



March 30, 2010

Mr. Simon Terry-Lloyd
Parkhaus LLC, Vida Ent., LLC
1600 National Avenue
San Diego, California 92113

RE: EOT-37329 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MARCH 17, 2010

Dear Mr. Terry-Lloyd:

The City Council at a regular meeting held March 17, 2010 APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING at 1001 North Main Street (APNs 139-27-602-003 and 004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 18, 2010. This approval is subject to:

Added Condition

A. The applicant shall submit a maintenance plan within 14 days.

Planning and Development

1. This Site Development Plan Review (SDR-9672) shall expire on September 15, 2010 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-9672) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

March 5, 2010

Mr. Simon Terry-Lloyd
Parkhaus LLC, Vida Ent., LLC
1600 National Avenue
San Diego, California 92113

**RE: EOT-37329 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Terry-Lloyd:

Please be advised the City Council at its regular meeting on *March 17, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 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 *Friday, March 12, 2010* 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 731 South Fourth Street to request your copies.

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

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



February 21, 2008

Mr. Jim Torti
Parkhaus, LLC
1600 National Avenue
San Diego, California 92113

RE: EOT-26293 – EXTENSION OF TIME
CITY COUNCIL MEETING OF FEBRUARY 20, 2008

Dear Mr. Torti:

The City Council at a regular meeting held February 20, 2008 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone Under a Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Planning & Development

1. This Site Development Plan Review (SDR-9672) shall expire on 1/04/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-9672) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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

cc: See Attached List

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

EOT-37329
03/1710 CC

Report Date 02/08/2010 02:09 PM

Submitted By

Page 1

A/P # 37329 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/05/2010 09:41	984478	Temp COO		
Approved			COD 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-37329 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: BLOKHAUS CAPITAL CORPORATION - OWNERS: PARKHAUS LLC AND VIDA ENT. LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING located at 1001 North Main Street (APNs 139-27-602-003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 9672
Project # 37329 Project/Phase Name MAIN-11 Phase #
Size/Area 10.89 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13927602003

Location

Owner/Tenant

Contact ID AC1476631	Name PARKHAUS LLC	Organization	
Mailing Address 1600 NATIONAL AVENUE		State/Province CA	
City SAN DIEGO		Country	☐ Foreign
ZIP/PC 92113		Evening Phone	
Day Phone		Mobile #	
Fax			

Contact ID AC1000932	Name VIDA ENTERPRISE L L C	Organization LAS VEGAS NV 89104-3004	
Mailing Address 914 E SAHARA AVE		State/Province NV	
City LAS VEGAS		Country	☐ Foreign
ZIP/PC 89104-3004		Evening Phone	
Day Phone (702)794-0304 x		Mobile #	
Fax (702)734-2197			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Report Date 02/08/2010 02:09 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927602003
13927602004

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1476631 ☐ Foreign
Effective Expire
Name PARKHAUS LLC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1600 NATIONAL AVENUE
SAN DIEGO, CA 92113
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1000932 ☐ Foreign
Effective Expire
Name VIDA ENTERPRISE L L C
Day Phone (702)794-0304 x Eve Phone Organization LAS VEGAS NV 89104-3004
Pager PIN # Position PARKHAUS L L C
Fax (702)734-2197 Mobile Profession
E-Mail
Address 914 E SAHARA AVE
% A SUSTAITA
LAS VEGAS, NV 89104-3004
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1737632 ☐ Foreign
Effective Expire
Name BLOKHAUS CAPITAL CORP.
Day Phone (619)234-8371 x Eve Phone Organization
Pager PIN # Position
Fax (619)234-2568 Mobile Profession
E-Mail
Address 1600 NATIONAL AVENUE
SAN DIEGO, CA 92113
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Report Date 02/08/2010 02:09 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 9672

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified by	Modified Date		
03/17/2010	CC	SCHEDULED	0	0	0
DSULLIVAN	02/03/2010				

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

No children exist for this project

Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBDRAH	J	Planning x6895

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CDNTACT# Main-eleven ck 200 / 619-234-8371	983657	02/05/2010 09:44		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time Request
 Project Address (Location) 1001 N. Main Street
 Project Name Main-11 Proposed Use Mixed Use
 Assessor's Parcel #(s) 139-27-602-003/004 Ward # 5
 General Plan: existing X proposed _____ Zoning: existing R-3 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.89 Lots/Units 442 Density Limited Commercial
 Additional Information SDR-9672

PROPERTY OWNER ParkHaus LLC, Vida Ent. LLC Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.com

APPLICANT Blokhaus Capital Corp. Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.com

REPRESENTATIVE Blokhaus Capital Corp. Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.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 Graham Downes

Subscribed and sworn before me

This 4 day of February, 20 10.

Notary Public in and for said County and State

NOTARY
JURAT
ATTACHED

FOR DEPARTMENT USE ONLY

Case #	<u>E01-37329</u>
Meeting Date:	<u>3/17/10</u>
Total Fee:	<u>\$300.00</u>
Date Received:	<u>2/5/10</u>
Received By:	<u>[Signature]</u>

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



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JURAT

State of California

County of SAN DIEGO

Subscribed and affirmed before me on this 4 day of Feb.,
2010, by GRAHAM DOWNES

who proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.


signature



(seal)

OPTIONAL INFORMATION

Date of Document _____

Type of title of document Planning & Devel.

Dept. - Application Petition Form
(ASSESSOR'S PARCEL 139-27-602-003/004)

Number of pages in document 1

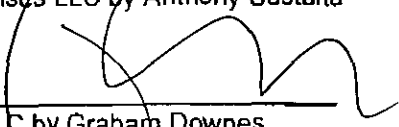
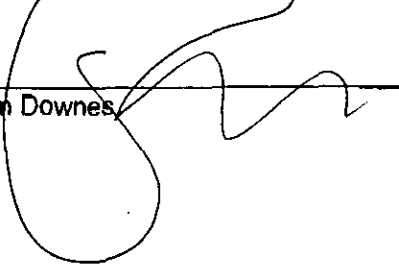
SIGNING AUTHORITY AGREEMENT

RE: Extension of Time for APN #139-27-602-003 & 004

This agreement is between the Tenants in Common owners ("Owners") of the real property located at 1001 North Main Street, Las Vegas, Nevada, Vida Enterprises LLC (2/3 ownership), and ParkHaus LLC (1/3 ownership).

For purposes of the Extension of Time application, Owners agree that Graham Downes has signing authority for both parties.

This agreement does not create a joint venture or partnership between the parties. The Owners are Tenants in Common on the real property.

 Vida Enterprises LLC by Anthony Sustaita	<u>2-4-10</u> Date
 ParkHaus LLC by Graham Downes	<u>2-4-10</u> Date
 Anthony Sustaita	<u>2-4-10</u> Date
 Graham Downes	<u>2-4-10</u> Date

BLOKHAUS

February 1, 2010

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

RE: 1001 N. Main Street
Parcel #'s: 139-27-602-003 & 004
Extension of Time & Plan Justification Request

INTRODUCTION

The property is located at 1001 N. Main Street at the northwest corner of Washington and Main Street, just east of US Highway No 91-93, and in close proximity to Interstate 15. The contiguous parcels comprise approximately 474,768 sf or 10.89 acres.

The current owners, Vida Enterprises, LLC and Parkhaus, LLC, having acquired the real estate, continue to envision the area as a future desirable downtown mixed-use residential and retail area.

BLOKHAUS has been retained by the owners to maintain the current entitlements with future development plans for the property's highest and best use contributing to the revitalization of the area. BLOKHAUS is a small, private development company with a focus on urban renewal in redevelopment areas, particularly where blight is imminent. The group is based in San Diego and has a Las Vegas operating division.

REDEVELOPMENT

Main-11 is a proposed five story low-rise development with higher density, mixed-use residential and condominium units, built to address the need for sustainable, design-driven, low-to-middle income housing for the workforce in the downtown area. We believe our extension request can be supported by a shift in the feasibility and financing for a planned development of this size in 2011. We further maintain the project as conceived demonstrates good cause and remains consistent with the future revitalization and area development. Subsequently, this warrants maintaining the current entitlements while seeking opportunities for the future development, sale or partnership.

EOT-37329
03/1710 CC

PROPOSALS

Based on our continued internal study and feasibility reviews, we are not seeking a different development plan from our original request and the zoning stays the same as currently entitled to C-1, thus the following development configuration remains as originally planned:

Site Area: ~ 474,768 sf
5-Story, 4 Floors
Type V Construction over 1-level Concrete Podium
442 Total Living Units: Open Plan, Loft Type
443 Total Parking Spaces (At Grade)

For Sale Condominium Units

1/1 Bedroom / Bath	132
2/2 Bedroom / Bath	260
3/2.5 Bedroom / Bath	50

SUMMARY

The proposal will be beneficial to the City of Las Vegas three major areas:

1. Revitalizing a blighted neighborhood;
2. Helping meet the housing needs for the future work force;
3. Providing increased tax-based revenue.

Thank you for considering our Extension of Time application, we greatly appreciate it.

Sincerely,



Simon Terry-Lloyd
BLOKHAUS



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37329** APN: 139-27-602-003/004

Name of Property Owner: Parkhaus LLC

Name of Applicant: Blokhaus Capital Corporation

Name of Representative: Simon Terry-Lloyd

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: Graham Downes

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

NOTARY JURAT
ATTACHED.

2-1-10

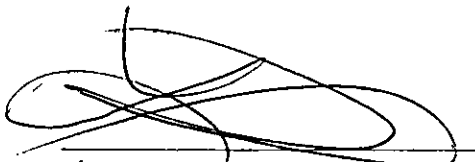
JURAT

State of California

County of SAN DIEGO

Subscribed and affirmed before me on this 1 day of Feb.,
2010, by GRAHAM DOWNES

who proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.


signature



(seal)

OPTIONAL INFORMATION

Date of Document

Type of title of document STATEMENT

OF FINANCIAL INTEREST

~~APP~~ CASE # SDR-9672
Number of pages in document 1

PARKHAUS LLC**Business Entity Information**

Status:	Active	File Date:	11/17/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC26812-2004
Qualifying State:	NV	List of Officers Due:	11/30/2010
Managed By:	Managing Members	Expiration Date:	11/17/2504
NV Business ID:	NV20041270660	Business License Exp:	12/31/2010

Registered Agent Information

Name:	HCA ARCHITECTS, INC.	Address 1:	2121 E TROPICANA
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:	1600 NATIONAL AVE	Mailing Address 2:	
Mailing City:	SAN DIEGO	Mailing State:	CA
Mailing Zip Code:	92113		
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers☐ Include Inactive Officers

Managing Member - GRAHAM T DOWNES			
Address 1:	1600 NATIONAL AVE	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92113	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC26812-2004-001	# of Pages:	1
File Date:	11/17/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC26812-2004-002	# of Pages:	1
File Date:	1/19/2005	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050579310-22	# of Pages:	1
File Date:	11/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060739546-82	# of Pages:	1
File Date:	11/17/2006	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20070813020-33	# of Pages:	1
File Date:	11/30/2007	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20080690587-75	# of Pages:	1
File Date:	10/21/2008	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20090828324-58	# of Pages:	1
File Date:	12/01/2009	Effective Date:	

(No notes for this action)

20041028-0005971

A.P.N.: 139-27-602-003/004
File No: NCS-123869-HHLV (ak)
R.P.T.T.: \$1,698.30

Fee: \$17.00 RPTT: \$1,698.30
N/C Fee: \$25.00

10/28/2004 14:37:48
T20040122174

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

When Recorded Mail To: and Mail Tax Statements To:
Graham T. Downes
1600 National Avenue
San Diego, Ca 92113

Frances Deane ARO
Clark County Recorder Pgs: 4

58

GRANT, BARGAIN and SALE DEED

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

Antonio Sustaita, an unmarried man

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

Graham T. Downes, a single man, as to an undivided 33.33% interest and Antonio
Sustaita, an unmarried man, as to an undivided 66.67% interest, as tenants in common

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.

Executed 10/28/2004

1000 Bosnia

1. A copy of acknowledgement is attached to that certain Grant, Bargain Sale Deed dated October 22, 2004 under Escrow No. **NCS-123869-HHLV**.

Exhibit A

Legal Description:

That portion of land in the Southwest Quarter (SW 1/4) of the Northeast Quarter Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

Commencing at the center quarter of said Section 27, as designated by survey made on file in File 3, Page 22, of Registered Professional Engineer's File in the Office of the County Recorder of Clark County, Nevada;

Thence North $88^{\circ}55'20''$ East along the South line of the Northeast Quarter (NE 1/4) of said Section 27 a distance of 338.60 feet to the Easterly right of way line of the Union Pacific Railroad, being a curve concave to the Northwest with a radius of 3869.83 feet;
Thence Northeasterly along said curve through a central angle of $0^{\circ}47'47''$ an arc length of 53.79 feet to the true point of beginning;

Thence North $88^{\circ}55'20''$ East along the North line of the South 50.00 feet of the the Northeast Quarter (NE 1/4) of said Section 27, a distance of 416.69 feet to a point on a curve concave to the Northwest, having a radius of 30.00 feet;

Thence Easterly and Northeasterly along said curve through a central angle of $60^{\circ}56'10''$ an arc length of 34.91 feet to a point of tangency with the Northwesterly right of way line of Main Street (86 feet wide);

Thence North $27^{\circ}59'10''$ East along said right of way line of Main Street a distance of 490.66 feet to the Northeast corner of that certain parcel of land conveyed to Gomer L. Jones et ux by Deed recorded September 26, 1945 as Document No. 204406 in Clark County, Nevada

Record;

Thence South $69^{\circ}06'21''$ West along the North line of said parcel 537.89 feet to the Easterly right of way line of the Union Pacific Railroad;

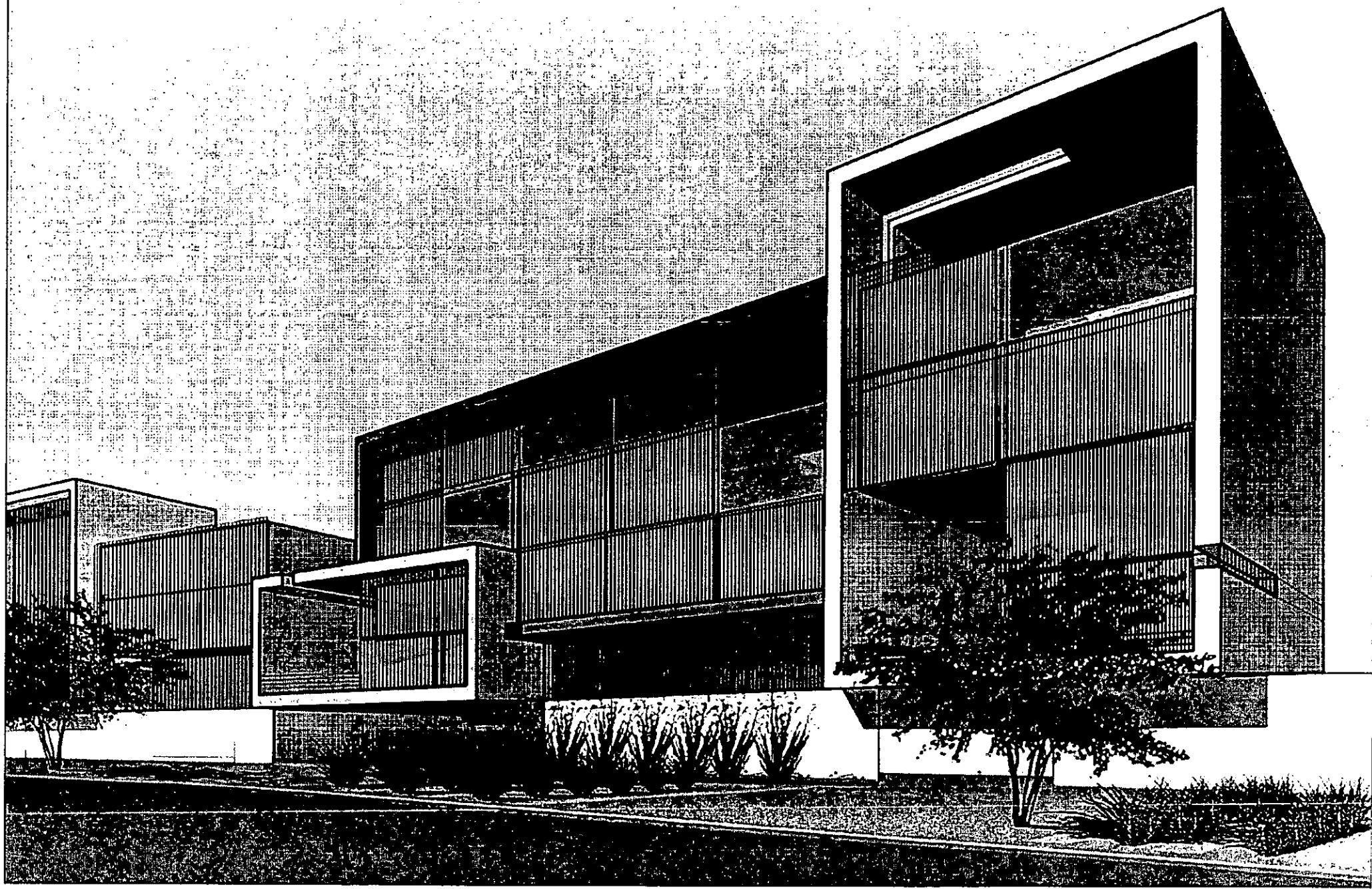
Thence Southwesterly along the curve of said right of way line through a central angle of $6^{\circ}56'25''$ an arc length of 468.76 feet to the true point of beginning.

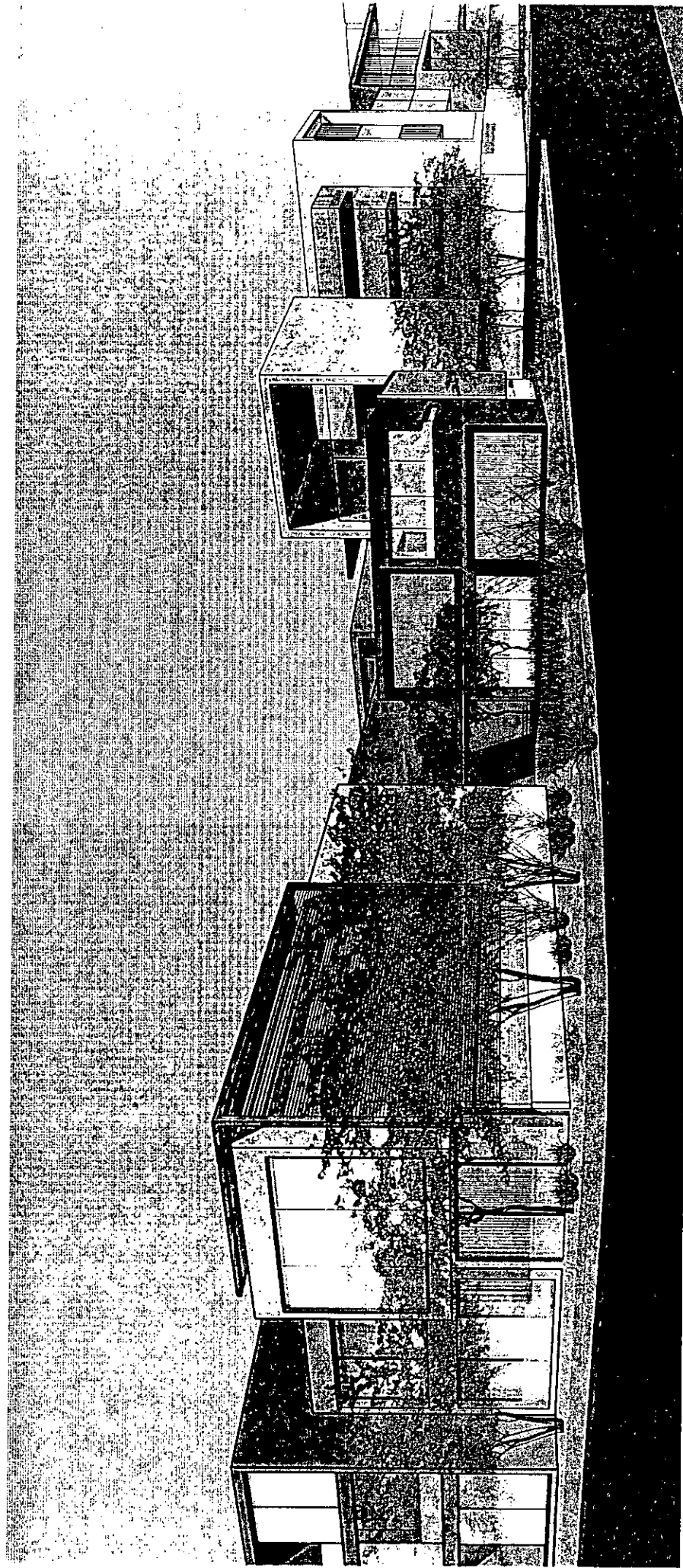
Excepting therefrom that portion as conveyed to the State of Nevada by Deed recorded April 5, 1978 in Book 863 as Document No. 827646, of Official Records.

Parcel 1:

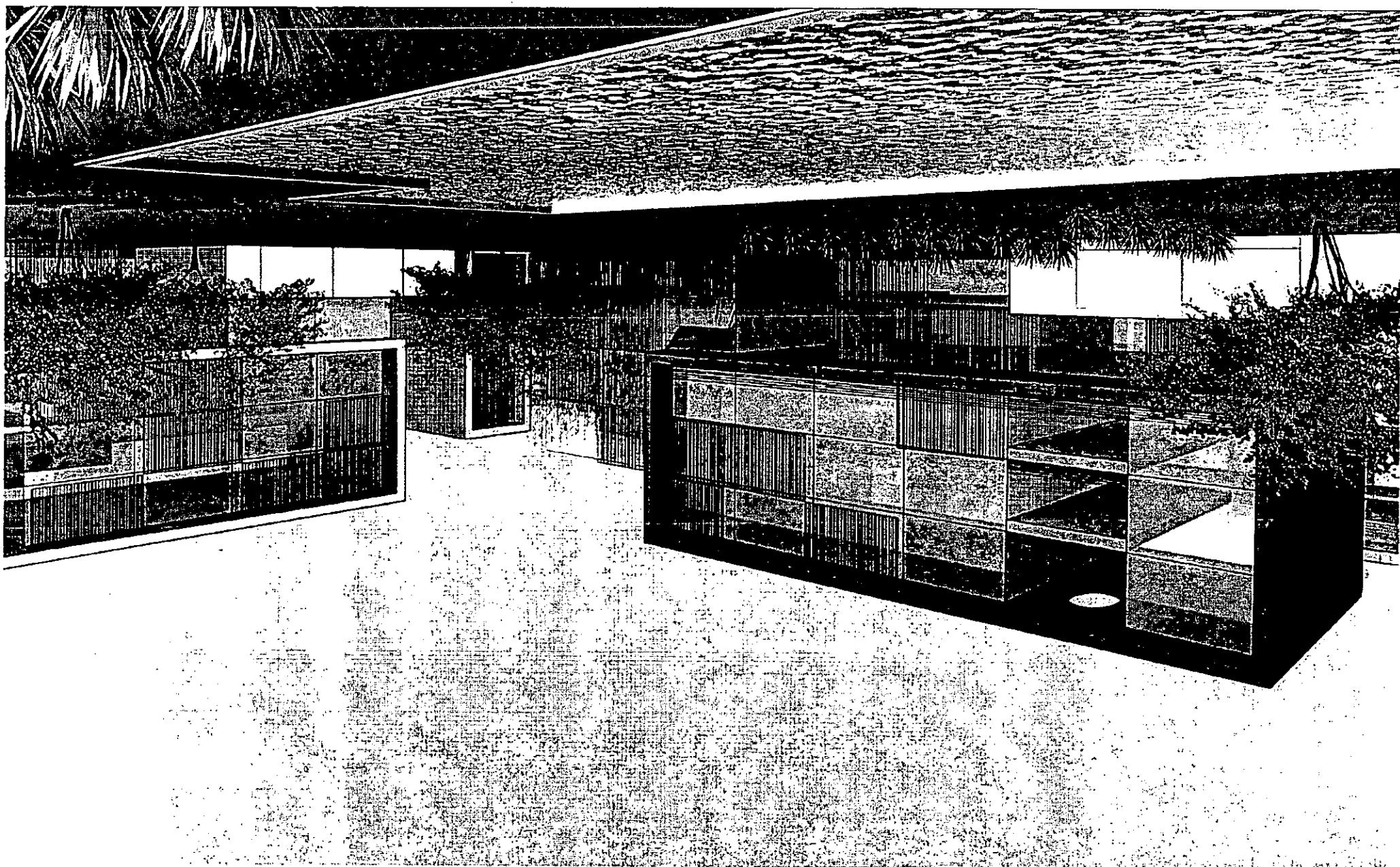
That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

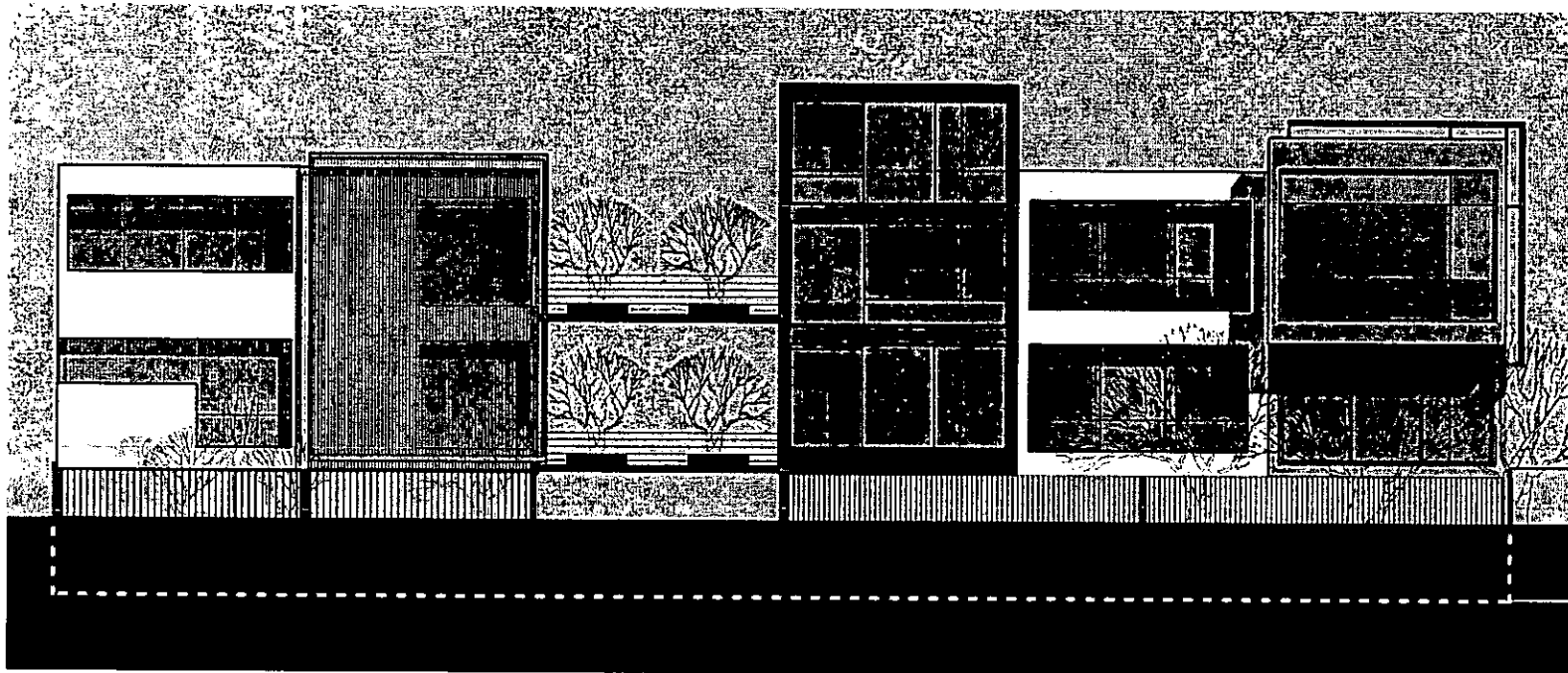
Parcel 2 as shown by map thereof on file in File 74 of Parcel Maps, Page 67, in the Office of the County Recorder, Clark County, Nevada.





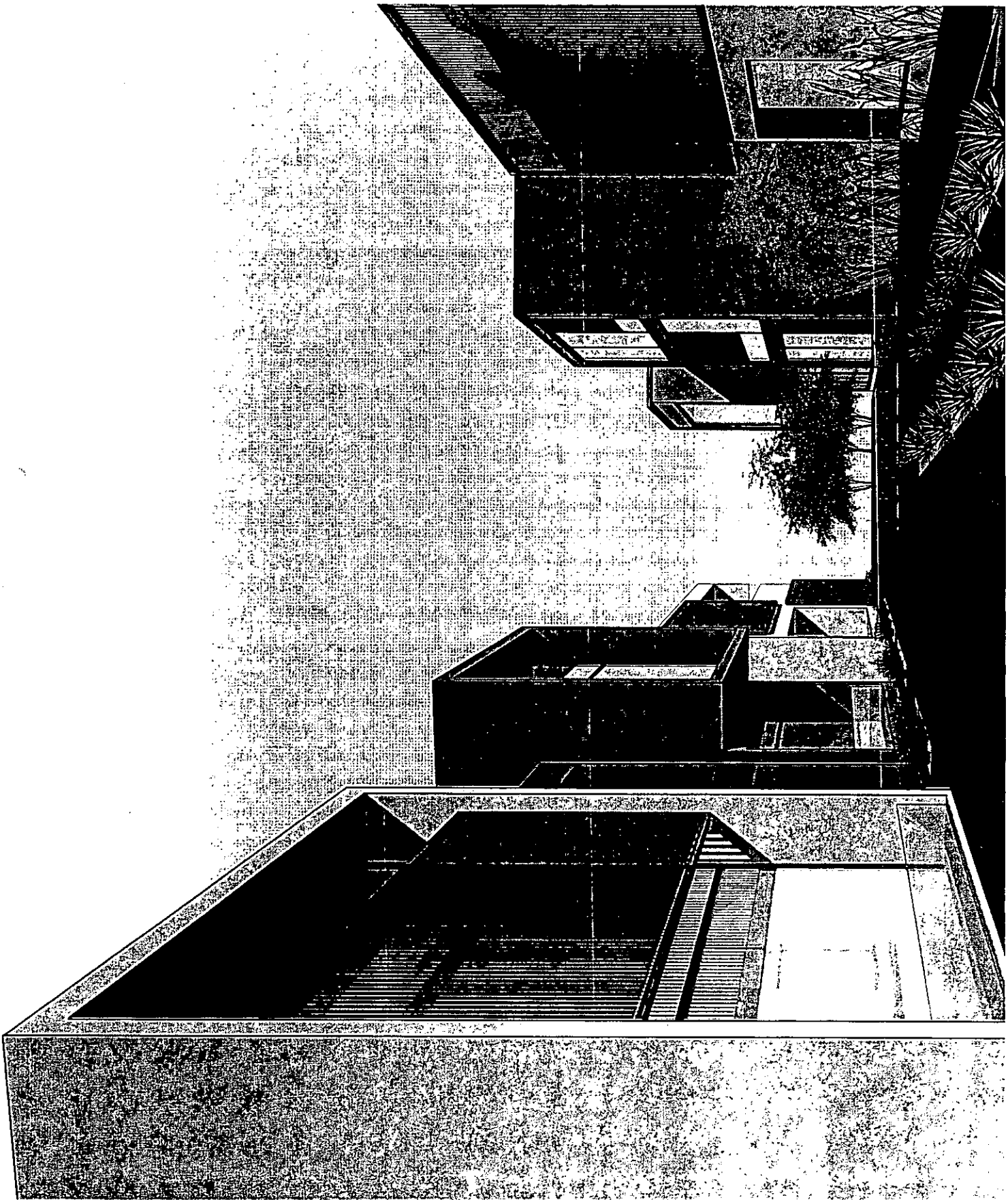
EOT-37329
03/1710 CC

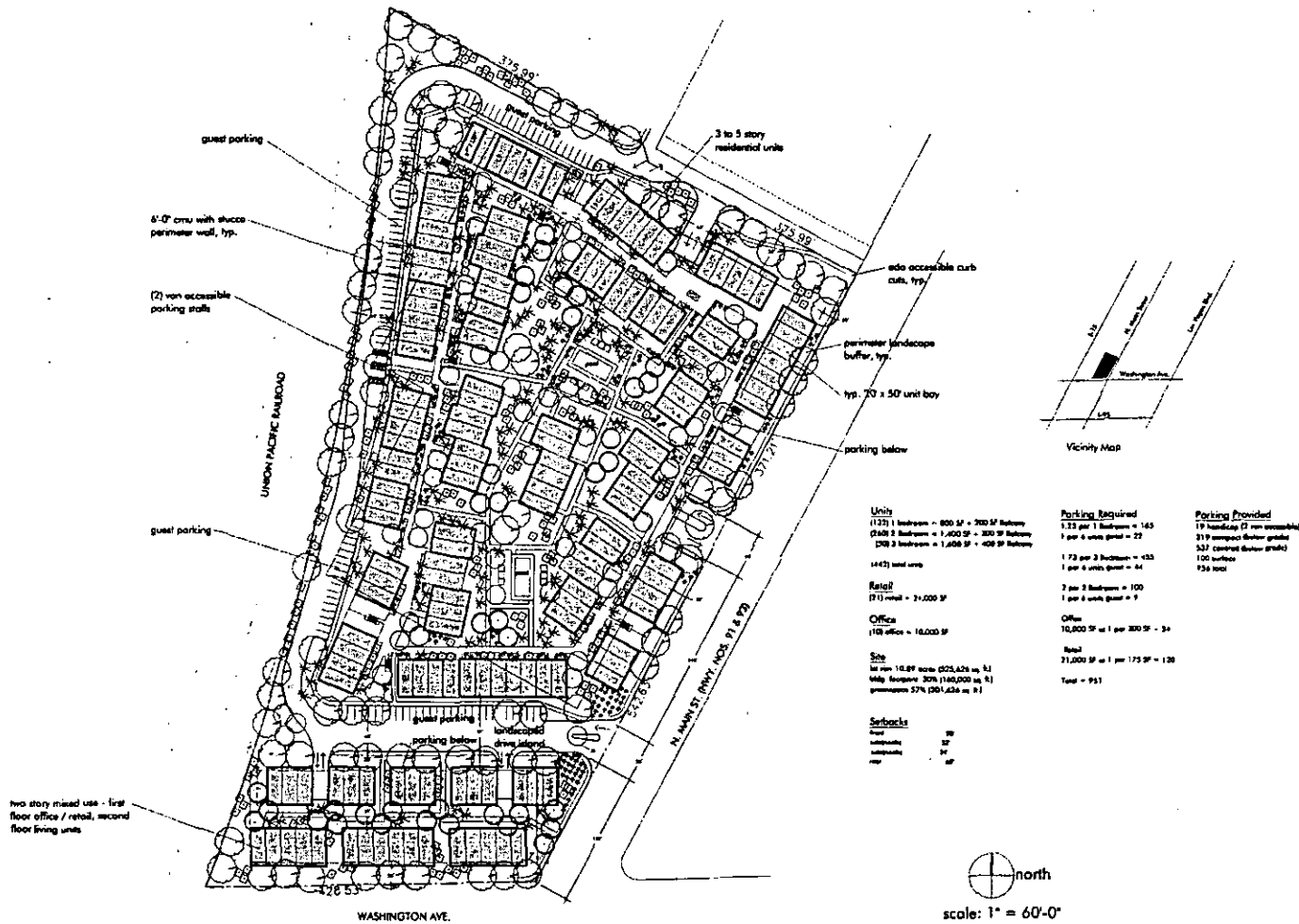




Finish Floor ● 104'-0"
Finish Grade ● 100'-0"
Parking ● 90'-4"

EOT-37329
03/1710 CC





Site/Landscape Plan

10.28.05

Main Street
Mixed Use Development

BLOKHAUS

EOT-37329
03/1710 CC