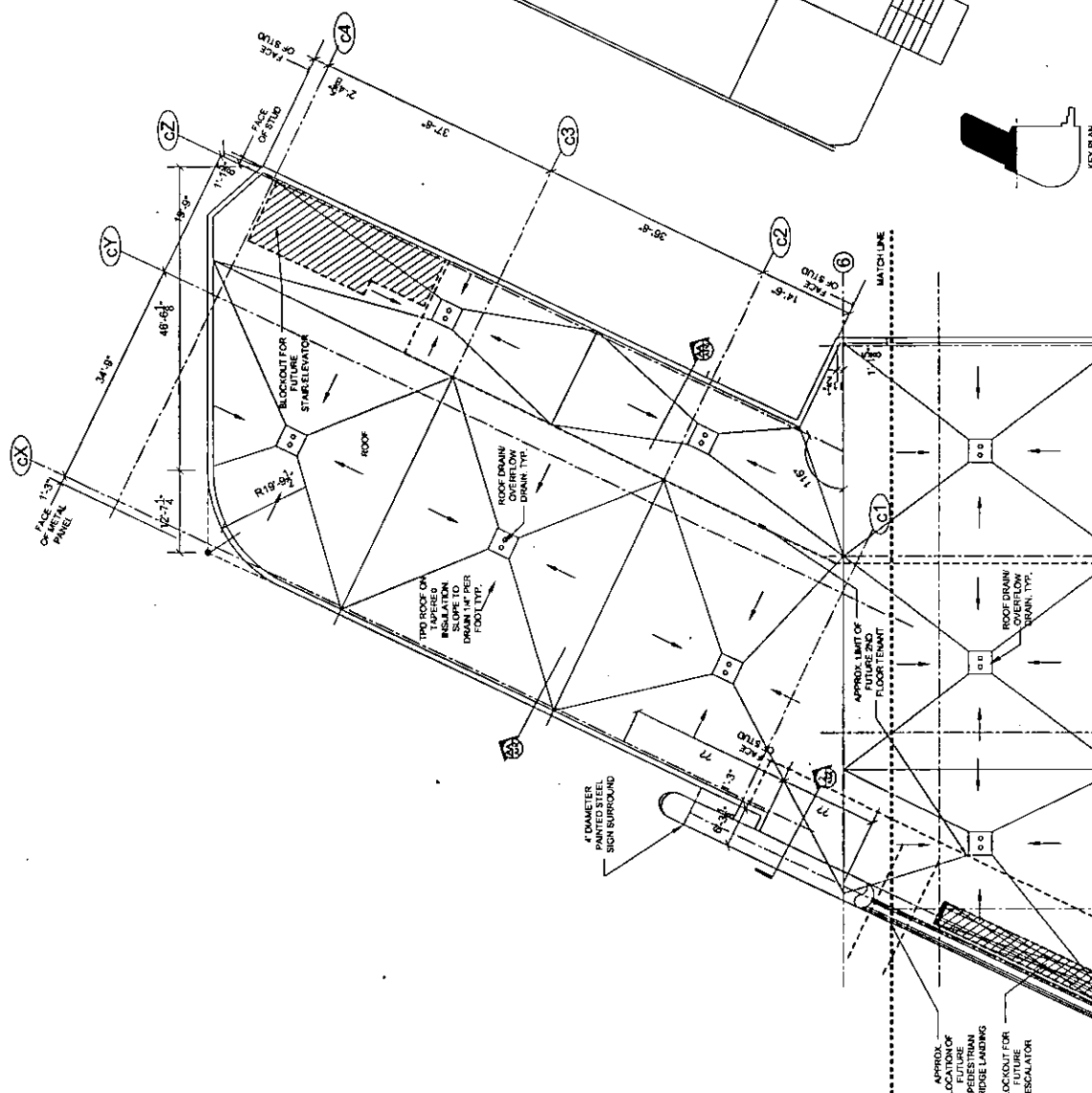
GROUND FLOOR PLAN - SOUTH

JOANATHAN STEIN
 ARCH. NO.
 DATE
 SHEET NO. 11
 PROJECT NO. 1111A

EOT-45559

MAY 29 2012

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 MAY 29 2012

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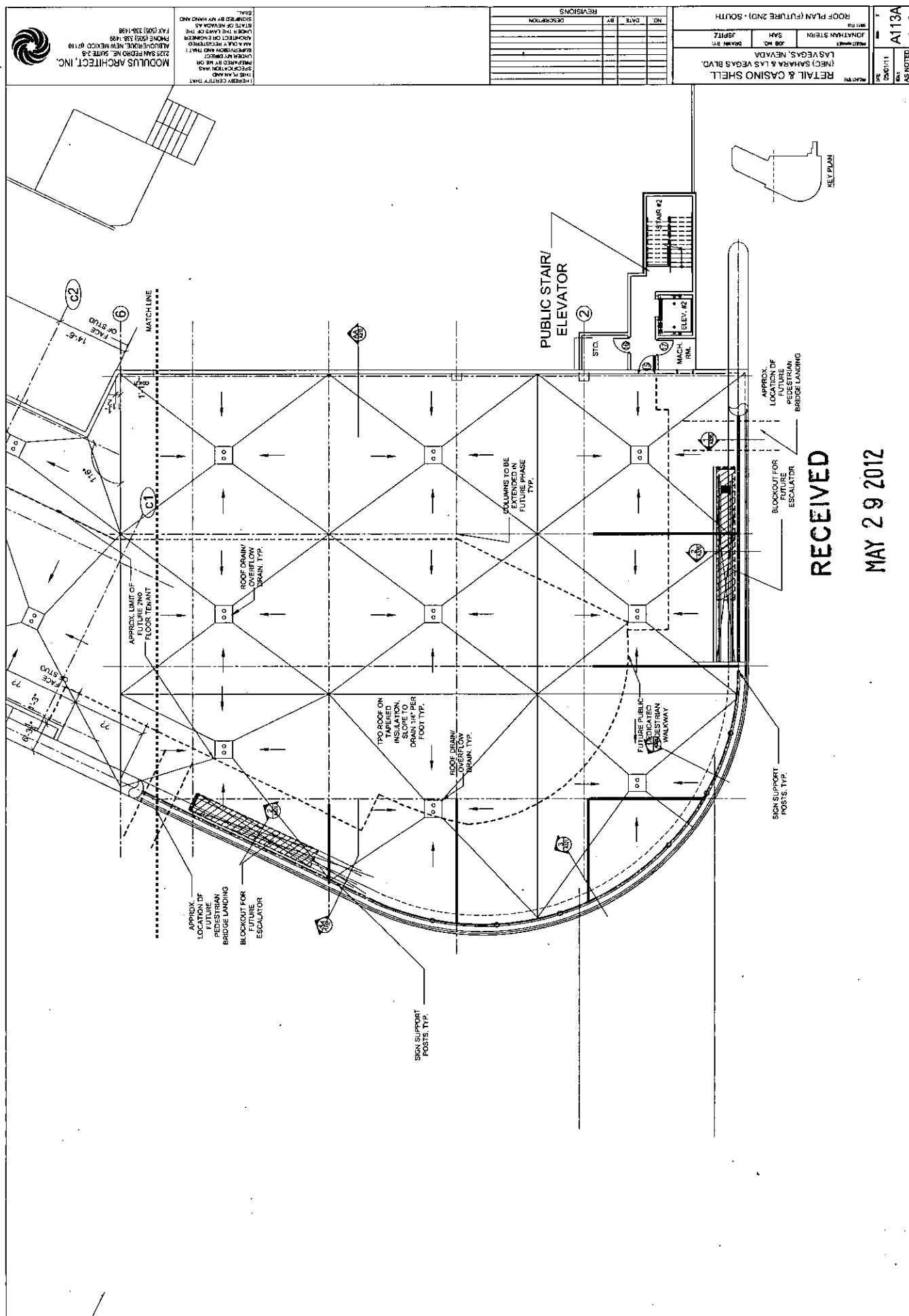
RETAIL & CASINO SHELL (NEC) SHARPA & LAS VEGAS BLVD. LAS VEGAS, NEVADA	JOE NO.	SAH	MATHAN STEPH
	05/01/72	12/01/72	
	ROOF PLAN (FUTURE 2ND) - NORTH		

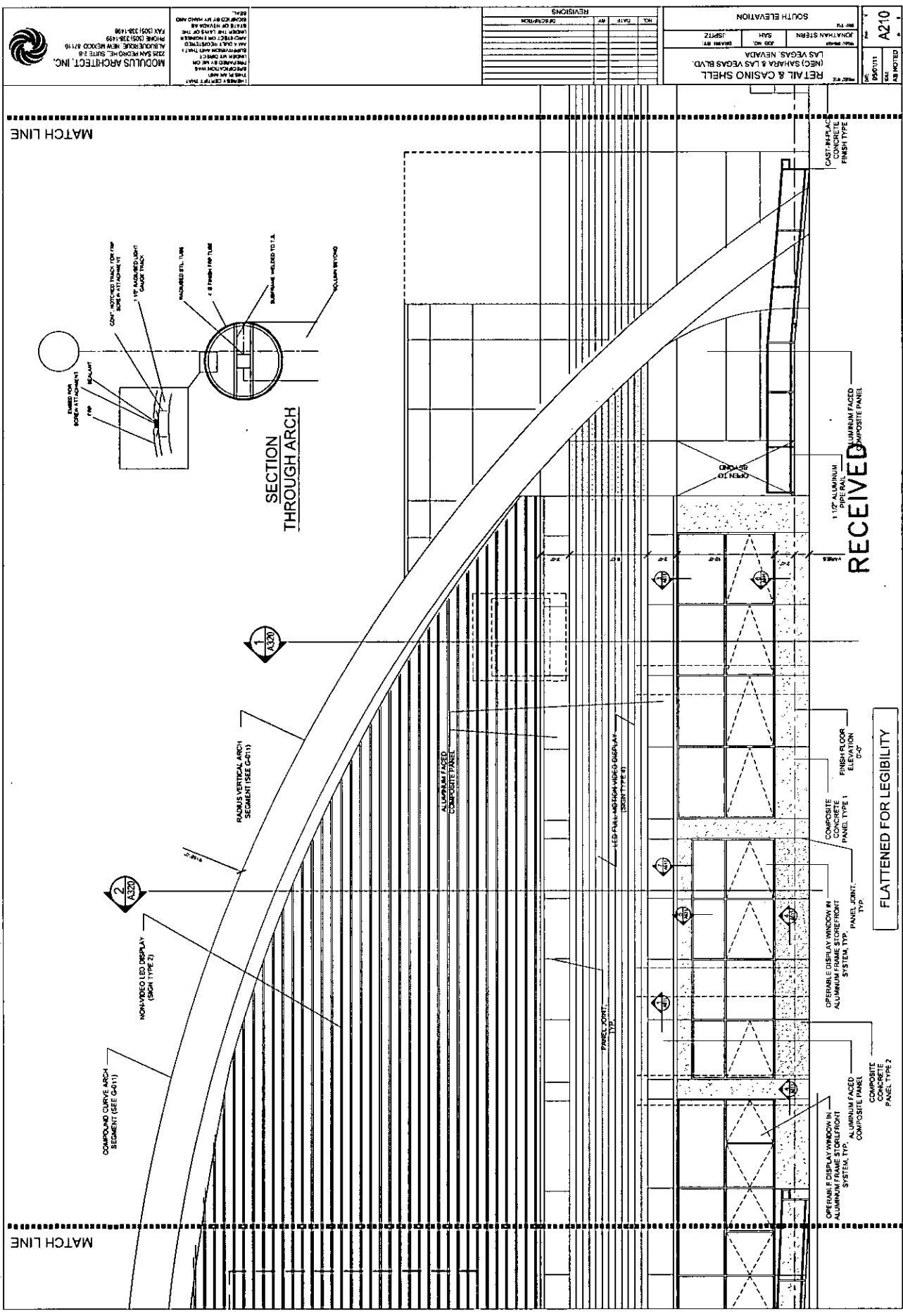
050111	A113
AS NOTED	



MODULUS ARCHITECT, INC.
2225 SAN PEDRO N.E., SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 253-1448
FAX (505) 253-1448

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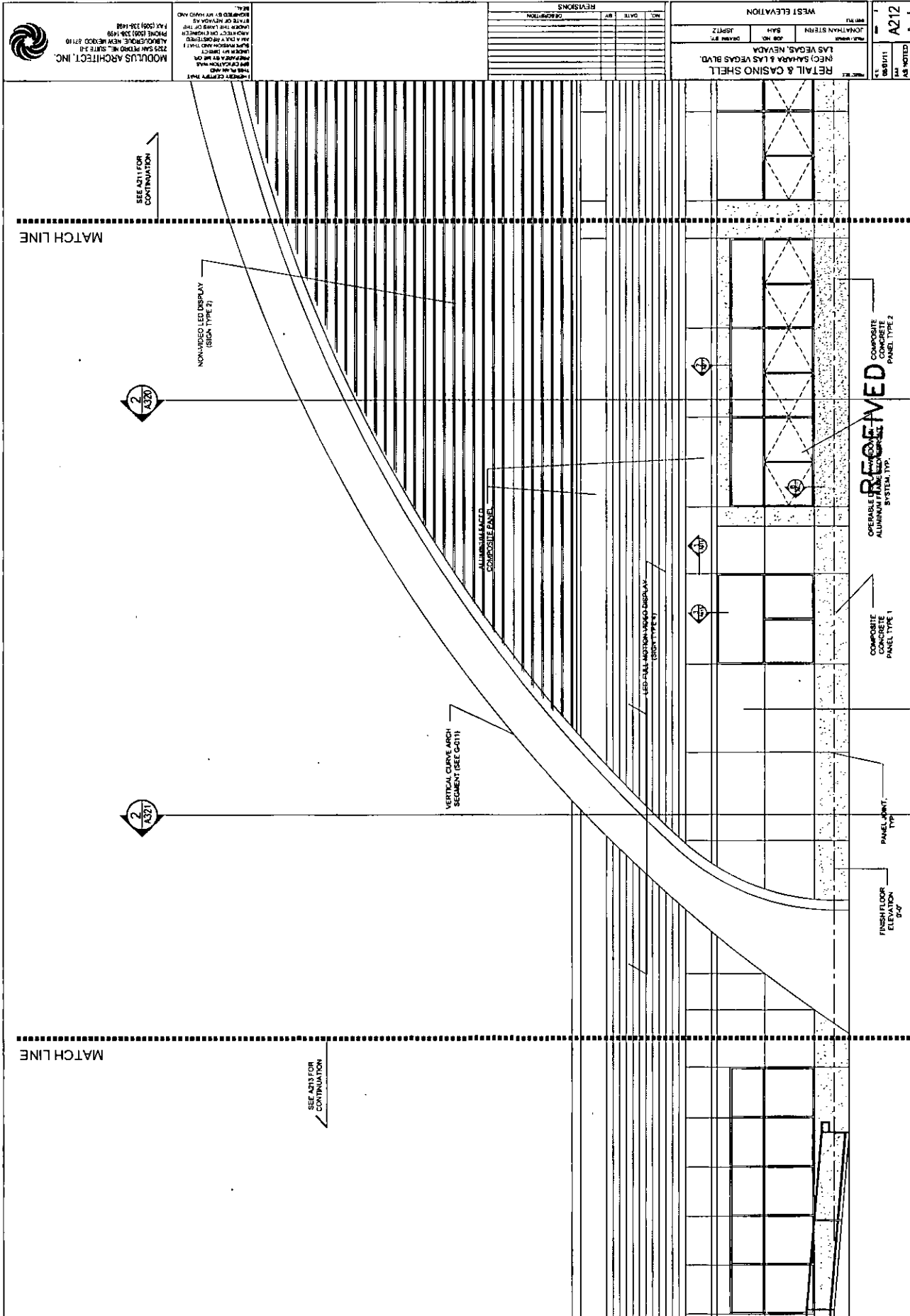


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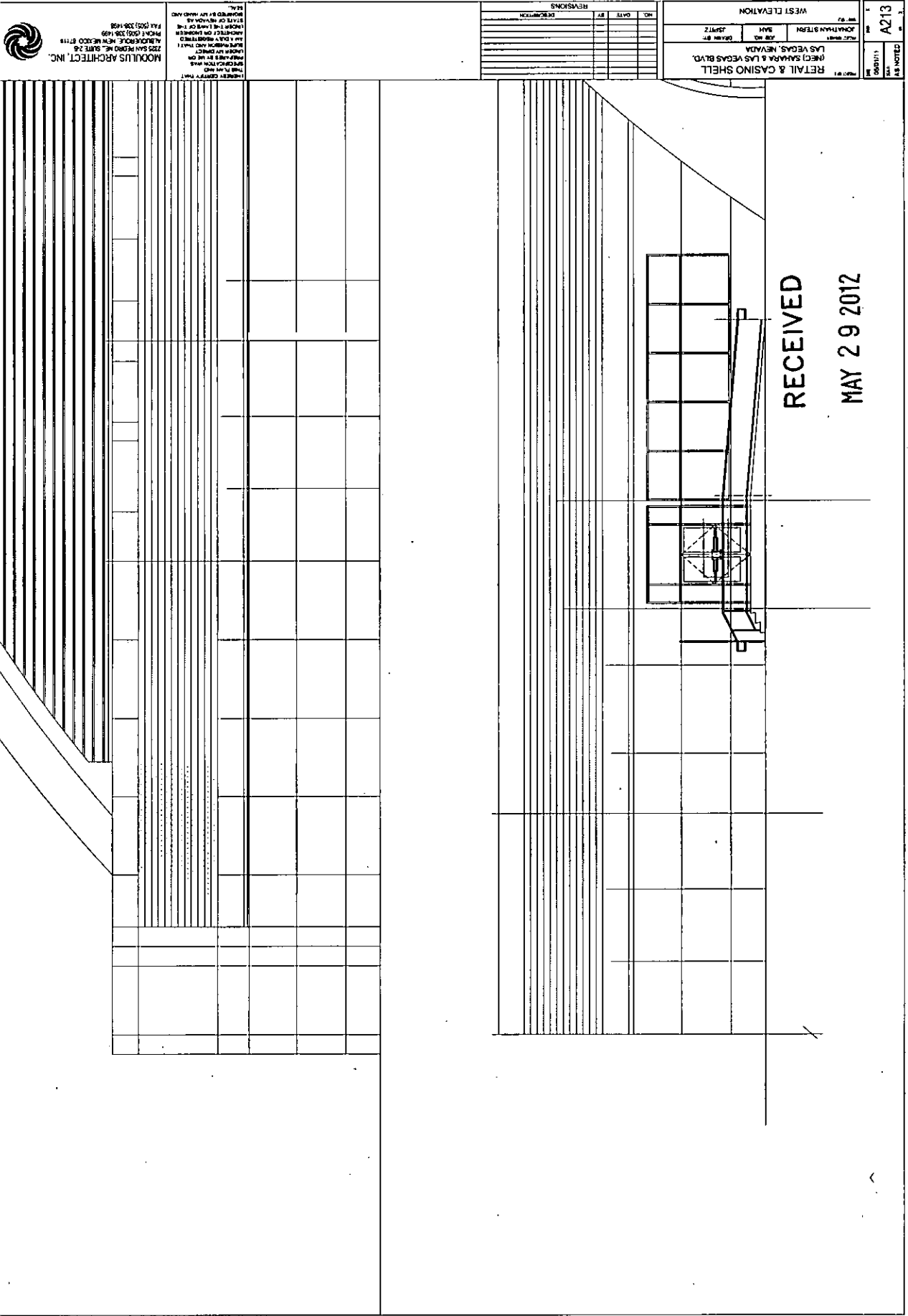
FLATTENED FOR LEGIBILITY



PROJECT: RETAIL & CASINO SHELL LOCATION: LAS VEGAS, NEVADA DRAWN BY: JLM/STZ DATE: 08/01/11		SHEET: A212 OF: 1
REVISIONS NO. DATE BY DESCRIPTION		
1. 08/01/11 JLM/STZ		

MODULUS ARCHITECT, INC.
 2200 LAS VEGAS BLVD., SUITE 200
 LAS VEGAS, NV 89102
 PHONE: (702) 338-1499
 FAX: (702) 338-1498
 WWW.MODULUSARCH.COM

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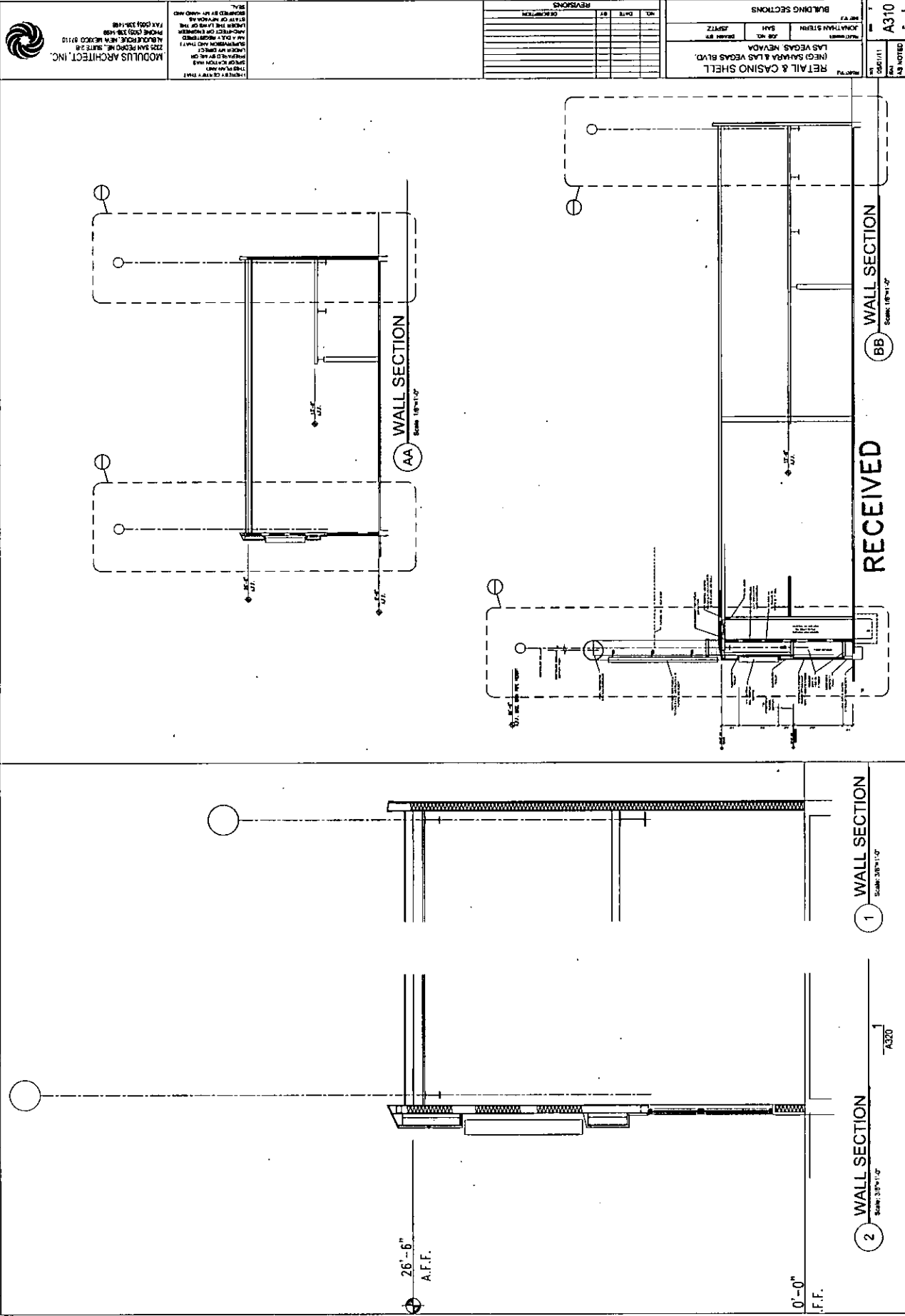
MODULUS ARCHITECT, INC.
2255 S. RAY BLVD., SUITE 200
LAS VEGAS, NEVADA 89102
PHONE: (702) 336-1400
FAX: (702) 336-1408

REVISIONS
NO. DATE BY DESCRIPTION

WEST ELEVATION
PROJECT: RETAIL & CASINO SHELL
SHEETS: 1 OF 1
DATE: 05/01/11
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: 1/8" = 1'-0"

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MAY 29 2012

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MAY 29 2012

1 WALL SECTION
Scale: 3/16"=1'-0"

RECEIVED

2 WALL SECTION
Scale: 3/8"=1'-0"

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MODULUS ARCHITECT, INC.
2225 S. RAY BLVD. SUITE 200
LAS VEGAS, NEVADA 89108
TEL: (702) 735-1100
FAX: (702) 735-1101
WWW.MODULUSARCHITECT.COM

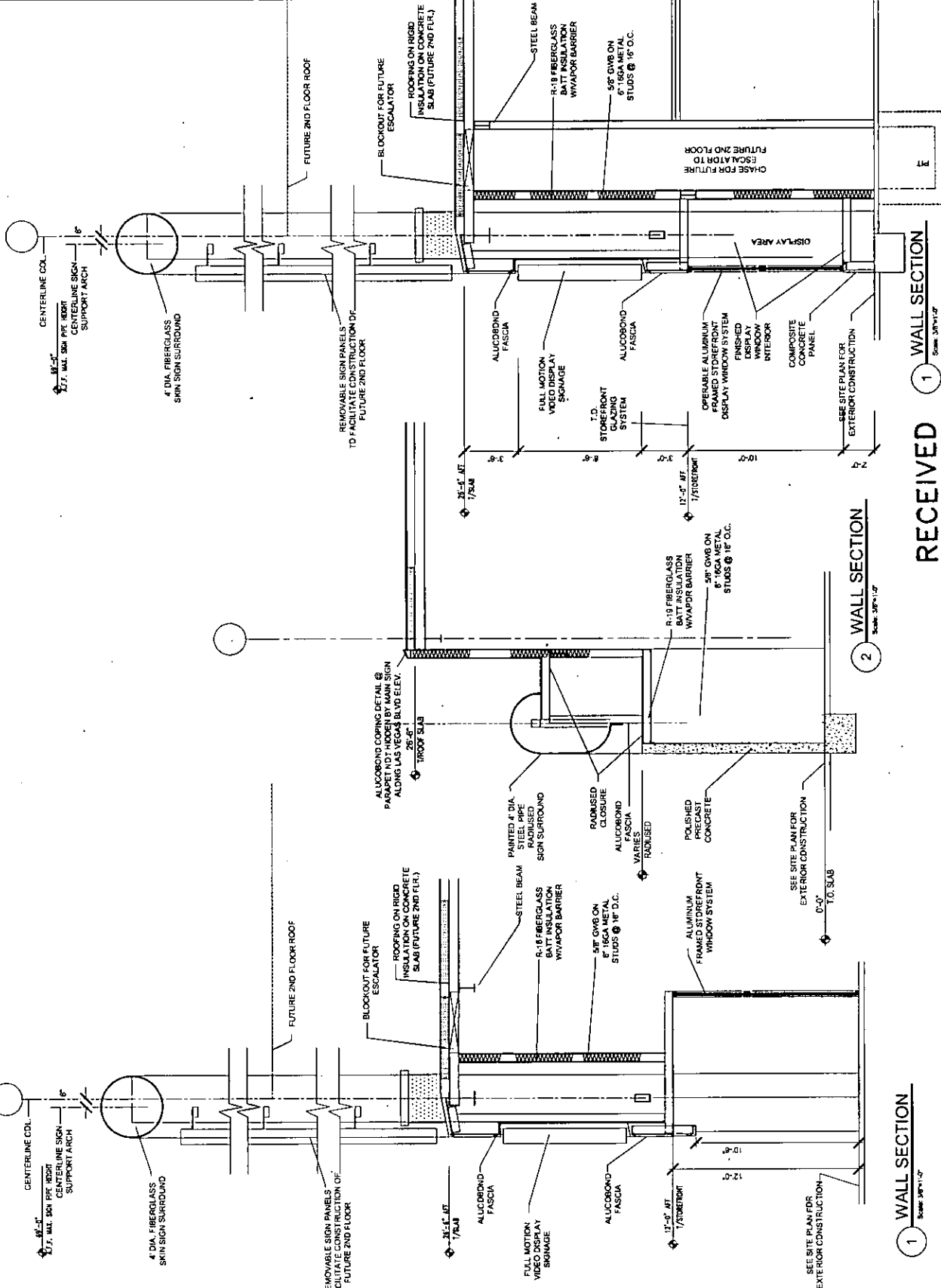
REVISIONS
NO. DATE BY DESCRIPTION
1 01/11/12 JH/ML/ST WALL SECTION 1
2 01/11/12 JH/ML/ST WALL SECTION 2

WALL SECTIONS
SECTION 1
SECTION 2

RETAIL & CASINO SHELL
LAS VEGAS, NEVADA
DESIGNED BY: JH/ML/ST
DRAWN BY: JH/ML/ST
CHECKED BY: JH/ML/ST
DATE: 01/11/12

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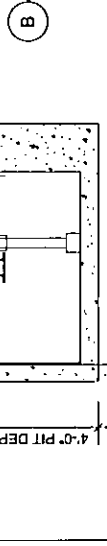
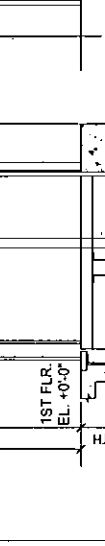
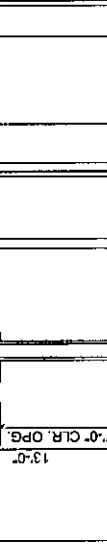
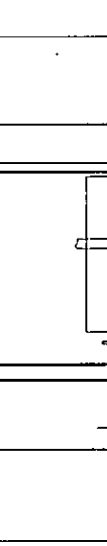
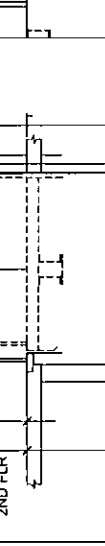
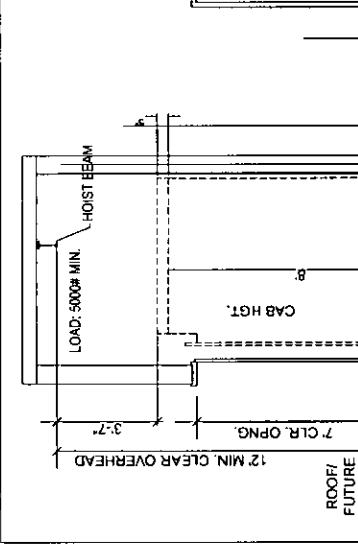
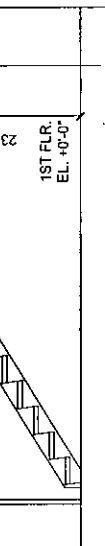
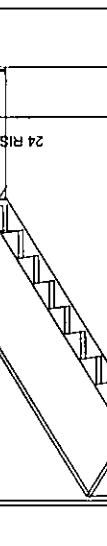
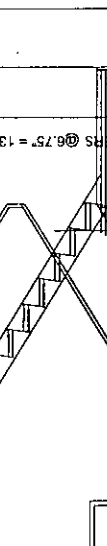
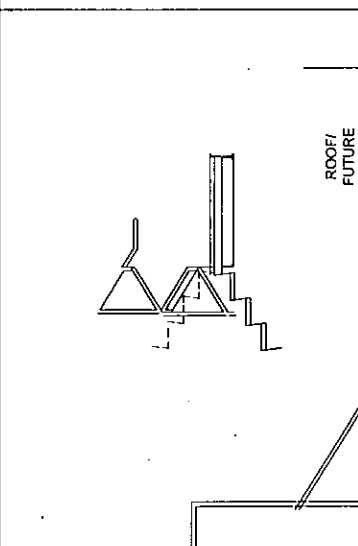
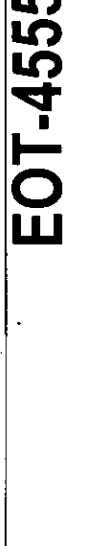
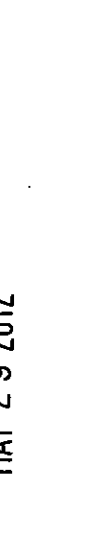
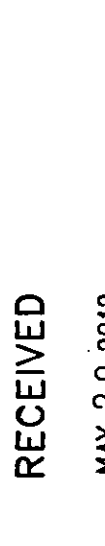
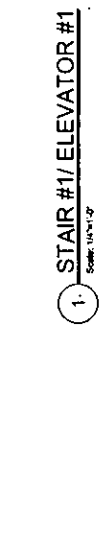
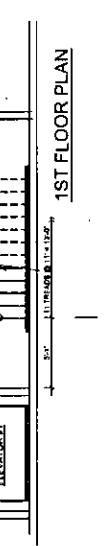
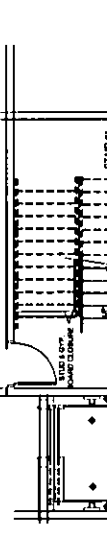
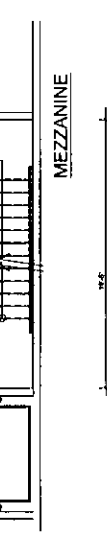
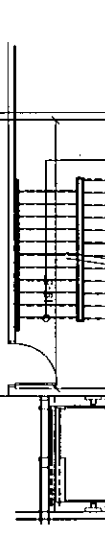
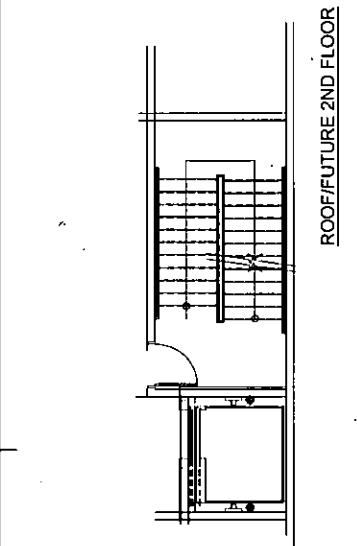
MODULUS ARCHITECT, INC.
2225 SAVANNAH BLVD., SUITE 200
LAS VEGAS, NEVADA 89102
PHONE (702) 386-1898
FAX (702) 386-1898

1. MECHANICAL SYSTEMS
2. ELECTRICAL SYSTEMS
3. PLUMBING SYSTEMS
4. HVAC SYSTEMS
5. FIRE PROTECTION SYSTEMS
6. ELEVATOR SYSTEMS
7. SECURITY SYSTEMS
8. COMMUNICATIONS SYSTEMS
9. TRANSPORTATION SYSTEMS
10. MATERIALS SYSTEMS
11. FINISHES SYSTEMS
12. FURNITURE SYSTEMS
13. EQUIPMENT SYSTEMS
14. SPECIALTIES SYSTEMS
15. OTHER SYSTEMS

REVISIONS
DATE BY DESCRIPTION

RETAIL & CASINO SHELL
(NEC) SAVANNAH & LAS VEGAS BLVD.
LAS VEGAS, NEVADA
SHEET NO. 10/11
DATE 10/11/12

ENLARGED STAIR/ELEVATOR PLANS
A410
NOTED
A410



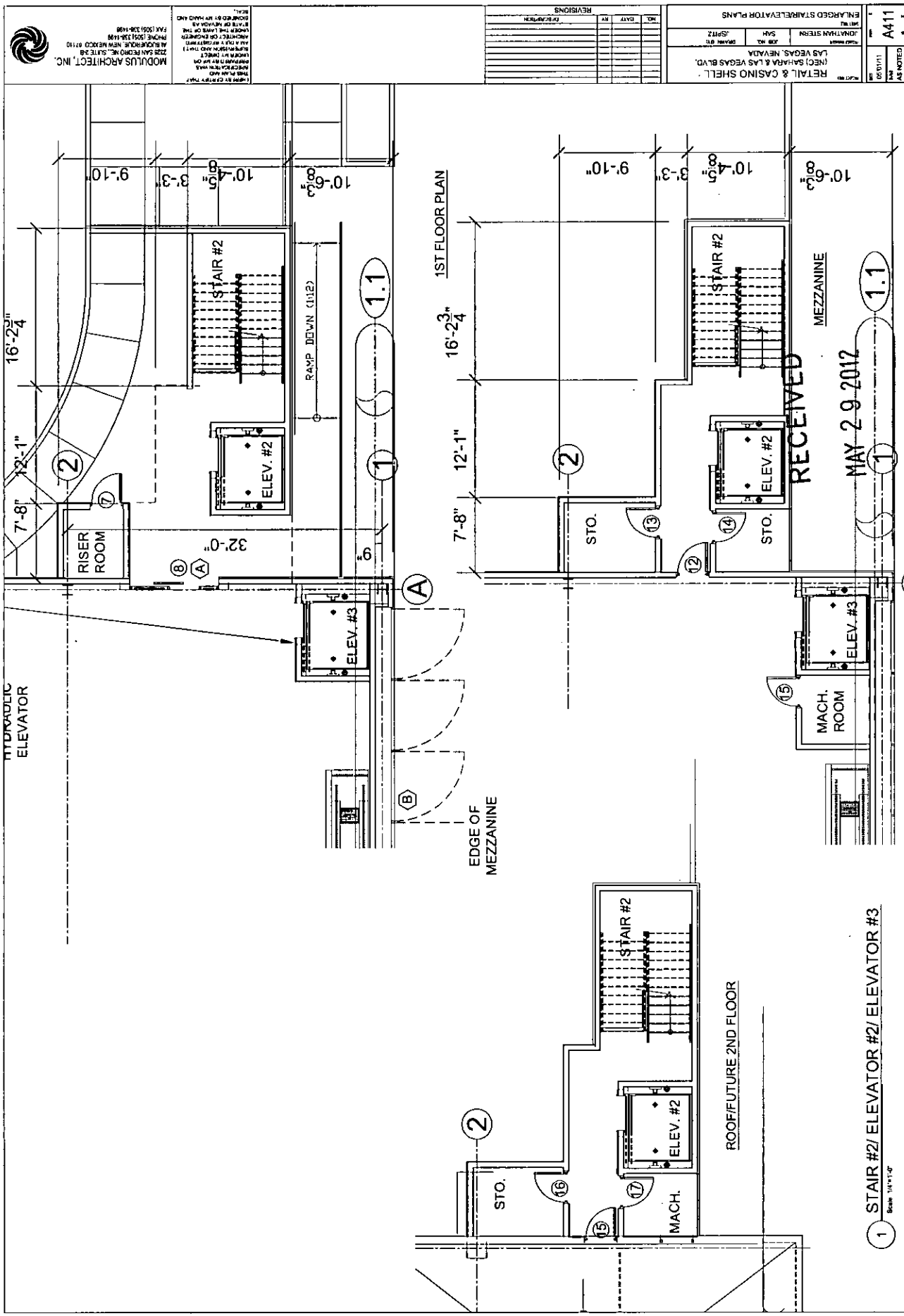
RECEIVED
MAY 29 2012

1. STAIR #1/ ELEVATOR #1
Scale: 1/4" = 1'-0"

A SECTION
Scale: 1/4" = 1'-0"

B SECTION
Scale: 1/4" = 1'-0"

EOT-45559



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REVISIONS		ENLARGED STAIR/ELEVATOR PLANS	
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MODULUS ARCHITECT, INC. 2225 SAN PABLO BLVD., SUITE 300, OAKLAND, CA 94612-1000
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1 STAIR #2/ ELEVATOR #2/ ELEVATOR #3
 Scale: 1/4"=1'-0"



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225 SAN RAFAEL BLVD, SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
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DATE: 05/29/2012

BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1/2"=1'-0"

PROJECT: RETAIL & CASINO SHELL

SHEET: 01

DATE: 05/29/2012

BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1/2"=1'-0"

PROJECT: RETAIL & CASINO SHELL

SHEET: 01

DATE: 05/29/2012

BY: [Signature]

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DATE: 05/29/2012

BY: [Signature]

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PROJECT: RETAIL & CASINO SHELL

SHEET: 01

DATE: 05/29/2012

BY: [Signature]

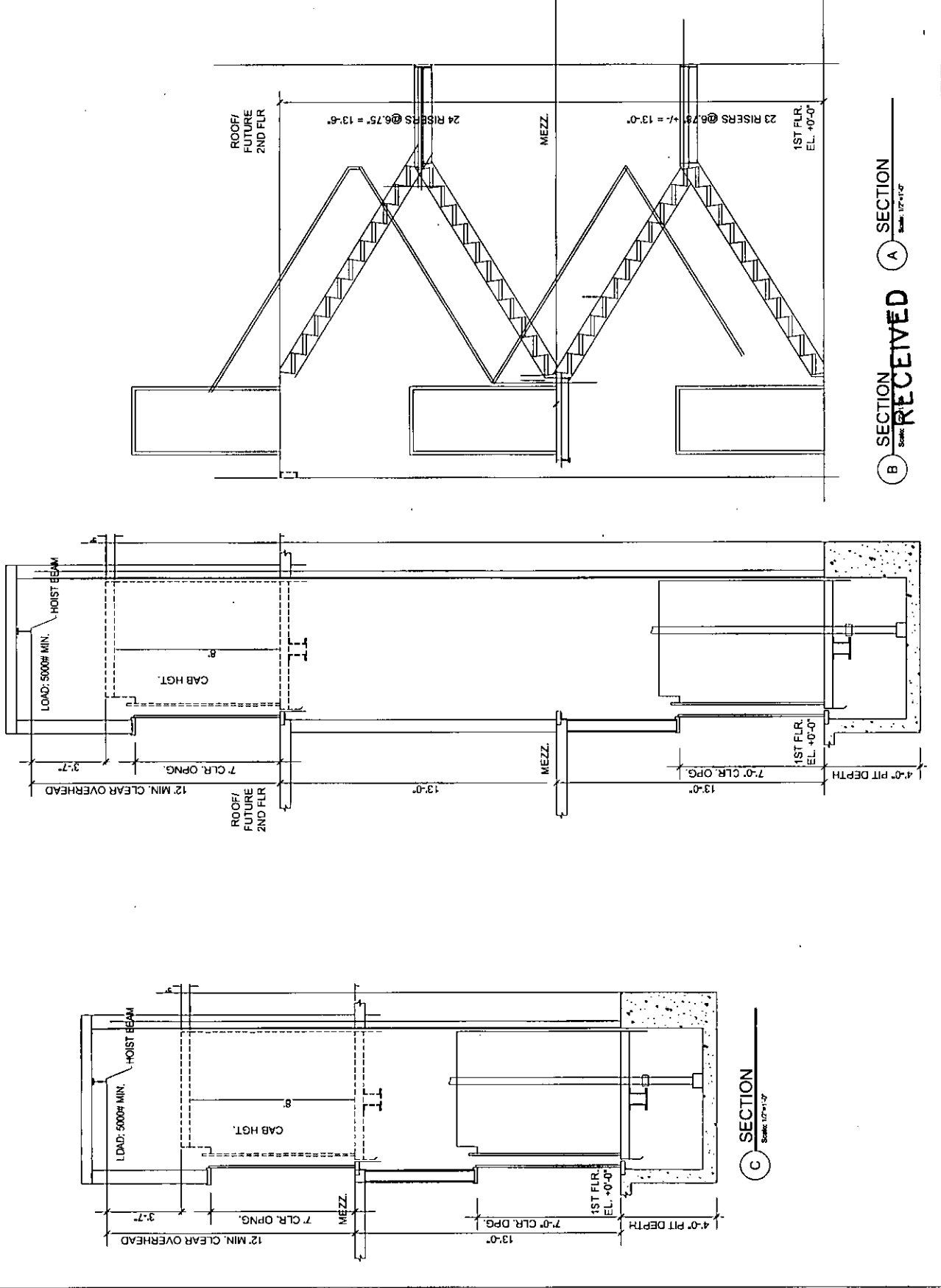
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PROJECT: RETAIL & CASINO SHELL

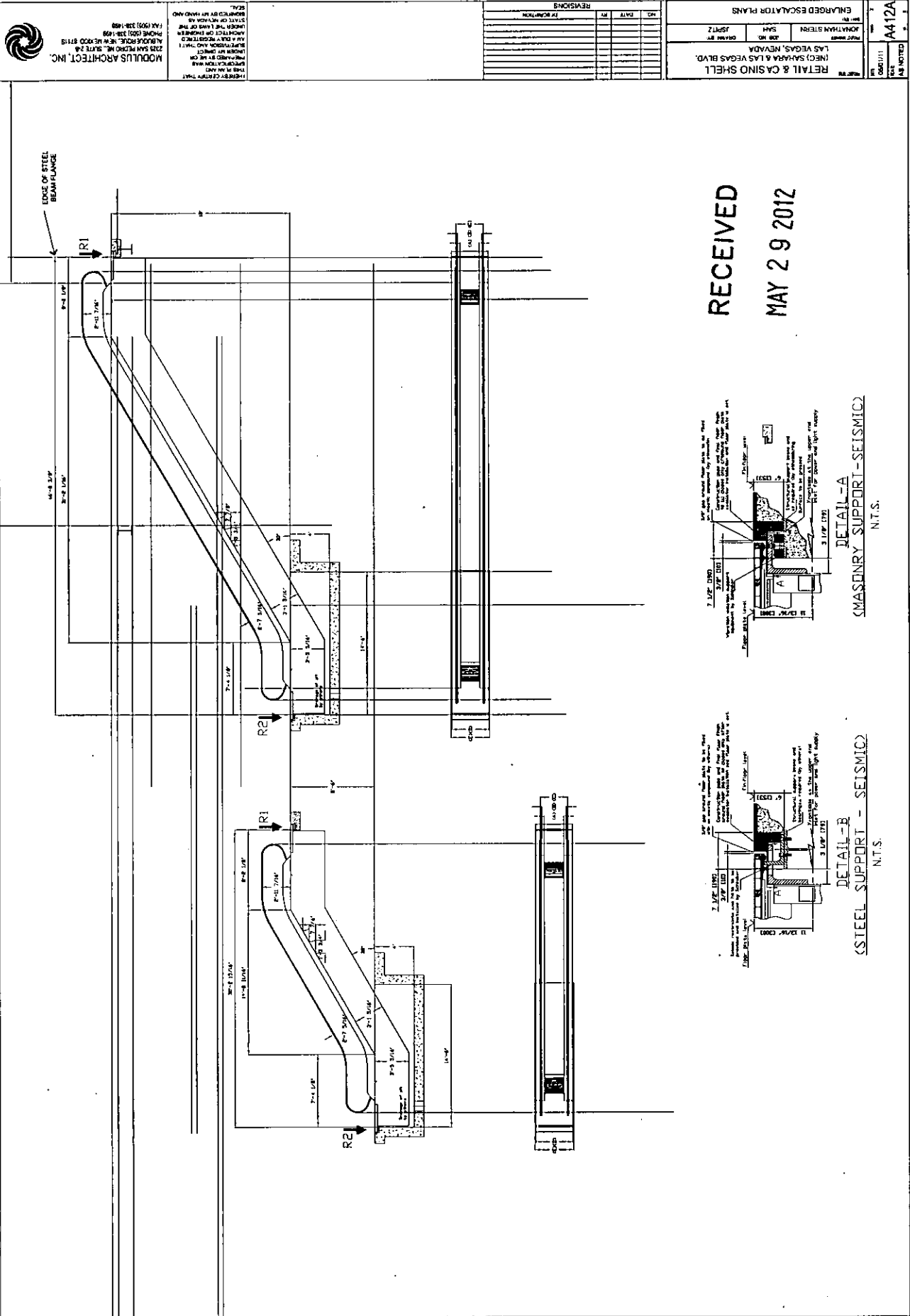
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DATE: 05/29/2012

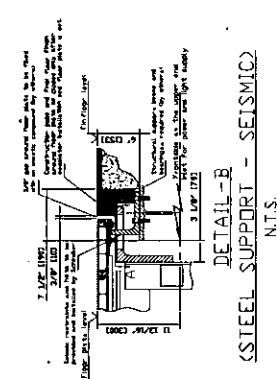
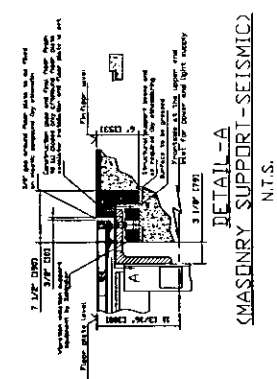


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ENLARGED ESCALATOR PLANS SHEET 15012 SHEET 15012		A412A AS NOTED
RETAIL & CASINO SHELL (NEC) SAHARA & LAS VEGAS BLVD. LAS VEGAS, NEVADA KENNETH STEIN ARCHITECT		DATE BY CHECKED APPROVED REVISIONS

MODULUS ARCHITECT, INC.
 2225 SOUTH MOUNTAIN BLVD., SUITE 100
 LAS VEGAS, NV 89102-1000
 PHONE (702) 338-1899
 FAX (702) 338-1898
 E-MAIL: info@modulusarchitect.com
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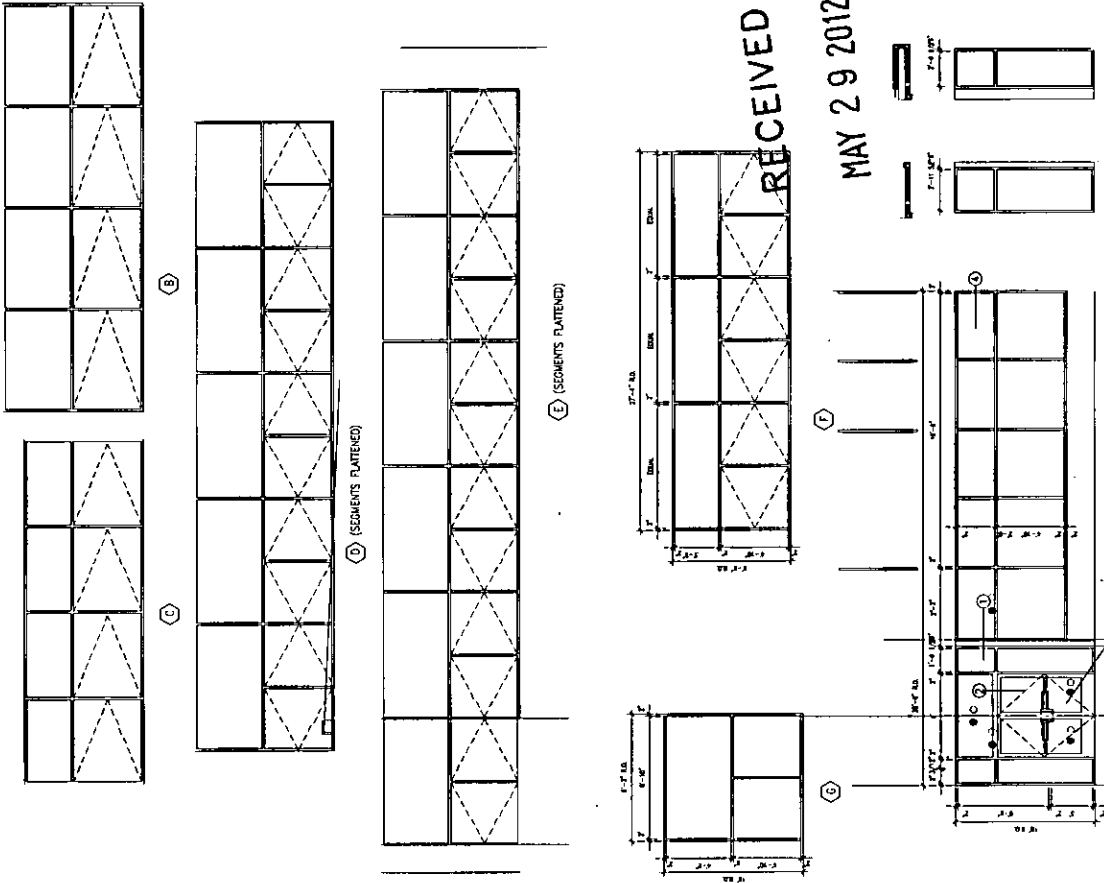
MODULUS ARCHITECT, INC.
2025 SAN PEDRO NE, SUITE 240
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499
FAX (505) 338-1498

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[illegible]

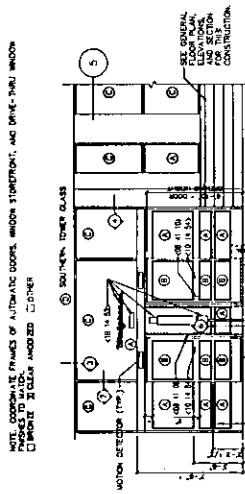
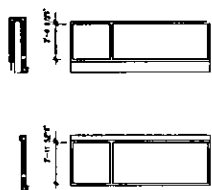
NAME	JOHNATHAN STERN		DOB	03/28/1971
SSN	544	REF NO.	00000000	
DATE	03/27/72	OFFICE	BIR	
RETAIL & CASINO SHEL (NEC) SAHARA & LAS VEGAS BLVD. LAS VEGAS, NEVADA				

AS NOTED



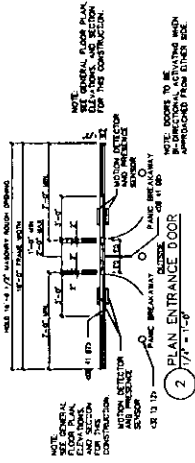
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- ① CLAM LITE™ LAMINATED SAFETY GLASS
- ② CLAM LITE™ LAMINATED SAFETY GLASS
- ③ 1/4" CLEAR LAMINATED SAFETY GLASS
- ④ 1/4" CLEAR LAMINATED SAFETY GLASS
- ⑤ TINTED LOW-E INSULATED GLASS
- ⑥ SOUTHERN THERM GLASS ABOVE TO BE 1/4" CLEAR
- ⑦ INSULATED GLASS = 1/4" / 1/2" / 3/4" / 1" / 1 1/4" / 1 1/2" / 1 3/4" / 2" / 2 1/4" / 2 1/2" / 2 3/4" / 3" / 3 1/4" / 3 1/2" / 3 3/4" / 4" / 4 1/4" / 4 1/2" / 4 3/4" / 5" / 5 1/4" / 5 1/2" / 5 3/4" / 6" / 6 1/4" / 6 1/2" / 6 3/4" / 7" / 7 1/4" / 7 1/2" / 7 3/4" / 8" / 8 1/4" / 8 1/2" / 8 3/4" / 9" / 9 1/4" / 9 1/2" / 9 3/4" / 10" / 10 1/4" / 10 1/2" / 10 3/4" / 11" / 11 1/4" / 11 1/2" / 11 3/4" / 12" / 12 1/4" / 12 1/2" / 12 3/4" / 13" / 13 1/4" / 13 1/2" / 13 3/4" / 14" / 14 1/4" / 14 1/2" / 14 3/4" / 15" / 15 1/4" / 15 1/2" / 15 3/4" / 16" / 16 1/4" / 16 1/2" / 16 3/4" / 17" / 17 1/4" / 17 1/2" / 17 3/4" / 18" / 18 1/4" / 18 1/2" / 18 3/4" / 19" / 19 1/4" / 19 1/2" / 19 3/4" / 20" / 20 1/4" / 20 1/2" / 20 3/4" / 21" / 21 1/4" / 21 1/2" / 21 3/4" / 22" / 22 1/4" / 22 1/2" / 22 3/4" / 23" / 23 1/4" / 23 1/2" / 23 3/4" / 24" / 24 1/4" / 24 1/2" / 24 3/4" / 25" / 25 1/4" / 25 1/2" / 25 3/4" / 26" / 26 1/4" / 26 1/2" / 26 3/4" / 27" / 27 1/4" / 27 1/2" / 27 3/4" / 28" / 28 1/4" / 28 1/2" / 28 3/4" / 29" / 29 1/4" / 29 1/2" / 29 3/4" / 30" / 30 1/4" / 30 1/2" / 30 3/4" / 31" / 31 1/4" / 31 1/2" / 31 3/4" / 32" / 32 1/4" / 32 1/2" / 32 3/4" / 33" / 33 1/4" / 33 1/2" / 33 3/4" / 34" / 34 1/4" / 34 1/2" / 34 3/4" / 35" / 35 1/4" / 35 1/2" / 35 3/4" / 36" / 36 1/4" / 36 1/2" / 36 3/4" / 37" / 37 1/4" / 37 1/2" / 37 3/4" / 38" / 38 1/4" / 38 1/2" / 38 3/4" / 39" / 39 1/4" / 39 1/2" / 39 3/4" / 40" / 40 1/4" / 40 1/2" / 40 3/4" / 41" / 41 1/4" / 41 1/2" / 41 3/4" / 42" / 42 1/4" / 42 1/2" / 42 3/4" / 43" / 43 1/4" / 43 1/2" / 43 3/4" / 44" / 44 1/4" / 44 1/2" / 44 3/4" / 45" / 45 1/4" / 45 1/2" / 45 3/4" / 46" / 46 1/4" / 46 1/2" / 46 3/4" / 47" / 47 1/4" / 47 1/2" / 47 3/4" / 48" / 48 1/4" / 48 1/2" / 48 3/4" / 49" / 49 1/4" / 49 1/2" / 49 3/4" / 50" / 50 1/4" / 50 1/2" / 50 3/4" / 51" / 51 1/4" / 51 1/2" / 51 3/4" / 52" / 52 1/4" / 52 1/2" / 52 3/4" / 53" / 53 1/4" / 53 1/2" / 53 3/4" / 54" / 54 1/4" / 54 1/2" / 54 3/4" / 55" / 55 1/4" / 55 1/2" / 55 3/4" / 56" / 56 1/4" / 56 1/2" / 56 3/4" / 57" / 57 1/4" / 57 1/2" / 57 3/4" / 58" / 58 1/4" / 58 1/2" / 58 3/4" / 59" / 59 1/4" / 59 1/2" / 59 3/4" / 60" / 60 1/4" / 60 1/2" / 60 3/4" / 61" / 61 1/4" / 61 1/2" / 61 3/4" / 62" / 62 1/4" / 62 1/2" / 62 3/4" / 63" / 63 1/4" / 63 1/2" / 63 3/4" / 64" / 64 1/4" / 64 1/2" / 64 3/4" / 65" / 65 1/4" / 65 1/2" / 65 3/4" / 66" / 66 1/4" / 66 1/2" / 66 3/4" / 67" / 67 1/4" / 67 1/2" / 67 3/4" / 68" / 68 1/4" / 68 1/2" / 68 3/4" / 69" / 69 1/4" / 69 1/2" / 69 3/4" / 70" / 70 1/4" / 70 1/2" / 70 3/4" / 71" / 71 1/4" / 71 1/2" / 71 3/4" / 72" / 72 1/4" / 72 1/2" / 72 3/4" / 73" / 73 1/4" / 73 1/2" / 73 3/4" / 74" / 74 1/4" / 74 1/2" / 74 3/4" / 75" / 75 1/4" / 75 1/2" / 75 3/4" / 76" / 76 1/4" / 76 1/2" / 76 3/4" / 77" / 77 1/4" / 77 1/2" / 77 3/4" / 78" / 78 1/4" / 78 1/2" / 78 3/4" / 79" / 79 1/4" / 79 1/2" / 79 3/4" / 80" / 80 1/4" / 80 1/2" / 80 3/4" / 81" / 81 1/4" / 81 1/2" / 81 3/4" / 82" / 82 1/4" / 82 1/2" / 82 3/4" / 83" / 83 1/4" / 83 1/2" / 83 3/4" / 84" / 84 1/4" / 84 1/2" / 84 3/4" / 85" / 85 1/4" / 85 1/2" / 85 3/4" / 86" / 86 1/4" / 86 1/2" / 86 3/4" / 87" / 87 1/4" / 87 1/2" / 87 3/4" / 88" / 88 1/4" / 88 1/2" / 88 3/4" / 89" / 89 1/4" / 89 1/2" / 89 3/4" / 90" / 90 1/4" / 90 1/2" / 90 3/4" / 91" / 91 1/4" / 91 1/2" / 91 3/4" / 92" / 92 1/4" / 92 1/2" / 92 3/4" / 93" / 93 1/4" / 93 1/2" / 93 3/4" / 94" / 94 1/4" / 94 1/2" / 94 3/4" / 95" / 95 1/4" / 95 1/2" / 95 3/4" / 96" / 96 1/4" / 96 1/2" / 96 3/4" / 97" / 97 1/4" / 97 1/2" / 97 3/4" / 98" / 98 1/4" / 98 1/2" / 98 3/4" / 99" / 99 1/4" / 99 1/2" / 99 3/4" / 100" / 100 1/4" / 100 1/2" / 100 3/4" / 101" / 101 1/4" / 101 1/2" / 101 3/4" / 102" / 102 1/4" / 102 1/2" / 102 3/4" / 103" / 103 1/4" / 103 1/2" / 103 3/4" / 104" / 104 1/4" / 104 1/2" / 104 3/4" / 105" / 105 1/4" / 105 1/2" / 105 3/4" / 106" / 106 1/4" / 106 1/2" / 106 3/4" / 107" / 107 1/4" / 107 1/2" / 107 3/4" / 108" / 108 1/4" / 108 1/2" / 108 3/4" / 109" / 109 1/4" / 109 1/2" / 109 3/4" / 110" / 110 1/4" / 110 1/2" / 110 3/4" / 111" / 111 1/4" / 111 1/2" / 111 3/4" / 112" / 112 1/4" / 112 1/2" / 112 3/4" / 113" / 113 1/4" / 113 1/2" / 113 3/4" / 114" / 114 1/4" / 114 1/2" / 114 3/4" / 115" / 115 1/4" / 115 1/2" / 115 3/4" / 116" / 116 1/4" / 116 1/2" / 116 3/4" / 117" / 117 1/4" / 117 1/2" / 117 3/4" / 118" / 118 1/4" / 118 1/2" / 118 3/4" / 119" / 119 1/4" / 119 1/2" / 119 3/4" / 120" / 120 1/4" / 120 1/2" / 120 3/4" / 121" / 121 1/4" / 121



2 PLAN ENTRANCE DOOR
 $1/4" = 1'-0"$

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2	1200x2100	1200	2100	SL	WOOD	WOOD
3	1200x2100	1200	2100	SL	WOOD	WOOD
4	1200x2100	1200	2100	SL	WOOD	WOOD
5	1200x2100	1200	2100	SL	WOOD	WOOD
6	1200x2100	1200	2100	SL	WOOD	WOOD
7	1200x2100	1200	2100	SL	WOOD	WOOD
8	1200x2100	1200	2100	SL	WOOD	WOOD
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14	1200x2100	1200	2100	SL	WOOD	WOOD
15	1200x2100	1200	2100	SL	WOOD	WOOD
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52	1200x2100	1200	2100	SL	WOOD	WOOD
53	1200x2100	1200	2100	SL	WOOD	WOOD
54	1200x2100	1200	2100	SL	WOOD	WOOD
55	1200x2100	1200	2100	SL	WOOD	WOOD
56	1200x2100	1200	2100	SL	WOOD	WOOD

[illegible]

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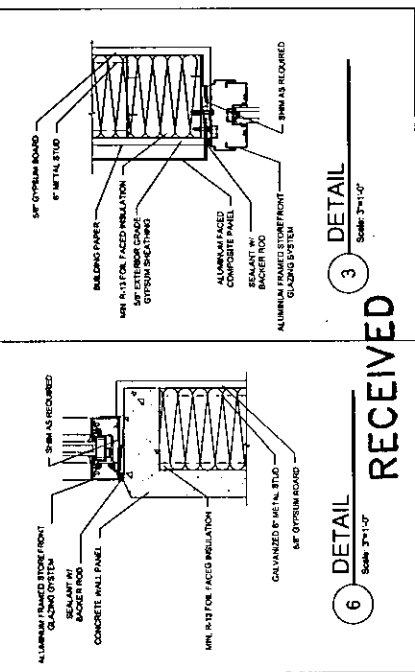
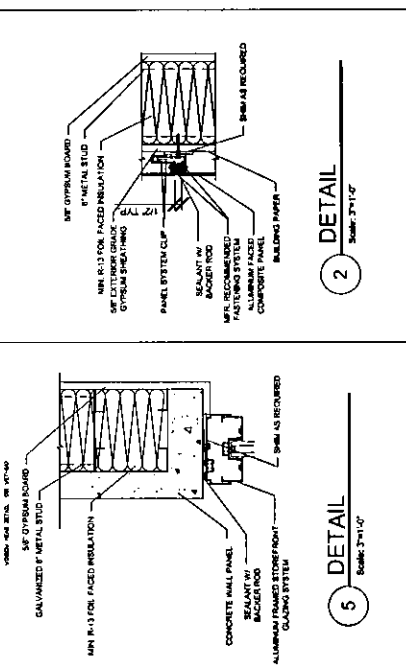
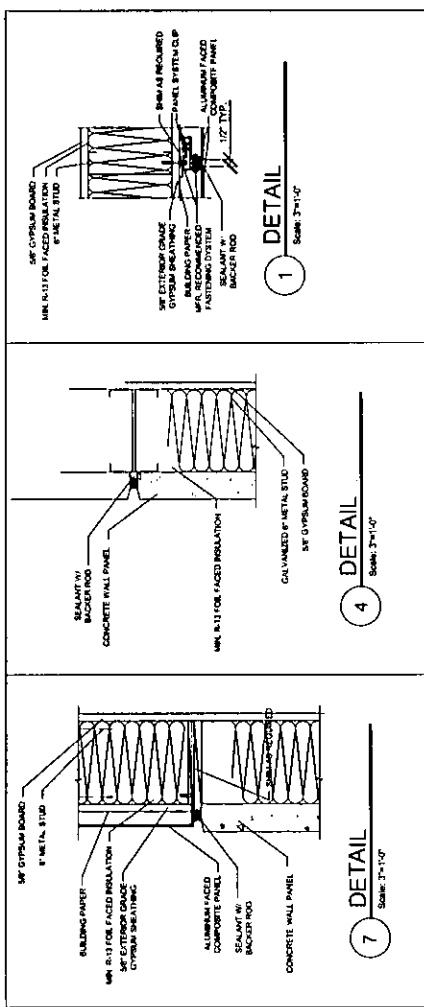
DATE	FILED	RETAIL & CASINO SHEL	JOE NO.	SAH	JSP17Z	DETAILS	8611
NOV 1977	NOV 1977	(REC) SAPHARA & LAS VEGAS BLYD.	NOV 1977	NOV 1977	NOV 1977	NOV 1977	NOV 1977

[illegible]

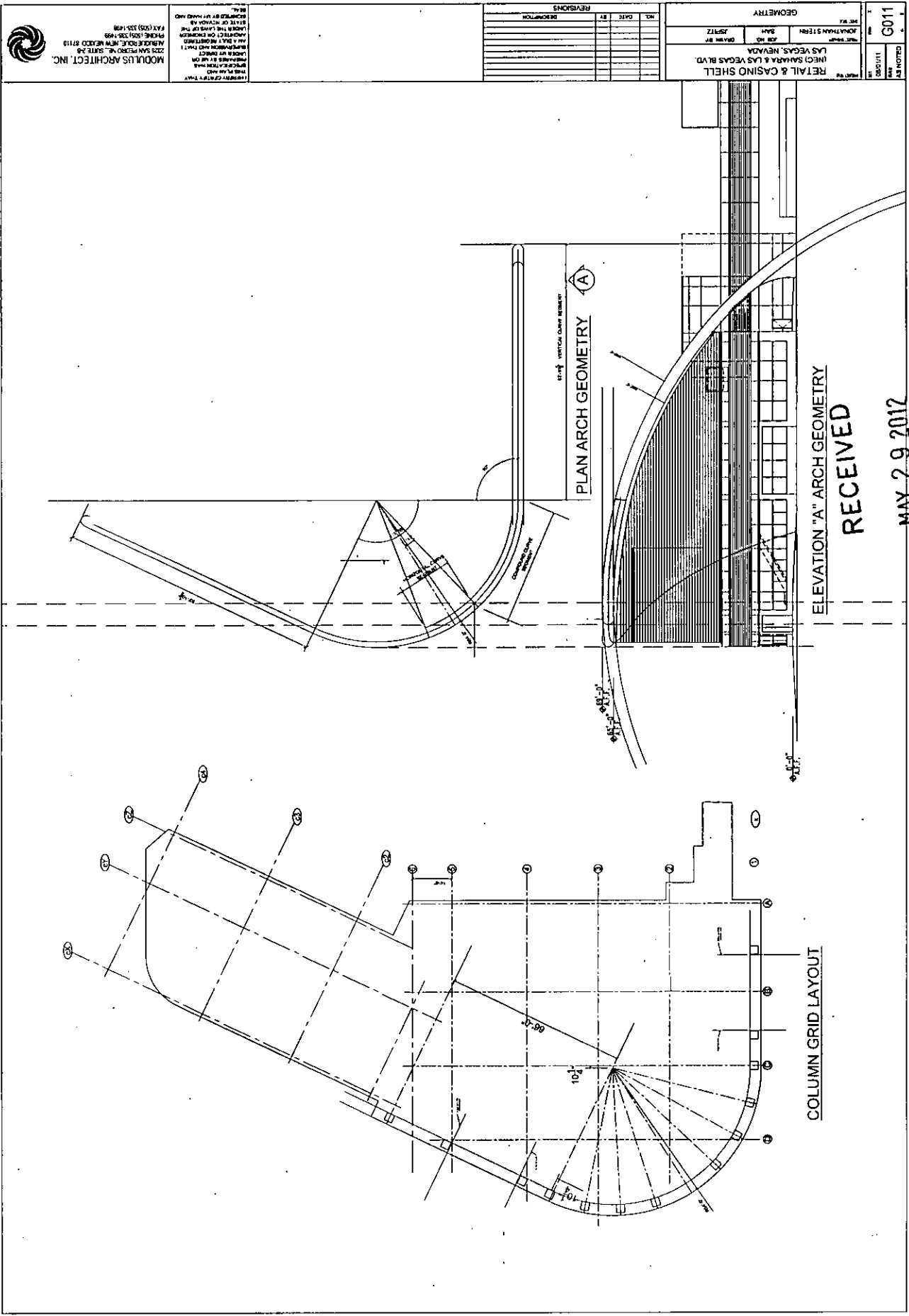
1. HIGHER CERTAIN THAT
THIS PLAN AND
SOLUTION WAS
RECOGNIZED BY ME ON
JULY 11, 1967
SUBSEQUENT AND THAT I
AM A DATE OF RECEIPT
UNDER THE PLAN OF THE
STATE OF NEW YORK AS
RECORDED BY MY HAND AND
SEAL.



MODULUS ARCHITECT, INC.
2225 SOUTH WILLOW AVE., SUITE 201
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 238-1489
FAX (505) 238-1488



RECEIVED



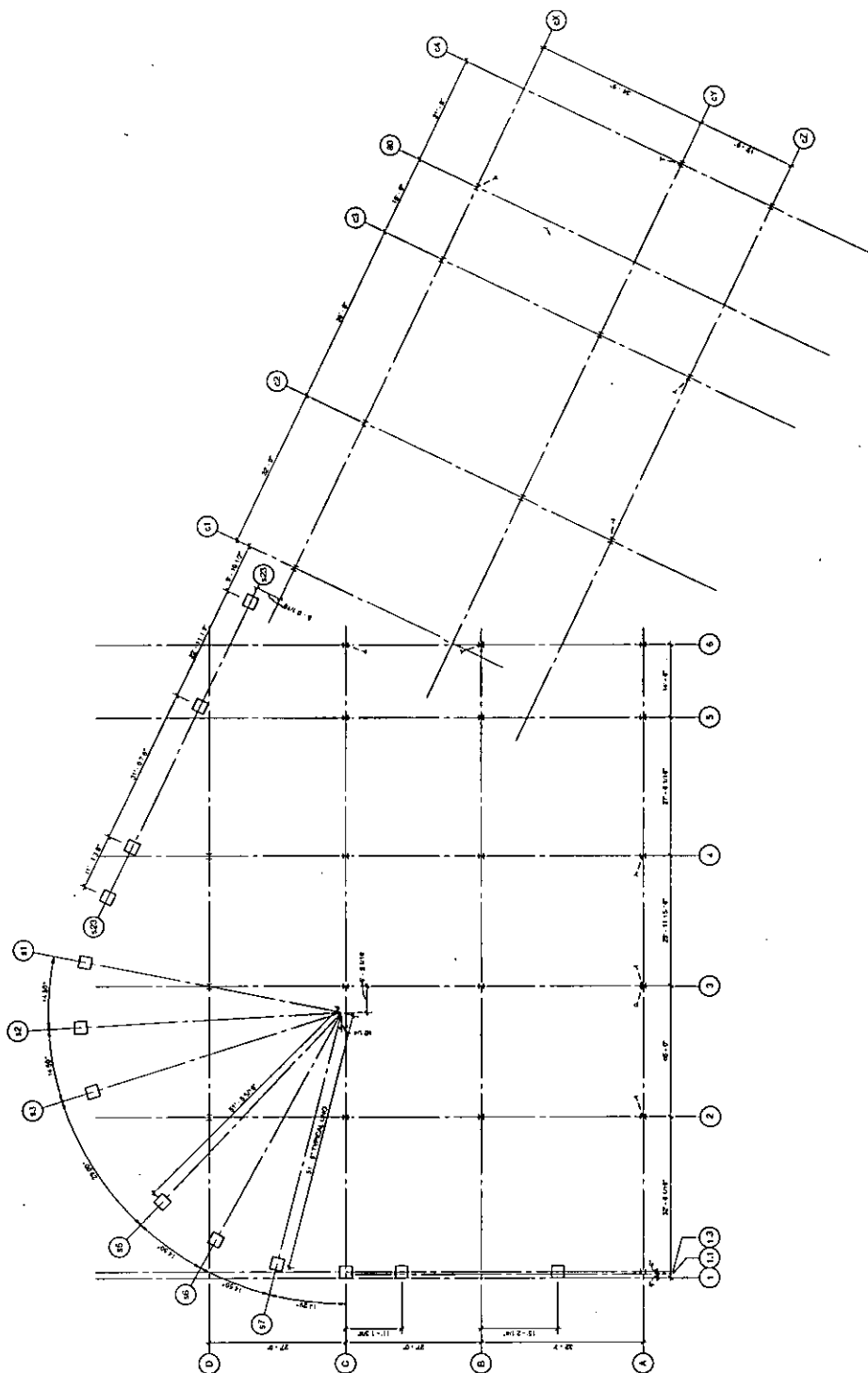
MODULUS ARCHITECT, INC. 2025 SAN PABLO AVENUE, SUITE 200 SAN PABLO, CA 94603-3710 TEL: (415) 353-1500 FAX: (415) 353-1501 WWW.MODULUSARCHITECT.COM		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION																																									GEOMETRY <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION																																									PROJECT NO. 0011 DATE NOTED
NO.	DATE	BY	DESCRIPTION																																																																																											
NO.	DATE	BY	DESCRIPTION																																																																																											

EOT-45559

MAY 29 2012

RECEIVED 

1 FOUNDATION PLAN
3/8" = 1'-0"

[illegible]

RETAIL & CASINO SHELL INECI SAHARA & LAS VEGAS BLVD. LAS VEGAS, NEVADA	DATE: 11/04/00 DRAWN BY:	PROJECT: 1004-00 DPC
--	-----------------------------	-------------------------

WALTER P MOORE
PROGRESS SET
NOT FOR CONSTRUCTION

1-15 MAY 1961
SPECIFICATION WAS
PREPARED BY ME DR
UNDER AN OBJECT
SUPERVISOR AND THAT
AM A DUTY REGISTERED
ARCHITECT DR
ENGINEER
STATE OF NEVADA AS
SIGNED BY MY HAND
AND SEAL

MODULUS ARCHITECT, INC.
2325 SAN PEDRO NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1498
FAX (505) 338-1498





MODULUS ARCHITECT, INC.
2225 S. RAYMOND AVE., SUITE 200
LAS VEGAS, NEVADA 89103
PHONE (702) 338-1400
FAX (702) 338-1400

THIS SET OF DRAWINGS IS THE PROPERTY OF MODULUS ARCHITECT, INC. AND SHALL REMAIN THE PROPERTY OF MODULUS ARCHITECT, INC. IF NOT FOR CONSTRUCTION.

WALTER P. MOORE
ARCHITECT
NOT FOR CONSTRUCTION

WALTER P. MOORE ARCHITECT, INC.
1000 LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NEVADA 89101
PHONE (702) 338-1400
FAX (702) 338-1400

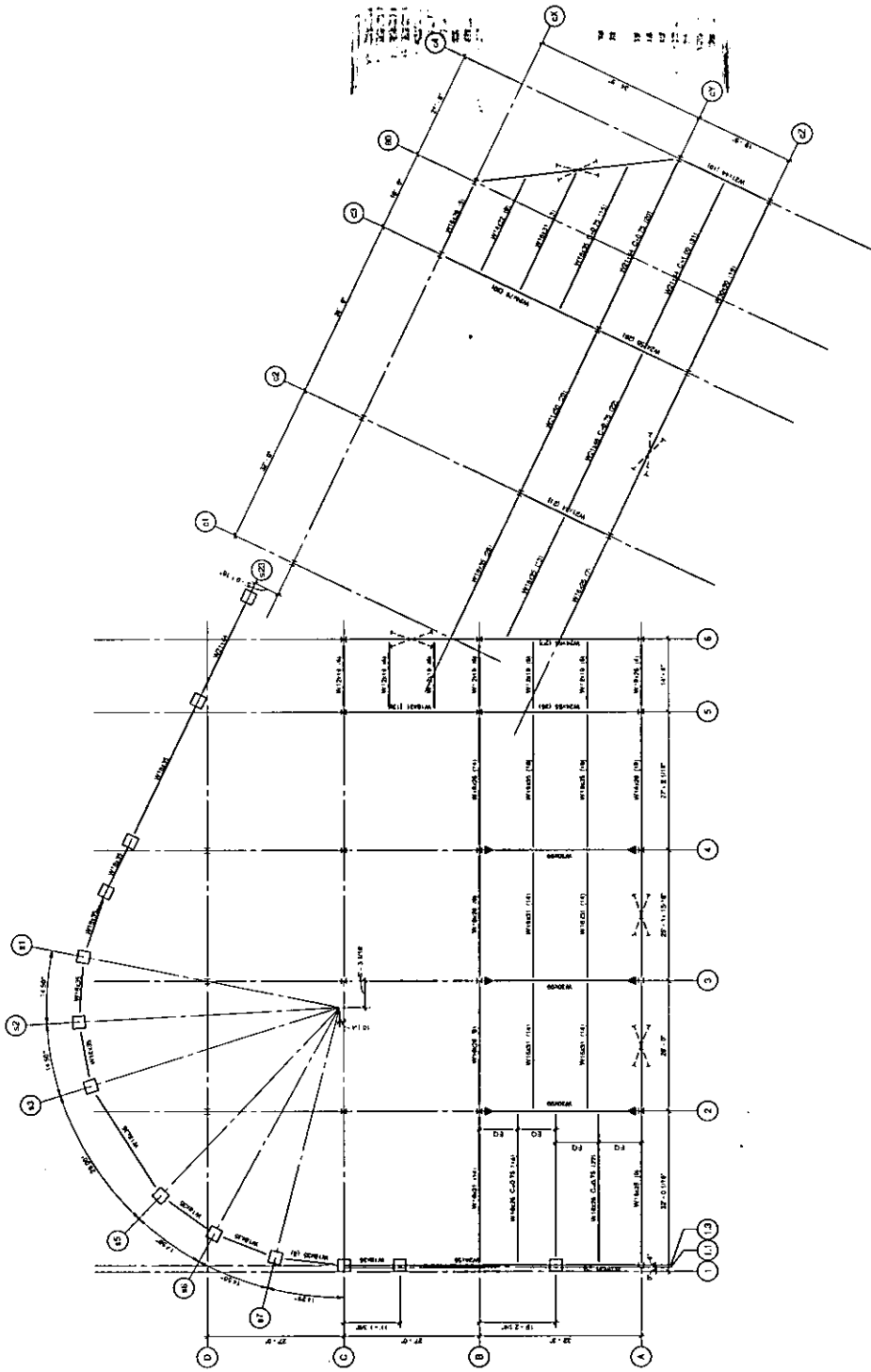
REVISIONS		
NO.	DATE	DESCRIPTION

MEZZANINE FRAMING PLAN	
PROJECT NO.	510-1100-00
DATE	07/15/11
DESIGNED BY	W.P.M.
CHECKED BY	W.P.M.
APPROVED BY	W.P.M.
RETAIL & CASINO SHELL LAS VEGAS, NEVADA	

AS NOTED

\$1.02

20

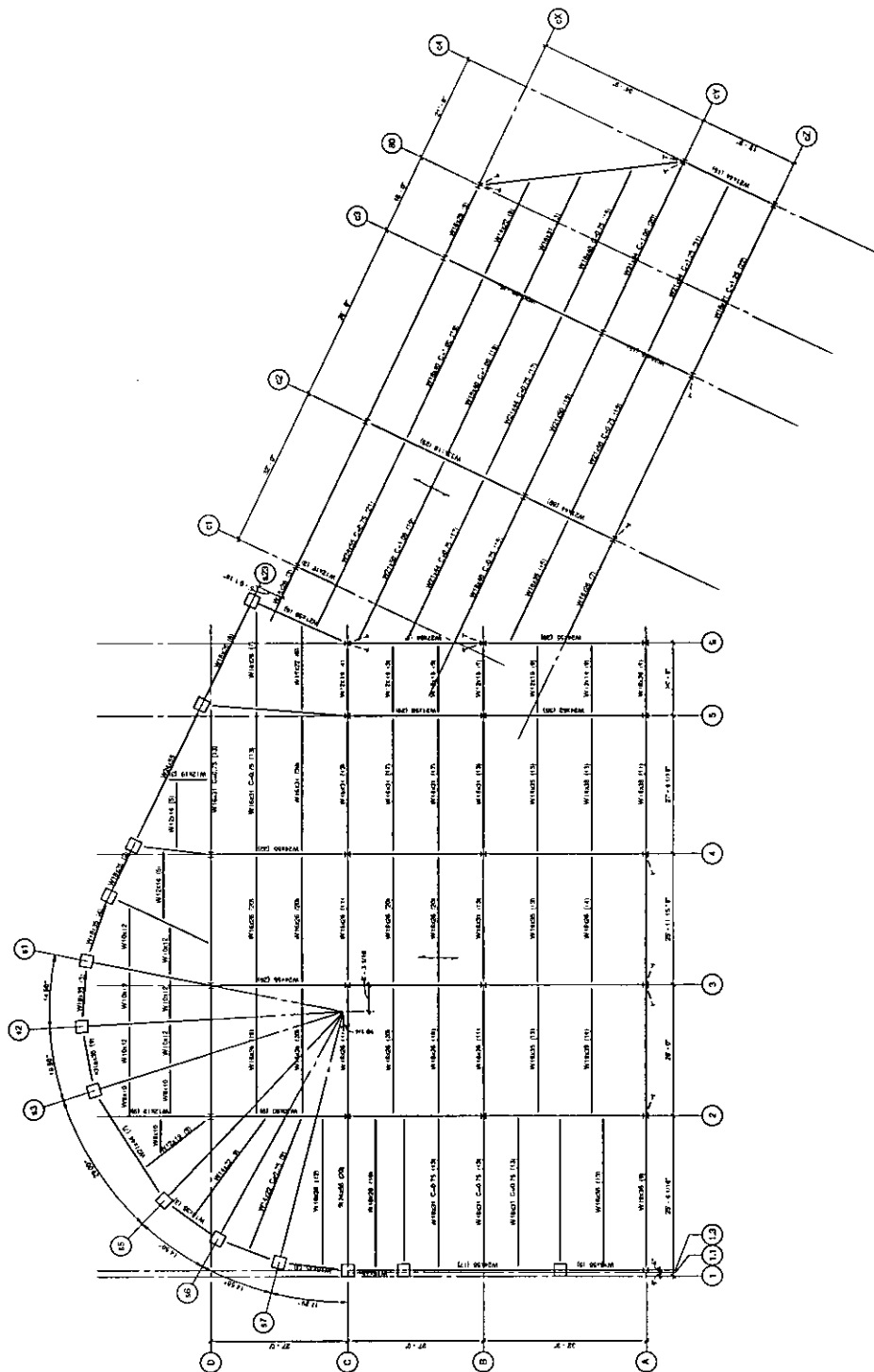


RECEIVED

MAY 29 2012

1 MEZZANINE FRAMING PLAN

EOT-45559

[illegible]

WALTER P MOORE

PROGRESS SET
NOT FOR CONSTRUCTION

THE CHIEF OF POLICE THAT
SHE PLANNED AND
PREPARED BY HER OWN
DIRECT SUPERVISION AND THAT
A BULKY REGISTERED
MACHINE IN
UNDER THE LAWS OF THE
STATE OF NEVADA AS
STOCKED BY MY HAND
AND SEAL.

MODULUS ARCHITECT, INC.
2225 SAN PEDRO N.E., SUITE 2 B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 238-1488
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MODULUS ARCHITECT, INC.
225 SAHARA BLVD, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE (702) 336-1100
FAX (702) 336-1105

WALTER P. MOORE
ARCHITECT
1000 S. LAS VEGAS BLVD., SUITE 1000
LAS VEGAS, NEVADA 89101
PHONE (702) 336-1100
FAX (702) 336-1105

NO.	DATE	DESCRIPTION
1	07-15-11	FOUNDATION TYPICAL DETAILS
2	07-15-11	RETAIL & CASINO SHELL
3	07-15-11	RETAIL & CASINO SHELL
4	07-15-11	RETAIL & CASINO SHELL
5	07-15-11	RETAIL & CASINO SHELL
6	07-15-11	RETAIL & CASINO SHELL
7	07-15-11	RETAIL & CASINO SHELL
8	07-15-11	RETAIL & CASINO SHELL
9	07-15-11	RETAIL & CASINO SHELL
10	07-15-11	RETAIL & CASINO SHELL
11	07-15-11	RETAIL & CASINO SHELL
12	07-15-11	RETAIL & CASINO SHELL

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7	07-15-11	RETAIL & CASINO SHELL
8	07-15-11	RETAIL & CASINO SHELL
9	07-15-11	RETAIL & CASINO SHELL
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12	07-15-11	RETAIL & CASINO SHELL

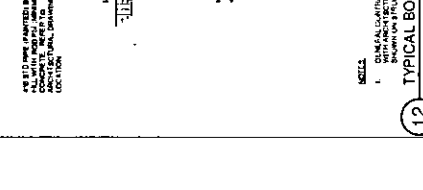
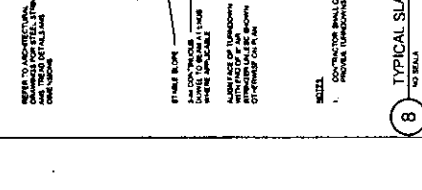
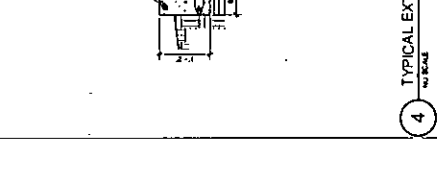
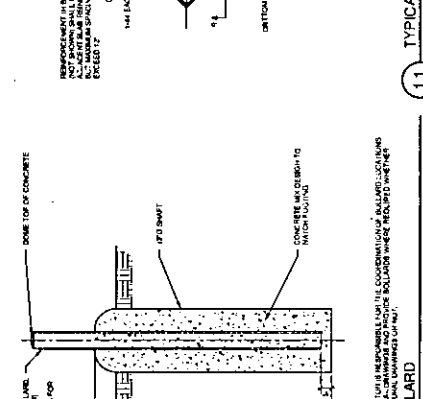
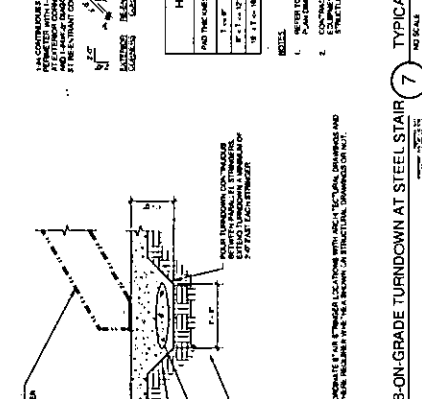
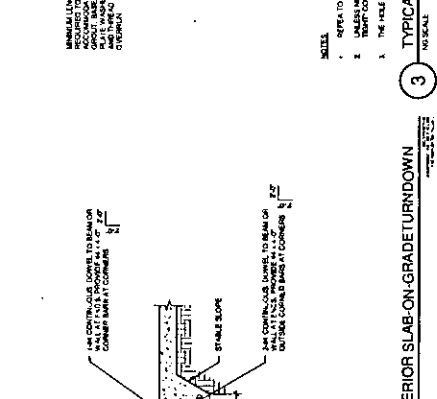
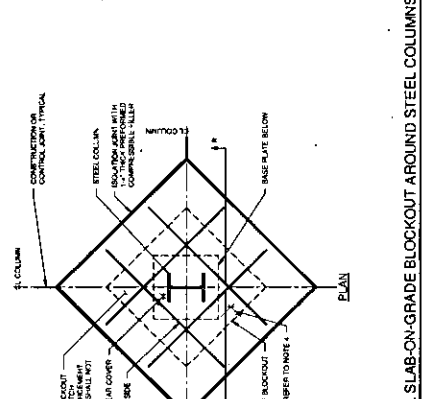
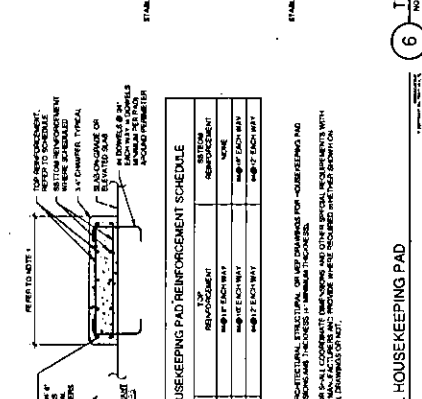
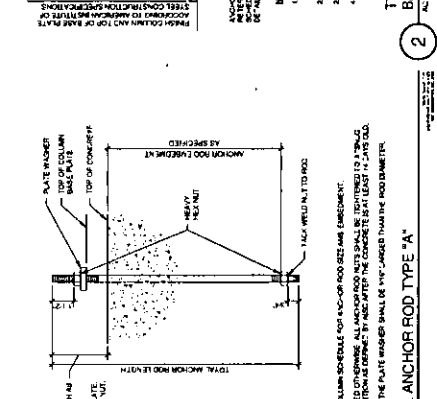
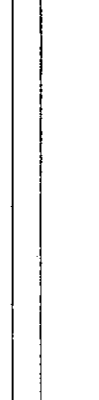
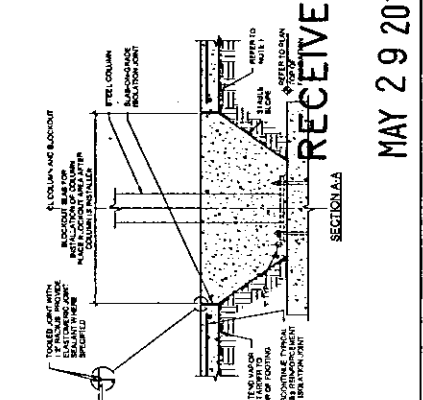
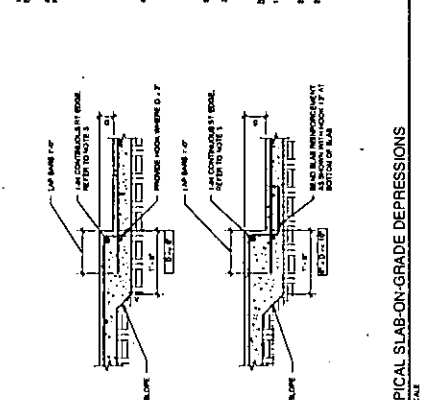
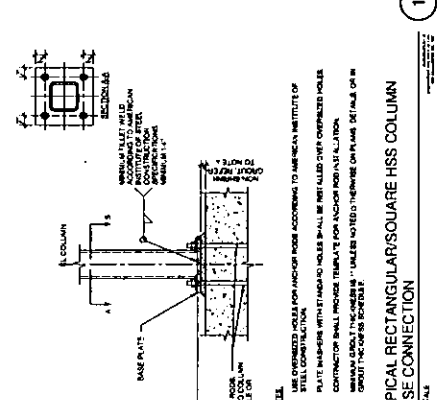
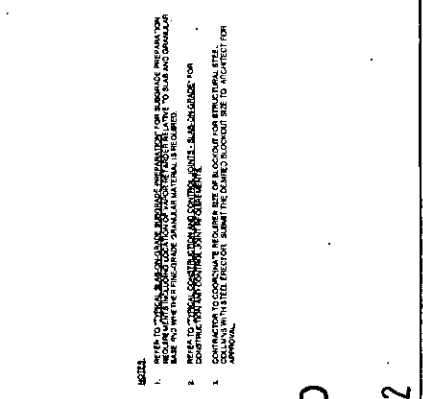
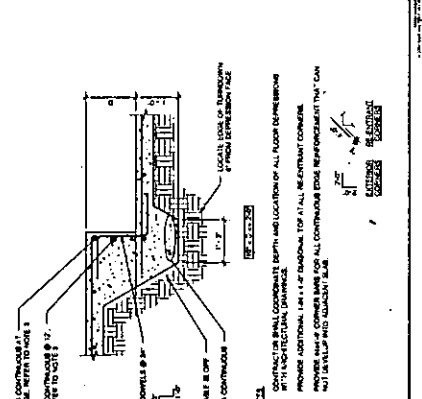
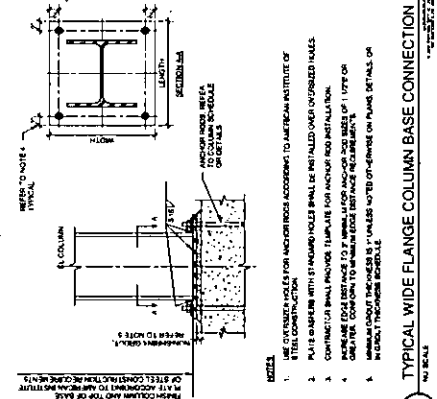
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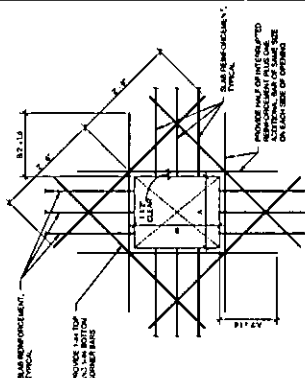
MAY 29 2012

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RETAIL & CASINO SHELL
LAS VEGAS, NEVADA

AS NOTED







MODULUS ARCHITECT, INC.
225 SAVANNAH BLVD. SUITE 200
LAS VEGAS, NV 89102
PHONE (702) 398-1400
FAX (702) 398-1400

WALTER P. MOORE
ARCHITECT
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FAX (702) 398-1400

STEEL FRAMING CONNECTION NOTES

- REFER TO GENERAL NOTES ON SHEET FOR ADDITIONAL INFORMATION.
- ALL CONNECTIONS SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS.
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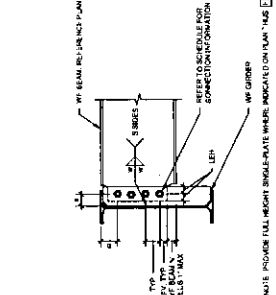
SINGLE-PLATE CONNECTION SCHEDULE			
BEAM SIZE	PLATE THICKNESS	PLATE WIDTH	PLATE LENGTH
4" x 8"	1/2"	4"	16"
4" x 10"	1/2"	4"	16"
4" x 12"	1/2"	4"	16"
4" x 14"	1/2"	4"	16"
4" x 16"	1/2"	4"	16"
4" x 18"	1/2"	4"	16"
4" x 20"	1/2"	4"	16"
4" x 22"	1/2"	4"	16"
4" x 24"	1/2"	4"	16"
4" x 26"	1/2"	4"	16"
4" x 28"	1/2"	4"	16"
4" x 30"	1/2"	4"	16"
4" x 32"	1/2"	4"	16"
4" x 34"	1/2"	4"	16"
4" x 36"	1/2"	4"	16"
4" x 38"	1/2"	4"	16"
4" x 40"	1/2"	4"	16"
4" x 42"	1/2"	4"	16"
4" x 44"	1/2"	4"	16"
4" x 46"	1/2"	4"	16"
4" x 48"	1/2"	4"	16"
4" x 50"	1/2"	4"	16"
4" x 52"	1/2"	4"	16"
4" x 54"	1/2"	4"	16"
4" x 56"	1/2"	4"	16"
4" x 58"	1/2"	4"	16"
4" x 60"	1/2"	4"	16"
4" x 62"	1/2"	4"	16"
4" x 64"	1/2"	4"	16"
4" x 66"	1/2"	4"	16"
4" x 68"	1/2"	4"	16"
4" x 70"	1/2"	4"	16"
4" x 72"	1/2"	4"	16"
4" x 74"	1/2"	4"	16"
4" x 76"	1/2"	4"	16"
4" x 78"	1/2"	4"	16"
4" x 80"	1/2"	4"	16"
4" x 82"	1/2"	4"	16"
4" x 84"	1/2"	4"	16"
4" x 86"	1/2"	4"	16"
4" x 88"	1/2"	4"	16"
4" x 90"	1/2"	4"	16"
4" x 92"	1/2"	4"	16"
4" x 94"	1/2"	4"	16"
4" x 96"	1/2"	4"	16"
4" x 98"	1/2"	4"	16"
4" x 100"	1/2"	4"	16"

1 SINGLE PLATE CONNECTION SCHEDULE BEAMS

3 STEEL FRAMING CONNECTION NOTES

2 TYPICAL SINGLE-PLATE CONNECTION W6 AND C6 BEAM TO GIRDER

1 TYPICAL STEEL DECK SUPPORT AT STEEL COLUMNS

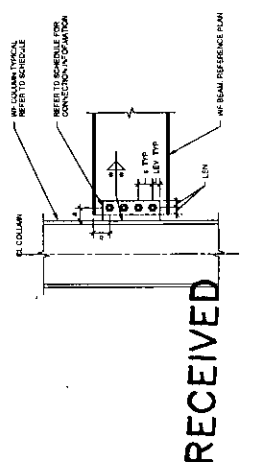
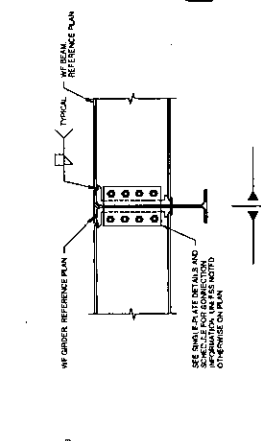
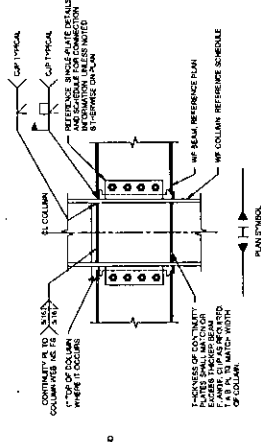
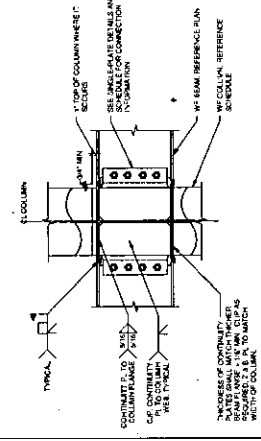


8 TYPICAL FULL HEIGHT SINGLE-PLATE CONNECTION BEAM TO GIRDER

7 TYPICAL SINGLE-PLATE CONNECTION BEAM TO GIRDER, 2-SIDED

6 TYPICAL SINGLE-PLATE CONNECTION BEAM TO GIRDER, 1-SIDED

5 TYPICAL SINGLE-PLATE CONNECTION BEAM TO COLUMN WEB



- NOTES:
- REFER TO TYPICAL DETAILS FOR CONNECTIONS FOR BEAMS WITH DIFFERENT DEPTHS.
 - NOTES IN THIS CONNECTION SHALL BE SAID TO TAKE PRECEDENCE OVER ANY OTHER NOTES.
 - ALL FILING SURFACES SHALL BE CLASS 'B' PREPARED.
 - AT CONNECTIONS, INCREASE PLATE THICKNESS FOR CONNECTION TO SPACERS.

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- REFER TO TYPICAL DETAILS FOR CONNECTIONS FOR BEAMS WITH DIFFERENT DEPTHS.
 - NOTES IN THIS CONNECTION SHALL BE SAID TO TAKE PRECEDENCE OVER ANY OTHER NOTES.
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 - NOTES IN THIS CONNECTION SHALL BE SAID TO TAKE PRECEDENCE OVER ANY OTHER NOTES.
 - ALL FILING SURFACES SHALL BE CLASS 'B' PREPARED.
 - AT CONNECTIONS, INCREASE PLATE THICKNESS FOR CONNECTION TO SPACERS.

12 TYPICAL BEAM TO COLUMN WEB NON-FRAME MOMENT CONNECTION

11 TYPICAL BEAM TO COLUMN FLANGE NON-FRAME MOMENT CONNECTION

10 TYPICAL BEAM TO BEAM MOMENT CONNECTION BEAMS OF SAME NOMINAL DEPTH

9 TYPICAL SINGLE-PLATE CONNECTION BEAM TO COLUMN FLANGE

EOT-45559



MODULUS ARCHITECT, INC.
2205 SAN PABLO AVE., SUITE 200
SAN PABLO, CA 94603
(415) 338-1000
FAX (415) 338-1001
WWW.MODULUSARCHITECT.COM

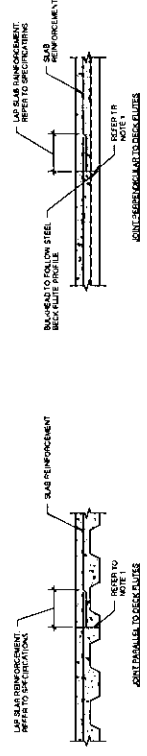
WALTER P. MOORE
NOT FOR CONSTRUCTION
PROGRESS SET
REVISIONS
DATE BY
DESCRIPTION

WALTER P. MOORE
NOT FOR CONSTRUCTION
PROGRESS SET
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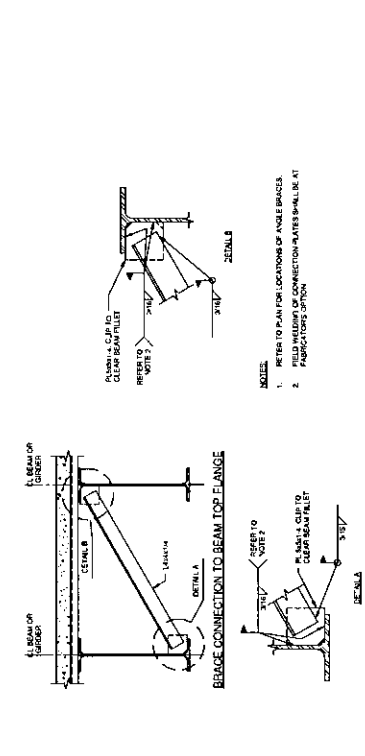
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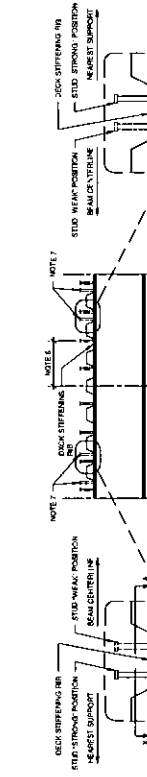


- NOTES:
1. PROVIDE REMOVABLE VERTICAL FORMED BALKHEAD SET IN LOWER FLUTE. BALKHEAD MUST EXTEND FULL DEPTH OF SLAB WITH SLAB REINFORCEMENT EXTENDING THROUGH IT.
 2. CONNECTION JOINTS PARALLEL TO STEEL FLUTES SHALL BE LOCATED IN THE CENTER OF THE STEEL DECK SPAN.
 3. CONNECTION JOINTS PERPENDICULAR TO STEEL FLUTES SHALL BE LOCATED AT THE CENTER OF THE STEEL DECK SPAN.
 4. ALL STEEL DECK REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE STEEL DECK SPAN.

2 TYPICAL CONSTRUCTION JOINT IN CONCRETE SLAB ON STEEL DECK

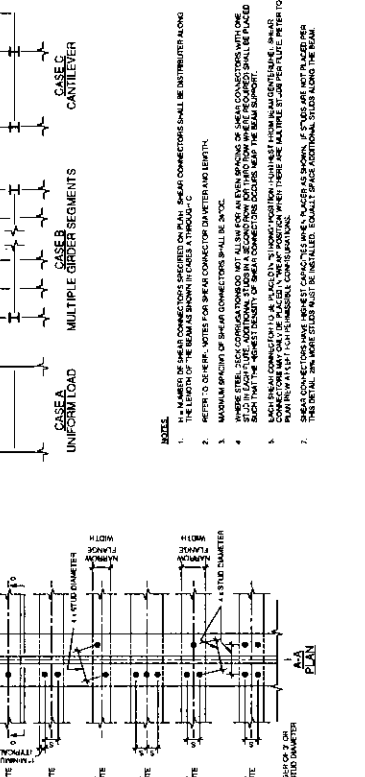


6 TYPICAL BEAM BOTTOM FLANGE BRACE (COMPOSITE CONSTRUCTION)

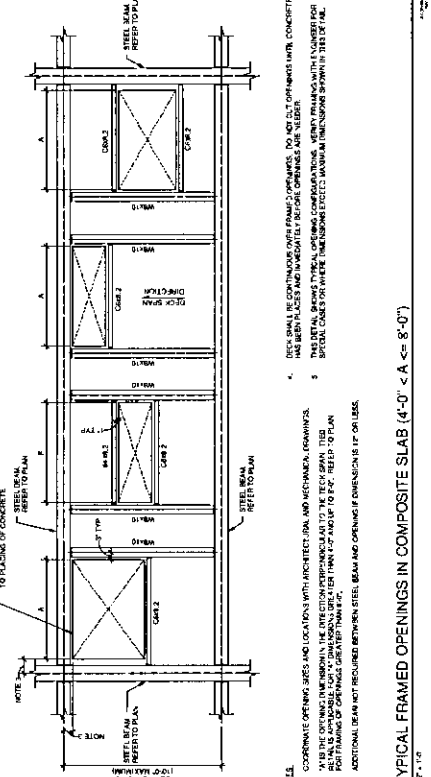


- NOTES:
1. PROVIDE REMOVABLE VERTICAL FORMED BALKHEAD SET IN LOWER FLUTE. BALKHEAD MUST EXTEND FULL DEPTH OF SLAB WITH SLAB REINFORCEMENT EXTENDING THROUGH IT.
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2 TYPICAL CONSTRUCTION JOINT IN CONCRETE SLAB ON STEEL DECK



6 TYPICAL BEAM BOTTOM FLANGE BRACE (COMPOSITE CONSTRUCTION)



12 TYPICAL FRAMED OPENINGS IN COMPOSITE SLAB (4'-0" < A < 8'-0")

EOT-45559

MAY 29 2012



MODULUS ARCHITECT, INC.
2225 SAN PABLO AVE., SUITE 200
SAN PABLO, CA 94506
PHONE (925) 338-1400
FAX (925) 338-1408

THIS DRAWING IS THE PROPERTY OF MODULUS ARCHITECT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MODULUS ARCHITECT, INC.

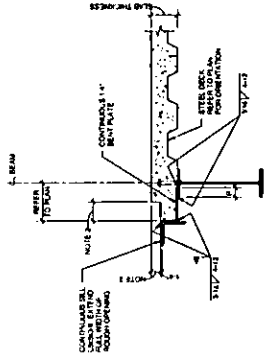
NOT FOR CONSTRUCTION

WALTER P. MOORE

NO.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMIT
2	10/1/11	ISSUED FOR PERMIT
3	10/1/11	ISSUED FOR PERMIT
4	10/1/11	ISSUED FOR PERMIT
5	10/1/11	ISSUED FOR PERMIT
6	10/1/11	ISSUED FOR PERMIT
7	10/1/11	ISSUED FOR PERMIT
8	10/1/11	ISSUED FOR PERMIT
9	10/1/11	ISSUED FOR PERMIT

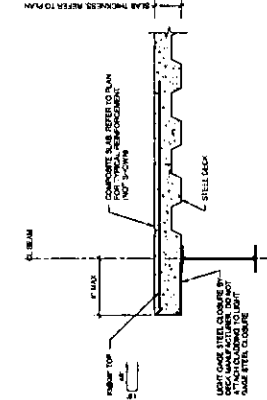
PROJECT NO.	110100000
DATE	10/1/11
BY	WPM
CHECKED BY	WPM
APPROVED BY	WPM
PROJECT NAME	RETAIL & CASINO SHELL
LOCATION	LAS VEGAS, NEVADA
OWNER	NEC SAHARA & LAS VEGAS BLDG.
DESIGNER	MODULUS ARCHITECT, INC.
SCALE	AS NOTED
PRICE	\$5.03

EOT-45559



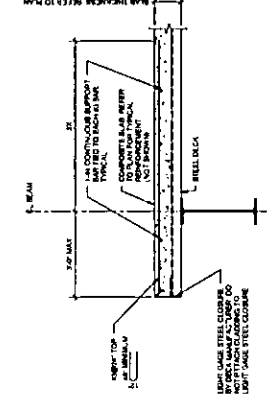
NOTES:
1. PROVIDE CONTINUOUS SILL ANGLE AT INTERSECTION OF ELEVATOR SILL ANGLE AND STEEL BEAM.
2. PROVIDE SILL ANGLE WITH 1/2\"/>

1 TYPICAL ELEVATOR SILL ANGLE CONNECTION TO COMPOSITE SLAB



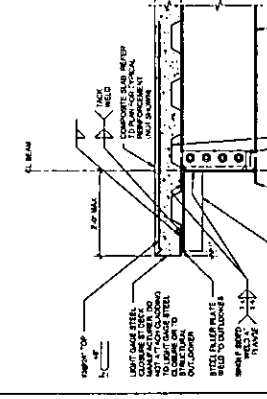
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

2 COMPOSITE SLAB EDGE CONDITION



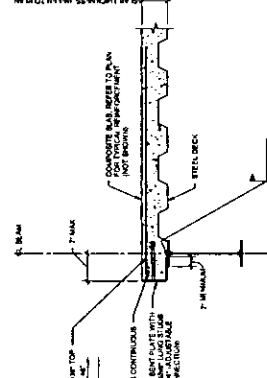
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

3 COMPOSITE SLAB EDGE CONDITION



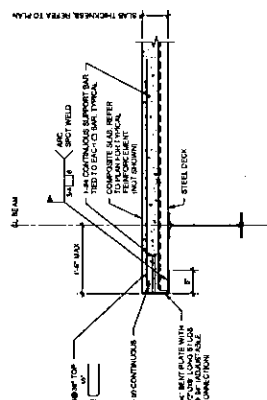
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

4 COMPOSITE SLAB EDGE CONDITION



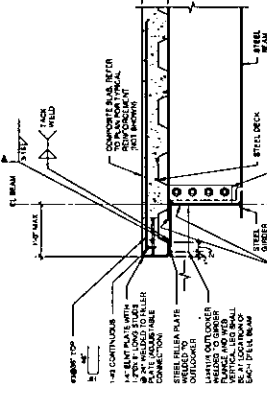
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

5 COMPOSITE SLAB EDGE CONDITION



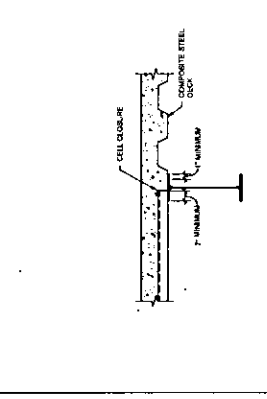
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

6 COMPOSITE SLAB EDGE CONDITION



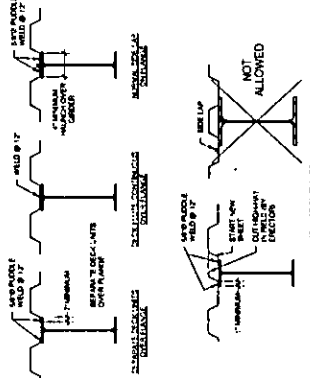
NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

7 COMPOSITE SLAB EDGE CONDITION



NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

8 TYPICAL COMPOSITE STEEL DECK CLOSURE



NOTES:
1. PROVIDE SILL ANGLE WITH 1/2\"/>

9 TYPICAL COMPOSITE STEEL DECK DETAILS AT GIRDER

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MAY 29 2012

[illegible]

WALTER P MOORE
WALTER P MOORE AND ASSOCIATES, INC.
1201 WYOMING AVE. SUITE 100
DENVER, COLORADO 80202
PHONE 733-0444, EXT. 2100 FAX 733-0447

THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly registered ENGINEER UNDER THE LAWS OF THE STATE OF NEWYORK AS SIGNIFIED BY MY HAND AND SEAL.

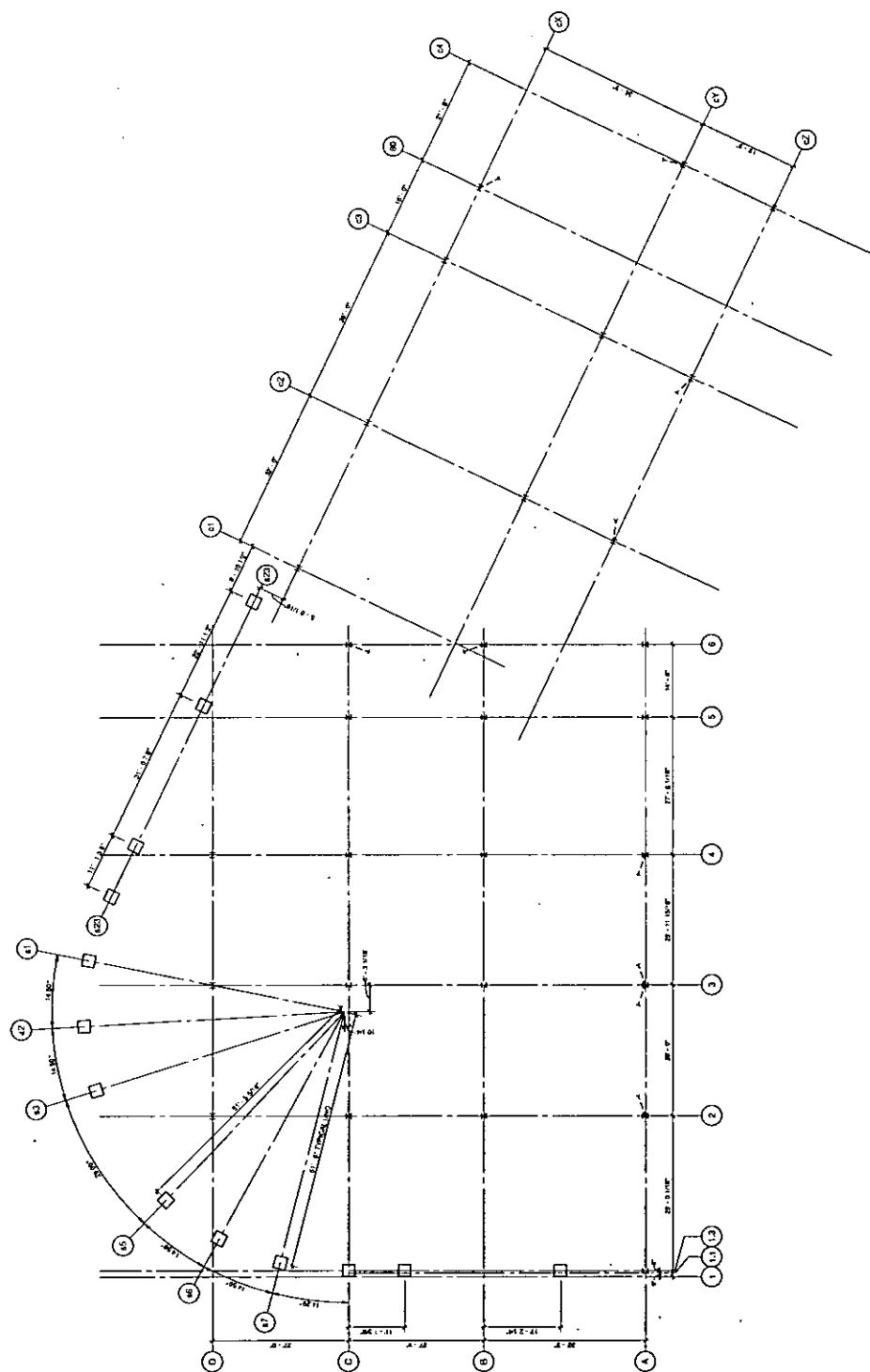


MODULUS ARCHITECT, INC.
3225 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1498
FAX (505) 338-1498

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MAY 29 2012



1 FOUNDATION PLAN





July 24, 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

Mr. Donald E. Wallace
FNBN Aspen, LLC
299 South Main Street, Suite #2200
Salt Lake City, Utah 84111

RE: EOT-45559 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JULY 18, 2012

Dear Mr. Wallace:

The City Council at a regular meeting held July 18, 2012, APPROVED the request for an Extension of Time of an approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) FOR FACADE MODIFICATIONS AND A CONSTRUCTION PHASING PLAN at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071, and 162-03-410-008), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 19, 2012. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-38274) shall expire on August 5, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-38274) 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, appearing to read "Lean Coleman".

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





July 5, 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

Mr. Donald E. Wallace
FNBN Aspen, LLC
299 South Main Street, Suite #2200
Salt Lake City, Utah 84111

**RE: EOT-45559 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF JULY 18, 2012**

Dear Mr. Wallace:

Please be advised the City Council at its regular meeting on **July 18, 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, July 12, 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,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

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-45559 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC -
APPLICANT/OWNER: FNBN ASPEN, LLC - For possible action on a request for an Extension of Time of an approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) FOR FACADE MODIFICATIONS AND A CONSTRUCTION PHASING PLAN at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071, and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **JULY 18, 2012**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **JUNE 10, 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 05/29/2012 04:13 PM

Submitted By

Page 1

A/P # 45559 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/29/2012 14:45	982998	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-45559 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC - APPLICANT/OWNER: FNBN ASPEN, LLC - For possible action on a request for an Extension of Time of a previously approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) FOR FACADE MODIFICATIONS AND A CONSTRUCTION PHASING PLAN at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APN 162-04-813-070, 071, and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #	38274	Project/Phase Name	SAHARA & LAS VEGAS COMMERCIAL	Phase #	
Project #	45559	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 16204813070

Location

Owner/Tenant

Contact ID	AC1905719	Name	F N B N ASPEN L L C	Organization	% SORENSON GROUP MGT
Mailing Address	299 S MAIN ST #2200			State/Province	UT
City	SALT LAKE CITY			Country	☐ Foreign
ZIP/PC	84111-2288			Evening Phone	
Day Phone	(801)490-1004 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2423 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2407 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2427 S LAS VEGAS BLVD
LAS VEGAS, 89104-

Report Date 05/29/2012 04:13 PM

Submitted By

Page 2

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16203410008
16204813070
16204813071

Applicant/Contact

Primary	Y	Capacity	OWNER	Contact ID	AC1905719 ☐ Foreign
Effective		Expire			
Name	F N B N ASPEN L L C				
Day Phone	(801)490-1004 x		Eve Phone		
Pager		PIN #	Organization	% SORENSON GROUP MGT	
Fax		Mobile	Position		
E-Mail					
Address	299 S MAIN ST #2200				
	SALT LAKE CITY, UT 84111-2288				
Seasonal Addr					

Valid From To

Comments Donald E. Wallace

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenses **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Framing**

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid

Report Date 05/29/2012 04:13 PM

Submitted By

Page 3

Item Description	Item Status
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
500300 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-COMPLETE DRT PROCESS)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 99237	

Fee	Status	Paid Date	Amount
PROCESSING FEE	P	05/29/2012 14:50	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	Waived	Issued	Started	Completed	Comp. By
500300	DEVCO	1	Incomplete	☐	05/29/2012 16:13			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By JMARSHALL Modified Date/Time 05/29/2012 14:43
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

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approval Date	Applied By	Applied Date	Assigned
--	-------------------------------------	---------------	------------	--------------	----------

No Conditions

Project #	APP Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Report Date 05/29/2012 04:13 PM

Submitted By

Page 4

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? NON-PUBLIC

Parent Application Type SDR

Is this an Alcohol related Case? ^N

Parent Project # 38274

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

07/18/2012

CC

SCHEDULED

0

0

0

JMARSHALL

05/29/2012

Template Type AP #

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

984478

SULLIVAN

DEBORAH

J

Planning x6895

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 984723
YORGO KAGAFAS; FNBN-CMLCON 1; CK #1027; 801-490-1004

05/29/2012 14:51

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
 Project Address (Location) Northeast Corner of Sahara Avenue & Las Vegas Boulevard
 Project Name SDR-38274 - Sahara & Las Vegas Commercial Proposed Use Commercial/Retail
 Assessor's Parcel #(s) 162-04-813-070 & 071 - 162-03-410-008 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information This is an Extension of Time request only.

PROPERTY OWNER FNBN Aspen, LLC Contact Donald E. Wallace
 Address 299 S. Main, Suite 2200 Phone: (801) 490-1004 Fax: _____
 City Salt Lake City State Utah Zip 84111
 E-mail Address dwallace@sorensongm.com

APPLICANT FNBN Aspen, LLC Contact Donald E. Wallace
 Address 299 S. Main, Suite 2200 Phone: (801) 490-1004 Fax: _____
 City Salt Lake City State Utah Zip 84111
 E-mail Address dwallace@sorensongm.com

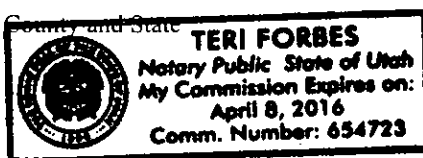
REPRESENTATIVE (Same As Above) Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

FNBN ASPEN, LLC, a Delaware Limited Liability Company
 BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
 BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
 BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

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 DONALD E. WALLACE, COO

Subscribed and sworn before me
 This 23rd day of May, 2012
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-45559</u>
Meeting Date:	<u>7-18-12 CC</u>
Total Fee:	<u>300.00</u>
Date Received:	<u>5-29-12</u>
Received By:	<u>[Signature]</u>

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MAY 29 2012

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number. **EOT-45559** APN: 162-04-813-070 & 071 and 162-03-410-008

Name of Property Owner: FNBN Aspen, LLC

Name of Applicant: FNBN Aspen, LLC

Name of Representative: Donald E. Wallace - COO/General Counsel

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: _____

FNBN ASPEN, LLC, a Delaware Limited Liability Company
BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

Signature of Property Owner: _____

Print Name: Donald E. Wallace

COO/General Counsel

Subscribed and sworn before me

This 23rd day of May, 2012

[Signature]
Notary Public in and for said County and State

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MAY 29 2012



FNBN Aspen, LLC

299 S. Main, Suite 2200
Salt Lake City, Utah 84111

May 23, 2012

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: SDR-38274 – Sahara and Las Vegas Commercial/Gaming Project – Entitlement Application
Expiration (northeast corner of Sahara Avenue and Las Vegas Boulevard – APNs 162-04-813-070 & 071 and 162-03-410-008)

Dear Planning Department:

In response to your letter of April 16, 2012, FNBN Aspen, LLC is hereby submitting this petition to request an Extension of Time for the above referenced Entitlement Application. This project previously received approval of the Administrative Site Development Plan on June 4, 2010 (see attached approval letter from Planning Supervisor Steve Gebeke).

The purpose for the extension request is to accommodate adjustments to the building schedule for the project as approved (the intended use of the property is not changing). Due to the current slump in the economy, our major tenant, Walgreen's, has delayed their opening date to March 31, 2015. As such, we will not be able to pull the construction permit and commence vertical construction until around April/May 2014. It should be noted that we continue to work on the site preparation and have expended substantial sums of money to complete the necessary environmental remediation as well as demolished the old Holy Cow Casino building. These efforts are intended to improve the look of the corner in the mean time and to reduce vandalism and the gathering of transients.

Pursuant to page 5 of the staff report of June 24, 2010, the project meets and supports existing City policies and regulations as follows:

1. The proposed project is compatible with the adjacent development and in the development area. The proposed uses for the site are not only allowed within the C-2 (General Commercial) zoning district, but are encouraged within the Downtown Centennial Plan area.
2. The proposed development is consistent with the General Plan, Title 19 and the Downtown Centennial Plan, and is in substantial conformance with the previously approved Site Development Plan review (SDR-34306).

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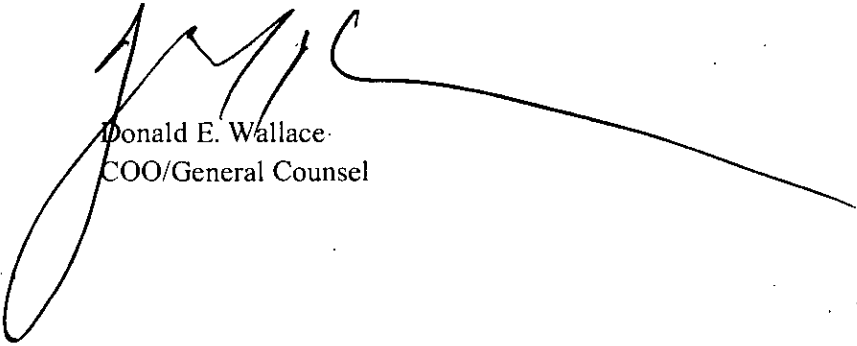
MAY 29 2012

EOT-45559

3. Adequate access to the site is provided by existing driveways from Sahara Avenue and Cincinnati Street, which has direct access to Las Vegas Boulevard. Both Sahara Avenue and Las Vegas Boulevard are designated as 100-foot Primary Arterials. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials remain as previously approved.
5. The building elevations and architectural features are not unsightly, are compatible with development in the area and substantially conform to the previous approvals. The wall signage depicted on the elevations complies with the requirements of the Las Vegas Boulevard Scenic Byway Overlay District.
6. The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

In summary, we respectfully request approval of our Extension of Time application for SDR-38274 – Sahara and Las Vegas Commercial/Gaming Project to extend the approval date of the project to June 4, 2014.

Sincerely,



Donald E. Wallace
COO/General Counsel

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MAY 29 2012

EOT-45559

PLANNING & DEVELOPMENT



DEPARTMENT OF PLANNING & DEVELOPMENT

731 S. Fourth Street
Las Vegas, NV 89101

tel 702-733-6100
fax 702-691-6661
tty 702-733-6100

www.lasvegasnevada.gov

June 4, 2010

Mr. Jeff Scanton
Aspen Highlands Holdings, LLC
14381 North Frank Lloyd Wright Boulevard
Scottsdale, Arizona 85260

RE: SDR-38274 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Scanton:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-34308) FOR FACADE MODIFICATIONS AND A CONSTRUCTION PHASING PLAN at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Roose), has been considered administratively by the Planning and Development Department staff.

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

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-34308), Waiver (WVR-34311), Special Use Permits (SUP-34309 and SUP-34310) and Site Development Plan Review (SDR-34308), except as amended herein.
2. This approval shall be void two years from the date of final approval unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/13/10, except as amended by conditions herein.
4. Phase I shall include the full build-out of the retail and casino areas on the first floor (including mezzanine level), large roof sign and all site improvements. Phase II shall include the remaining retail and restaurant areas comprising the second floor of the development.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman
City Council
Gary Kooze
Deputy Mayor
Steve Nathan
Vice Mayor
Steven D. Rao
Rick Y. Barber
Thomas S. Aronson
City Manager
Elizabeth A. Farnsworth



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EOT-45559

Mr. Jeff Scanlon
SDR-38274 - Page Two
June 4, 2010

6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Dedicate rights-of-way and grant easements per condition #15 of Site Development Plan Review SDR-34308 with the first phase of development for this site. Construct all offsite improvements, including the exclusive right turn lane on Sahara Avenue, per Downtown Centennial Standards in conjunction with the first phase of development for this site.

This action by the Planning and Development Department staff on June 4, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebekke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. George Rainhart
2325 San Pedro NE, Suite 2B
Albuquerque, New Mexico 87110

Mr. Chris Koempfer
Koempfer Cromwell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

EOT-45559

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MEETING DATE: JUNE 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: ASPEN HIGHLANDS HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

SDR-38274	Staff recommends APPROVAL, subject to conditions:	
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** CONDITIONS **

SDR-38274 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-34303), Waiver (WVR-34311), Special Use Permits (SUP-34309 and SUP-34310) and Site Development Plan Review (SDR-34306), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/13/10, except as amended by conditions herein.
4. Phase I shall include the full build-out of the retail and dining areas on the first floor (including mezzanine level), large roof sign and all site improvements. Phase II shall include the remaining retail and restaurant areas comprising the second floor of the development.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Dedicate rights-of-way and grant easements per condition #15 of Site Development Plan Review SDR-34306 with the first phase of development for this site. Construct all offsite improvements, including the exclusive right turn lane on Sahara Avenue, per Downtown Centennial Standards in conjunction with the first phase of development for this site.

Staff Report Page One
June 24, 2010 - Planning Commission Meeting

•• STAFF REPORT ••

PROJECT DESCRIPTION

This request is to amend the previously approved Site Development Plan Review (SDR-34306) for a proposed two-story, 37,100 square-foot non-restricted gaming (casino) and retail establishment. The proposed changes include facade modifications and the provision of a phasing plan for construction. As the proposed changes are minimal in nature and will not affect the overall architectural character of the project, the Planning and Development Department is administratively approving this request.

BACKGROUND INFORMATION

<i>Relay (Rel. Date) (App. Number) (FACD, UAC, RUC, etc.)</i>	
02/21/96	The City Council approved a Special Use Permit (U-0151-95) for the off-premise sale of beer and wine in conjunction with a convenience store.
04/20/94	The City Council approved a Special Use Permit (U-0026-94) to allow the sale of beer and wine in conjunction with a proposed restaurant.
11/03/04	The City Council approved requests for a Special Use Permit (SUP-5028) for a proposed 73-story mixed-use development, and a Site Development Review (SDR-5027) with Waivers of the Downtown Central Plan Standards for streetscape, building setbacks, and reflective glazing for a 73-story, 1,300,000 square-foot mixed-use development consisting of 960 condominium units and 25,000 square feet of commercial uses on 2.17 acres at 2423 and 2417 Las Vegas Boulevard. The Planning Commission recommended approval.
03/02/05	The City Council approved a Petition to Vacate (VAC-5030) a 20-foot wide public alley generally located north of Sahara Avenue, west of Paradise Road. The Planning Commission recommended approval.
06/15/05	The City Council approved a request for a Review of Conditions (ROC-6691) for an approved Site Development Plan Review (SDR-5027) to remove Condition numbers 15, 27 and 30 for an approved 73-story, 863-foot tall, 1,300,000 square-foot mixed-use development consisting of 951 condominium units and 41,000 square feet of commercial uses on 2.17 acres at 2417 and 2423 South Las Vegas Boulevard.
11/03/05	The Planning Commission approved a Tentative Map (TMP-9117) for a 944-unit mixed-use condominium development on 2.17 acres adjacent to the northeast corner of Sahara Avenue and Las Vegas Boulevard.
12/06/06	The City Council approved a request for an Extension of Time (EOT-16956) of an approved Special Use Permit (SUP-5025) that allowed a 73-story mixed-use development at 2423 and 2417 Las Vegas Boulevard.

Staff Report Page Two
June 24, 2010 - Planning Commission Meeting

03/05/09	The City Council approved requests for a Variance (VAR-34308) to allow a 507-foot tall, 28,556 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted, and to allow the combined area of wall and roof signage to be 56% of the south elevation where a maximum of 20% per elevation is permitted; a Waiver (WVR-34311) to allow Cincinnati Street to not terminate in a cul-de-sac; Special Use Permits (SUP-34309 and 34310) for a Liquor Establishment, Taverna with a Waiver to allow a 100-foot distance separation from a similar use where 1,500 feet is required, and for a proposed 547-foot high structure with roof sign within the A-O (Airport Overlay) District where the height limitation is 175 feet; and a Site Development Plan Review (SDR-34306) for a proposed Neo-Restricted Gaming (Casino) and Retail Establishment with a Waiver of the Downtown Centennial Plan streetscape standards in the northeast corner of Salem Avenue and Las Vegas Boulevard.
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Related Building Permits/Business Licenses	
07/20/90	A building permit (#90075858) was issued for a retail center at 2401 S. Las Vegas Blvd. The permit was finalized on 12/10/91.
09/26/90	A building permit (#90033891) was issued for a retail center at 2401 S. Las Vegas Blvd. The permit was finalized on 12/05/91.
08/16/91	A building permit (#91116928) was issued for on-site improvements at 2401 S. Las Vegas Blvd. The permit was finalized on 12/10/91.
09/16/91	A building permit (#91116829) was issued for a three-level garage structure at 2401 S. Las Vegas Blvd. The permit was finalized on 12/10/91.

Pre-application Meeting	
04/14/10	A pre-application meeting was held to discuss changes to a previously approved project, including facade modifications and phasing. Submitted requirements for a Minor Site Development Plan Review were discussed.

Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this request.	

Additional Information Request	
Net Acres	2.17 Acres

Staff Report Page Three
June 24, 2010 - Planning Commission Meeting

Winnemucca Location	Existing Land Use Per MDC 2.04	Immediate Special Land Use District	Future Land Use District
Subject Property	Vacant Commercial Building and Parking Structure	C (Commercial)	C-2 (General Commercial)
North	Shops and Motel	C (Commercial)	C-2 (General Commercial)
South	Resort / Casino	CT (Commercial Tourist) Clark County	H-1 (Limited Resort and Apartment District) Clark County
East	Retail Center	C (Commercial)	C-2 (General Commercial)
West	Retail Center	C (Commercial)	C-2 (General Commercial)

Special District / Zone	Yes	No	Comments
Special Area Plan			
Downtown Centennial Plan (Las Vegas Boulevard)	X		Y
Beverly Green / Southridge Neighborhood Plan	X		Y
Special District / Zone	Yes	No	Comments
Special Purpose and Overlay Districts			
Downtown Overlay District (Las Vegas Boulevard, John S. Park Adjacent Area)	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

The following changes from the previously approved Site Development Plan Review (SDR-34306) are proposed:

Development	100m ² (100m ²)	200m ² (200m ²)
Max. Building Height		
• Phase 1	40 Feet	25 Feet
• Phase 2	N/A	40 Feet
Roof Sign Height		
• Phase 1	93 Feet	44 Feet
• Phase 2	N/A	30 Feet*

*The roof sign will be constructed as part of phase one; the difference in height from phase one to phase two is a result of the construction of the second floor. The overall height of the sign, measured from grade, will remain at 70 feet (previously approved at 138 feet).

ANALYSIS

The proposed changes to the previously approved plans include facade modifications and the provision of a phasing plan for construction. The south and east facades will be reduced in scale as a result of a proposed reduction in the height and area of roof and wall signage approved by Variance (VAR-34308). The height and area of the proposed signage is within the parameters of the variance approval. Although the overall height of the project, including roof signage, will be reduced from 138 feet to 70 feet, the height and area of the actual building will not change, and the architectural character of the proposed development will remain as approved. In addition to the facade changes, the applicant is proposing to construct the facility in two phases. The first phase will consist of all site improvements, the large roof sign, and the entire first floor containing 27,100 square feet of retail and casino facilities. A change in the ratio of floor area on the main floor and the mezzanine level of the casino, resulting in a minor change in the configuration of the loading dock area at the rear of the building, is also proposed; this change will not increase or decrease the approved floor area of the development, nor will it impact the overall design or appearance of the project. The second phase will complete the remaining 10,000 square feet of retail and restaurant space proposed for the second floor.

As the proposed changes are minimal in nature and will not affect the overall architectural character of the project, the Planning and Development Department is administratively approving this request.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

Staff Report Page Five
June 24, 2010 - Planning Commission Meeting

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development is compatible with the adjacent development and development in the area. The proposed uses for the site are not only allowed within the C-2 (General Commercial) zoning district, but are encouraged within the Downtown Centennial Plan area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan, Title 19 and the Downtown Centennial Plan, and is in substantial conformance with the previously approved Site Development Plan review (SDR-34306).

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Adequate access to the site is provided by existing driveways from Sahara Avenue and Cincinnati Street, which has direct access to Las Vegas Boulevard. Both Sahara Avenue and Las Vegas Boulevard are designated as 100-foot Primary Arterials. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials remain as previously approved.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations and architectural features are not unsightly, are compatible with development in the area and substantially conform to the previous approvals. The wall signage depicted in the elevations complies with the requirements of the Las Vegas Boulevard Scenic Byway Overlay District.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

APN: 162-04-813-070,
162-04-813-071, and
162-03-410-008

When recorded, mail to, and
mail tax statements to Grantee at:

FNBN ASPEN, LLC
4393 Riverboat Road
Salt Lake City, Utah 84123
Attn: Donald E. Wallace

Inst #: 201010150004594
Fees: \$17.00 N/C Fee: \$0.00
RPTT: \$36720.00 Ex: #
10/15/2010 04:23:02 PM
Receipt #: 542754
Requestor:
WOODBURY MORRIS & BROWN
(LE
Recorded By: AEA Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

TRUSTEE'S DEED UPON SALE

R.P.T.T. \$36,720.00

THIS INDENTURE is made as of October 14, 2010 by and between WOODBURY, MORRIS & BROWN, as trustee ("Trustee"), and FNBN ASPEN, LLC, a Delaware limited liability company, as grantee ("Grantee")

WHEREAS, ASPEN HIGHLANDS HOLDINGS, LLC, a Colorado limited liability company, by that certain Construction Deed of Trust dated September 5, 2007 and recorded on September 7, 2007, in Book 20070907, as Instrument 0002363 in the Official Records of the Recorder of Clark County, Nevada (as modified or amended, if applicable, the "Deed of Trust"), did grant and convey to FIRST NATIONAL BANK OF ARIZONA as the original trustee, upon the trusts therein expressed, the property hereinafter described, to secure, among other obligations, the payment of that certain Promissory Note in the original principal amount of \$41,100,000.00 (the "Note"), together with interest thereon, late charges, advances, and any other fees, charges, expenses, and sums, all as more particularly provided in said Note and Deed of Trust;

WHEREAS, Trustee is the duly appointed successor trustee under the Deed of Trust by virtue of that certain Substitution of Trustee recorded on March 15, 2010, in Book 20100315, as Instrument 0001735 in the Official Records of the Recorder of Clark County, Nevada;

WHEREAS, breach and default was made under the terms of said Deed of Trust, as more particularly described in that certain Notice of Breach (as hereinafter defined);

WHEREAS, the beneficiary under said Deed of Trust and holder of said Note made demand for sale, and thereafter there was recorded on March 15, 2010, in Book 20100315, as Instrument 0001736 in the Official Records of the Recorder of Clark County, Nevada, a Notice of Breach and Default and of Election to Cause Sale of Real Property under Deed of Trust (the "Notice of Breach") to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust;

WHEREAS, Trustee thereafter caused a Notice of Trustee's Sale to be recorded on August 27, 2010, in Book 20100827, as Instrument 0001798 in the Official Records of the Recorder of Clark County, Nevada (the "Notice of Sale")

WHEREAS, all beneficial interests under said Deed of Trust and Note were assigned to Grantee by virtue of that certain Assignment of Deed of Trust recorded on September 13, 2010, in Book 20100913, as

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MAY 29 2012

Instrument 0002088 in the Official Records of the Recorder of Clark County, Nevada;

WHEREAS, in consequence of the election and demand for sale, and compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service, publication, and posting of notices required by statute, said Trustee, on September 20, 2010, at 10:00 a.m., at the front entrance to Nevada Legal News, 930 S. Fourth Street, in the City of Las Vegas, County of Clark, State of Nevada, did cause to be sold at public auction the property hereinafter described to said Grantee for the sum of Seven Million Two Hundred Thousand and 0/100 Dollars (\$7,200,000.00), said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without warranty or covenants, express or implied, unto said Grantee all right and interest under said Deed of Trust in that certain property situated in the County of Clark, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY
THIS REFERENCE INCORPORATED HEREIN

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

IN WITNESS WHEREOF, said Trustee has this day caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officer.

Dated: October 14, 2010

Trustee

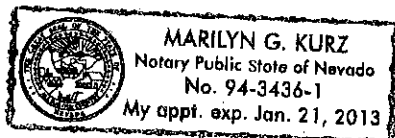
WOODBURY, MORRIS & BROWN

By: Rodney S. Woodbury

Rodney S. Woodbury, Esq.
Its President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 14th day of October, 2010, personally appeared before me, a notary public, Rodney S. Woodbury, President of WOODBURY, MORRIS & BROWN, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Marilyn G. Kurz
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

THOSE LOTS AND PORTIONS OF LOTS TWELVE (12) TO TWENTY-EIGHT (28) INCLUSIVE IN BLOCK ONE (1) OF MEADOWS ADDITION TO LAS VEGAS, AS SAID LOTS ARE DELINEATED ON THE PLAT OF SAID LAND ON FILE IN BOOK 1 OF PLATS, PAGE 43 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING EAST OF THE EASTERLY LINE OF SOUTH FIFTH STREET, NOW KNOWN AS LAS VEGAS BOULEVARD SOUTH, AND AS DELINEATED ON THE MAP OF THE RESUBDIVISION OF PORTIONS OF BLOCKS ONE (1) AND NINE (9) MEADOWS ADDITION, ON FILE IN BOOK 3 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF THE EAST-WEST ALLEY IN SAID BLOCK ONE (1) OF THE MEADOWS ADDITION TO LAS VEGAS, LYING EAST OF THE EAST RIGHT OF WAY LINE OF FIFTH STREET, NOW KNOWN AS LAS VEGAS BOULEVARD SOUTH, AS VACATED BY ORDER OF VACATION OF THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS MARCH 18, 1953, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 9, 1953 IN BOOK 35 OF MISCELLANEOUS RECORDS, PAGE 77 AS DOCUMENT NO. 403202, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF LOT TEN (10) IN BLOCK TWO (2) OF SOUTH FIFTH STREET TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT TEN (10), DISTANT THEREON SOUTH $4^{\circ}37'36''$ WEST 208.85 FEET FROM THE NORTHWEST CORNER THEREOF;

SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEING THE INTERSECTION OF THE NORTH LINE OF CINCINNATI AVENUE WITH THE WEST LINE OF SAID LOT TEN (10);

THENCE SOUTH $62^{\circ}05'24''$ EAST PARALLEL WITH THE NORTH LINE OF SAID LOT TEN (10), A DISTANCE OF 217.74 FEET TO A POINT IN THE WEST LINE OF THE ALLEY;

THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE, A TOTAL DISTANCE OF 217.20 FEET TO A POINT IN THE NORTH LINE OF SAN FRANCISCO AVENUE;

THENCE SOUTH $87^{\circ}29'06''$ WEST ALONG THE LAST MENTIONED NORTH LINE, A DISTANCE OF 150.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT TEN (10);

THENCE NORTH $4^{\circ}37'36''$ EAST ALONG THE WEST LINE OF SAID LOT TEN (10), A DISTANCE OF 306.30 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT A STRIP OF LAND 16.00 FEET IN WIDTH, BEING A PORTION OF LOT 10 IN BLOCK 2 OF SOUTH FIFTH STREET TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 10 WITH THE NORTH LINE OF CINCINNATI AVENUE;

THENCE SOUTH $04^{\circ}37'36''$ WEST ALONG SAID WEST LINE OF LOT 10 A DISTANCE OF 17.42 FEET;

THENCE SOUTH $62^{\circ}05'24''$ EAST A DISTANCE OF 214.71 FEET TO A POINT IN THE EAST LINE OF LOT 10 SAID POINT BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 514.81 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $68^{\circ}45'34''$ WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST BOUNDARY OF LOT 10 THROUGH A CENTRAL ANGLE OF $01^{\circ}47'24''$ AND ARC LENGTH OF 16.03 FEET;

THENCE NORTH $62^{\circ}05'24''$ WEST A DISTANCE OF 219.98 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 162-04-813-070
b. 162-04-813-071
c. 162-03-410-008
d. _____



2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 7,200,000.00

\$ 7,200,000.00
\$ \$36,720.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: Rodney Wood

Capacity: President of Grantor

Signature: _____

Capacity: Chief Operating Officer of Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Woodbury, Morris & Brown
Address: 701 N. Green Valley Pkwy., Suite 110
City: Henderson
State: Nevada Zip: 89074

Print Name: FNB Aspen, LLC
Address: 4393 Riverboat Road
City: Salt Lake City
State: Utah Zip: 84123

COMPANY REQUESTING RECORDING

Print Name: Woodbury, Morris & Brown
Address: 701 N. Green Valley Pkwy., Suite 110
City: Henderson, Nevada 89074

Escrow #: _____
State: _____ Zip: _____

CITY OF LAS VEGAS - DEPT C. LANNING		5/24/2012	
Date	Type	Reference	Original Amt.
5/23/2012	Bill	Admin Fees	300.00
			Balance Due 300.00
			Discount
			Check Amount
			Payment 300.00
			300.00

2119 Cash-operating Extension Fees

300.00

City of Las Vegas
 Development Services Center
 333 N Rancho Drive
 Las Vegas, NV 89106

05/29/2012 14:50 Trn 192285
 Cashier 984723

PRJ Permit # 45559 \$300.00

Subtotal \$300.00
 Tax \$0.00
Total \$300.00

Received CHECK \$300.00
 Check # 1027
 Change \$0.00

For questions related to this receipt call
 702-229-6251

SGM

SORENSEN
GROUP MANAGEMENT

TERI FORBES

ADMINISTRATIVE SERVICES
 MANAGER, PARALEGAL
 299 S. MAIN STREET, SUITE 2200
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 TERI@SORENSONGM.COM