



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2016

Kamran Fouladbakhsh
11022 Santa Monica Boulevard, Suite #230
Los Angeles, California 90025

**RE: EOT-64273 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF JUNE 1, 2016**

Dear Mr. Chebotarev:

The City Council at a regular meeting held on June 1, 2016 **APPROVED** a request for an Extension of Time of an approved Site Development Plan Review (SDR-49986) FOR A TEMPORARY PARKING LOT on 0.84 acres at 201 South 4th Street and 200 South Las Vegas Boulevard (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This approval shall expire 07/01/19 unless another extension of time is approved by the City Council.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-49986).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:nl

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 7-1-1
www.lasvegasnevada.gov



/city of las vegas



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Kamran Fouladbakhsh
11022 Santa Monica Boulevard, Suite #230
Los Angeles, California 90025

**RE: EOT-64273 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 1, 2016**

Dear Applicant:

Please be advised the City Council at its regular meeting on *June 1, 2016* as referred to above, will consider your request. This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, May 26, 2016* 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP: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 7-1-1

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-64273 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:
PROVIEW SERIES 17, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-49986) FOR A TEMPORARY PARKING LOT on 0.84 acres at 201 South 4th Street and 200 South Las Vegas Boulevard (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **JUNE 1, 2016**

CASE PLANNER: **STEVE GEBEKE** ☒ **CONSENT**

Comments Due: **MAY 10, 2016**

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 **Steve Gebeke** (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

6/1/16 cc AS

Report Date 04/18/2016 04:15 PM

Submitted By

Page 1

A/P # 64273 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/14/2016 16:08	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-64273 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-49986) FOR A TEMPORARY PARKING LOT on 0.84 acres at 201 South 4th Street and 200 South Las Vegas Boulevard (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P # 49986
Project # 64273 Project/Phase Name CARSON AVENUE TEMPORARY PARKIN
Size/Area 0.00 Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13934610023

Location

Owner/Tenant

Contact ID AC3030711 Name PROVIEW SERIES 17 L L C
Mailing Address 144 N BRISTOL AVE Organization
City LOS ANGELES State/Province CA
ZIP/PC 90049 Country
Day Phone Evening Phone
Fax Mobile #
☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

200 S LAS VEGAS BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934610023
13934610031

Report Date 04/18/2016 04:15 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC3030711 ☐ Foreign
Effective Expire
Name PROVIEW SERIES 17 L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 144 N BRISTOL AVE
LOS ANGELES, CA 90049
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 Y Capacity APPL Contact ID AC2171102 ☐ Foreign
Effective Expire
Name KAMRAN FOULADBAKSHI
Day Phone (702)468-9900 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 11022 SANTA MONICA BLVD
LOS ANGELES, CA 90025
Seasonal Addr
Valid From To
Comments No Comments

Report Date 04/18/2016 04:15 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	04/14/2016 16:25	300.00
Total Unpaid	0.00	Total Paid	300.00

Activity Review Details

Detail	SUBMITTAL CHECKLIST (EOT)	Modified By	JMARSHALL	Modified Date/Time	04/14/2016 16:04
Comments	No Comments				

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/18/2016 04:15 PM

Submitted By

Page 4

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N 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 # 49986

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/01/2016	CC	SCHEDULED		0	0	0
JMARSHALL	04/14/2016	SGEBEKE	04/18/2016			

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#	970040	04/14/2016 16:27		0.00
	BY TOM BURKART, DSC, X6853; TRANSFER MEMO 55126, 261000, J41001, \$300.00, JOANN CROLLI, PARKING SERVICES DIV, X1020.				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Proview Series 17, LLC
Project Address (Location) 201 S. 4th Street and 200 S. Las Vegas Boulevard
Project Name Temporary Parking Lot Proposed Use Temp Parking Lot
Assessor's Parcel #(s) 139-34-610-023 and 031 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.85 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Kamran Fouladbakhsh Contact construction126@gmail.com
Address 11022 Santa Monica Boulevard, Suite 230 Phone: (702) 468-9900 Fax: _____
City Los Angeles State CA Zip 90025
E-mail Address _____

APPLICANT Same as Property Owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Same as Property Owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below

Property Owner Signature Kamran Fouladbakhsh

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

Print Name Kamran Fouladbakhsh

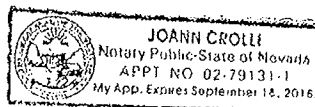
Subscribed and sworn before me

This 30 day of March, 20 16

Joann Crolli

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # EOT-64273

Meeting Date: 5-1-16

Total Fee: 300.00

Date Received: 4-14-16

Received By: JFoul

*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-64273** APN: 139-34-610-023 and 139-34-610-031

Name of Property Owner: Proview Series 17 LLC

Name of Applicant: Kamran Fouladbakhsh

Name of Representative: _____

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: _____

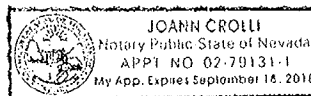
Signature of Property Owner: K Fouladbakhsh

Print Name: Kamran Fouladbakhsh

Subscribed and sworn before me

This 30 day of March, 2016

Joann Crolli
Notary Public in and for said County and State



RECEIVED

APR 14 2016

PROVIEW SERIES, LLC

April 1, 2016

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

RE: Extension of Time – Temporary Parking Lot

At this time, I would like to request a three (3) year Extension of Time allowed by the Temporary Parking Lot Ordinance for the following parking lots located at:

201 S. 4th Street – APN: 139-34-610-031

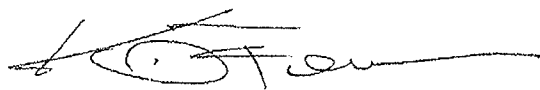
200 S. Las Vegas Boulevard – APN: 139-34-610-023

The initial request for the Temporary Parking Lots was approved as part of SDR-49986.

This Extension of Time will allow the parking lots to remain open keeping the current public parking inventory which benefits local businesses and visitors to the downtown area.

Thank you for your consideration

Sincerely,



Kamran Fouladbakhsh
Proview Series 17, LLC

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APR 14 2016

1115 S. Casino Center Blvd #3, Las Vegas, Nevada 89104
construction126@gmail.com
Tel: (702)750-1668

EOT-64273



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

July 1, 2013

Mr. Kamran Fouladbakhsh
Proview Series 17, LLC
11022 Santa Monica Boulevard, Suite #230
Los Angeles, California 90025

**RE: SDR-49986 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2013**

Dear Mr. Fouladbakhsh:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.84 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. This approval shall be void three 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.
2. Conformance to conditions of approval of Z-0100-64.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/27/13, except as amended by conditions herein.
4. Prior to use, 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
150 NORTH RANGHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89101

VOICE 702.229.6301
FAX 702.414.0352
TTY 702.386.9108
www.cityoflasvegasnevada.gov

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APR 13 2013

EOT-64273

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Mr. Kamran Fouladbakhsh
Proview Series 17, LLC
SDR-49986 - Page Two
July 1, 2013

Public Works

7. Required off-site improvements shall be per the Downtown Centennial Standards section VII.F.3.g. We note that site plan proposes option "b" which permits installation of a view fence to substitute for other off-site improvements.
8. The driveway on Fourth Street and the northern driveway on Las Vegas Boulevard shall be ingress only.

This action by the Department of Planning staff on July 1, 2013 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL clb

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APR 14 2016

EOT-64273



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 25, 2011

Nevada State Bank
PO Box 990
Las Vegas, Nevada 89125

RE: SDR-41271 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Applicant:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011. This approval is subject to:

Added Condition

- A. The approval for this temporary parking lot shall be valid for a period of 36 months from the completion of the construction work and the date of the final off-site inspection, in accordance with the requirements of the Downtown Centennial Plan. Any request to extend this approval shall be by means of a Extension of Time application, submitted in accordance with the requirements of the LVMC Title 19.

Planning

1. The landscape shall be 36-inch box Ash trees along Carson Avenue as required by the Downtown Centennial Plan. A waiver is hereby approved to allow Mexican fan palm trees along the Las Vegas Boulevard frontage in accordance with the submitted landscape plan.
2. Conformance to conditions of approval of Z-0100-64.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 05/31/11 except as amended by conditions herein.
4. A Waiver from all Downtown Centennial Plan Streetscape and Parking Lot Landscape Requirements is hereby approved.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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APR 14 2016

EOT-64273



5. Prior to use, 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised site plan shall be submitted to and approved by the Department of Planning, prior to or at the time application is made for any permits, depicting conformance to the minimum dimensional standards of Title 19.10. for drive aisles and parking spaces.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South, a 10 foot radius on the southeast corner of Fourth Street and Carson Avenue, and a 10 foot radius on the southwest corner of Carson Avenue and Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits.
12. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards as amended herein concurrent with development of this site. The existing driveways shown on Fourth Street and Carson Avenue may remain as constructed. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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APR 14 2016

EOT-64273

Nevada State Bank
SDR-41271 – Page Three
August 25, 2011

14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue and Las Vegas Boulevard South public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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



Flinn Fagg
Director
Planning

cc: Ms. Tabitha Fiddymment
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

RECEIVED

APR 14 2016

EOT-64273



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 8/25/2011

Page Count: 3

Meeting Date: 8/17/2011

Meeting Type: City Council <=>

Date of Letter: 8/25/2011

Case Number(s): SDR-41271 <=>

Subject of Notice: APPLICANT/OWNER: NEVADA STATE BANK - 201 South 4th Street and 200 Las Vegas Boulevard South <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

SCANNED

QC By:

AUG 29 2011

RECEIVED

APR 14 2016



THIS CARD AND APPROVED PLANS
SHALL BE ON JOB SITE UNTIL PROJECT COMPLETED

City of Las Vegas
BUILDING & SAFETY



PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK
FOR INSPECTION REQUEST CALL 229-4677
FOR SCHEDULING ASSISTANCE CALL: 229-6914

Permit Number: 237784

Permit Type: WALL FENCE

Job Address: 201 S 4TH ST

Apt/Suite:

FD Map#: 02425-45

Project Name: 201 S 4TH STREET

Primary Applicant: E TECH CONSTRUCTION & DEV INC

KEY NUMBER: 456255

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 201	UNDERGROUND ELECTRIC		
☐ 203	UNDER GROUND		
☐ 407	UNDER SLAB PLUMBING		
☐ 405	BUILDING SEWER (YARD LINES)		
☐ 103	STEM WALL-FORMS & REBAR		
☐ 105	PRE SLAB		
☐ 131	WALL GROUT & STEEL		

POUR NO CONCRETE UNTIL ABOVE APPLICABLE ITEMS ARE SIGNED

☐ 107	ROOF SHEATHING		
☐ 109	SHEAR		
☐ 129	EXTERIOR LATH		
☐ 220	ROUGH ELECTRICAL		
☐ 223	LOW VOLTAGE ELECTRIC		
☐ 320	ROUGH MECHANICAL		
☐ 420	ROUGH PLUMBING-TOP OUT		
☐ 120	FRAMING		
☐ 123	INSULATION		
☐ 126	HOOD SHAFT / FIRE WRAP		

DO NOT SHEETROCK UNTIL ABOVE IS APPROVED

☐ 125	DRYWALL NAILING		
☐ 127	CEILING GRID		
☐ 227	ALTERNATE POWER SOURCE		
☐ 240	FINAL ELECTRICAL		
☐ 340	FINAL MECHANICAL		
☐ 423	FINAL GAS TEST		
☐ 440	FINAL PLUMBING		
☒ 140	FINAL BUILDING	COMB. INSP. 69 CLV	4/9/07
☐ 150	OTHER BUILDING		
☐ 225	SIGN INSPECTION		
☐ 231	SERVICE CHANGE		
☐ 235	EMERGENCY ELECTRICAL TEST		
☐ 239	POLE/CONST. POWER		
☐ 260	OTHER ELECTRICAL		

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 305	HOOD / FIRE WRAP		
☐ 310	DUCT WRAP		
☐ 323	MECHANICAL GAS LINE		
☐ 350	OTHER MECHANICAL		
☐ 401	ON SITE SEWER (MAIN)		
☐ 403	ON SITE WATER		
☐ 416	MED GAS		
☐ 419	SEWER ERU COUNT		
☐ 435	GREASE INTERCEPTOR		
☐ 441	IRRIGATION - BACKFLOW PREVENTION DEVICE		
☐ 450	OTHER PLUMBING		
☐ 540	FINAL FIRE		
☐ 543	UG FIRE LINE KICKER		
☐ 545	UG FIRE LINE HYDRO/FLUSH		
☐ 546	UG FIRE LINE FINAL/FLOW		
☐ 550	FIRE OTHER		
☐ 551	AVI		
☐ 640	FINAL PLANNING		
☐ 740	OFFSITE INSPECTION & TESTING		
☐ 650	OTHER		
☐ 901	POOL PRE-GUNITE		
☐ 903	POOL GAS TEST		
☐ 905	POOL PRE-DECK		
☐ 908	POOL SPA INSPECTION		
☐ 910	POOL PRE-PLASTER/FINAL		
☐ 913	TRAILER		
☐ 938	CERT. OF COMPLETION		
☐ 940	CERT. OF OCCUPANCY		
☐ 950	OTHER POOL		

CALL 229-6914 FOR INSPECTIONS LISTED BELOW

☐ 155	CLV-SI INSPECTIONS		
☐ 160	EPOXY / EXPRESS		
☐ 135	ILLUMINATION TEST		

EOT-64273



THIS CARD AND APPROVED PLANS
SHALL BE ON JOB SITE UNTIL PROJECT COMPLETED

City of Las Vegas
BUILDING & SAFETY



PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK
FOR INSPECTION REQUEST CALL 229-4677
FOR SCHEDULING ASSISTANCE CALL: 229-6914

Permit Number: 237783 Permit Type: WALL FENCE

Job Address: 200 S LAS VEGAS BLVD Apt/Suite: FD Map#: 02425-46
Project Name: 200 S LAS VEGAS BLVD

Primary Applicant: E TECH CONSTRUCTION & DEV INC

KEY NUMBER: 456254

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 201	UNDERGROUND ELECTRIC		
☐ 203	UNDER GROUND		
☐ 407	UNDER SLAB PLUMBING		
☐ 405	BUILDING SEWER (YARD LINES)		
☐ 103	STEM WALL FORMS & REBAR		
☐ 105	PRE SLAB		
☐ 131	WALL GROUT & STEEL		

POUR NO CONCRETE UNTIL ABOVE APPLICABLE ITEMS ARE SIGNED

☐ 107	ROOF SHEATHING		
☐ 109	SHEAR		
☐ 129	EXTERIOR LATH		
☐ 220	ROUGH ELECTRICAL		
☐ 223	LOW VOLTAGE ELECTRIC		
☐ 320	ROUGH MECHANICAL		
☐ 420	ROUGH PLUMBING-TOP OUT		
☐ 120	FRAMING		
☐ 123	INSULATION		
☐ 126	HOOD SWIFT / FIRE WRAP		

DO NOT SHEETROCK UNTIL ABOVE IS APPROVED

☐ 125	DRYWALL NAILING		
☐ 127	CEILING GRID		
☐ 227	ALTERNATE POWER SOURCE		
☐ 240	FINAL ELECTRICAL		
☐ 340	FINAL MECHANICAL		
☐ 423	FINAL GAS TEST		
☐ 440	FINAL PLUMBING		
☒ 140	FINAL BUILDING	COMB. INSP. 69 CLV	4-10-13
☐ 150	OTHER BUILDING		
☐ 225	SIGN INSPECTION		
☐ 231	SERVICE CHANGE		
☐ 235	EMERGENCY ELECTRICAL TEST		
☐ 239	POLE/CONST. POWER		
☐ 250	OTHER ELECTRICAL		

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 305	HOOD / FIRE WRAP		
☐ 310	DUCT WRAP		
☐ 323	MECHANICAL GAS LINE		
☐ 350	OTHER MECHANICAL		
☐ 401	ON SITE SEWER (MAIN)		
☐ 403	ON SITE WATER		
☐ 416	MED GAS		
☐ 419	SEWER ERU COUNT		
☐ 435	GREASE INTERCEPTOR		
☐ 441	IRRIGATION - BACKFLOW PREVENTION DEVICE		
☐ 460	OTHER PLUMBING		
☐ 540	FINAL FIRE		
☐ 543	UG FIRE LINE KICKER		
☐ 545	UG FIRE LINE HYDRO/FLUSH		
☐ 546	UG FIRE LINE FINAL/FLOW		
☐ 550	FIRE OTHER		
☐ 551	AVI		
☐ 640	FINAL PLANNING		
☐ 740	OFFSITE INSPECTION & TESTING		
☐ 650	OTHER		
☐ 901	POOL PRE-GUNITE		
☐ 903	POOL GAS TEST		
☐ 905	POOL PRE-DECK		
☐ 908	POOL SPA INSPECTION		
☐ 910	POOL PRE-PLASTER/FINAL		
☐ 913	TRAILER		
☐ 938	CERT. OF COMPLETION		
☐ 940	CERT. OF OCCUPANCY		
☐ 950	OTHER POOL		

CALL 229-6914 FOR INSPECTIONS LISTED BELOW

☐ 155	CLV-SI INSPECTIONS	RECEIVED
☐ 160	EPOXY / EXPRESS	
☐ 135	ILLUMINATION TEST	APR 14 2013

EOT-64273



THIS CARD AND APPROVED PLANS
SHALL BE ON JOB SITE UNTIL PROJECT COMPLETED

City of Las Vegas
BUILDING & SAFETY



PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK
FOR INSPECTION REQUEST CALL 229-4677

FOR SCHEDULING ASSISTANCE CALL: 229-6914
~~ON SITE HARDSCAPES / IMPROVEMENT~~

Permit Number:

237780

Permit Type:

COMMERCIAL

Job Address:

200 S LAS VEGAS BLVD

Apt/Suite:

FD Map#:

02425-46

Project Name:

200 S LAS VEGAS BLVD

Primary Applicant:

E TECH CONSTRUCTION & DEV INC

KEY NUMBER: 456250

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 201	UNDERGROUND ELECTRIC		
☐ 203	UNDER GROUND		
☐ 407	UNDER SLAB PLUMBING		
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☐ 105	PRE SLAB		
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☐ 420	ROUGH PLUMBING-TOP OUT		
☐ 120	FRAMING		
☐ 123	INSULATION		
☐ 126	HOOD SHAFT / FIRE WRAP		

DO NOT SHEETROCK UNTIL ABOVE IS APPROVED

☐ 125	DRYWALL NAILING		
☐ 127	CEILING GRID		
☐ 227	ALTERNATE POWER SOURCE		
☐ 240	FINAL ELECTRICAL		
☐ 340	FINAL MECHANICAL		
☐ 423	FINAL GAS TEST		
☐ 440	FINAL PLUMBING		
☐ 140	FINAL BUILDING	COMB. INSP. 69 CLV	4/9-5/13
☐ 150	OTHER BUILDING		
☐ 225	SIGN INSPECTION		
☐ 231	SERVICE CHANGE		
☐ 235	EMERGENCY ELECTRICAL TEST		
☐ 239	POLE/CONST. POWER		
☐ 250	OTHER ELECTRICAL		

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 305	HOOD / FIRE WRAP		
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☐ 350	OTHER MECHANICAL		
☐ 401	ON SITE SEWER (MAIN)		
☐ 403	ON SITE WATER		
☐ 416	MED GAS		
☐ 419	SEWER ERU COUNT		
☐ 435	GREASE INTERCEPTOR		
☐ 441	IRRIGATION - BACKFLOW PREVENTION DEVICE		
☐ 450	OTHER PLUMBING		
☐ 540	FINAL FIRE		
☐ 543	UG FIRE LINE KICKER		
☐ 545	UG FIRE LINE HYDRO/FLUSH		
☐ 546	UG FIRE LINE FINAL/FLOW		
☐ 550	FIRE OTHER		
☐ 551	AVI		
☐ 640	FINAL PLANNING	COMB. INSP. 69 CLV	4/9-5/13
☐ 740	OFFSITE INSPECTION & TESTING		
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☐ 938	CERT. OF COMPLETION	COMB. INSP. 69 CLV	4/9-5/13
☐ 940	CERT. OF OCCUPANCY		
☐ 950	OTHER POOL		

CALL 229-6914 FOR INSPECTIONS LISTED BELOW.

☐ 155	CLV-SI INSPECTIONS		
☐ 160	EPOXY / EXPRESS		
☐ 135	ILLUMINATION TEST		

APR 14 2016

EOT-64273



THIS CARD AND APPROVED PLANS
SHALL BE ON JOB SITE UNTIL PROJECT COMPLETED

City of Las Vegas
BUILDING & SAFETY



PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK
FOR INSPECTION REQUEST CALL 229-4677

FOR SCHEDULING ASSISTANCE CALL: 229-6914
~~ON-SITE HARDSCAPES / IMPROVEMENT~~

Permit Number:

237781

Permit Type:

COMMERCIAL

Job Address:

201 S 4TH ST

Apt/Suite:

FD Map#:

02425-45

Project Name:

201 S 4TH STREET

Primary Applicant:

E TECH CONSTRUCTION & DEV INC

KEY NUMBER: 456251

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 201	UNDERGROUND ELECTRIC		
☐ 203	UNDER GROUND		
☐ 407	UNDER SLAB PLUMBING		
☐ 405	BUILDING SEWER (YARD LINES)		
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☐ 740	OFFSITE INSPECTION & TESTING		
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☐ 908	POOL SPA INSPECTION		
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CALL 229-6914 FOR INSPECTIONS LISTED BELOW.

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☐ 160	EPOXY / EXPRESS		
☐ 135	ILLUMINATION TEST		

APR 14 2010
EOT-64273

Inst #: 201303290000167

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$12240.00 Ex: #

03/29/2013 08:01:19 AM

Receipt #: 1553669

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P. N.: 139-34-610-031, 139-34-610-023

R.P.T.T.: \$12,240.00

Escrow #12-12-0582-BB

Mail tax bill to and when recorded mail to:
Proview Series 17, LLC, a Nevada limited liability company
11022 Santa Monica Boulevard Suite 230
Los Angeles, CA 90025

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Nevada Nevada State Bank, a Nevada corporation as to Parcel I and Nevada State Bank, as to Parcel II, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Proview Series 17, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED

APR 14 2013

IN WITNESS WHEREOF, this instrument has been executed this 5th day of March
_____, 2013.

Nevada State Bank, a Nevada corporation

[Signature]

By: Ken Lee, Senior Vice President

Nevada State Bank

[Signature]

By: Ken Lee, Senior Vice President

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on MARCH 5, 2013

by Ken Lee as Senior Vice President of Nevada State Bank, a Nevada corporation and Nevada State Bank

[Signature]
NOTARY PUBLIC
My Commission Expires: AUGUST 26, 2015



MICHELE J. DESIO
CERTIFICATE NO: 03-83949-1
EXPIRES: 8/26/15

RECEIVED
APR 14 2013

EXHIBIT "A"

PARCEL I:

LOTS TWENTY-EIGHT (28) THROUGH THIRTY-TWO (32) AND THE NORTH HALF (N ½) OF LOT TWENTY-SEVEN (27) IN BLOCK THIRTY-SIX (36) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS ONE (1) THROUGH FIVE (5) IN BLOCK THIRTY-SIX (36) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

RECEIVED

APR 14 2012

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 139-34-610-031, 139-34-610-023
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE
ONLY

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

3. a. Total Value/Sales Price of Property \$2,400,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$2,400,000.00
d. Real Property Transfer Tax Due \$12,240.00

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: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Nevada State Bank, a Nevada corporation
Address: P.O. Box 990
City: Las Vegas
State: Nevada Zip: 89125

Print Name: PROVIEW SERIES, LLC, a Nevada limited liability company
Address: 11022 Santa Monica Blvd #280
City: Los Angeles
State: CA Zip: 90025

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

Print Name: Nevada Title Company Esc. #: 12-12-0582-BB
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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

RECEIVED

APR 14 2008

EOT-64273