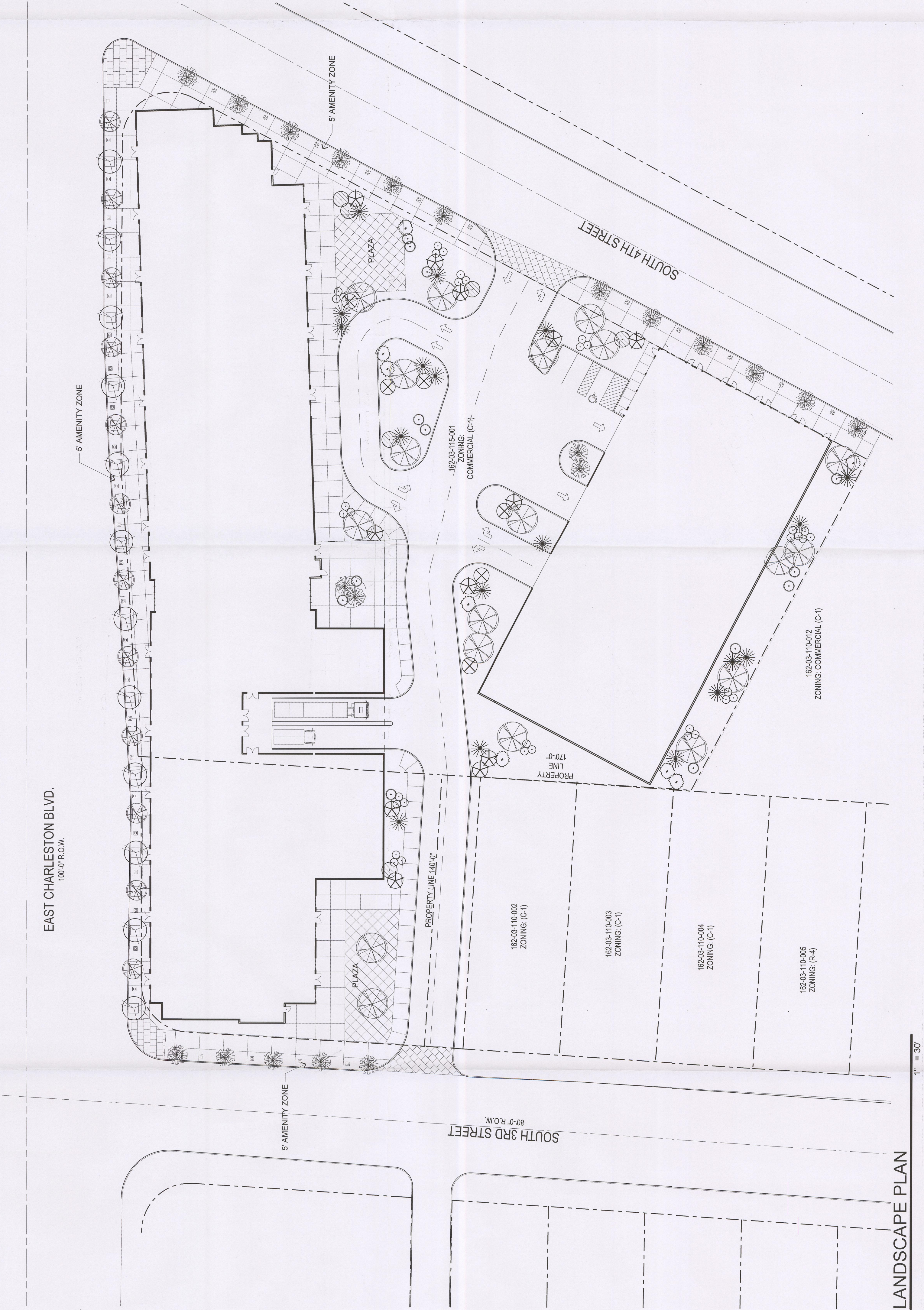
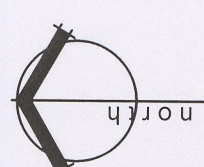




LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
		HONEY LOCUST	prosopis	24" Box
		SHOESTRING ACACIA	acacia stenophylla	24" Box
		DEGLET NOOR DATE PALM	-	24" Box
SHRUBS				
		TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
		GERMANDER	-	5 gal
		SALVIA	salvia greggii	5 gal
		CREPE MYRTLE	-	15 gal
		MEXICAN SAGE	salvia leucantha	5 gal
GROUND COVER				
		DESERT CARPET	myoporum parvifolium	5 gal
		LANTANA	lantana	3 gal
		REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris regal mist	5 gal
ROCK MULCH				
		SIZE	COLOR	DEPTH
		36" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
		14" MINUS GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LV Land Partners - Aquarius Residences
Site Development Review
3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104



N.T.S.



Site and Project Information

SITE DATA

PARCEL NUMBER	CITY OF LAS VEGAS - 881004
URISDICTION	C-1
EXISTING ZONING	C-1
PROPOSED ZONING	MIXED USE (RETAIL COMMERCIAL AND RESIDENTIAL)
EXISTING ZONING	14C-26A-NP

BUILDING SETBACKS (19.08.050 Table 4, 6)		REQUIRED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

AX HEIGHT	NA
ACTUAL HEIGHT	270'-0"
DT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	56%

COMMERCIAL AREA

TOTAL SQUARE FOOTAGE 33,000 SF

UNITS

STUDIO	483
BEDROOM	667
TOTAL	<u>1,150 UNITS</u>

ARKING AREA

USE	REQUIRED PARKING
COMMERCIAL	N/A
RESIDENTIAL	N/A
STANDARD PARKING SPACES	

232 STANDARD PARKING STALLS
IN AUTOMATED GARAGE
2 STANDARD, 1 H.C. ON GRADE
235 PARKING STALLS PROVIDED
E.E.: AUTOMATED PARKING GARAGE
ACCOMMODATES H.C. PARKING

LV Land Partners - Aquarius Residences

Site Development Review

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Las Vegas, Nevada 89104

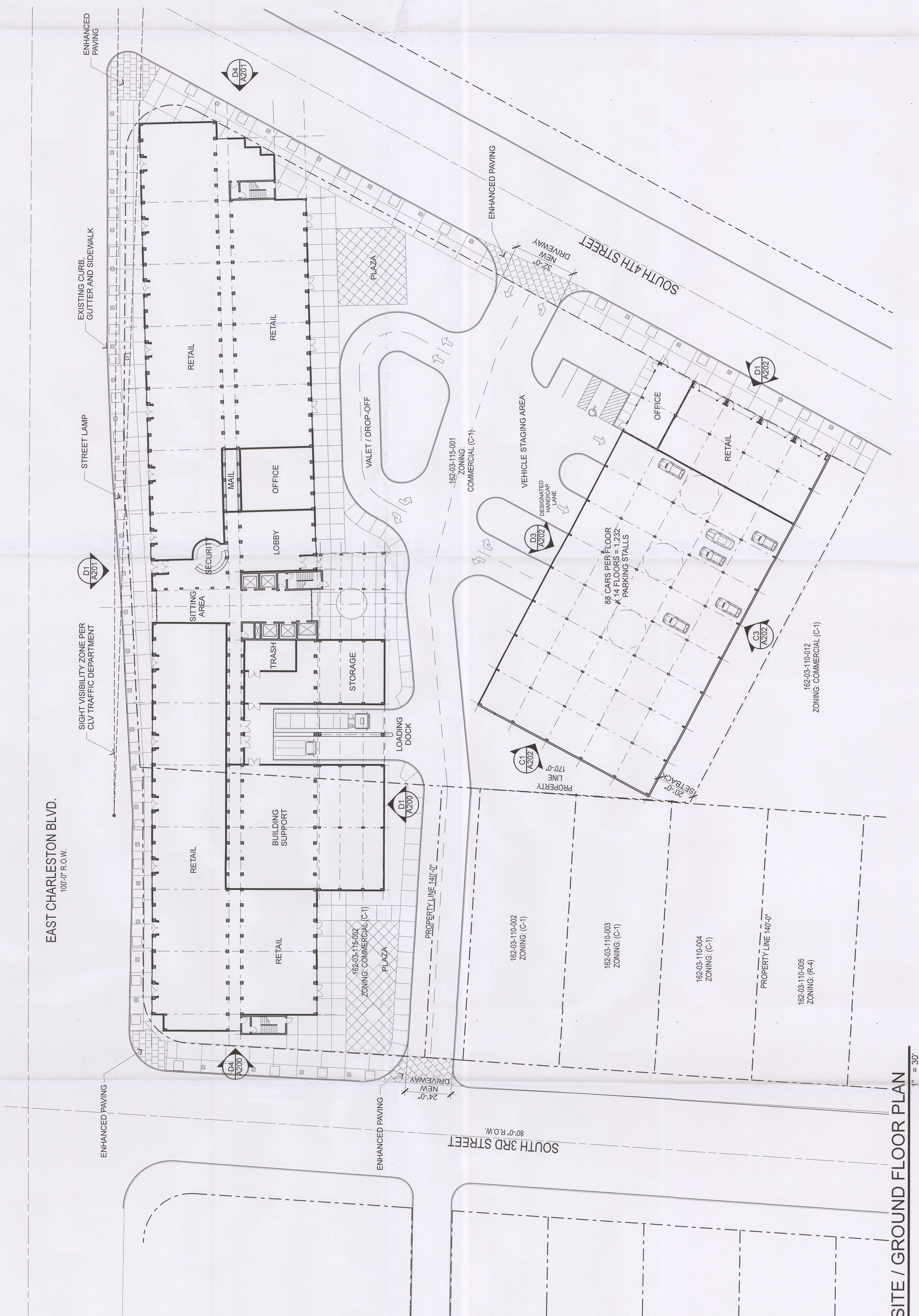
SITE PLAN

06.16.11

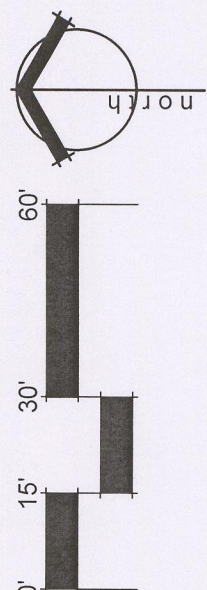
City of Las Vegas SDR Submittal



06.177.9LV Land Partners - Aquarius Residences

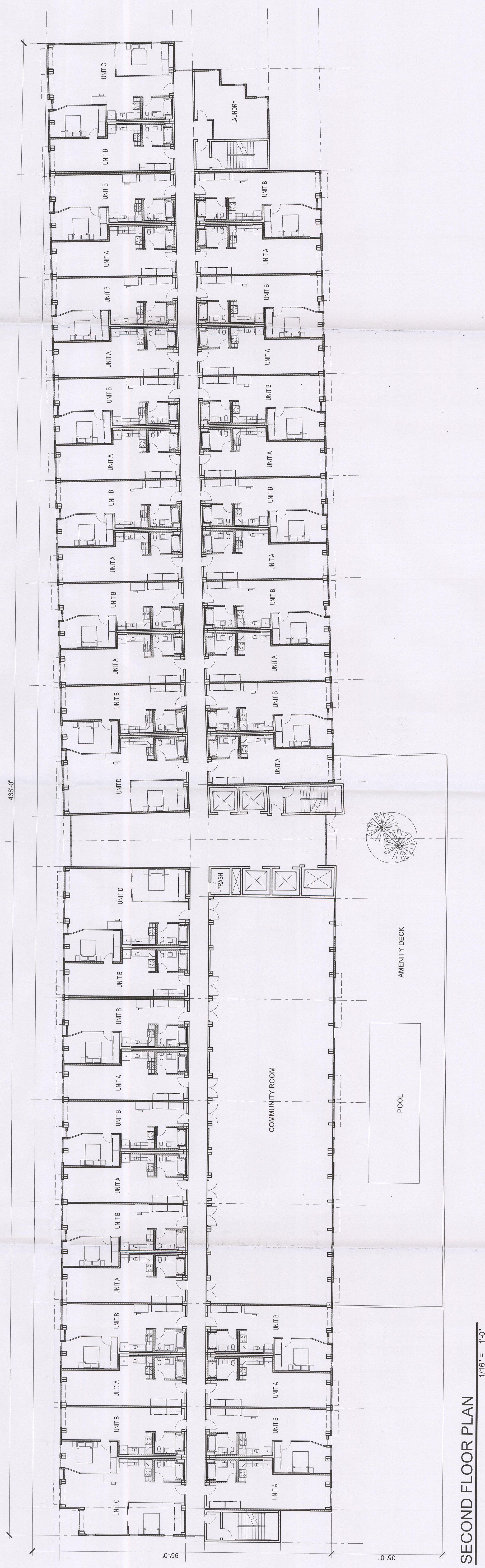


SITE / GROUND FLOOR PLAN



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teamwork://server/06.177.91.V | and Partners-Aquarius Apartments: 6/17/2011: 5:36 PM: csmuella



SECOND FLOOR PLAN & TYPICAL FLOOR PLATE

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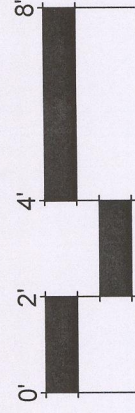
061611

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A100

06.177.9LV Land Partners - Aquarius Residences

SUP-42182



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Site Development Review

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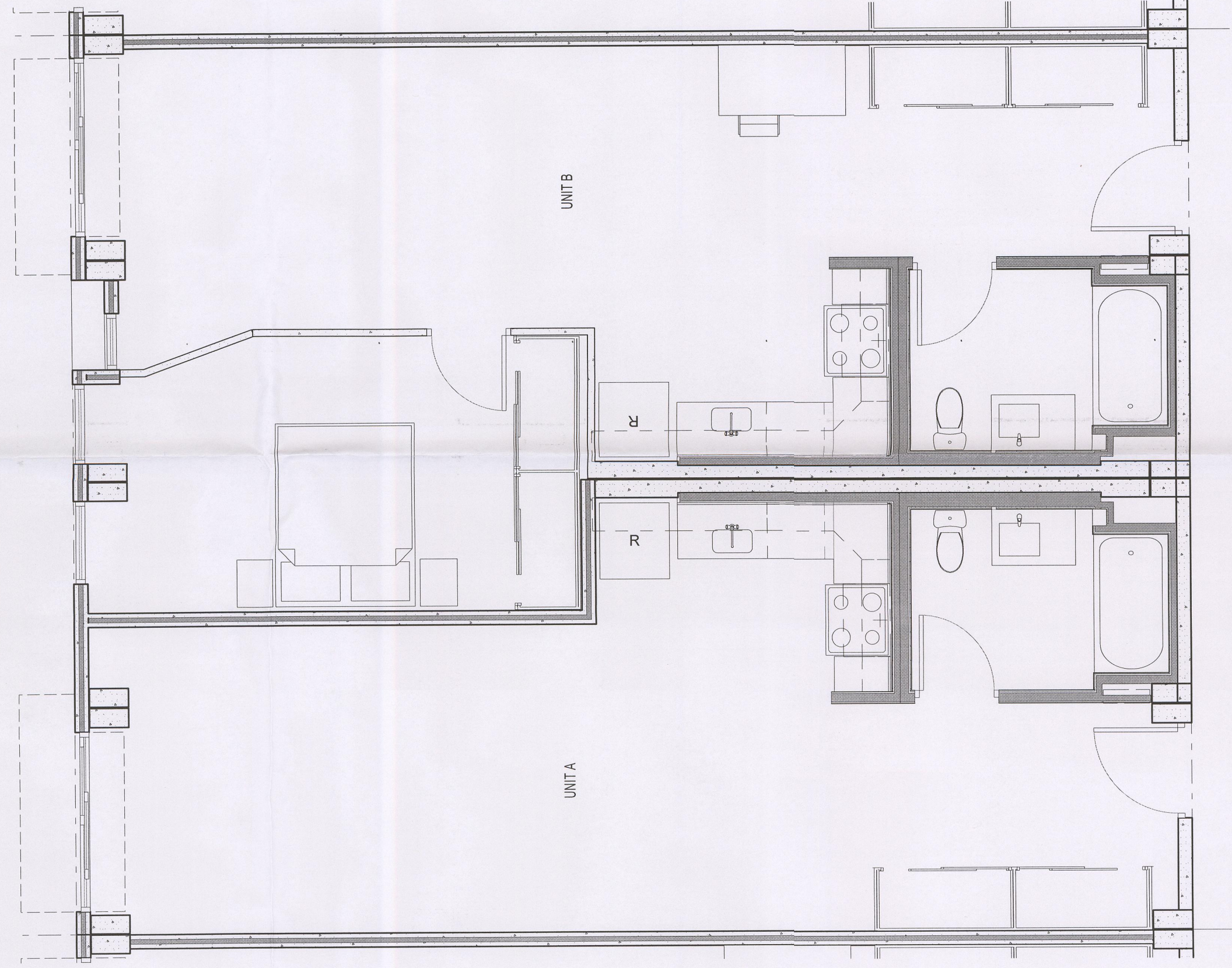
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UNIT PLANS

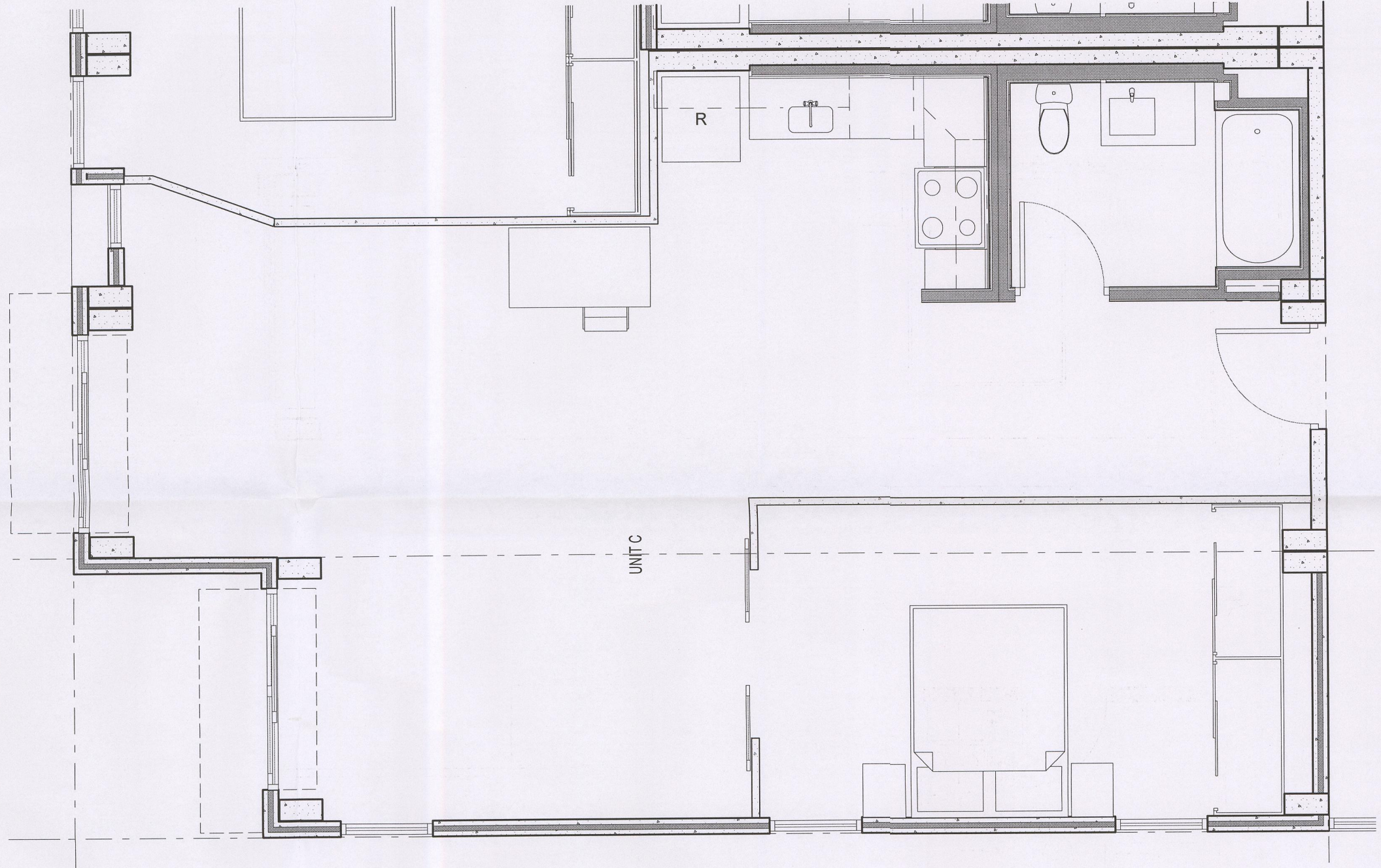
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SNR-41600

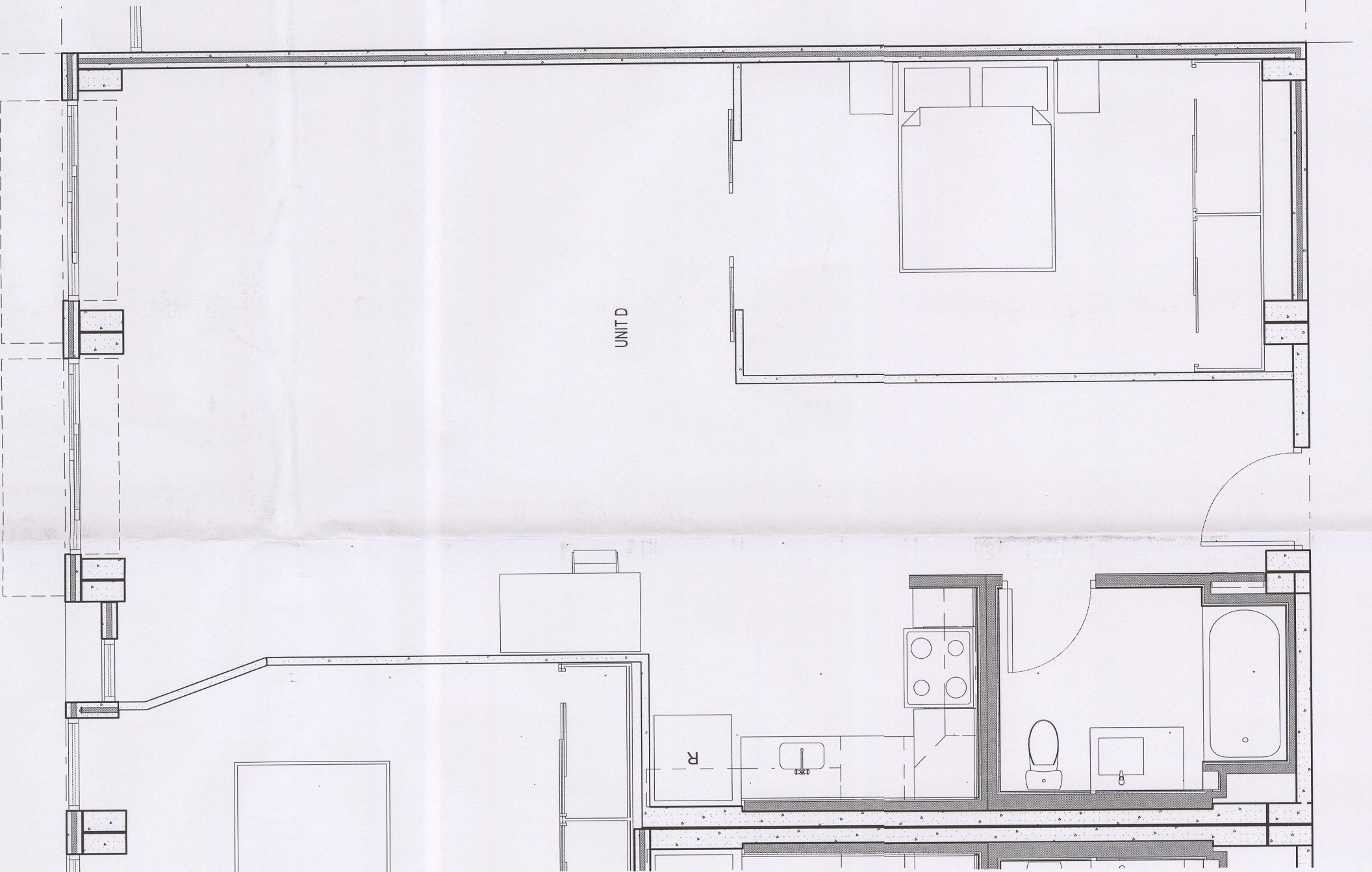
06.177.9 LV Land Partners - Aquarius Residences



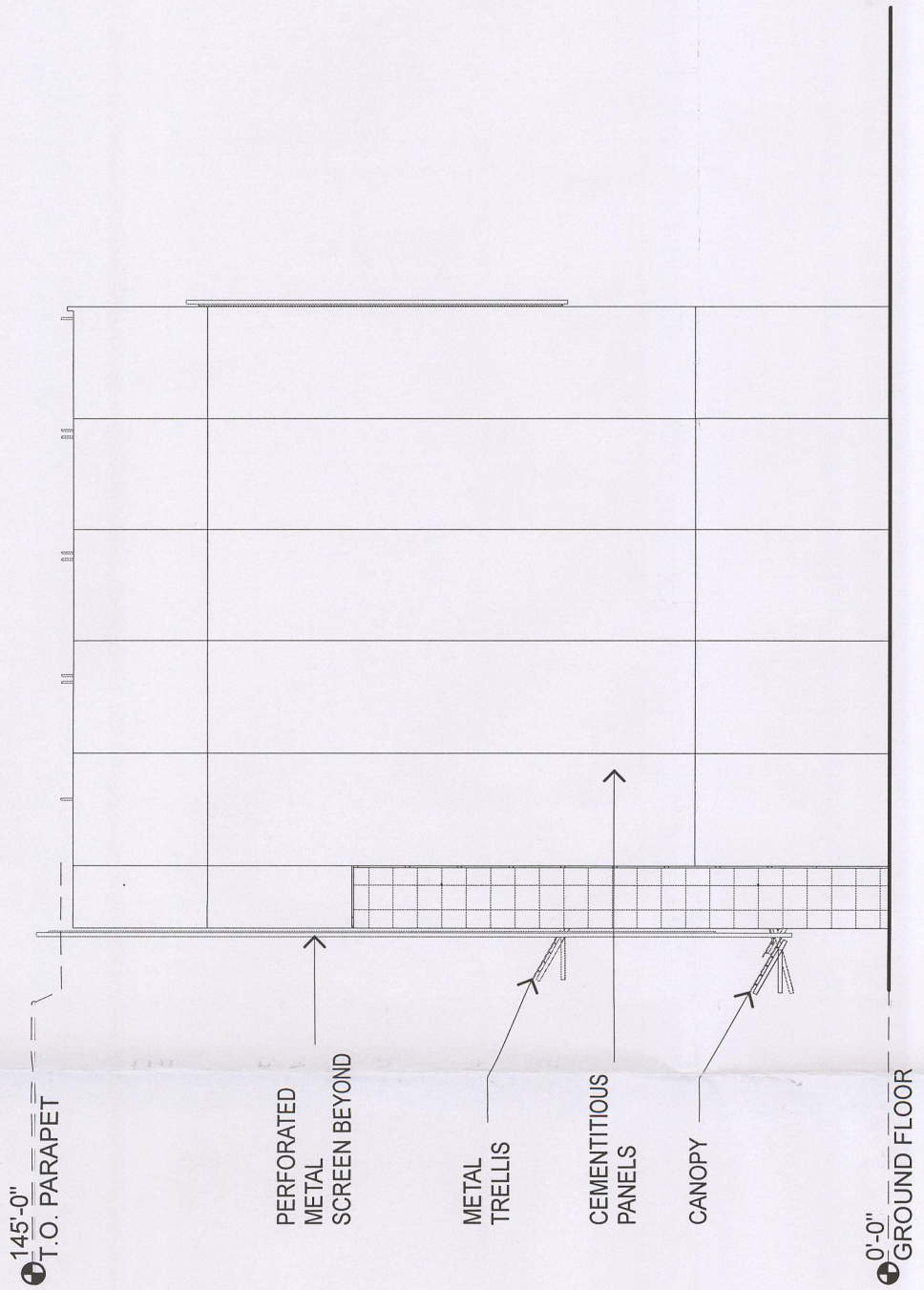
UNIT A-STUDIO & UNIT B-1 B.R.
1/4" = 1'-0"



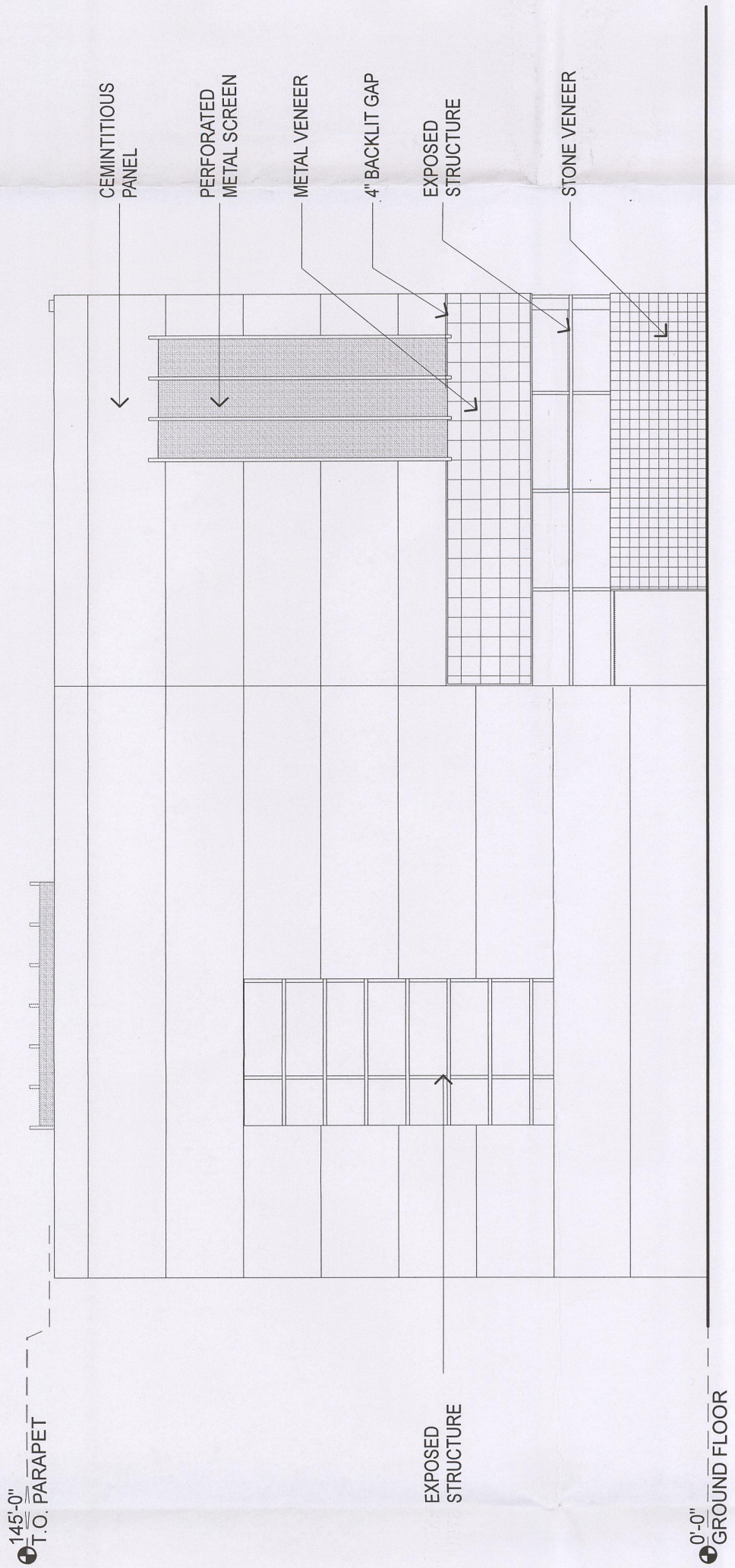
UNIT C - 1 B.R.
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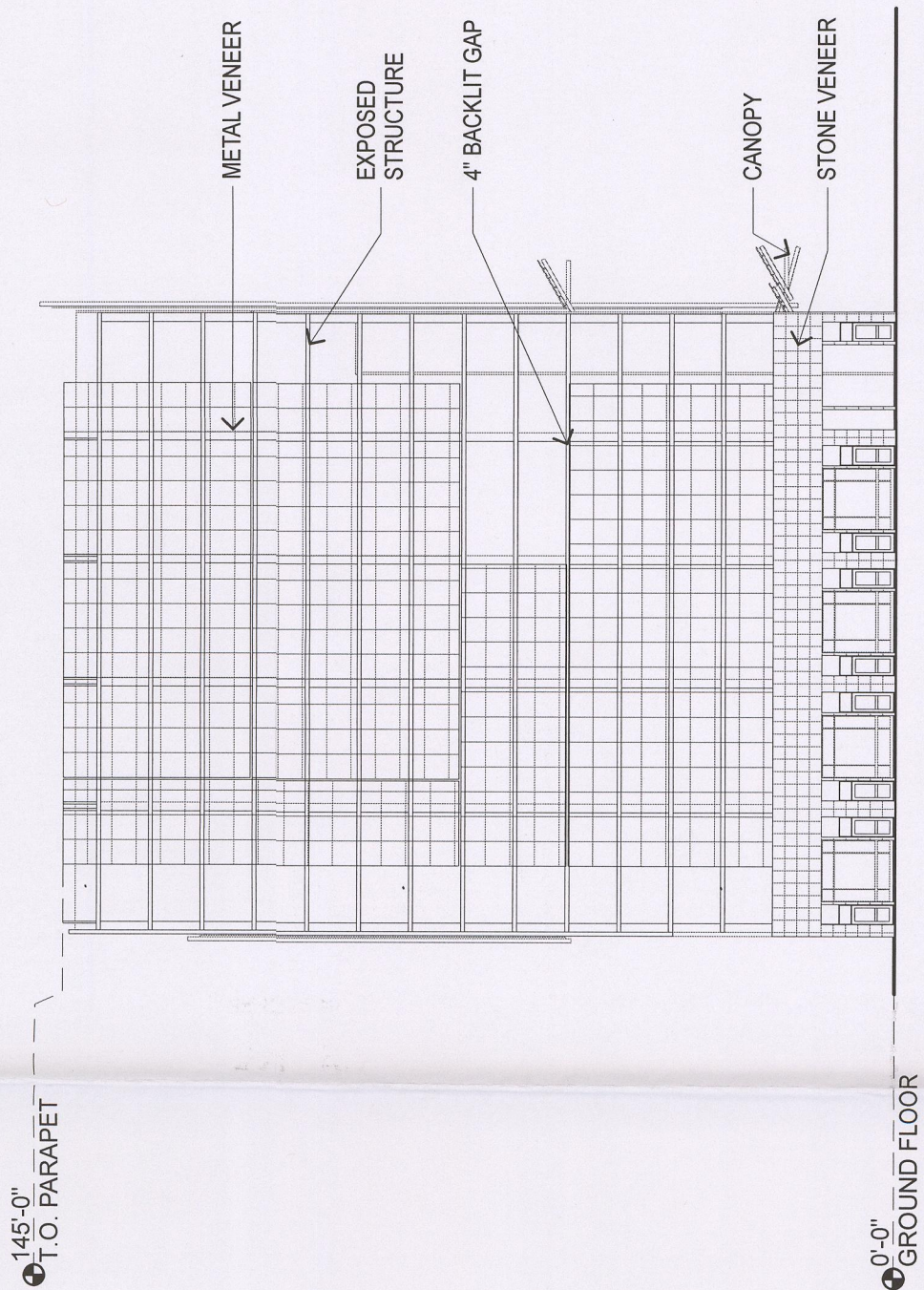
UNIT D - 1 B.R.
1/4" = 1'-0"



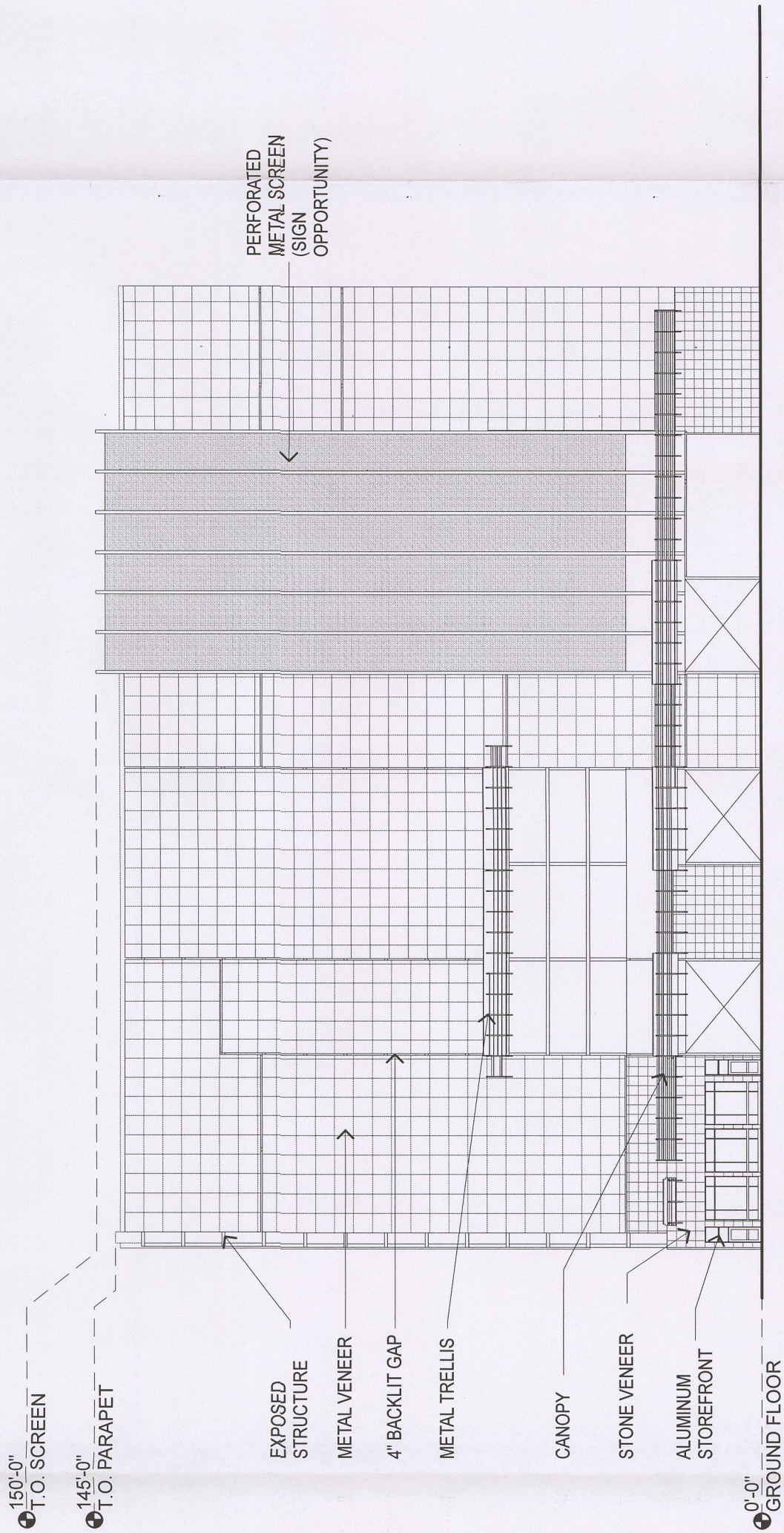
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

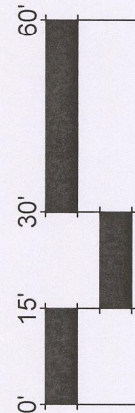


NORTH ELEVATION

GARAGE
ELEVATIONS

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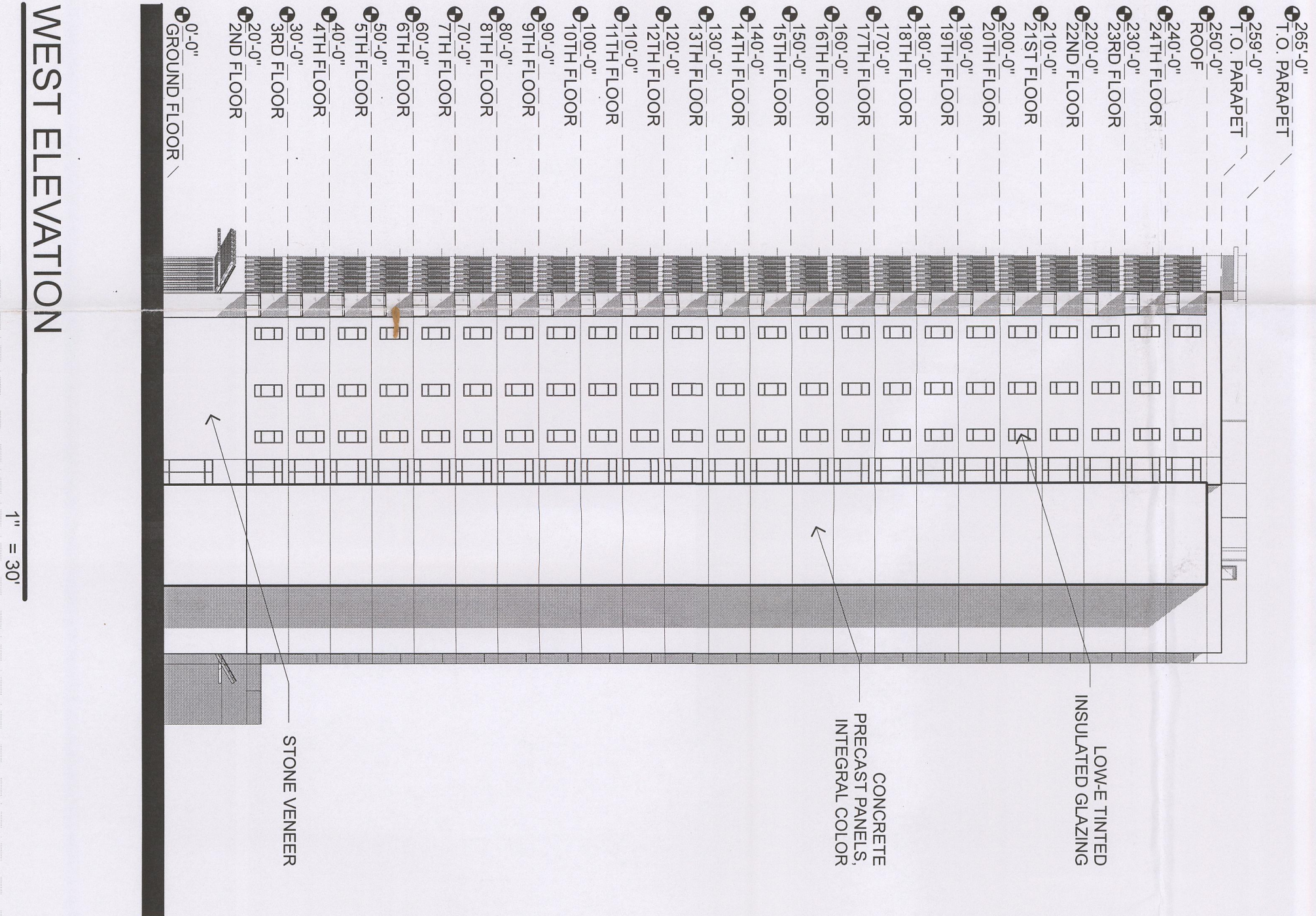
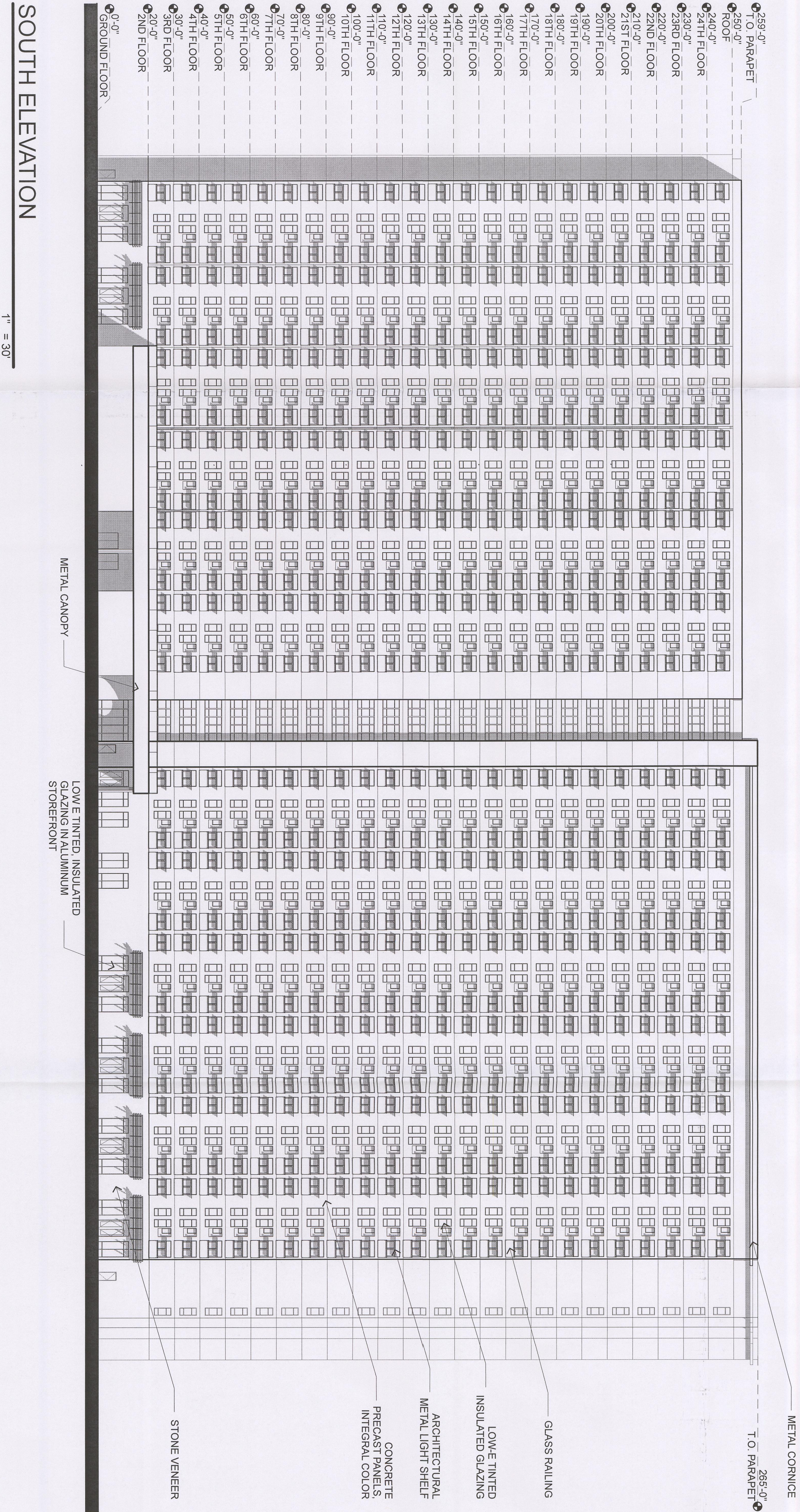
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SUP-42182
SNR-41600

A202

06.177.9 LV Land Partners - Aquarius Residences



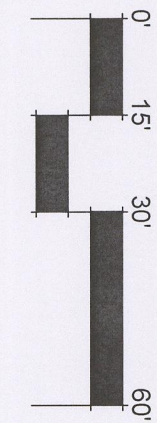
SOUTH ELEVATION

WEST ELEVATION

ELEVATIONS

teamwork/sever/06.177.9 LV Land Partners-Aquarius Apartments; 6/17/2011; 5:35 PM; cmueller

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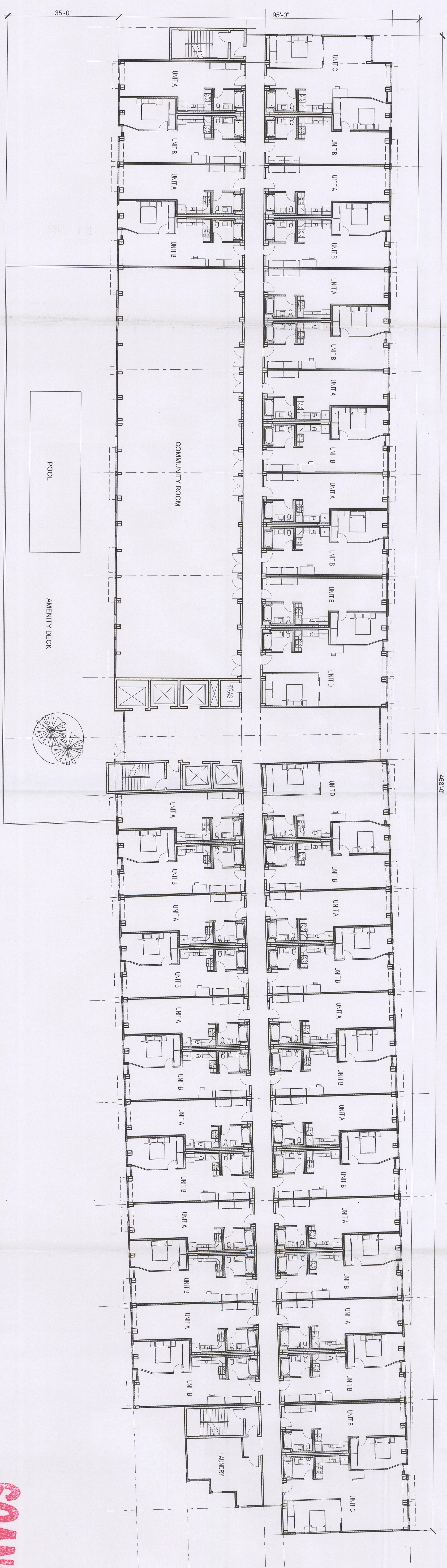


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SUP-42182
SDR-41600
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SECOND FLOOR PLAN

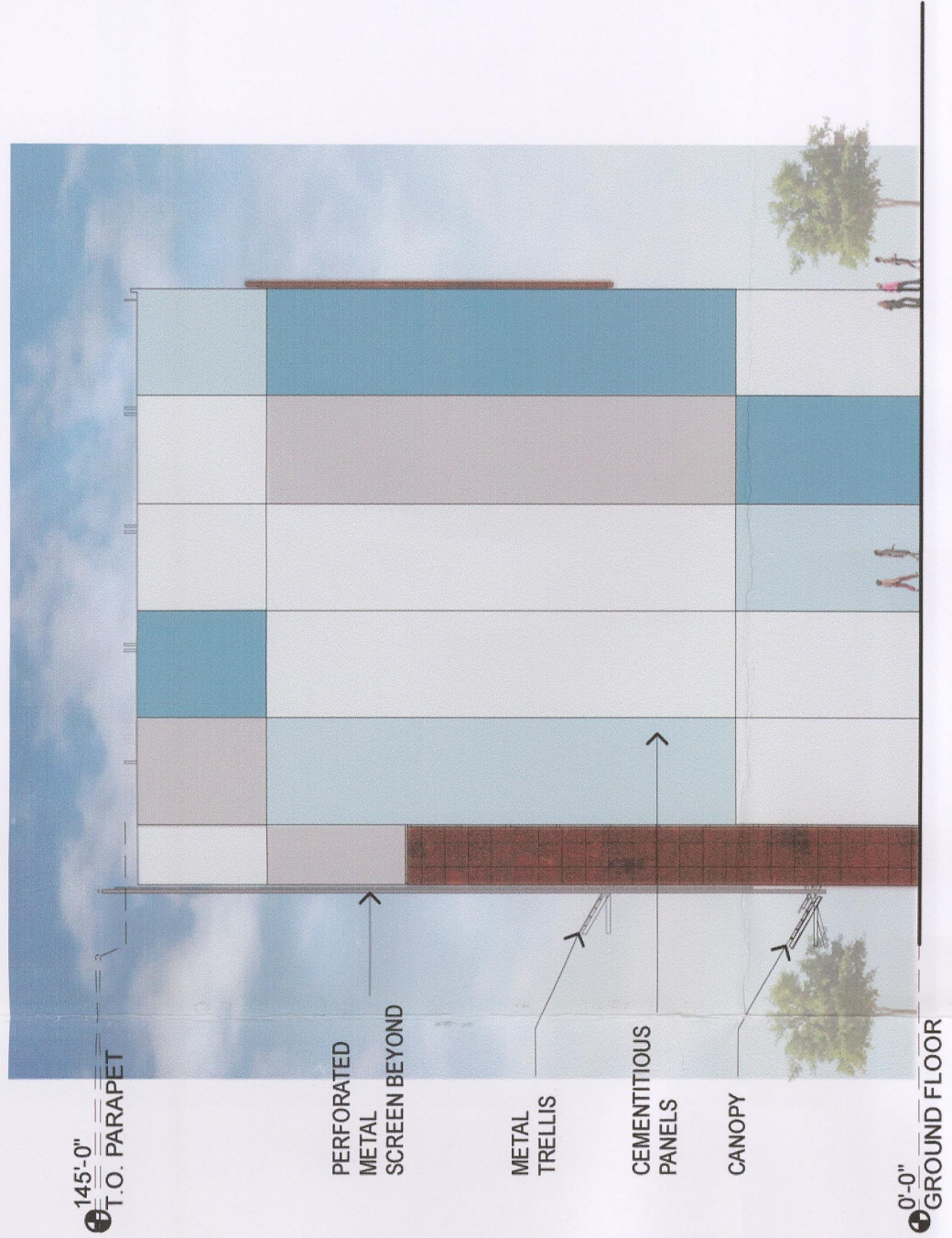
$$\frac{1/16'' = 1'-0''}{}$$


TYPICAL FLOOR PLATE (3RD-24TH)
1/16" = 1'-0"

$$1/16'' = 1'-0''$$


SCANNED

SECOND FLOOR PLAN & TYPICAL FLOOR PLATE



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

LV Land Partners - Aquarius Residences
Site Development Review
3rd Street and Charleston Boulevard
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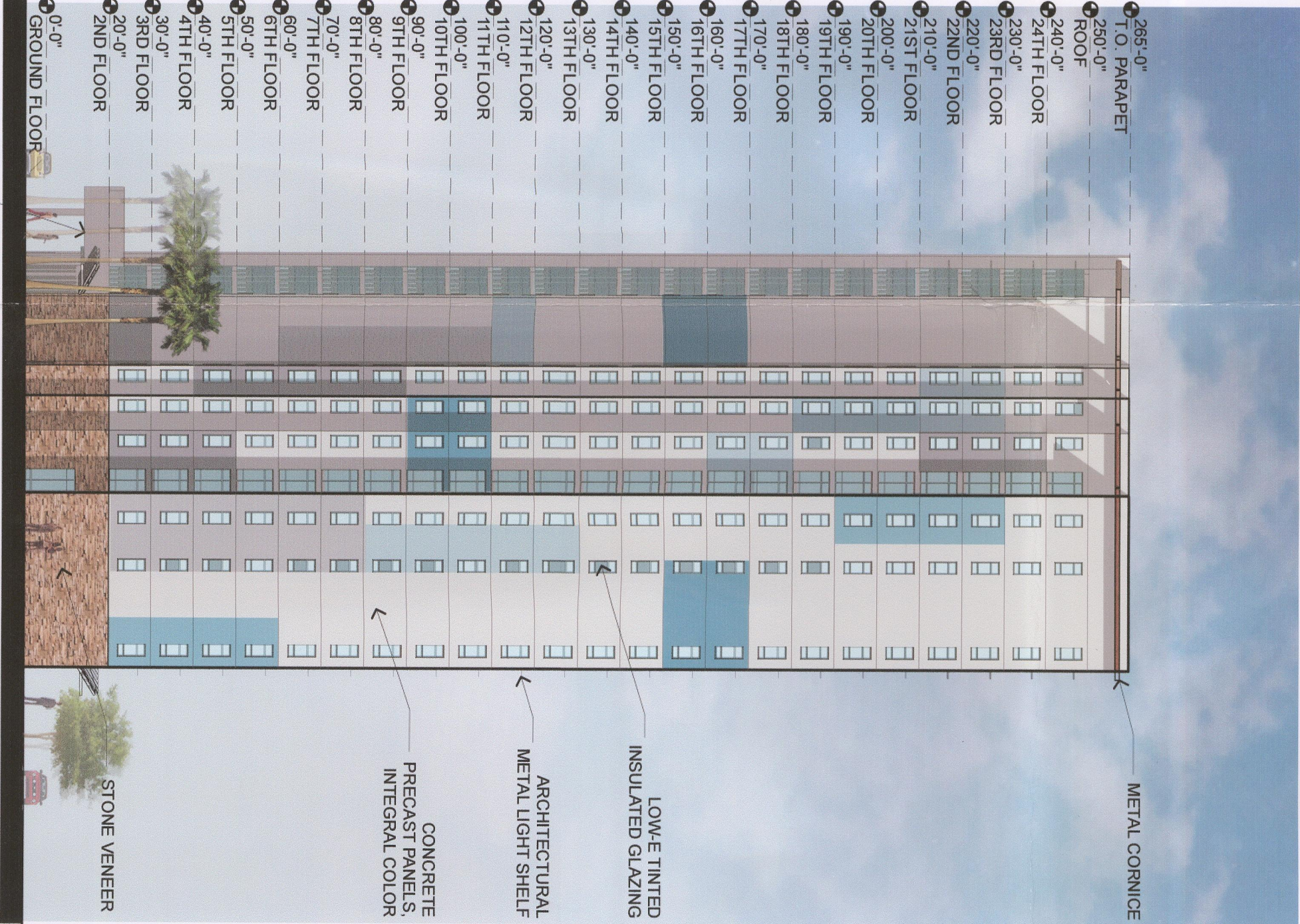


NORTH ELEVATION

1" = 30'

LOW E TINTED, INSULATED
GLAZING IN ALUMINUM
STONE FRONT

248'-0" T.O. PARAPET
GLASS RAILING
LOW E TINTED
INSULATED GLAZING
ARCHITECTURAL
METAL LIGHT SHELF
CONCRETE
PRECAST PANELS,
INTEGRAL COLOR
STONE VENEER



EAST ELEVATION

1" = 30'

METAL CORNICE
248'-0" T.O. PARAPET
LOW E TINTED
INSULATED GLAZING
ARCHITECTURAL
METAL LIGHT SHELF
CONCRETE
PRECAST PANELS,
INTEGRAL COLOR
STONE VENEER

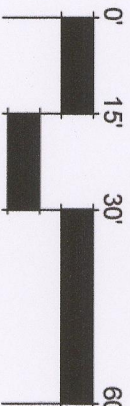
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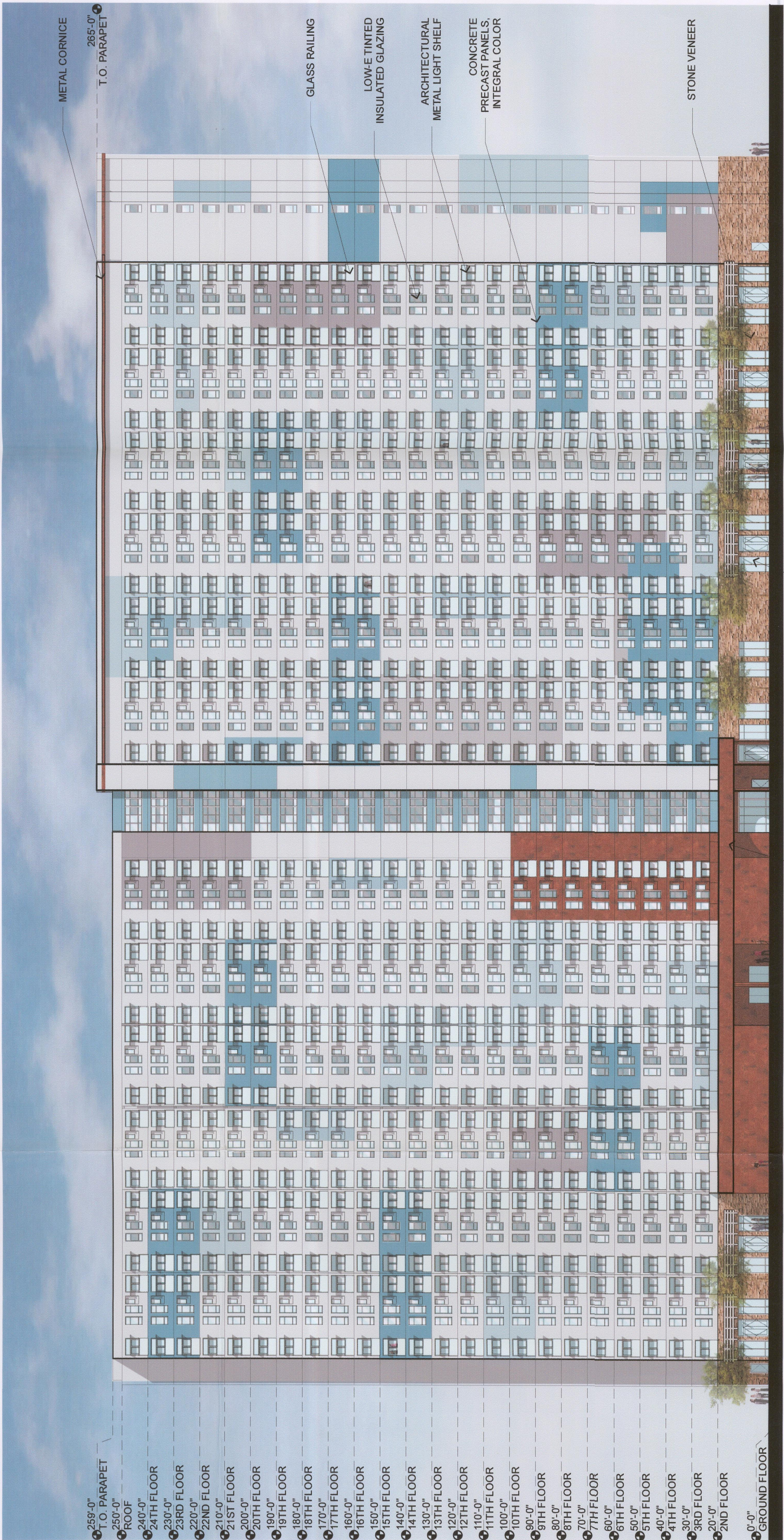
ELEVATIONS

LV Land Partners - Aquarius Residences

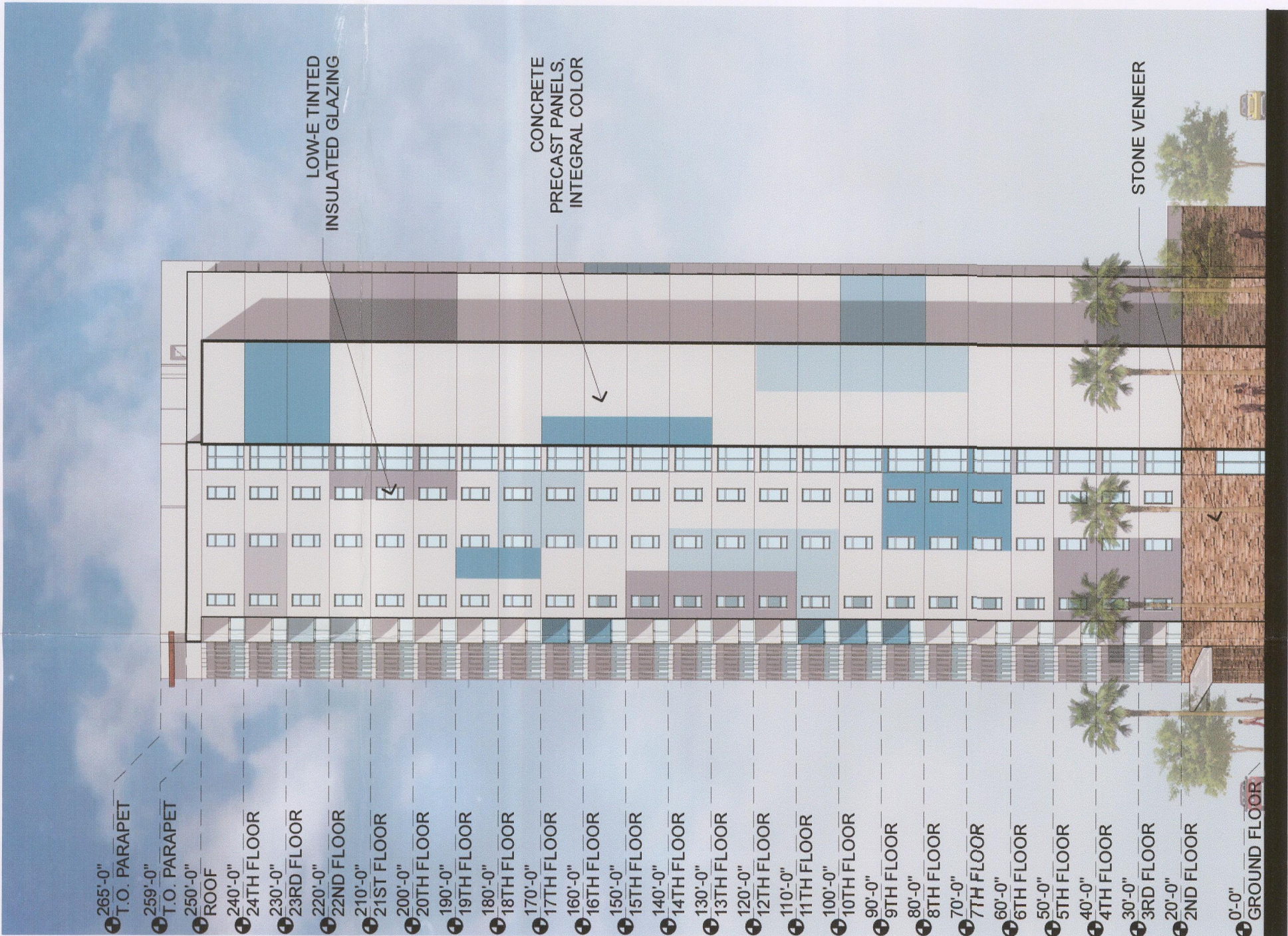
Site Development Review

3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104





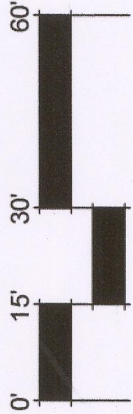
SOUTH ELEVATION



WEST ELEVATION

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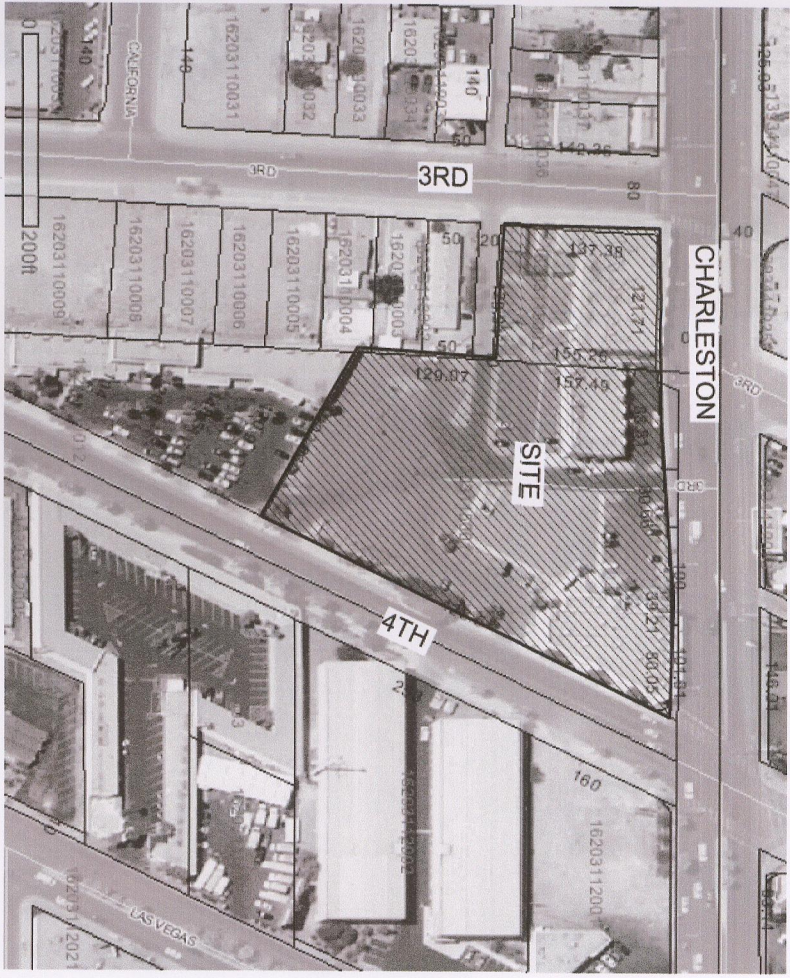
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ELEVATIONS



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	162-03-115-001 162-03-115-002
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	MIXED USE (RETAIL, COMMERCIAL, AND RESIDENTIAL)
SITE AREA	116,305 NSF 2.67 NET ACRES

BUILDING SETBACKS (18.08.050 Table 1 Note 4, 6)	REQUIRED
FRONT	0'-0"
REAR	0'-0"
SIDE STREET	0'-0"
REAR	20'-0"

MAX HEIGHT	NA
ACTUAL HEIGHT	270'-0"
LOT COVERAGE ALLOWED	NA
ACTUAL LOT COVERAGE	59%

COMMERCIAL AREA	
TOTAL SQUARE FOOTAGE	33,000 SF

UNITS	
STUDIO	483
1 BEDROOM	561
TOTAL	1,150 UNITS

PARKING AREA	
BUILDING AREA	PROVIDED
COMMERCIAL	NA
STANDARD PARKING SPACES	NA

1,222 STANDARD PARKING STALLS
IN AUTOMATED GARAGE
2 STANDARD, 1 H.C. ON GRADE
1,235 PARKING STALLS PROVIDED
NOTE: AUTOMATED PARKING GARAGE
ACCOMMODATES H.C. PARKING

SCANNED

SITE PLAN



SITE / GROUND FLOOR PLAN

1" = 30'

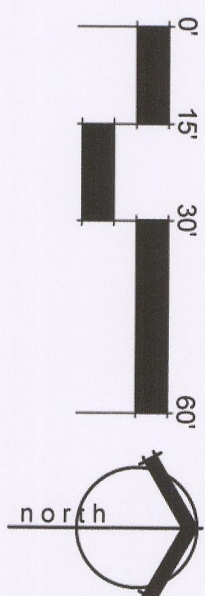
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Site Development Review

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06.16.11

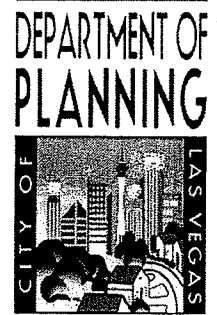
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AS I 0042182
SDR-41600

06.17.17 LV Land Partners - Aquarius Residences



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

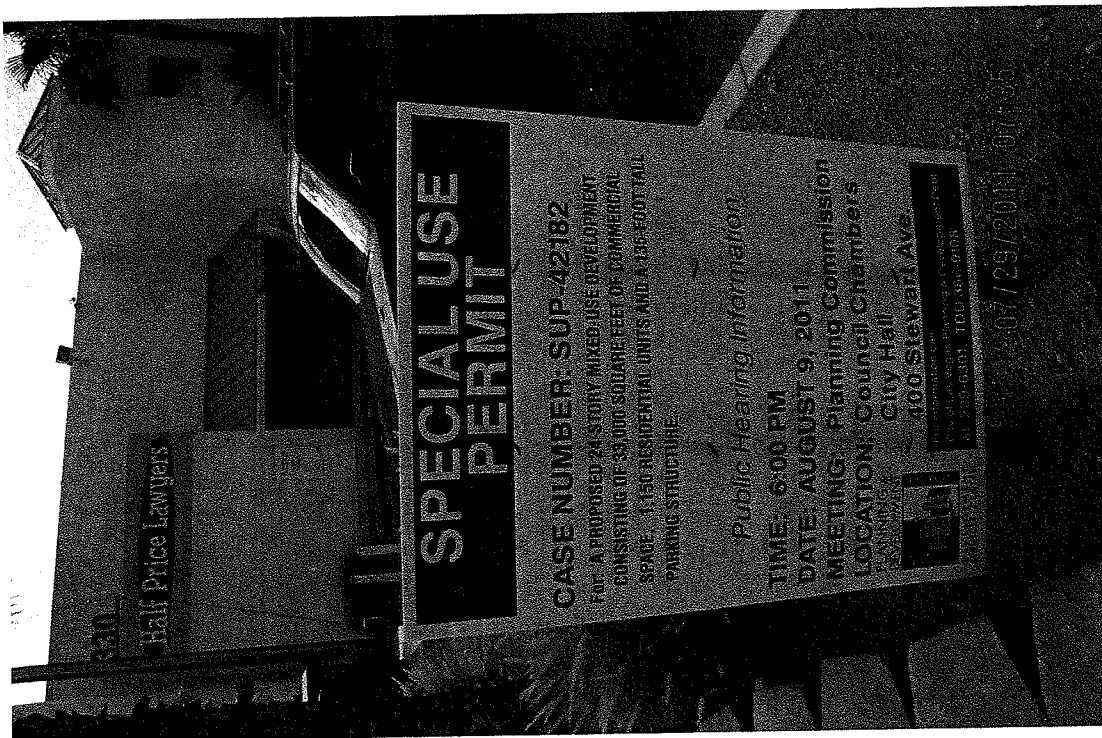


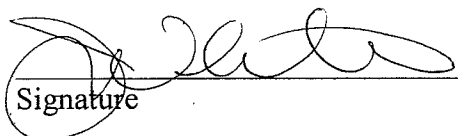
CASE NUMBER: SUP-42182

MEETING DATE: 08/09/11 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

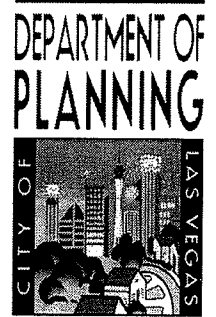
7-29-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY



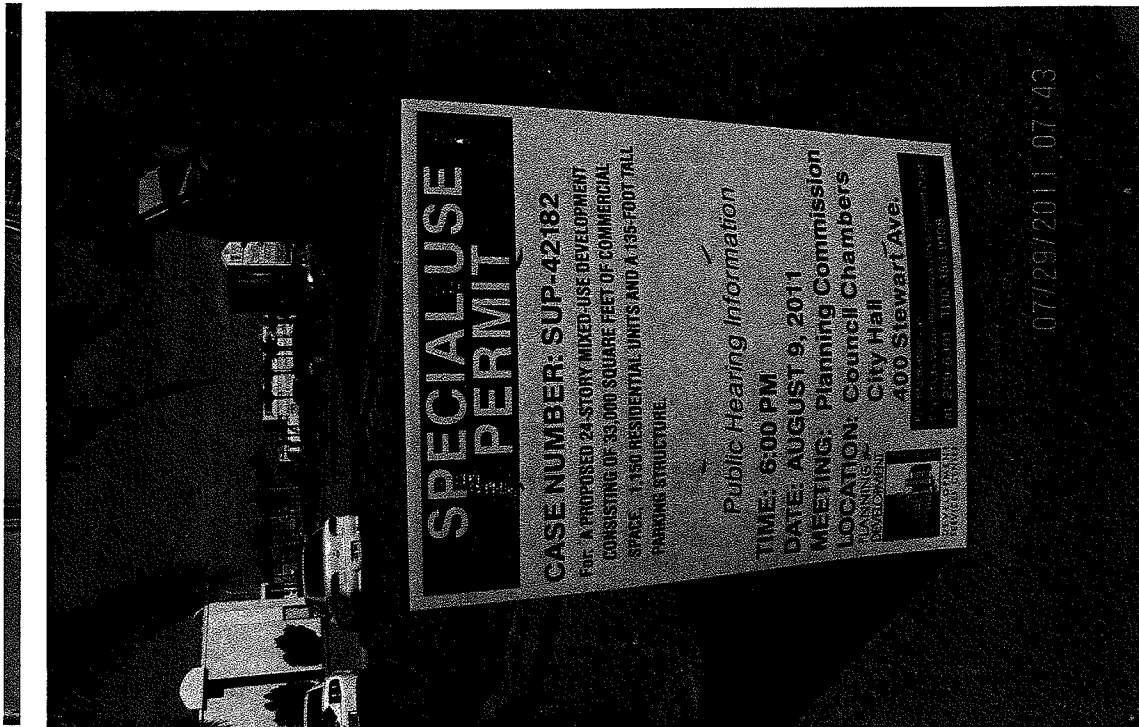
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: SUP-42182

MEETING DATE: 08/09/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

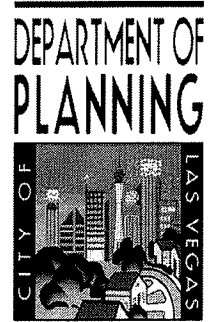
7-29-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

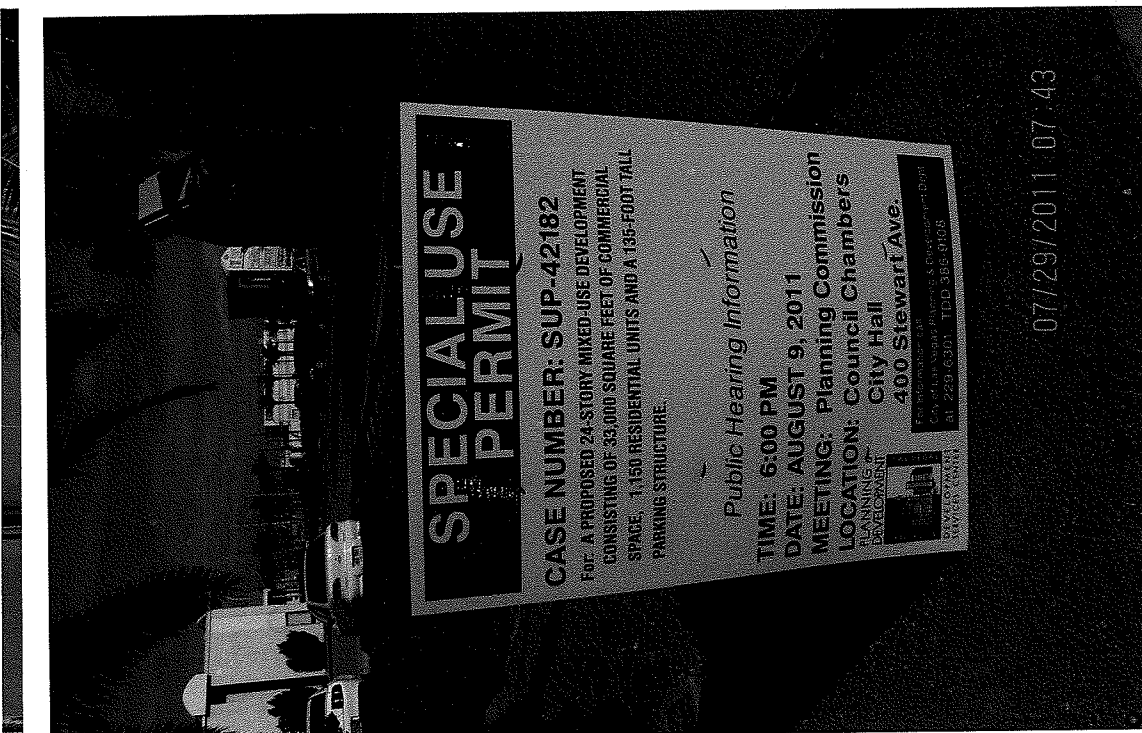


CASE NUMBER: SUP-42182

MEETING DATE: 08/09/11 PC

292

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



2

[Signature]
Signature

7-29-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

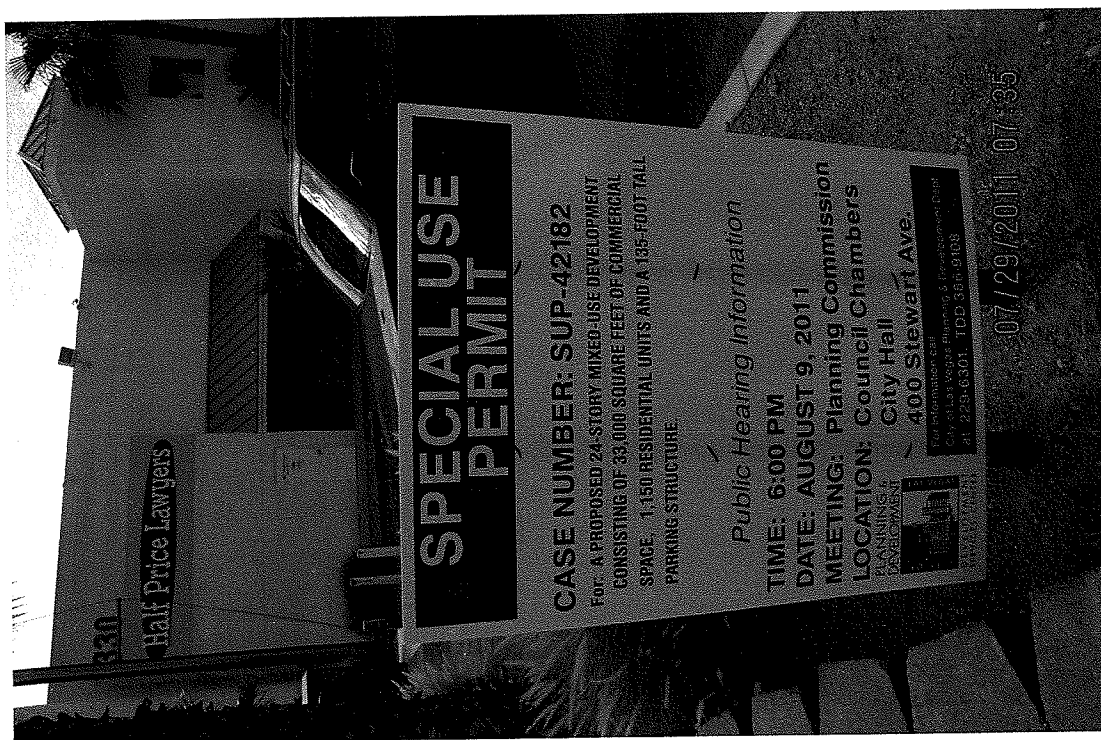


CASE NUMBER: SUP-42182

MEETING DATE: 08/09/11 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

7-29-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

20070502-0004490

Fee: \$17.00 RPTT: \$127,500.00
N/C Fee: \$0.00

05/02/2007 14:50:00
T20070075599

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEV

Debbie Conway ADF
Clark County Recorder Pgs: 5

A.P.N.: 162-03-115-001 and 162-03-115-002
File No: NCS-281272-HHLV (ak)
R.P.T.T.: \$127,500.00 C

When Recorded Mail To: Mail Tax Statements To:
305 Las Vegas, LLC
421 Hudson Street
New York, NY 10014

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LiveWork, LLC, a Delaware limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

305 Las Vegas, LLC, a Delaware Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/14/2007

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LiveWork, LLC, a Delaware limited liability company

By: LiveWork Manager, LLC, a Delaware limited liability company, Its Managing Member

Las Vegas Land Partners, LLC, a Delaware limited liability company, Its Managing Member



By: David Mitchell, Its:
Managing Member

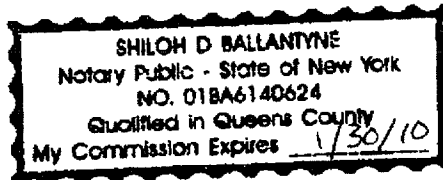
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STATE OF New York)
 : ss.
COUNTY OF Queens)

This instrument was acknowledged before me on March 15, 2007 by David Mitchell, Managing MBR of Las Vegas Land Partners, LLC, a Delaware limited liability company, Managing Member of LiveWork Manager, LLC, a Delaware limited liability company, Managing Member of LiveWork, LLC, a Delaware limited liability company.

Shiloh D Ballantyne
Notary Public

(My commission expires: 1/30/10)



STATE OF New York)
 : ss.
COUNTY OF Queens)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 14, 2007** under Escrow No. **NCS-281272-HHLV**.

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EXHIBIT 'A'

File No.: **NCS-281272-HHLV (ak)**

Parcel 1:

Lot One (1) in Block One (1) of Aquarius Plaza, as shown by map thereof on file in Book 87 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

Lot Two (2) in Block One (1) of Aquarius Plaza, as shown by map thereof on file in Book 87 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 162-03-115-001 & 162-03-115-002

b) _____

c) _____

d) _____

2. Type of Property

a) ☐ Vacant Land b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse d) ☐ 2-4 Plex

e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l

g) ☐ Agricultural h) ☐ Mobile Home

i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book 14 Page: _____

Date of Recording _____

Notes: _____

3. Total Value/Sales Price of Property:

\$ 25,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$ 25,000,000.00

Real Property Transfer Tax Due

\$ 127,500.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: N/A

b. Explain reason for exemption:
N/A

5. Partial Interest: Percentage being transferred: 100 %

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: Seller

Signature: Buyer

Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LiveWork, LLC

Address: 41 East 60th St.

City: New York

State: NY Zip: 10022

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 305 Las Vegas, LLC

Address: 421 Hudson St.

City: New York

State: NY Zip: 10014

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

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-281272-HHLV ak/ME

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV

Zip: 89169

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

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305 LAS VEGAS LLC**Business Entity Information**

Status:	Default	File Date:	4/30/2007
Type:	Foreign Limited-Liability Company	Entity Number:	E0298142007-5
Qualifying State:	DE	List of Officers Due:	4/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20071665414	Business License Exp:	4/30/2011

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers☐ Include Inactive Officers

Managing Member - BARNET LIBERMAN			
Address 1:	421 HUDSON STREET	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10014	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20070298056-19	# of Pages:	1
File Date:	4/30/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070842641-54	# of Pages:	1
File Date:	12/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080405445-32	# of Pages:	
File Date:	6/17/2008	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		

RECEIVED
JUN 16 2011

Document Number:	20100585842-95	# of Pages:	1
File Date:	7/29/2010	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20100585843-06	# of Pages:	1
File Date:	7/29/2010	Effective Date:	
REINSTATED/REVOKED 5-1-2010			

RECEIVED
JUN 16 2011



November 2, 2011

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

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, NY 10014

RE: SUP-42182 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 2, 2011
RELATED TO SDR-41600

Dear Mr. Liberman:

The City Council at a regular meeting held November 2, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2011.

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: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite No. 206
Las Vegas, NV 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



KAEMPFFER**CROWELL**

ATTORNEYS AT LAW

**KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO**LAS VEGAS OFFICE
info@kcrlaw.comLAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7161RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3500
Fax: 775.882.0257CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 21, 2011

Via Facsimile -- 382-4803Ms. Beverly Bridges
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101***Re: Withdrawal of Application Nos. SUP 42182 and SDR 41600***

Dear Beverly:

This office represents the applicant with respect to the above referenced applications. We respectfully request that these applications be withdrawn without prejudice. If you have any questions, please feel free to call me.

Thank you.

Sincerely,

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO
Tabitha D. Fiddymont

TDF/ll

cc: Flinn Fagg

RECEIVED



September 8, 2011

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

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, NY 10014

RE: SUP-42182 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011
RELATED TO SDR-41600

Dear Mr. Liberman:

The City Council at a regular meeting held September 7, 2011, HELD IN ABEYANCE the request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the November 2, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

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

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite No. 206
Las Vegas, NV 89104

CITY OF LAS VEGAS
400 STEWART AVENUE
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

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

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2011

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

**RE: SUP-42182 - SPECIAL USE PERMIT RELATED TO SDR-41600
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Liberman:

Your request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 9, 2011.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed-Use use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41600) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

FM-0073-07-11



Mr. Barnet Liberman
SUP-42182 - Page Two
August 10, 2011

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

This item will be considered by the City Council on September 7, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



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 27, 2011

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

**RE: SUP-42182 - SPECIAL USE PERMIT RELATED TO SDR-4160
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Liberman:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, August 3, 2011** 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, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

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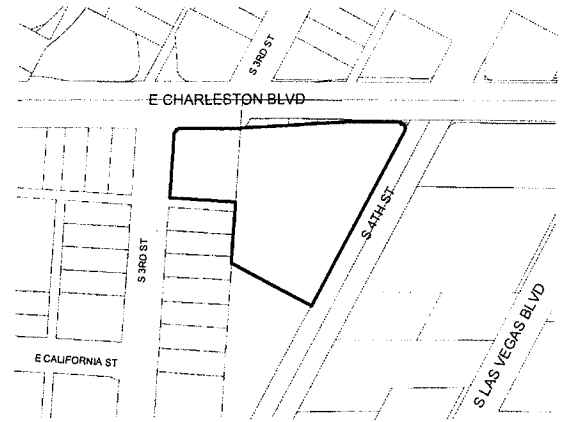
Application Information

SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42182 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, INCLUDING 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

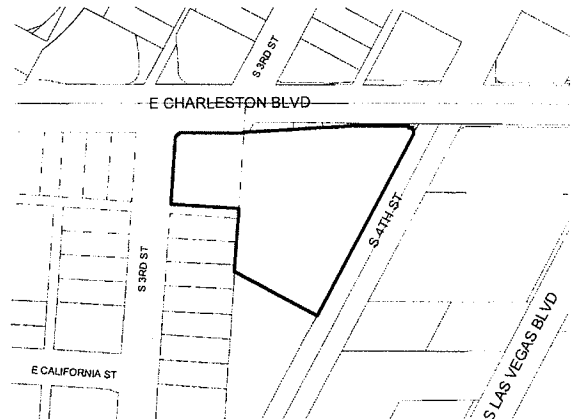
Application Information

SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42182 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, INCLUDING 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



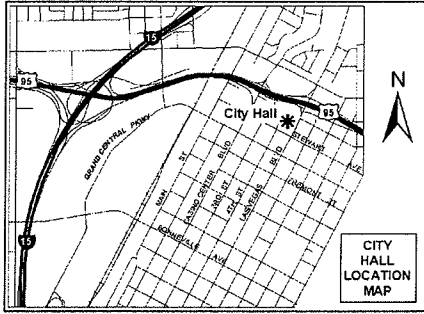
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

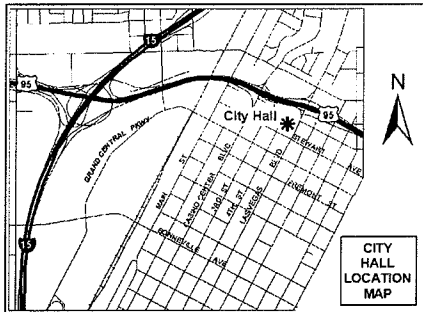
Please use available blank space on card for your comments.

SUP-42182 & SDR-41600

Planning Commission Meeting of 8/9/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-42182 & SDR-41600

Planning Commission Meeting of 8/9/2011

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 6, 2011
Re: **SUP-42182** Barnet Liberman SWC Charleston Blvd. & Fourth St.
Request for a Special Use Permit for a proposed 24-story mixed-use development

COMMENTS:

We have no comment on the Request for a for a Major Amendment of a previously approved Special Use Permit (SUP-20519) to add a proposed 24-story mixed-use development, including 33,000 square feet of commercial space, 1,150 residential units and a 135-foot tall parking structure at the southwest corner of Charleston Boulevard and Fourth Street.

We note that this site is the subject of a Site Development Plan Review SDR-41600; all site-related conditions of approval are addressed with that action.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, July 07, 2011 5:50 PM
To: Carman Burney
Subject: CLV Planning Commission Review -- LVVWD Comments

Hi Carman. Here are our comments.

Thanks!
Doa

Agenda Item: #11 (SUP-42265)
APN #: 125-34-515-001
Address: 7085 West Ann Road, Suite #120
Comments: Special Use Permit for a 1,500 square-foot massage establishment. **Ex. 2" meter w/2" RPPA, (4) 1 1/2" meters w/1 1/2" RPPAs; no fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #15 & #16 (SUP-41599 & SDR-41829)
APN #: 139-34-410-056 through 059
Address: Northeast corner of Casino Center Boulevard and Coolidge Avenue
Comments: Special Use Permit for a proposed 16-story mixed-use development and a Site Development Plan Review for 16,000 square-foot commercial space and 330 multi-family residential units.
056 - Ex. 3/4" meter w/1" DCVA.
057 - Ex. 5/8" meter without backflow prevention.
058 - Ex. 5/8" meter without backflow prevention.
059 - (2) Ex. 5/8" meters without backflow prevention.
No fireline exists. Meters will need to be upsized and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #17 & #18 (SUP-42182 & SDR-41600)
APN #: 162-03-115-001 and 002
Address: Southwest corner of Charleston Boulevard and Fourth Street
Comments: Special Use Permit and Site Development Plan Review for a proposed 24-story mixed-use development, consisting of 33,000 square-feet of commercial space, 1,150 residential units and a 135-foot tall parking structure.
001 - Ex. 4" meter without backflow prevention; 1 1/2" meter w/1 1/2" RPPA; 6" meter w/6" DCDA; 5/8" meter without backflow prevention.
002 - (2) Ex. 1" meters w/1" RPPAs; 4" meter and 5/8" meter both require backflow protection for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 & #23 (SUP-42177 & SUP-42178)
APN #: 126-24-517-004
Address: 7161 North Hualapai Way
Comments: Special Use Permit for liquor Sales (For off-premise consumption) and Gaming Establishment within a proposed 5,730 square-foot Convenience Store. **Ex. 1" meter w/1" RPPA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #24 (SDR-42176)
APN #: 126-24-517-003 and 004
Address: 7161 North Hualapai Way
Comments: Site Development Plan Review for a proposed 5,730 square-foot Convenience Store with Gas Pumps and a 2,360 square-foot Car Wash. **Ex. 1" meter w/1" RPPA. Car Wash requires an increase in meter size and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #25 (SUP-42225)
APN #: 162-05-402-007

Development Notification

PC Meeting: August 09, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SUP-42182

Towne Terrace Apartments

18b The Las Vegas Arts District

West Huntridge NA

Beverly Green NA

25

Beverly Palms Apartments

Downtown Business Operators Council

Francisco Park NA

Fremont Street Experience Business Association

Gateway Neighborhood Association

Glen Heather Estates NA

Hillside Heights NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Mayfair NA

Newport Lofts

Orleans Square HOA

Rancho Manor NA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

**CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS**

FROM: **Clark County Department of Aviation**

APPLICATION NUMBERS: **SUP-42182 & SDR-41600**

PROJECT: **24-Story Mixed-Use Development**

LOCATION: **162-03-115-001, 002**

MEETING DATES: **08/09/11 Planning Commission and 09/07/11 City Council**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-42182

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

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

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**

SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SDR-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **AUGUST 9, 2011**
CITY COUNCIL: **SEPTEMBER 7, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 8, 2011**

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

LIST COMMENTS BELOW:

**RELATED TO
PREVIOUSLY ROUTED
SDR-41600**

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

SUP Application

YK

Report Date 06/27/2011 07:14 AM

Submitted By

Page 1

A/P # 42182 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/16/2011 16:24	983510	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

SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SDR-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, INCLUDING 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Parent A/P # 20519

Project # 42182 Project/Phase Name AQUARIUS APARTMENTS

Size/Area 0.00 Size Description

Proposed Start

Proposed Stop

Phase #

Subdivision Code

% Complete Formula

% Completed 0.00

Property/Site Information

Parcel 16203115001

Location

Owner/Tenant

Contact ID AC1393925

Name 305 LAS VEGAS L L C

Mailing Address 421 HUDSON ST

City NEW YORK

ZIP/PC 10014-3646

Day Phone (212)243-1320 x

Fax (212)243-7305

Organization

State/Province NY

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

320 E CHARLESTON BLVD
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 100
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 102
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 103
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 104
LAS VEGAS, 89104-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 06/27/2011 07:14 AM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**320 E CHARLESTON BLVD 105
LAS VEGAS, 89104-320 E CHARLESTON BLVD 201
LAS VEGAS, 89104-320 E CHARLESTON BLVD 202
LAS VEGAS, 89104-320 E CHARLESTON BLVD 203
LAS VEGAS, 89104-320 E CHARLESTON BLVD 204
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LAS VEGAS, 89104-330 E CHARLESTON BLVD 204
LAS VEGAS, 89104-320 E CHARLESTON BLVD 101
LAS VEGAS, 89104-**A/P Addresses**

No Other Addresses are associated to this Application

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 06/27/2011 07:14 AM**Submitted By**

Page 3

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16203115001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1393925 ☐ Foreign
Effective		Expire			
Name	305 LAS VEGAS L L C				
Day Phone	(212)243-1320 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(212)243-7305	Mobile		Profession	
E-Mail					
Address	421 HUDSON ST NEW YORK, NY 10014-3646				
Seasonal Addr					

Valid From To**Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	N	Capacity	APPL	Contact ID	AC1889396 ☐ Foreign
Effective		Expire			
Name	BARNET LIBERMAN				
Day Phone	(212)243-1320 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(212)243-7305	Mobile		Profession	
E-Mail					
Address	421 HUDSON STREET NEW YORK, NY 10014				
Seasonal Addr					

Valid From To**Comments** No Comments

Report Date 06/27/2011 07:14 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #
Orientation Attended

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC817940 ☐ Foreign
Effective
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x
Pager
Fax (702)839-1213
E-Mail
Address 1200 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #
Orientation Attended

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

There are no items in this list

Report Date 06/27/2011 07:14 AM

Submitted By

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Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
41600	Not Dependent
Check Open Cases	1
Case # 88027	
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
ROW	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	1
Z-LEGAL	
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/16/2011 16:36	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/16/2011 16:36	30.00
PROCESSING FEE	P	06/16/2011 16:36	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
451399	DEVCO	1	Incomplete	☐		06/27/2011 07:13		

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 06/27/2011 07:14 AM

Submitted By

Page 6

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
451400	NEIGH P&S	1	Incomplete	☐	06/27/2011 07:13			
451401	B&S PLAN	1	Incomplete	☐	06/27/2011 07:13			
451402	FLOOD	1	Incomplete	☐	06/27/2011 07:13			
451403	TRAFFIC	1	Incomplete	☐	06/27/2011 07:13			
451404	TEFO	1	Incomplete	☐	06/27/2011 07:13			
451405	SURVEY	1	Incomplete	☐	06/27/2011 07:13			
451406	SID	1	Incomplete	☐	06/27/2011 07:13			
451407	SEWER	1	Incomplete	☐	06/27/2011 07:13			
451408	ROW	1	Incomplete	☐	06/27/2011 07:13			
451409	LAND DEV	1	Incomplete	☐	06/27/2011 07:13			
451410	FIRE ENG	1	Incomplete	☐	06/27/2011 07:13			
451411	ENGDESIGN	1	Incomplete	☐	06/27/2011 07:13			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By BSTICKA

Modified Date/Time 06/16/2011 16:24

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y DINA (Not Always Required)	Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

981094

06/27/2011 07:13

Report Date 06/27/2011 07:14 AM

Submitted By

Page 7

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

Project #	A/P Type	Status	Stage	Relation
41600	SDR		Completed	Not Dependent

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
N Project of Regional Significance?
N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use

MIXED USE

N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/09/2011	PC	SCHEDULED			
BSTICKA	06/16/2011		0	0	0

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	06/16/2011 16:37		0.00
	KRISTEN NEUMAN ID OK APTUS CK #6711 702-839-1200				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SUP-20519
Project Address (Location) 330 E. Charleston Boulevard
Project Name Aquarius Apartments Proposed Use Mixed Use
Assessor's Parcel #(s) 162-03-115-001 and 002 Ward # 3-Reese
General Plan: existing MXU proposed n/a Zoning: existing C-2 proposed n/a
Commercial Square Footage 58,000 Floor Area Ratio _____
Gross Acres 2.67 Lots/Units 1,100 Density _____
Additional Information _____

PROPERTY OWNER 305 Las Vegas LLC Contact Barnet Liberman
Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305
City New York State NY Zip 10014
E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman Contact Barnet Liberman
Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305
City New York State NY Zip 10014
E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th Street Phone: (702) 839-1200 Fax: (702) 839-1213
City Las Vegas State Nevada Zip 89104
E-mail Address kristen@aptusgroup.com

Property Owner Signature*

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

Print Name Barnet L. Liberman

Subscribed and sworn before me

This 16th day of JUNE, 20 11.

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-42182</u>
Meeting Date:	<u>8/9/11</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>6/20/11</u>
Received By:	<u>ASurman</u>

*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: **SUP-42182** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Barnet L. Liberman

Subscribed and sworn before me

This 16th day of June, 20 11

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

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

June 16, 2011

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

APN: 162-03-115-001 and 002

Re:

a. Special Use Permit

Architecture

Engineering

Planning

Interiors

Landscape

To Whom It May Concern:

We respectfully submit this application for a Special Use Permit for the project "Aquarius Residences" at 4th Street and Charleston. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

This project proposes to have 1,150 apartments and 33,000 sf of commercial and an automated parking structure which has 1232 parking spaces with 3 on grades spaces.

Access to the automated parking structure will be off of the driveway that crosses the site from 4th Street to 3rd Street. All commercial tenants will be serviced from the front doors. There is no rear service access for the commercial tenants.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades.

We are also requesting a waiver to allow the use of Mediterranean Fan Palms where Date Palms are required. The height of the palm trees will be per code at 25' and spaced at 30'-0" o.c.

With this application we are requesting an encroachment permit to allow for the awnings and trellises which compliment the façade and shelter storefront entrances to project out over the Right of way line.

The owners of this project will encourage all of its tenants to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint and appropriately sized mechanical units. Also, the downtown location of this project encourages pedestrian usage which is enhanced by the proximity of the bus routes.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

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JUN 16 2011

SUP-42182

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment the residential units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

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JUN 16 2011

SUP-42182



Site and Project Information

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JUN 16 2011

LV Land Partners - Aquarius Residences

Site Development Review
3rd Street and Charleston Boulevard

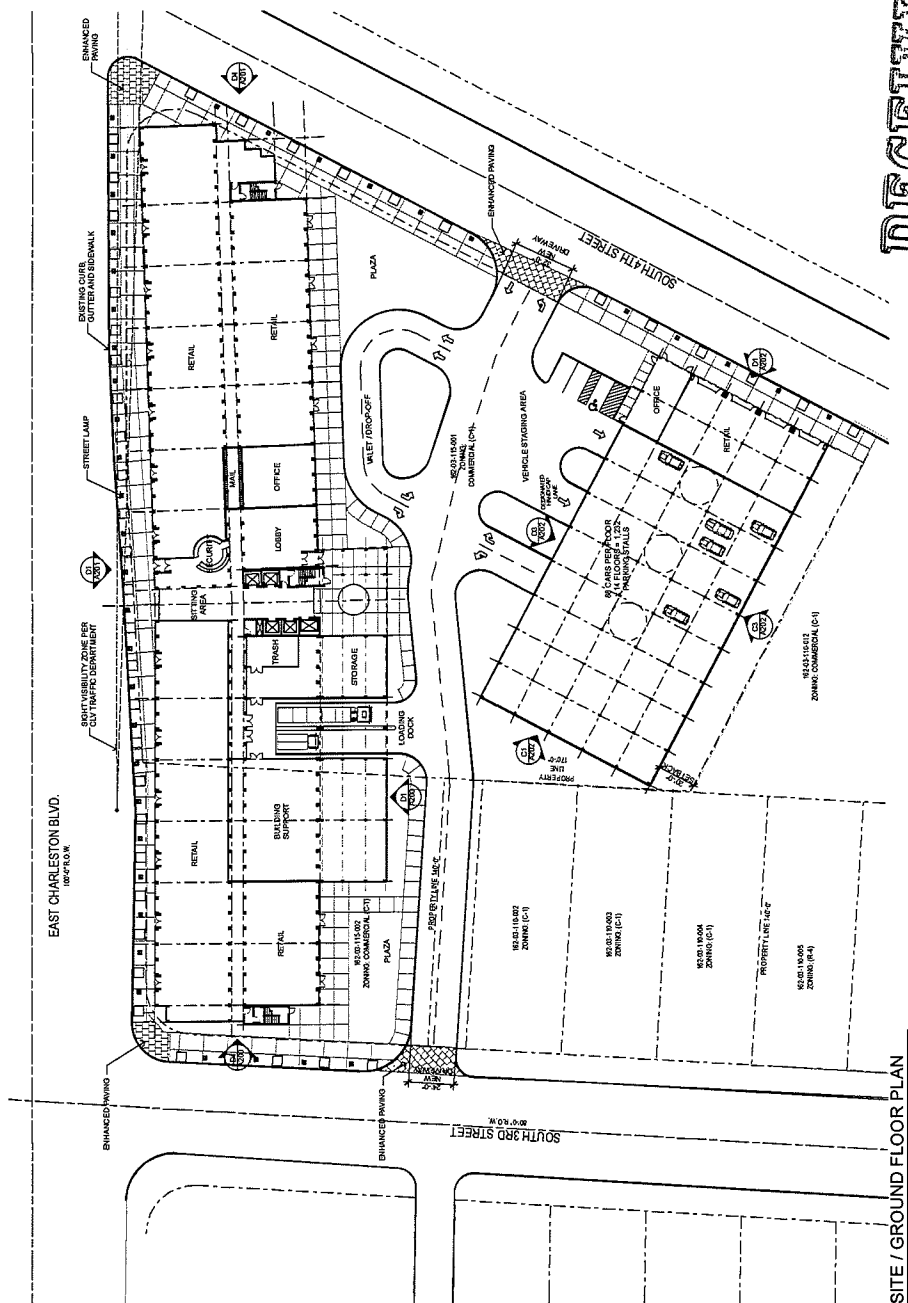
Las Vegas, Nevada 89104

SITE PLAN

AS100

177.9 LV Land Partners - Aquarius Residences

SUP-42182™
SDR-41600

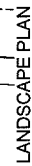


SITE / GROUND FLOOR PLAN

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APTUS

200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
9702.839.1200
9707.839.1713



LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
	MONTE COAST	prosoya		24' feet
	SHOENETICACIA	lance elegans		24' feet
	LEGUM FICUS DATE PALM	-		24' feet
SHRUBS				
	TEXAS RANGER	Neoraphan fulvum		5 gal
	GERMANDER	Green Chief		5 gal
	DAIVA	white spray		5 gal
	CEPHE ANTHIE	-		15 gal
	MEXICAN AGE	AND BUSH		5 gal
GROUND COVER				
	DEERT CAMPT	myrsine perfolium		5 gal
	LANTANA	lantaia		3 gal
	REGAL ART FOUNTAIN GRASS	multicaule capillia Hypanis		5 gal
	SIZE	COLOR		DEPTH
	24" CRUSHED GRANITE	TONE SELECTED BY ARCHITECT FROM AVAILABLE STD COLORS		MIN 2" DEEP
	1/4" WASH GRANITE	TONE SELECTED BY ARCHITECT FROM AVAILABLE STD COLORS		MIN 2" DEEP

LANDSCAPE PLAN

10017

SUP-42182

SDR-41600

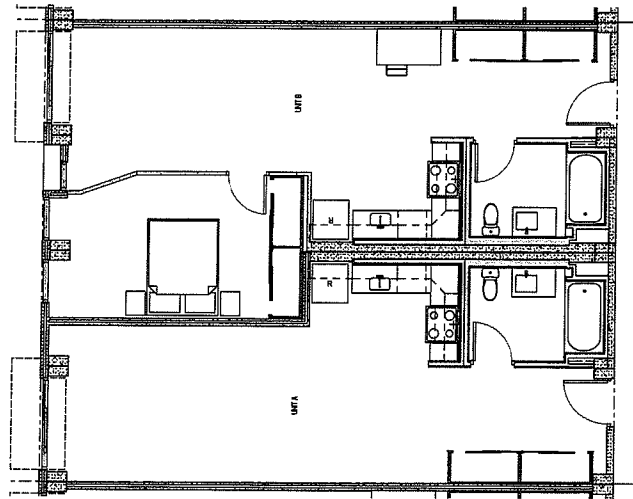
LV Land Partners - Aquarius Reservoir Site Development Review

street and Charleston Boulevard
Las Vegas, Nevada 89104

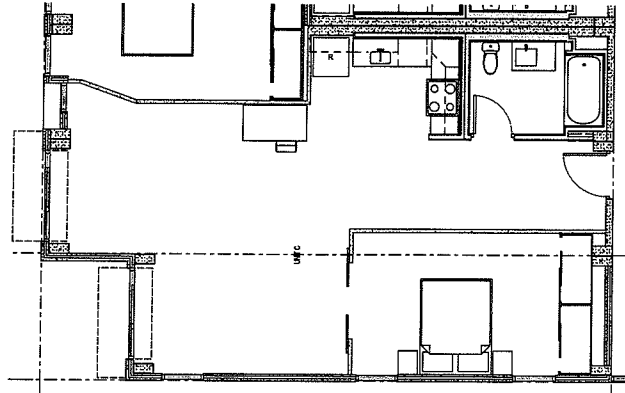
APIOS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

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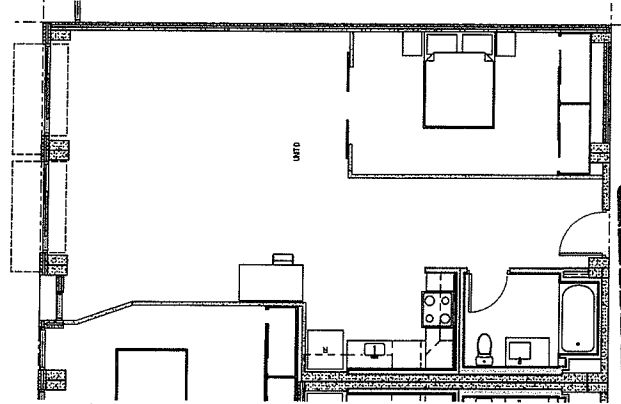
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213



UNIT A-STUDIO & UNIT B-1 B.R.
1/4" = 1'-0"



UNIT C-1 B.R.
1/4" = 1'-0"



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JUN 10 2011
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04.14.11

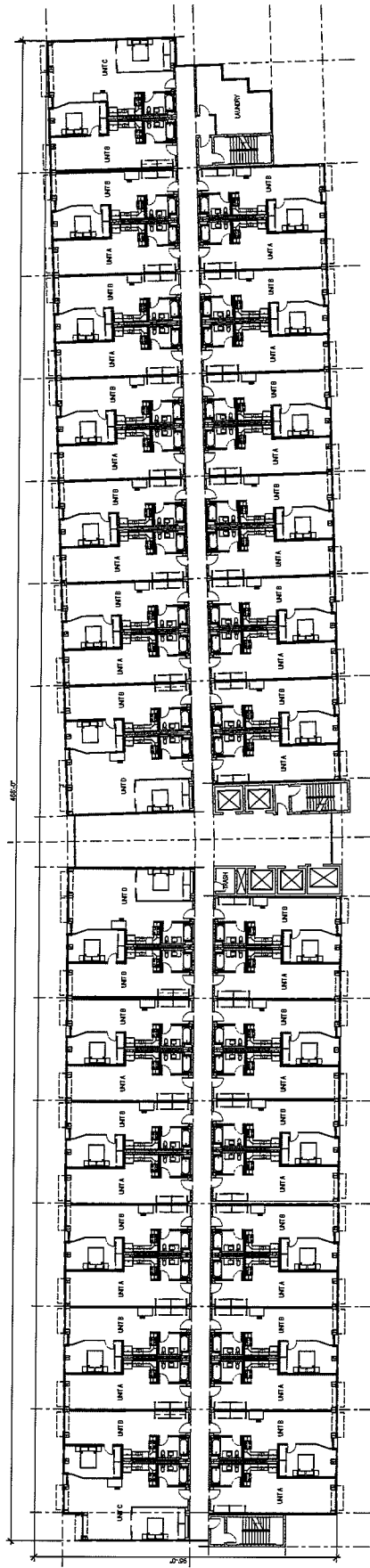
LV Land Partners - Aquarius Residences
Site Development Review
3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

UNIT PLANS

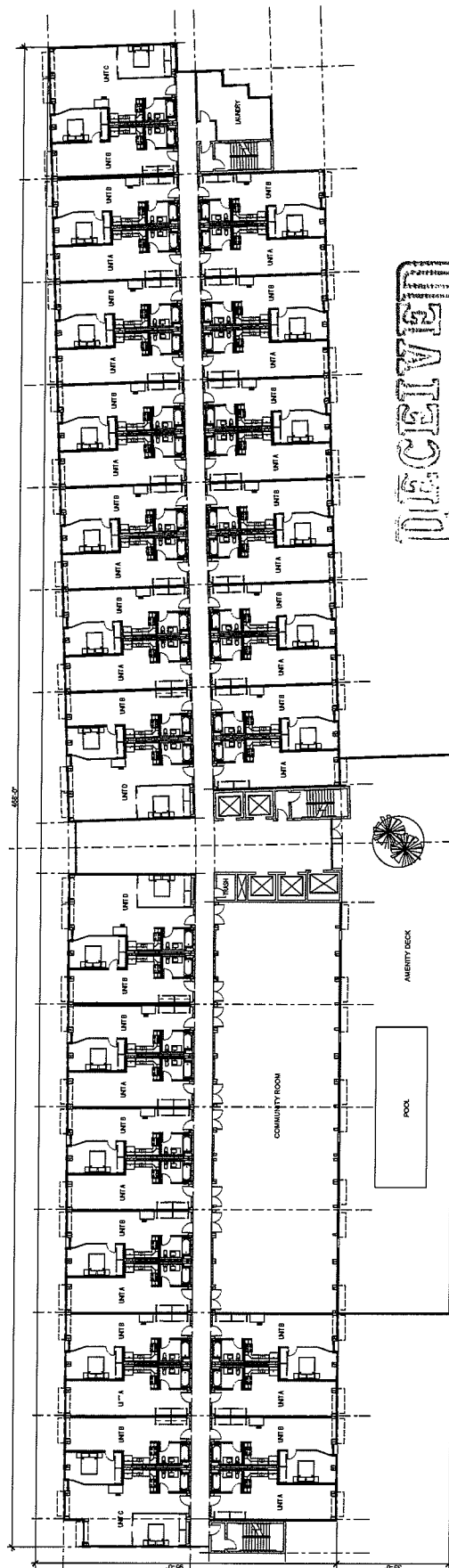
A101

SUP-42182
SDR-41600

APTUS
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1000 South 4th Street
Las Vegas, Nevada 89104
P: 702.891.1112
F: 702.891.1113



TYPICAL FLOOR PLATE (3RD-24TH)
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"

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JUN 16 2011

LV Land Partners - Aquarius Residences
Site Development Review
3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

SECOND FLOOR
PLAN & TYPICAL
FLOOR PLATE

A100

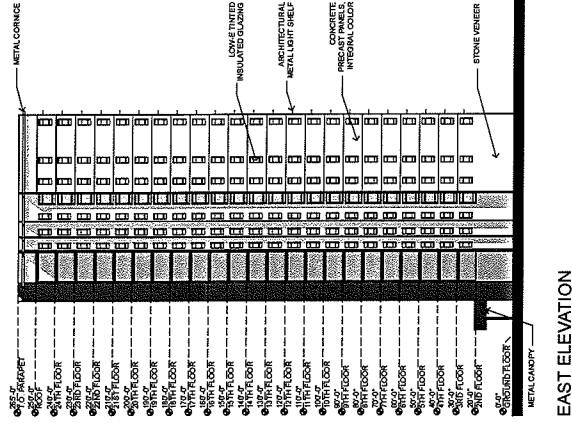
SUP-42182

SDR-41600

City of Las Vegas ZDC Schematic 06.16.11



APR 2011
1000 South 4th Street
Las Vegas, Nevada 89104
702.333.1213



EAST EVALUATION

SDR-41600

