

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LO BOUNDARY - - - NBN-PARCEL LOT LINE - - - WATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E <table border="1"> <tr> <th>R60E</th> <th>R61E</th> <th>R62E</th> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>138</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	R60E	R61E	R62E	125	124	123	138	139	140	163	162	161	34 <table border="1"> <tr> <td>8</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> </tr> <tr> <td>18</td> <td>17</td> <td>16</td> <td>15</td> <td>14</td> <td>13</td> </tr> <tr> <td>18</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>26</td> <td>25</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	8	5	4	3	2	1	7	6	5	4	3	2	18	17	16	15	14	13	18	20	21	22	23	24	30	29	28	27	26	25	31	32	33	34	35	36	S 2 NE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	139-34-6
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AVERAGE DA VALUE 35	PARCEL NUMBER 881	ACREAGE 1.80	PARCEL SUB/SEO NUMBER 202	PLAT RECORDING NUMBER 25-45	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5																																																																								

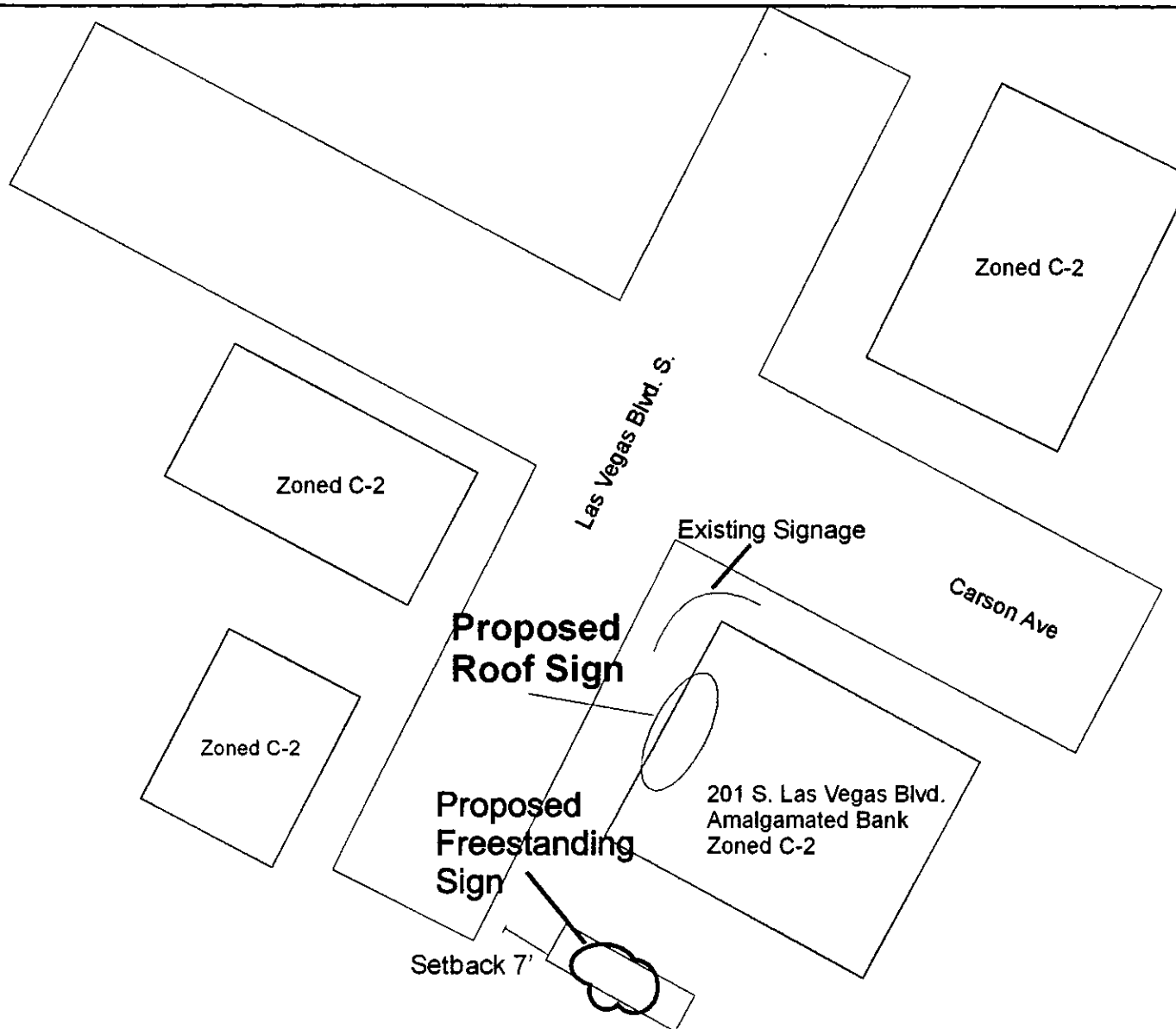
Scale: 1" = 200' Rev: 06/07/10



ARC-39375
09/14/10 DDRC

AUG 30 2010

TAX DIST 203



Signature
SIGN SERVICE

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 70254

Location:

Address:

Date:

Amalgamated Bank
201 S Las Vegas Blvd.
10/12/10

RECEIVED

OCT 12 2010

ARC-39375

10/12/10 DDRC

REVISED



Signature
SIGN SERVICE

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 70254

Location:

Address:

Date:

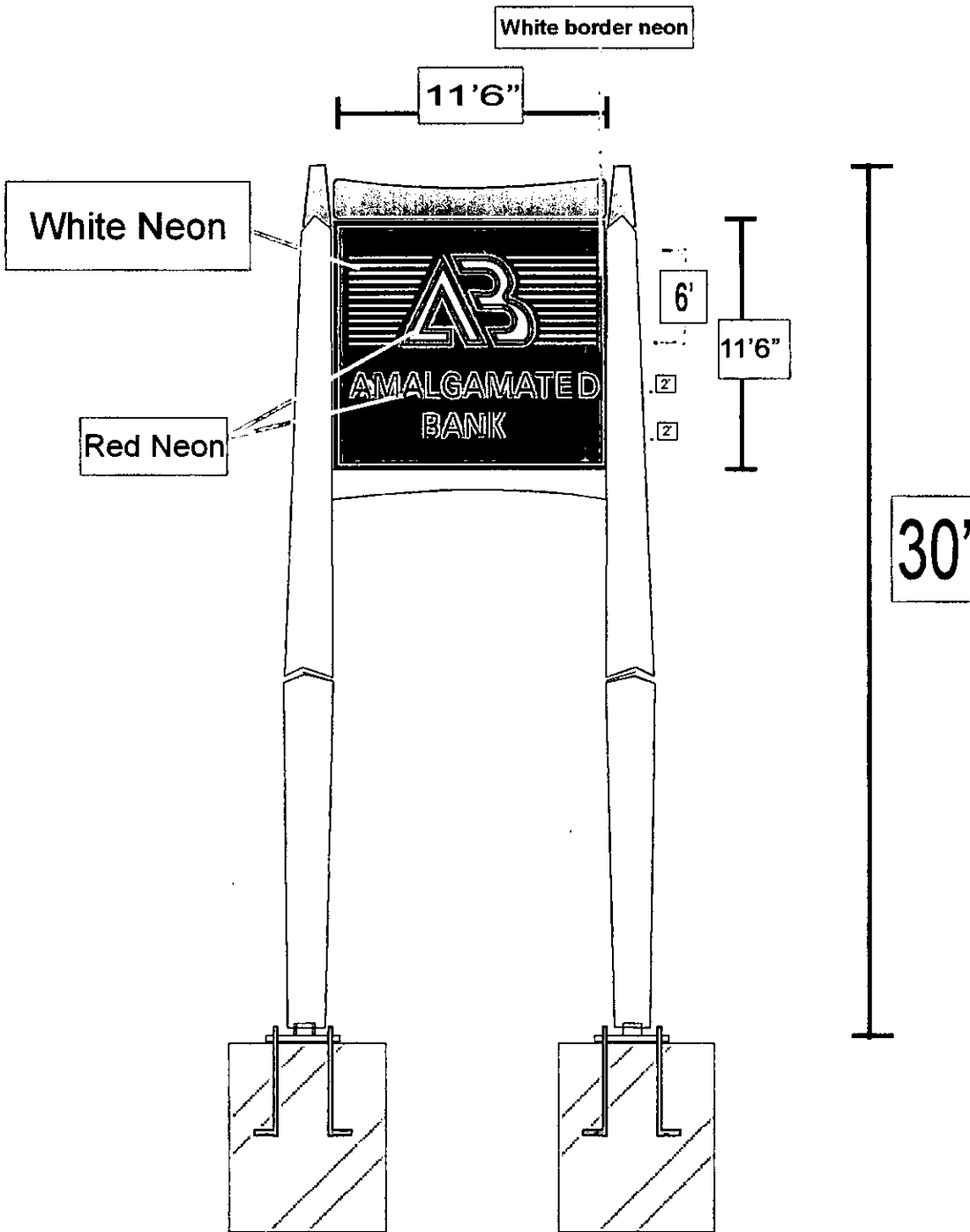
Amalgamated Bank
201 S. Las Vegas Blvd.
10/12/10

RECEIVED

ARC-39375 OCT 12 2010

10/12/10 DDRC

REVISED



Footing Size To Be
Determined By Engineer

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 70254

Signature
SIGN SERVICE

Location: *Amalgamated Bank* RECEIVED
Address: *201 S LV Blvd.*
Date: *10/12/10* OCT 12 2010
ARC-39375
10/12/10-DDRC

REVISED

S/F Illum. Box - 10' h x 23' 0" w

Existing



Proposed



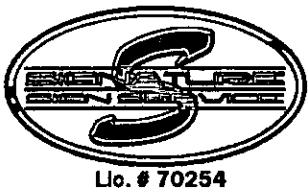
Box Sign Elevation

Sign Rendered Proportional to Photo

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10/12/10 DDRC
REVISED

RECEIVED

OCT 12 2010



SIGNATURE SIGN SERVICE

3599 S Polaris #3
Las Vegas, NV 89103
Phone: (702) 795-3221
Fax: (702) 795-7664
Email: Sales@SignLV.com

REVISIONS

	X
	X
	X
	X
	X

Drawing #

Location: Amalgamated Bank
Address: 2015 LV Blvd.
Date: 10/12/10

Existing

Proposed



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OCT 06 2010

ARC-39375
10/12/10 DDRC
REVISED

Box Sign Elevation

Sign Rendered Proportional to Photo



Lic. # 70254

SIGNATURE SIGN SERVICE

3599 S Polaris #3
Las Vegas, NV 89103
Phone: (702) 795-3221
Fax: (702) 795-7664
Email: Sales@SignLV.com

REVISIONS

	X
	X
	X
	X
	X

Drawing #

Location:

Address:

Date:

Proposed



Box Sign Elevation

Sign Rendered Proportional to Photo

Existing



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OCT 06 2010

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10/12/10 DDRC
REVISED



Lic. # 70254

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3599 S Polaris #3
Las Vegas, NV 89103
Phone: (702) 795-3221
Fax: (702) 795-7664
Email: Sales@SignLV.com

REVISIONS

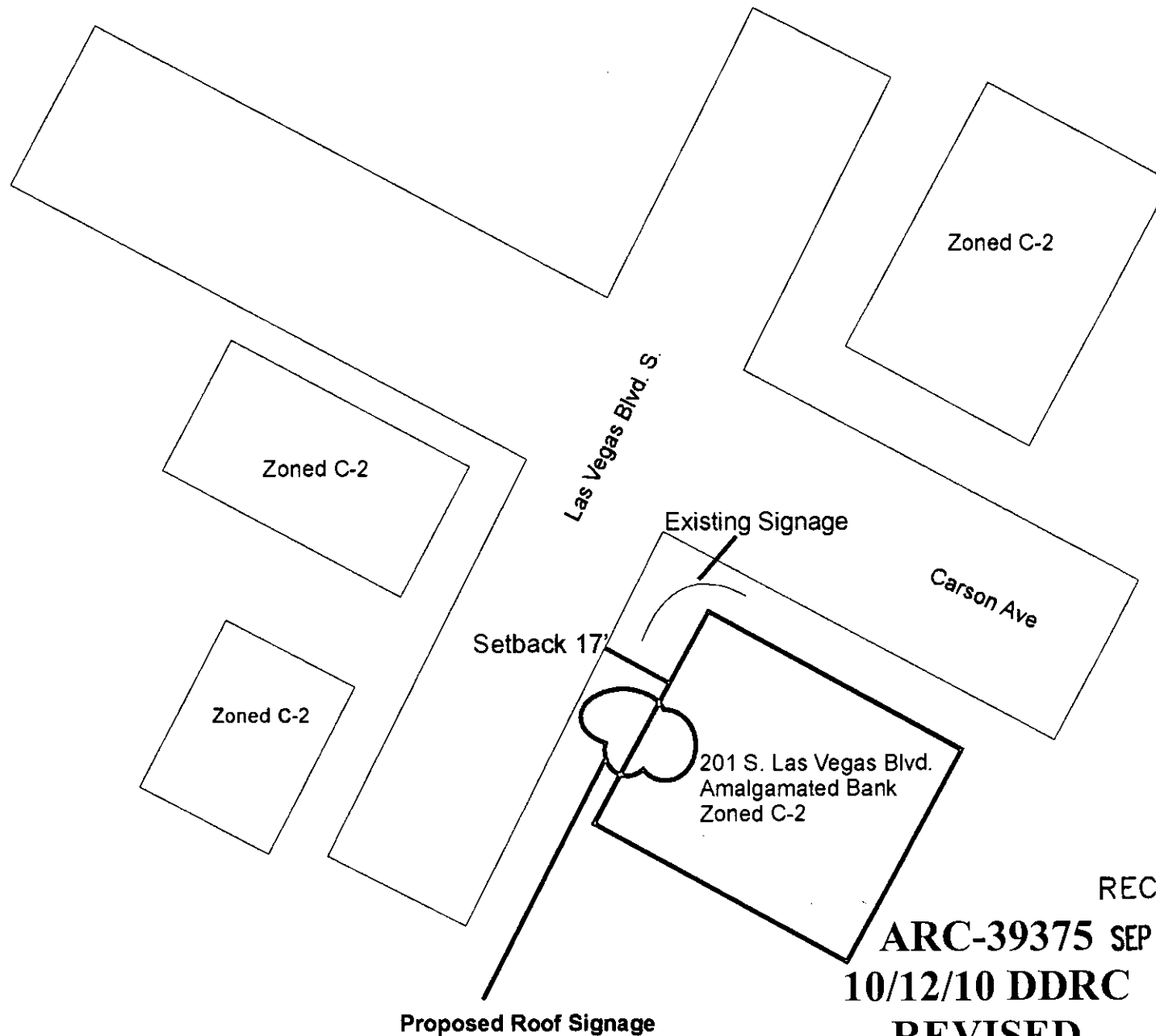
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Drawing #

Location:

Address:

Date:



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ARC-39375 SEP 28 2010
10/12/10 DDRC
REVISED

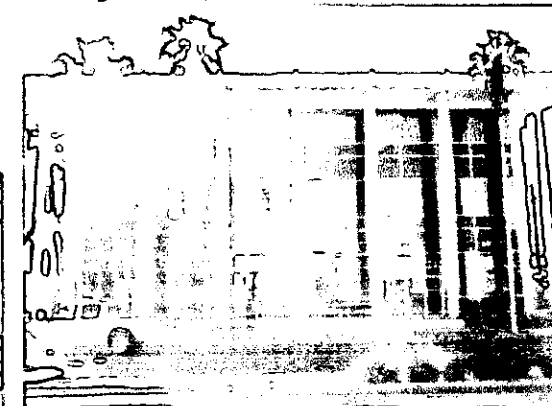
Signature

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM

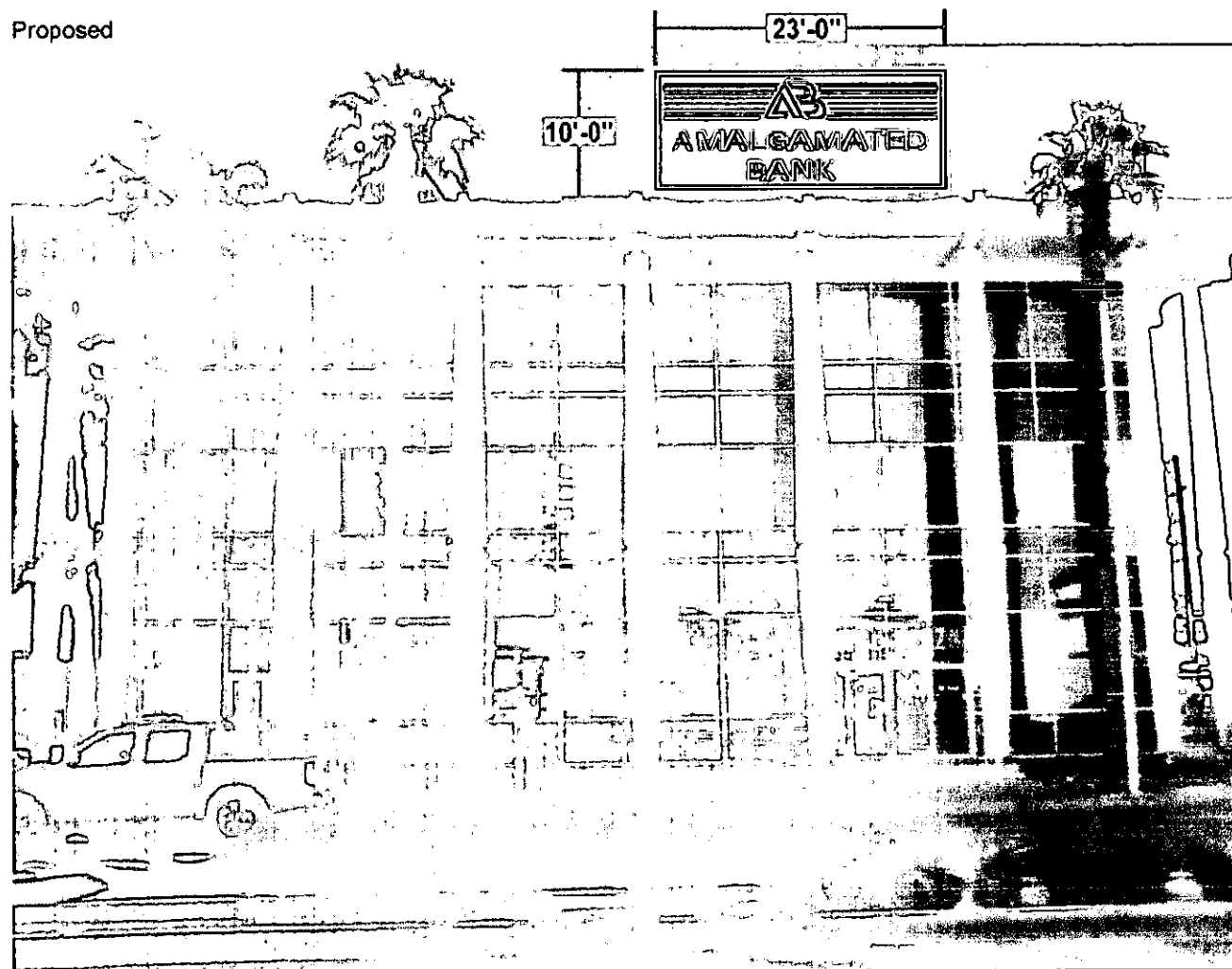
Location: Amalgamated Bank
Address: 201 S. Las Vegas Blvd
Date:

S/F Illum. Box - 10' h x 23' 0" w

Existing



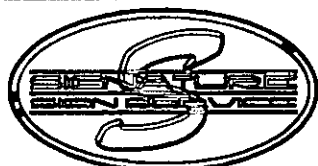
Proposed



Box Sign Elevation

Sign Rendered Proportional to Photo

ARC-39375
10/12/10 DDRC
REVISED
RECEIVED
SEP 28 2010



Lic. # 70254

SIGNATURE SIGN SERVICE

3599 S Polaris #3
Las Vegas, NV 89103
Phone: (702) 795-3221
Fax: (702) 795-7664
Email: Sales@SignLV.com

REVISIONS

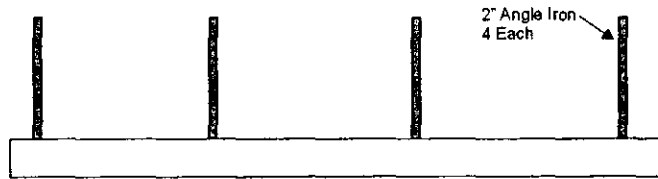
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Drawing #

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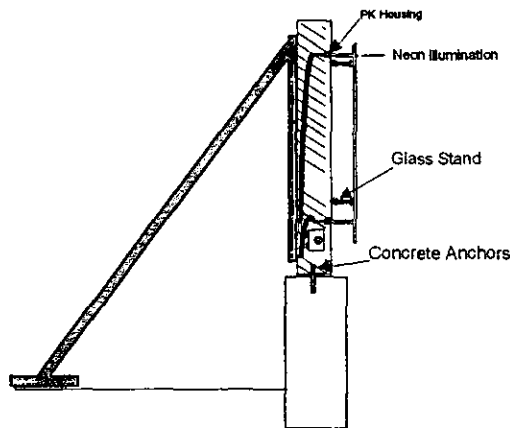
Address:

Date:



2" Angle Iron
4 Each

Top View



PK Housing

Neon Illumination

Glass Stand

Concrete Anchors

10'



Single Faced Illuminated Cabinet Pnt'd to Match
PMS 200 Red

Background To Be 3M #3630-33 Translucent
Red Vinyl w/ Copy Weeded Out To Be White

Neon

23'

ARC-39375
10/12/10 DDRC
REVISED

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SEP 28 2010



Lic. # 70254

SIGNATURE SIGN SERVICE

4682 S. VALLEYVIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM

LIC: C-6 70254

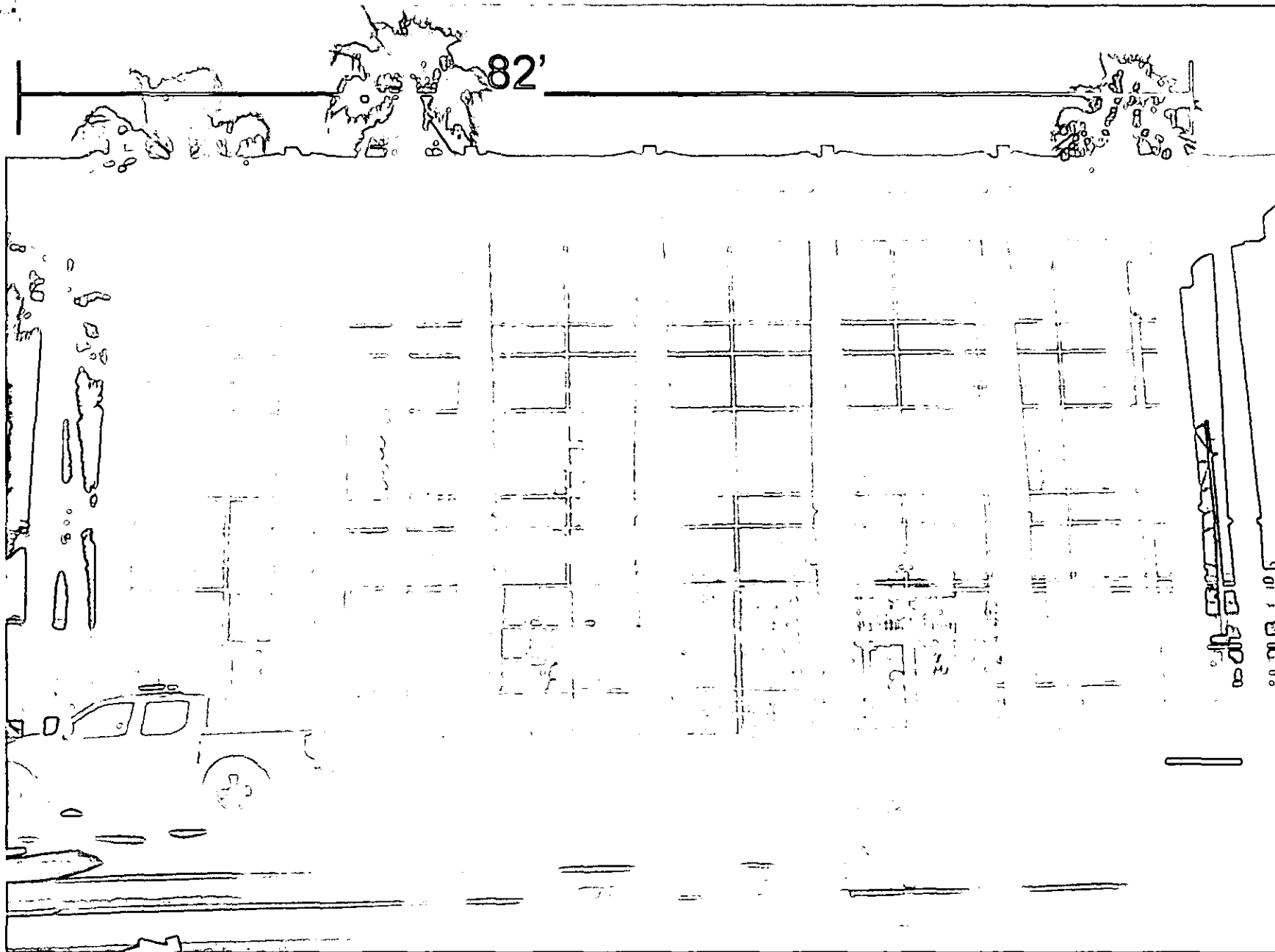
BID LIMIT: \$ 50,000.00

PLANS PREPARED BY:
SAM ADAMS

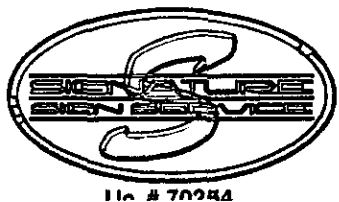
Business Name: Amalgamated Bank

Address: 201 S Las Vegas Blvd.

Date:



ARC-39375
10/12/10 DDRC
REVISED



116 # 70254

SIGNATURE SIGN SERVICE

4683 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM

LIC: C-6 70254

BID LIMIT: \$ 50,000.00
PLANS PREPARED BY:
SAM ADAMS

Business Name: Amalgamated Bank

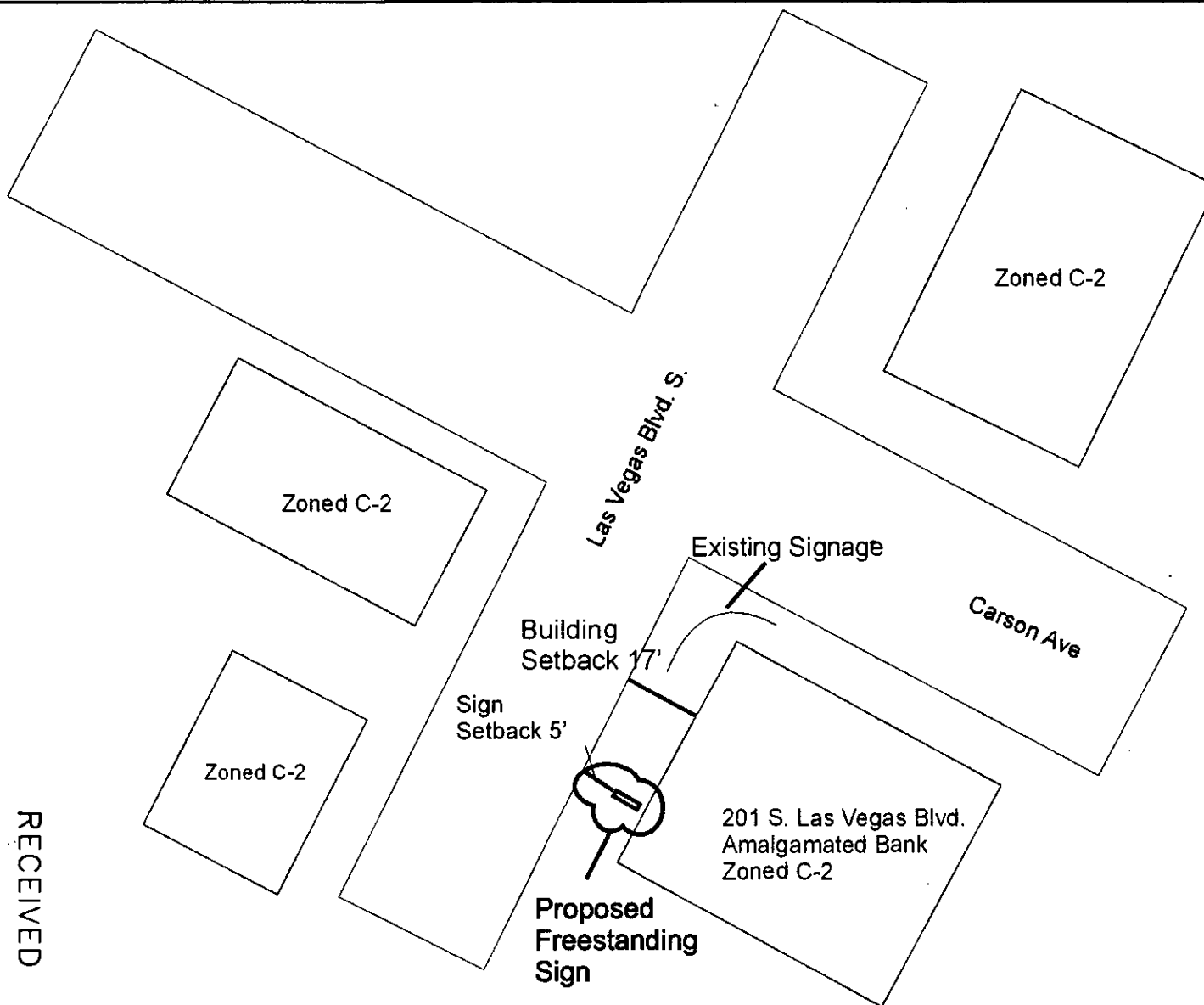
Address: 201 S Las Vegas Blvd.

Date: North West corner

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SEP 28 2010

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ARC-39375 SEP 3 02010
10/12/10 DDRC
REVISED



Signature
SIGN SERVICE

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 702S4

Location: _____

Address: _____

Date: _____

SIGN SERVICE

Signature

3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 70254

Location:

Address:

Date:

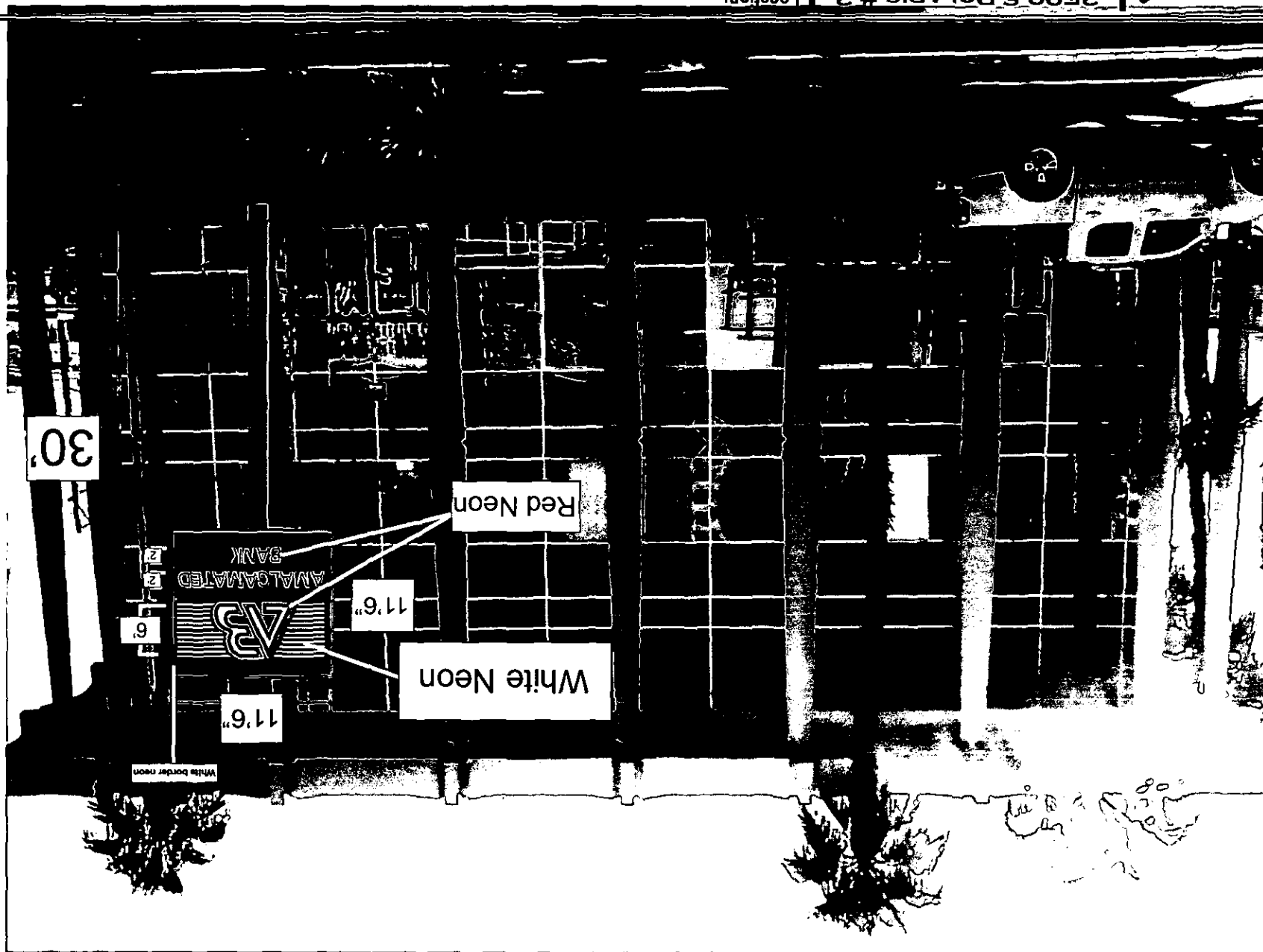
10/12/10 DDRC

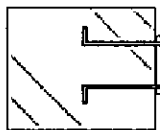
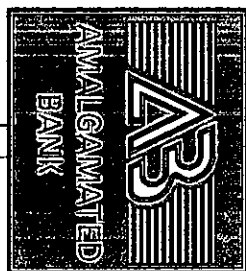
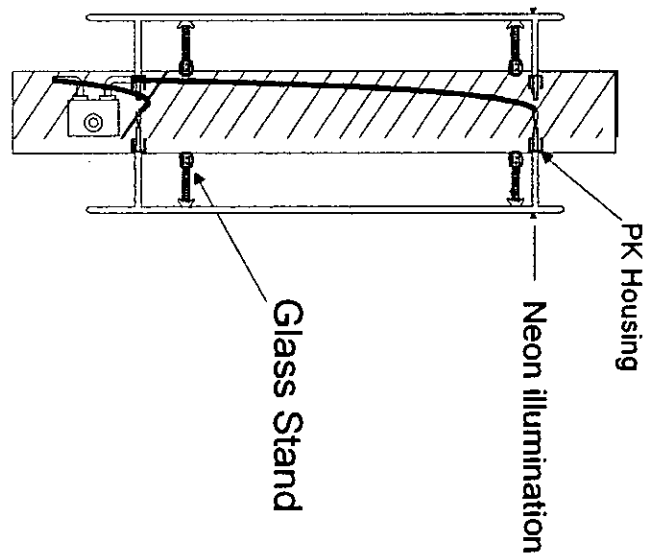
OCT 01 2010

REVISED

ARC-39375

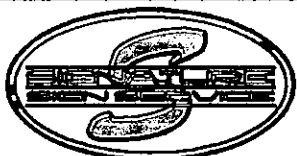
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Footing Size To Be
Determined By Engineer

ARC-39375 RECEIVED
10/12/10 DDRC SEP 3 02010
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Lic. # 70254

SIGNATURE SIGN SERVICE
4683 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 705-3221
FAX: (702) 705-7684
EMAIL: SALES@SIGNLV.COM

LIC: C-6 70254
BID LIMIT: \$ 50,000.00
PLANS PREPARED BY:
SAM ADAMS

Business Name: Amalgamated Bank

Address: 210 S Las Vegas Blvd.

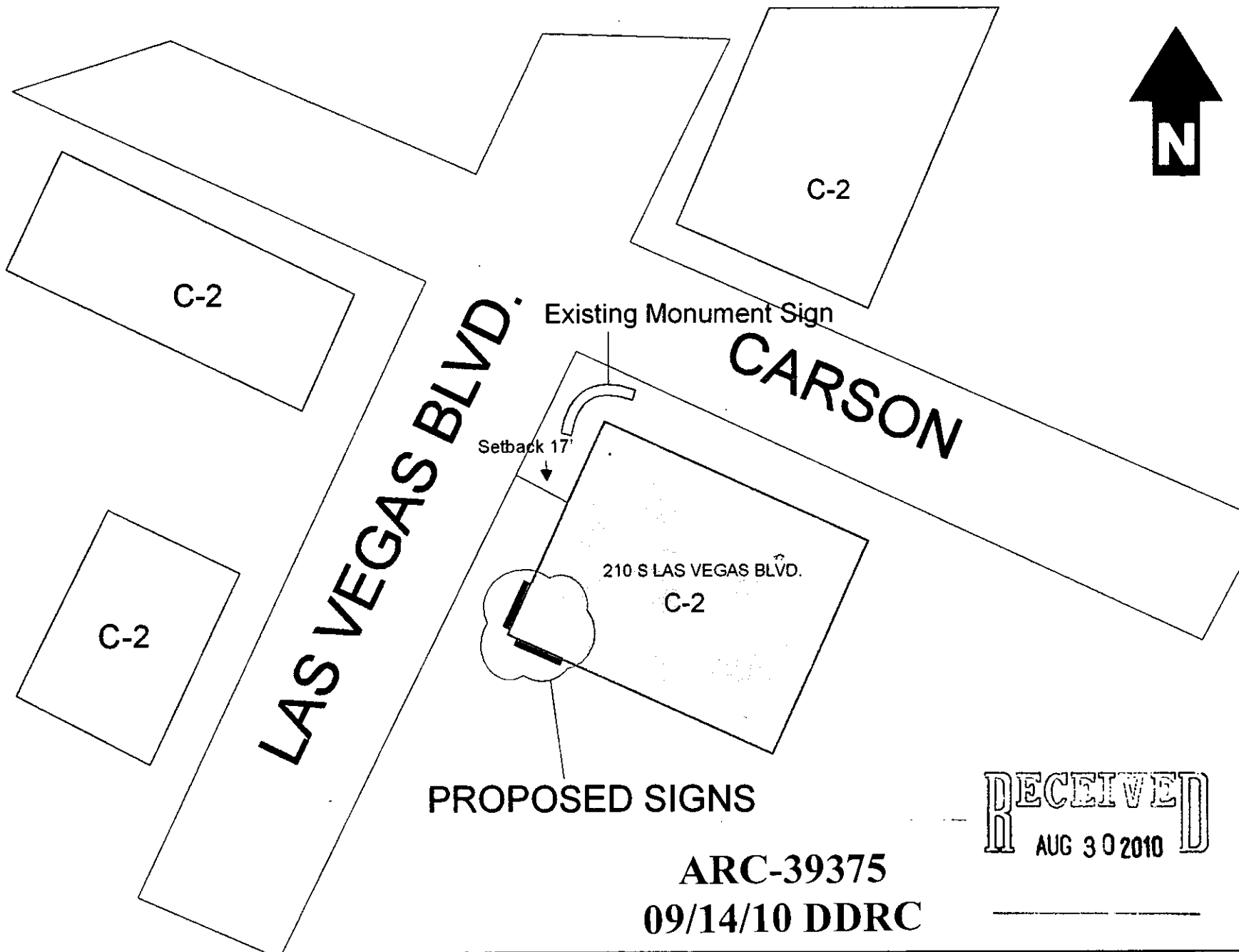
Date:

RECEIVED
OCT 01 2010

Sign Table Analysis

Sign	Type of Sign	Required Setback	Provided Setback	Allowed Height	Provided Height	Allowed Area	Provided Area	Required Lighting	Provided Lighting
A	Wall Sign	N/a	17 ft	20' above parapit	40'	1500 SF	230 SF	75% Neon	75% Neon
B	Pole Sign	N/a	17 ft	40 foot Max.	30'	2 SF Signage per linear foot of street frontage	134.56 SF	75% Neon	75% Neon

ARC-39375
10/12/10 DDRC
REVISED



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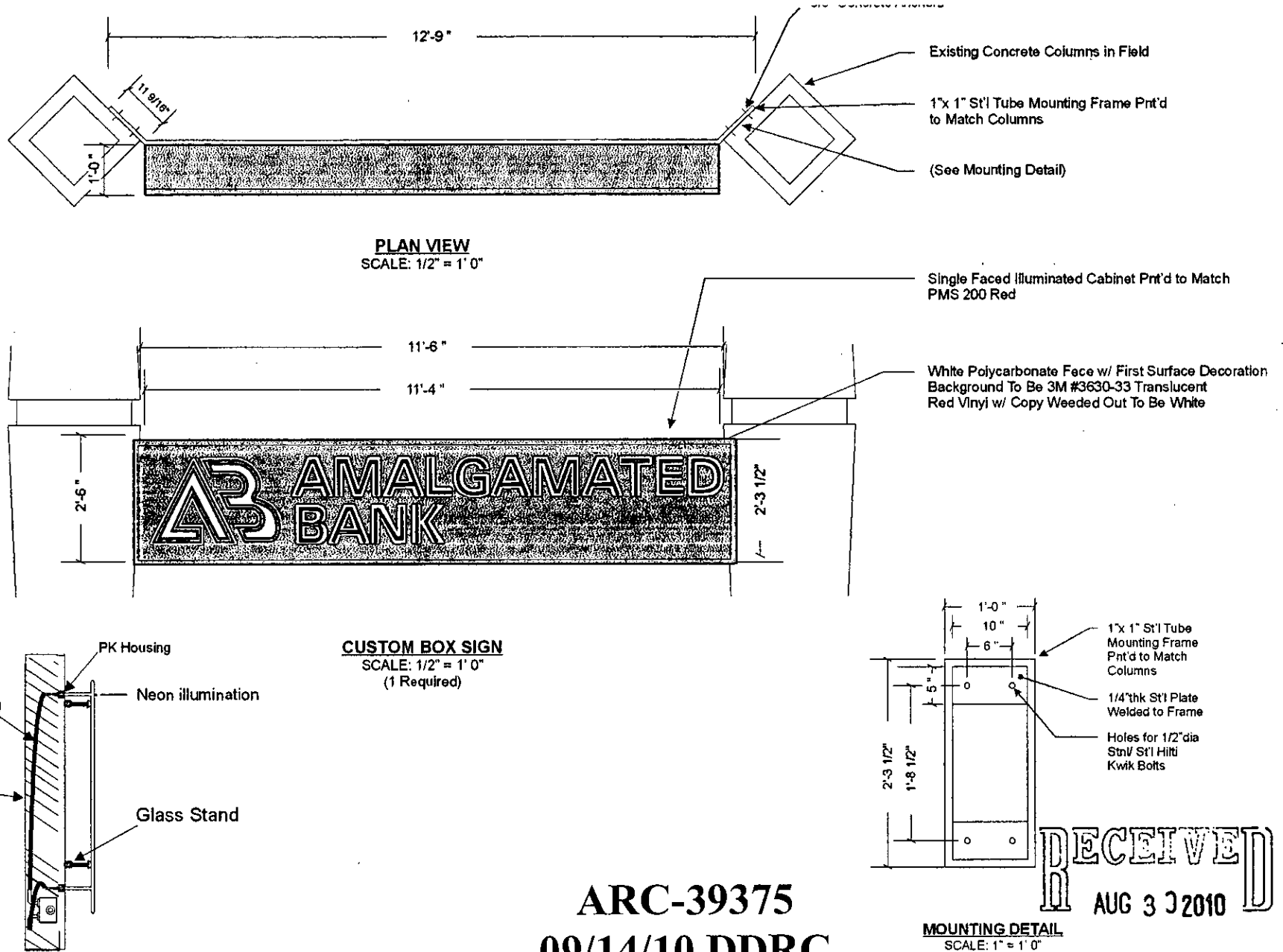
ARC-39375
09/14/10 DDRC



SIGNATURE SIGN SERVICE
4683 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SATH@SIGNSV.COM

LIC: C-6 70254
BID LIMIT: \$ 50,000.00
PLANS PREPARED BY:
SAM ADAMS

Business Name:	Amalgamated Bank
Address:	210 S Las Vegas Blvd.
Date:	North West corner



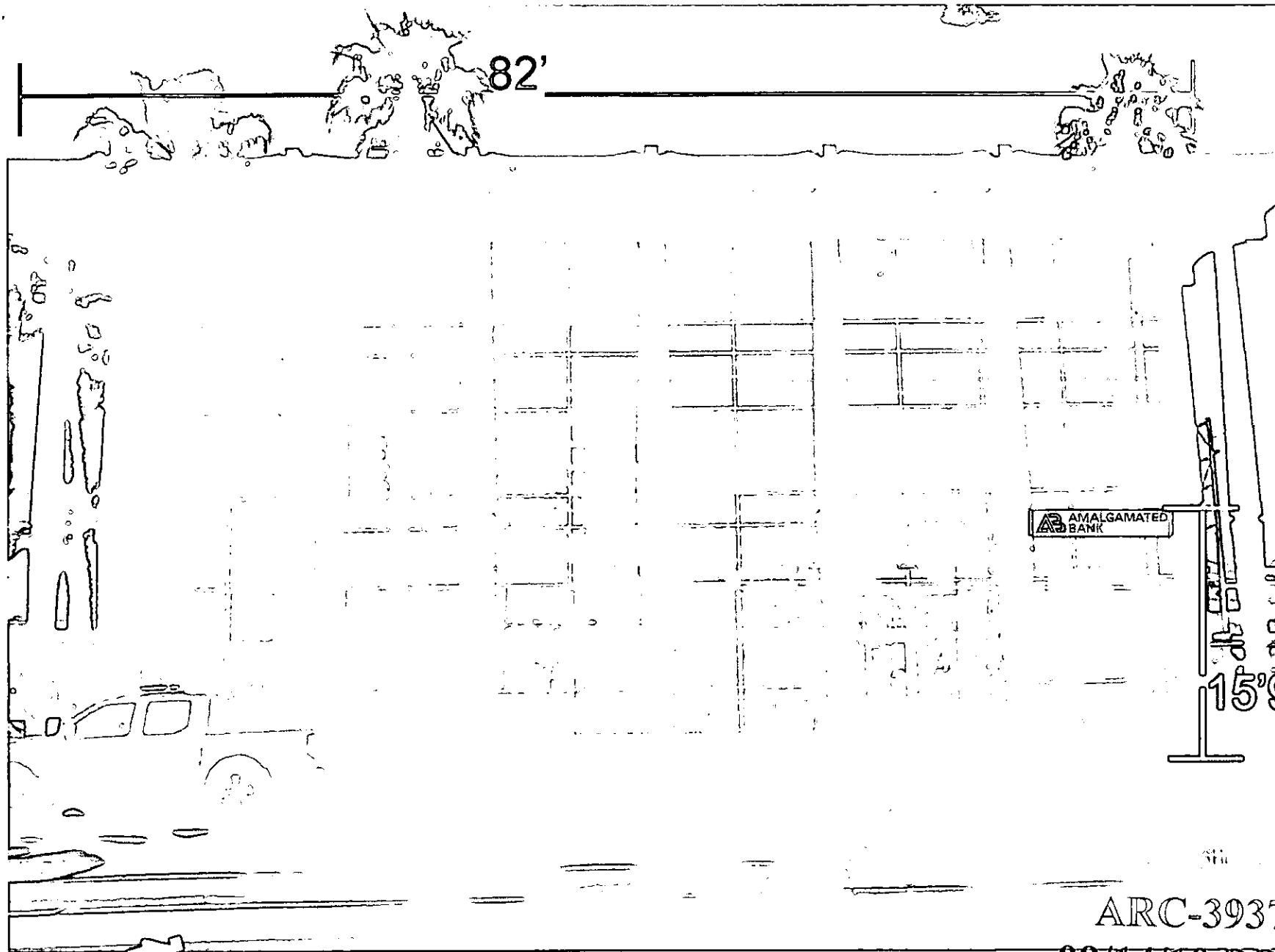
ARC-39375
09/14/10 DDRC



SIGNATURE SIGN SERVICE
4683 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM

LIC: C-6 70254
BID LIMIT: \$ 50,000.00
PLANS PREPARED BY:
SAM ADAMS

Business Name: Amalgamated Bank
Address: 210 S Las Vegas Blvd.
Date: North West corner



VED
2010

ARC-39375

09/14/10 DDRC



Lic # 70284

SIGNATURE SIGN SERVICE

4683 S. VALLEY VIEW BLVD.

LAS VEGAS, NV 89103

PHONE: (702) 795-3221

FAX: (702) 795-7664

EMAIL: SALES@SIGNTV.COM

LIC: C-6 70254

BID LIMIT: \$ 50,000.00

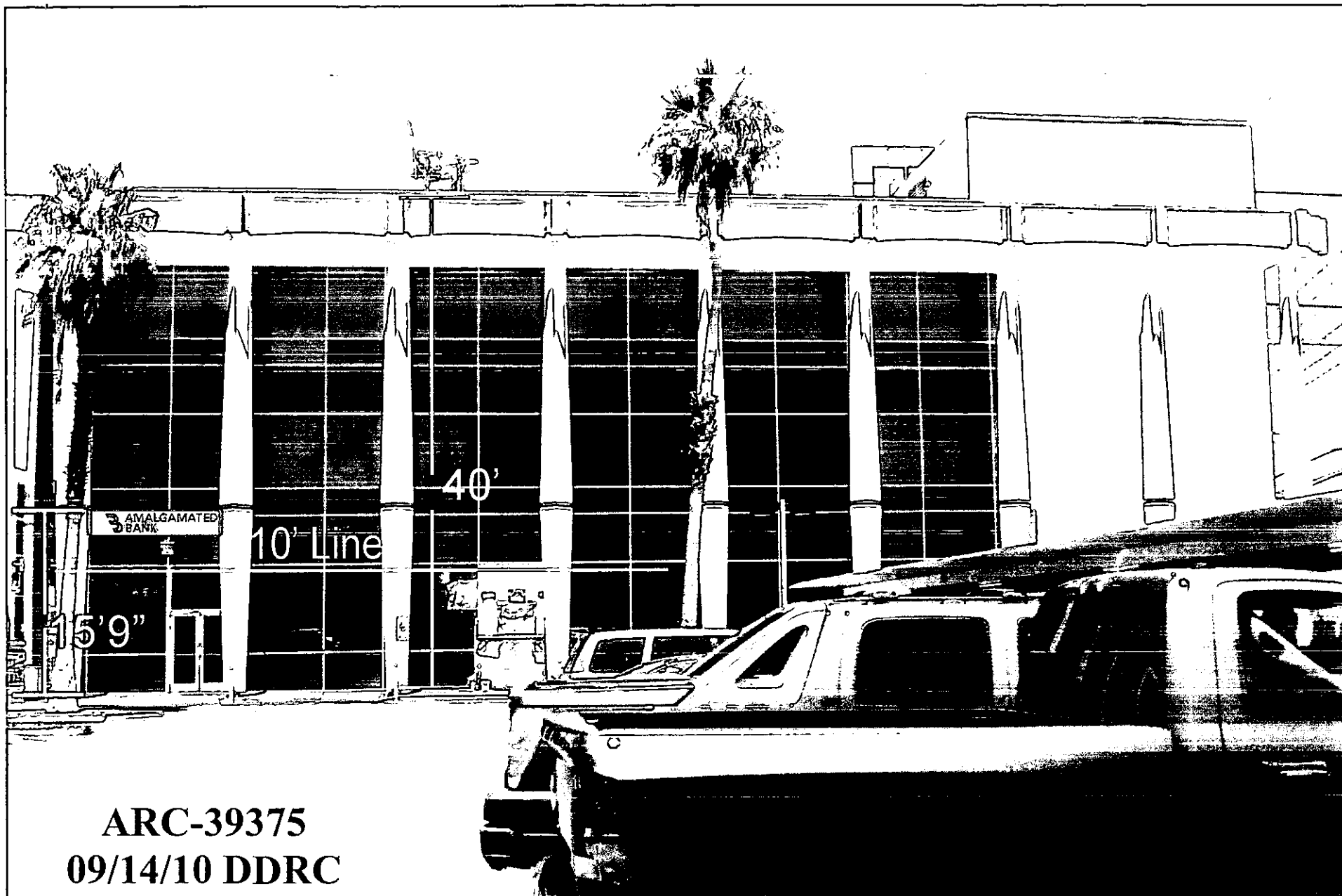
PLANS PREPARED BY:

SAM ADAMS

Business Name: Amalgamated Bank

Address: 201 S Las Vegas Blvd.

Date: North West corner



ARC-39375
09/14/10 DDRC



SIGNATURE SIGN SERVICE

4683 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM

LIC: C-6 70254
BID LIMIT: \$ 50,000.00
PLANS PREPARED BY:
SAM ADAMS

Business Name: Amalgamated Bank **DECEIVE**
Address: 210 S Las Vegas Blvd. **AUG 3 2010**
Date: North West corner



Carson Ave / Las Vegas Blvd S

Exit Photo

23' Width

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AUG 3 2010

ARC-39375
09/14/10 DDRC

2009 Google

Eyeall 2010



SIGNATURE SIGN SERVICE

4683 S Valley View Blvd.
Las Vegas, NV 89103
Phone: (702) 795-3221
Fax: (702) 795-7664

Project Manager

Designer: JS

DIVISIONS	_____	X
	_____	X
	_____	X
	_____	X
	_____	X

Location: USPS/Amalgamated Bank

Address: 210 S. Las Vegas Blvd.

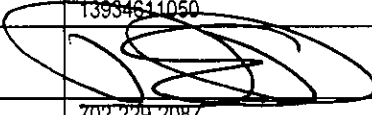
Date: 08-30-2010

Sign Table Analysis

Sign	Type of Sign	Required Setback	Provided Setback	Allowed Height	Provided Height	Allowed Area	Provided Area	Required Lighting	Provided Lighting
A	Wall Sign	N/a	17 ft	20' above parapit	10'	1500 SF	28.75 SF	75% Neon	75% Neon
B	Wall Sign	N/a	N/a	20" above parapit	10'	1500 SF	28.75 SF	75% Neon	75% Neon

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AUG 31 2010

ARC-39375_____
09/14/10 DDRC

Pre-Application Conference Item Required <table style="width:100%;"> <tr> <td style="width:50%; text-align: center;">YES</td> <td style="width:50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
YES	NO						
APPLICATION PACKET							
☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")				
☒	☐	Grant deed and legal description					
☒	☐	Detailed justification letter					
☒	☐	Original meeting notes and checklist(s) signed by planner					
☒	☐	Correct fee(s): \$ (Application) + \$ (Notification) + \$ (Recordation) = \$ <u>60</u> Total					
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)					
☒	☐	Assessor's Parcel Map					
☐	☒	Development Impact Notice and Assessment (DINA)					
☐	☒	Project of Regional Significance (PRS)					
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements					
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)					
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)							
SITE PLAN							
☒	☐	8.5" x 11" min. to 11" x 17" max. page size	Colored Folded Plans:	10			
☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 B/W):	1			
☐	☒	All property lines and present dimensions labeled	NOTES:				
☐	☒	All building setbacks labeled					
☒	☐	All adjacent existing land uses and street names labeled					
☐	☒	All points of ingress and egress shown					
☒	☐	All sign setbacks labeled					
☒	☐	All free-standing sign locations shown and heights and sizes noted					
SIGN ELEVATIONS							
☒	☐	8.5" x 11" min. to 11" x 17" max. page size	Colored Folded Plans:	10			
☒	☐	All present dimensions labeled and to scale	Reduced Copy (8-1/2x11 B/W):	1			
☒	☐	All elevations drawn between 1/2" to 1" scale	NOTES:				
BUILDING ELEVATIONS							
☒	☐	8.5" x 11" min. to 11" x 17" max. page size	Colored Folded Plans:	10			
☒	☐	Scale and building dimensions labeled	Reduced Copy (8-1/2x11 B/W):	1			
☒	☐	All buildings elevations with signage	NOTES:				
☒	☐	Photo of all building materials and colors					
☐	☒	8" x 10" color and material board					
☒	☐	All sign locations shown and sizes noted					
SIGN ANALYSIS TABLE							
☒	☐	Type of sign	Table:	11			
☒	☐	Required Setback	Reduced Copy (8-1/2x11 B/W):	1			
☒	☐	Provided Setback	NOTES:				
☒	☐	Allowed Height					
☒	☐	Provided Height					
☒	☐	Allowed Area					
☒	☐	Provided Area					
☒	☐	Required Lighting					
☒	☐	Provided Lighting					
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant: Signature Sign Service Representative: Mindi Adams APN: T3934611050 Planner's Signature:  Planner: 702-229-2087		Application Type: Downtown Design Review Committee Application Purpose: Signage Review Site Location: 201 S. Las Vegas Blvd. Pre-App. Meeting Date: 7/22/10 Submittal Deadline: 7/27/10 - no later than 2:00 pm Earliest DDRC Meeting Dates:					

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AUG 30 2010

INTER - OFFICE MEMORANDUM

10/25/2010

TO:

COURTNEY MOONEY
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.: ARC-39683
APPLICANT: Best Fellas, LLC dba Super Liquors
WARD: 3 (Reese)

Appeal by applicant or any other aggrieved person:

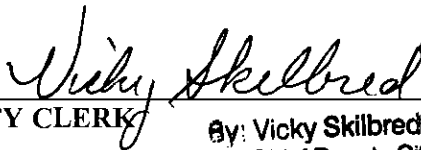
Yes

☒ No

DATE

10/25/2010

CITY CLERK

By: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

October 12, 2010

Last day for filing an appeal by applicant or any other
aggrieved person. (Appeal period is ten (10) days after the
date of the DDRC decision.)

October 22, 2010



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

October 12, 2010

Jb Quejarro
Solarium Enterprise, LP and Nevada
888 S. Figueroa Street, Suite 1900
Los Angeles, California 90017

RE: ABEYANCE - ARC-39375

Mr. Jb Quejarro:

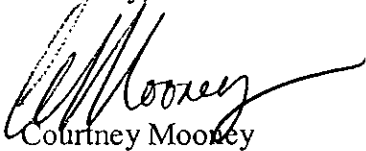
Your request for a signage review on an existing retail building at 201 South Las Vegas Boulevard (APN 139-34-611-050), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Downtown Design Review Committee (DDRC) on October 12, 2010.

The Downtown Design Review Committee (DDRC) voted to **APPROVE** your request, subject to the following amended conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped ~~09/28/10, 9/30/10, and 10/01/10~~ 10/12/10 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. *Roof sign not included or required in the approval.*

This action by the Downtown Design Review Committee on October 12, 2010 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,



Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Jb Quejarro
ARC-39375 – Page Two
October 12, 2010

CM:nl

Cc:

Mindi Adams
Signature Sign Service
4683 S. Valley View Boulevard
Las Vegas, Nevada 89103

AGENDA MEMO

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: October 12, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ARC-39375 - APPLICANT: Signature Sign Service - OWNER: Solarium Enterprises, LP and Nevada Horizons Holdings, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-39375	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

ARC-39375 CONDITIONS

Planning and Development

1. A Waiver of Title 19.14.020(N) Freestanding Sign Design Standards is hereby approved.
2. Conformance to the sign elevations and documentation as submitted and date stamped 09/28/10, 9/30/10, and 10/01/10 in conjunction with this request, except as modified herein.
3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a modification to the west façade of the building at 201 South Las Vegas Boulevard with a roof sign and a freestanding sign. The property is within the Las Vegas Boulevard Scenic Byway Overlay District. The roof sign will have white letters highlighted with red neon in a 10 foot tall by 23 foot wide red rectangular box.

The freestanding sign will have white letters highlighted with red neon in an 11.5 foot tall by 11.5 foot wide red square box at a maximum height of 30 feet. Staff is recommending denial of this request, as the proposed signage does not meet the requirements of the Scenic Byway Overlay District. If this request is denied, the proposed signage will not be permitted and the applicant may present redesigned signs.

ISSUES

The applicant is asking for a Waiver of Title 19.14.020(N) Freestanding Sign Design Standards.

- The Waiver is to allow a freestanding sign not in compliance with the minimum requirements of architectural compatibility with the principle building. Staff cannot support this Waiver as it does not meet the minimum requirements of Freestanding Sign Design Standards applicable to the Las Vegas Boulevard Scenic Byway Overlay District.

BACKGROUND INFORMATION

<i>Most Recent Change of Ownership</i>	
09/02/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/08/09	A business license (Q13-01243) was issued for a Law Firm. The license is active.
06/07/07	A business license (Q13-00081) was issued for a Law Firm. The license is active.
05/18/09	A business license (Q13-00685) was issued for a Law Firm. The license is active.
04/29/04	A building permit (#4010154) was issued for interior remodel for certificate of occupancy and completed 02/11/05.

Pre-Application Meeting	
07/22/10	A pre-application meeting was held and the submittal requirements of a Downtown Design Review Committee application were discussed.

Field Check	
9/01/10	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	U.S. Post Office	C (Commercial)	C-2 (General Commercial)
North	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
South	Motel	C (Commercial)	C-2 (General Commercial)
East	Parking Lot / Pawn Shop	C (Commercial)	C-2 (General Commercial)
West	Parking lot / Motel	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Downtown Centennial Plan – Central Casino Core	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

SIGN STANDARDS

Roof Signs:

<i>West Elevation Sign:</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	One per building elevation	One	Y
Maximum Area	1,500 Square Feet	230 Square Feet	Y
Maximum Height	20' above parapet	10' above parapet	Y
Minimum Setback	May not encroach more than 8' into ROW	Zero	Y
Illumination	75% neon/animated	> 75% neon/animated	Y

Freestanding Signs:

<i>West Elevation Sign:</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	One	One	Y
Maximum Height	40'	30'	Y
Maximum Area	1,500 Square Feet	135 Square Feet	Y
Minimum Setback	5' from property line	5' from property line	Y
Illumination	75% neon/animated	> 75% neon/animated	Y

ANALYSIS

The applicant requested an abeyance from the September 14th meeting in order to revise the plans to reflect a roof sign and a freestanding sign installed on the west façade. The applicant is requesting the roof sign be placed on top of the parapet. The roof sign will have white letters highlighted with red neon spelling out "Amalgamated Bank" in addition to the AB symbol of the bank and horizontal rows of white neon on either side. The sign is 10 feet tall by 23 feet wide.

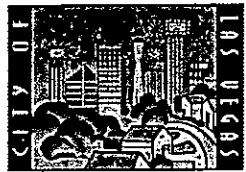
The freestanding sign will have white letters highlighted with red neon spelling out "Amalgamated Bank" in addition to the AB symbol of the bank and horizontal rows of white neon on either side. The sign is 11.5 feet tall by 11.5 feet wide and sits on top of a pole at a maximum height of 30 feet. The sign meets the neon standard for the Las Vegas Boulevard Scenic Byway Overlay District, but is not in compliance with Title 19.14.020(N) for Freestanding Sign Design Standards. Therefore staff cannot support this application.

The purpose and intent of the Freestanding Sign Design Standards are to improve the appearance of the vertical elements and supporting structures of freestanding signs. The design of the supporting elements of the freestanding sign should utilize architectural features of a Mid-Century Modern Building that uses tapered diamond shaped columns to support the portico. The materials, colors and finishes to construct the supporting elements should be similar or complementary to the materials utilized on the façade of the principal building. The finished product should result in a sign that complements the building and enhances the overall appeal of the sign.

FINDINGS

The roof sign meets the minimum requirements for the Las Vegas Boulevard Scenic Byway Overlay District. The freestanding sign meets the neon standard for the Las Vegas Boulevard Scenic Byway Overlay District, but is not in compliance with Title 19.14.020(N) for Freestanding Sign Design Standards. The supporting element of the sign does not utilize architectural features, materials, colors and finishes of the principle building. Therefore staff cannot support the Wavier of Title 19.14.020(N) Freestanding Sign Design Standards and is recommending denial of the application.

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

October 6, 2010

Jb Quejarro
Solarium Enterprise, LP and Nevada
888 S. Figueroa Street, Suite 1900
Los Angeles, California 90017

RE: ABEYANCE - ARC-39375

Mr. Jb Quejarro:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on October 12, 2010**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the October 12, 2010 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

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

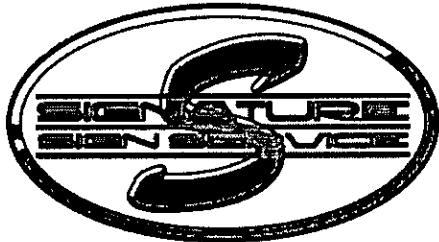
CM:nl

Enclosures

Cc:

Mindi Adams
Signature Sign Service
4683 S. Valley View Boulevard
Las Vegas, Nevada 89103





License # 0070254

3599 S Polaris # 3. Las Vegas, Nevada 89103

Phone: 702 795-3221 Fax: 702 795-7664

E-mail: Sales@SignatureSignServiceNV.com

RECEIVED
OCT 05 2010

September 28, 2010

City of Las Vegas
731 S 4th Street
Las Vegas, NV 89101

Re: Amalgamated Bank/ Pole Sign
201 S. Las Vegas Blvd.
Las Vegas, NV

Dear Downtown Review Committee,

We would like to request a waiver of Title 19.14.020 (and freestanding sign design standards).

We believe that our sign is justified as it meets the requirements of Community Development Code. The sign is 75% neon as required. As it shows in the pictures provided, the neon is exposed and attached to an aluminum back plate with glass stands. It is wired through PK weatherproof housings and is connected to a transformer with GTO wiring and connected to existing electrical.

Like any other retailer competing for business in a neighborhood, our bank branches require well designed and compelling exterior signage to both draw attention and drive customer traffic to our site. Signage is critical to our ability to compete for the deposit and loan relationship with customers and local businesses that drive the revenue and profitability level of each location. It is a vital component of each branch office, just as important to our success as a well trained staff and competitive products.

Keith J Pilkington
Amalgamated Bank
275 7th Avenue
New York, NY 10001
212-895-4814 (phone)
212-895-4731 (fax)
Keithpilkington@amalgamatedbank.com

ARC-39375
10/12/10 DDRC
REVISED

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

September 14, 2010

Jb Quejarro
Solarium Enterprise, LP and Nevada
888 S. Figueroa Street, Suite 1900
Los Angeles, California 90017

RE: ARC-39375

Mr. Jb Quejarro:

Your request for a Sign review on an existing Retail building at 201 South Las Vegas Boulevard (APN 139-34-611-050), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Downtown Design Review Committee (DDRC) on September 14, 2010.

The Downtown Design Review Committee (DDRC) voted to hold this item in **ABEYANCE**.

This item is scheduled to be heard again at the October 12, 2010 Downtown Design Review Committee (DDRC) meeting which will be held at 12:15 PM in Conference Room 2B of the Development Services Center, 731 South 4th Street, Las Vegas, Nevada. The Downtown Design Review Committee (DDRC) requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Downtown Design Review Committee (DDRC) may act in your absence without your input.

Sincerely,

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

CM:nl

Cc:

Mindi Adams
Signature Sign Service
4683 S. Valley View Boulevard
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

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



AGENDA MEMO

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: September 14, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ARC-39375 - APPLICANT: Signature Sign Service - OWNER:
Solarium Enterprises, LP and Nevada Horizons Holdings, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ARC-39375	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-39375 CONDITIONS

Planning and Development

1. Conformance to the sign elevations and documentation as submitted and date stamped 08/30/10 in conjunction with this request, except as modified herein.
2. All signage including temporary signage shall have proper permits obtained through the Building and Safety Department.
3. All City Code requirements and design standards of all City departments must be satisfied.

**Downtown Design Review Committee Meeting
September 14, 2010 - Staff Report Page One**

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a façade modifications of the building located at 201 S. Las Vegas Boulevard with two Amalgamated Bank signs to be installed on the west and south facades. The signs have white letters highlighted with red neon in a red 2.5' tall by 11.5' rectangular box. The property is located within the Las Vegas Boulevard Scenic Byway Overlay District. Staff is recommending approval of this request, as the proposed signage meets the requirements for neon/animation of the Scenic Byway Overlay District. If this request is denied, the proposed signage will not be permitted and the applicant may present redesigned signs.

BACKGROUND INFORMATION

<i>Most Recent Change of Ownership</i>	
09/02/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/08/09	A business license (Q13-01243) was issued for a Law Firm. The license is active.
06/07/07	A business license (Q13-00081) was issued for a Law Firm. The license is active.
05/18/09	A business license (Q13-00685) was issued for a Law Firm. The license is active.
04/29/04	A building permit (#4010154) (U.S. Post Office) was issued for interior remodel for certificate of occupancy and completed 02/11/05.

Downtown Design Review Committee Meeting
September 14, 2010 - Staff Report Page Two

Pre-Application Meeting	
07/22/10	A pre-application meeting was held and the submittal requirements of a Downtown Design Review Committee application were discussed.

Field Check	
9/01/10	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	U.S. Post Office	C (Commercial)	C-2 (General Commercial)
North	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
South	Motel	C (Commercial)	C-2 (General Commercial)
East	Parking Lot / Pawn Shop	C (Commercial)	C-2 (General Commercial)
West	Parking lot / Motel	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Downtown Centennial Plan – Central Casino Core	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**Downtown Design Review Committee Meeting
September 14, 2010 - Staff Report Page Three**

SIGN STANDARDS

Wall Signs:

<i>West & South Elevation Sign:</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	Total of all signs < 50% of the elevation area	South and West Elevations = 1%	Y
Minimum Height	10', If less must be 50' apart	10'	Y
Maximum Area	1,500 Square Feet	29 Square Feet	Y
Maximum Height	20' above parapet	Below parapet	Y
Minimum Setback	May not encroach more than 8' into ROW	Zero	Y
Illumination	75% neon/animated	> 75% neon/animated	Y

ANALYSIS

The applicant is requesting the approval of two signs hung between the tapered diamond shaped columns of the portico to a Mid-Century Modern building located within the Las Vegas Boulevard Scenic Byway Overlay District.

The proposed signage consists of 2 signs encompassing 1% of the west elevation and 1% of the north elevation. The signs have white letters highlighted with red neon in a red 2.5' tall by 11.5' rectangular box. Both proposed signs are in compliance with the Las Vegas Boulevard Scenic Byway Overlay District signage standards.

The proposed signage does not meet the design intent of the Las Vegas Boulevard Scenic Byway Overlay District, which seeks to preserve the tradition of neon art and encourage signage that will enhance the district as a nationally recognized place. The proposed signs do not:

- Enhance the historic character of the district.
- Celebrate the best of the sign makers' art.
- Improve the quality and appearance of new development within the district.

FINDINGS

Staff can support the signs on the west and south elevation as they meet the requirements for the Las Vegas Boulevard Scenic Byway Overlay District.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION
UNLESS SPECIFICALLY NOTED OTHERWISE

AGENDA
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER—731 SOUTH FOURTH STREET
DOWNTOWN DESIGN REVIEW COMMITTEE (DDRC)
TUESDAY SEPTEMBER 14, 2010
12:15 P.M.

COMMITTEE MEMBERS:

Steven Evans, Chairman
Richard Truesdell, Vice-Chairman
Quentin Abramo
Debra Heiser
Mike Nolan
Steve Van Gorp
Flinn Fagg

CALL TO ORDER: City of Las Vegas Planning and Development Department
Development Services Center—731 South Fourth Street
Conference Room 2B

ROLL CALL:

NOTICE: This meeting has been properly noticed in compliance with the
Open Meeting Law Requirement at the following locations:

City Clerk's Bulletin Board, City Hall, 2nd Floor Skybridge
City Hall Plaza Bulletin Board, next to Metro Records
Las Vegas Library, 833 N. Las Vegas Boulevard
Grant Sawyer Building, 555 E. Washington Avenue
Clark County Government Center, 500 S. Grand Central Pkwy
Development Services Center, 731 S. 4th Street
City of Las Vegas URL: www.lasvegasnevada.gov

ACTION ITEMS:

ITEM 1: Approval of the July 13, 2010 Minutes

ITEM 2: ARC-39375 - (DDRC) - PUBLIC HEARING - APPLICANT: Signature
Sign Service - OWNER: Solarium Enterprises, LP and Nevada
Horizons Holdings, LLC - Request for a Sign review on an existing
Retail building at 201 South Las Vegas Boulevard (APN 139-34-611-050),
C-2 (General Commercial) Zone, Ward 3 (Reese).

CITIZENS PARTICIPATION:

Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Downtown Design Review Committee. No subject may be acted upon by the Downtown Design Review Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

ADJOURNMENT / NEXT MEETING DATE:

The next meeting will be held on the second Tuesday of the month that an application has been submitted. You will be notified at such time.

Las Vegas City Council

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

Facilities are provided throughout the Development Services Center for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need any accommodations to attend and participate in this meeting, please call the Department of Planning and Development at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.



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

September 7, 2010

Jb Quejarro
Solarium Enterprise, LP and Nevada
888 S. Figueroa Street, Suite 1900
Los Angeles, California 90017

RE: ARC-39375

Mr. Jb Quejarro:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on September 14, 2010**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the September 14, 2010 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

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

CM:nl

Enclosures

Cc:

Mindi Adams
Signature Sign Service
4683 S. Valley View Boulevard
Las Vegas, Nevada 89103



CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT

DDRC:
ARC-39375
MEETING DATE:
09/14/10

SENT VIA U.S. MAIL

PLANNING COMMISSIONER	RICHARD TRUESDELL	Cornerstone Company 9901 Covington Cross Dr #170 Las Vegas, NV 89144
PLANNING COMMISSIONER	STEVE EVANS	State of Nevada 2200 S. Rancho Dr #210 Las Vegas, NV 89102
COMMITTEE MEMBER	MIKE NOLAN	El Cortez Hotel & Casino 600 Fremont St Las Vegas, NV 89101
COMMITTEE MEMBER	DEBRA HEISER	Heiser Designs 107 E Charleston Blvd #250-A Las Vegas, NV 89101-1018
COMMITTEE MEMBER	QUENTIN ABRAMO	Faciliteq Business Interiors 817 S Main St Las Vegas, NV 89101-6424
1,000 MILE ENVELOPE		
COMMITTEE MEMBER - OBD	STEVE VAN GORP, DEPUTY DIRECTOR	Office of Business Development 400 E Stewart Ave -2 nd Fl Las Vegas, NV 89101

HAND-DELIVERED

COMMITTEE MEMBER - P&D	FLINN FAGG, PLANNING MANAGER	Planning & Development 731 S 4 TH St Las Vegas, NV 89101
STAFF MEMBER - P&D	COURTNEY MOONEY, URBAN DESIGN COORDINATOR	Planning & Development 731 S 4 TH St Las Vegas, NV 89101



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Signage (per attached sign specifications prepared by Signature Sign Service^{FL})

Project Address (Location) 201 S. Las Vegas Blvd. Las Vegas, NV

Project Name Amalgamated Bank Proposed Use Bank

Assessor's Parcel #(s) 13934611050 Ward # 0

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage 24,551 SFT Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Solarium Enterprises, LP and Nevada Contact Jb Quejarro
Horizons Holdings, LLC
Address 888 S. Figueroa St., Suite 1900 Phone: 213-745-5191 Fax: 213-747-8225
City Los Angeles State California Zip 90017
E-mail Address jb@jadeent.com

APPLICANT Signature Sign Service Contact Mindi Adams
Address 4683 S. Valley View Blvd Phone: 795-3221 Fax: 795-7664
City Las Vegas State NV Zip 89103
E-mail Address Sales@signLV.com

REPRESENTATIVE Signature Sign Service Contact Mindi Adams
Address 4683 S. Valley View Blvd Phone: 795-3221 Fax: 795-7664
City Las Vegas State NV Zip 89103
E-mail Address Sales@signLV.com

Property Owner Signature* [Signature]

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

Print Name DAVID TABAN

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ARC</u> <u>DDRG 39375</u>
Meeting Date:	<u>09/14/10</u>
Total Fee:	<u>-</u>
Date Received:*	<u>8-30-10</u>
Received By:	<u>JF Miller</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.

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

see attached
Jurat dated
7-27-10

JURAT

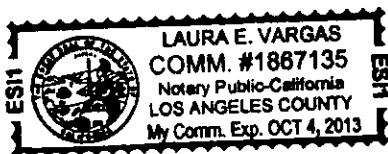
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 27th day of July, 20 10,
by David Taban

Name of Signer

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



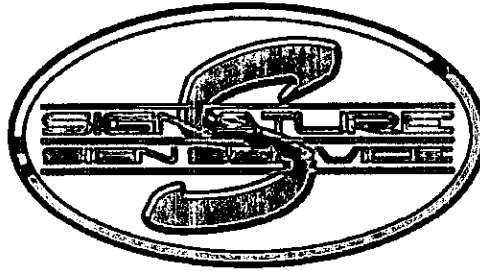
Place Notary Seal Above

RECEIVED
AUG 30 2010

Signature

Laura E. Vargas
Signature of Notary Public

ARC-39375
09/14/10 DDRC



August 30, 2010

City Of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Re: Amalgamated Bank
210 S. Las Vegas Blvd.
Las Vegas, NV

Dear Downtown Review Committee,

We believe that our sign is justified as it meets the requirements of Community Development Code. The Sign is 75% neon as required. As it shows in the pictures provided, the neon is attached to an aluminum back plate with a glass stand and is exposed. It is then wired in PK Housing and has GTO wiring that goes to an electrical transformer and a power supply that is plugged in to the existing electrical.

Like any other retailer competing for business in a neighborhood, our bank branches require well designed and compelling exterior signage to both draw attention and drive customer traffic to our sites. Signage is critical to our ability to compete for the deposit and loan relationships with consumers and local businesses that drive the revenue and profitability level of each location. It is a vital component of each branch office, just as important to our success as a well trained staff and competitive products.

Keith J. Pilkington
Amalgamated Bank
275 7th Avenue
New York, NY 10001
212-895-4814 (phone)
212-895-4731 (fax)
keithpilkington@amalgamatedbank.com

RECEIVED
AUG 30 2010

Signature Sign Service License #0070254

3599 S. Polaris Ave. Unit 3 Las Vegas, Nevada 89103 Phone: 702 795-3221

ARC-39375
09/14/10 DDRC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **ARC-39375** APN: 13934611050

Name of Property Owner: **SOLARIUM ENTERPRISES, LP & NEVADA HORIZONS HOLDINGS, LLC**

Name of Applicant: **Signature Sign Service**

Name of Representative: **Mindi Adams**

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: **13934611050**

Signature of Property Owner: _____

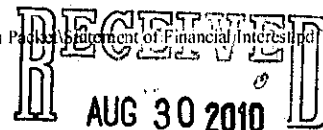
Print Name: **David Taban**

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

*see attached
Jurat dated 7-27-10*



JURAT

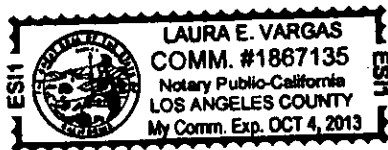
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 27th day of July, 2010
by David Taban

Name of Signer

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



Place Notary Seal Above

Signature Laura E. Vargas
Signature of Notary Public

ARC-39375
09/14/10 DDRC

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20050902-0004802

A.P.N.: 139-34-611-050
File No: NCS-146800-HHLV (js)
R.P.T.T.: \$30,248.10

Fee: \$17.00 RPTT: \$30,600.00
N/C Fee: \$25.00

09/02/2005 15:13:49
T20050162100

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 4

When Recorded Mail To: Mail Tax Statements To:
Nevada Horizons Holdings, LLC/ Solarium Enterprises
888 S Figueroa St., Suite 1900
Los Angeles, CA 90017

451
ACCEPTED FOR
GRANT, BARGAIN and SALE DEED
S
COPY

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

Earl M. Morimoto, a single man

do(es) hereby GRANT, BARGAIN and SELL to

Nevada Horizon Holding, LLC, a Nevada limited liability company as to an undivided 50% interest and Solarium Enterprises, LP, a Delaware limited partnership as to an undivided 50% interest

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: 03/01/2005

ARC-39375
09/14/10 DDRC

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Earl M. Morimoto
Earl M. Morimoto

STATE OF HAWAII ~~NEVADA~~)
HONOLULU : ss.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on MARCH 8, 2005 by
EARL M. MORIMOTO
MORIMOTO

[Signature]
Notary Public
(My commission expires: 1/3/07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated March 01, 2005 under Escrow No. NCS-146800-HHLV.

RECORDER'S NOTE:
NOTARY STAMP IS PRESENT,
HOWEVER THE INK COLOR
MAY NOT BE REPRODUCIBLE

COPY

EXHIBIT "A"

Lots 1 through 10, inclusive and Lots 29 through 32, inclusive, all in Block Four (4) of Hawkins Addition, as shown by map thereof on file in Book 1 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom those portions thereof conveyed to the City of Las Vegas for road purposes by Deeds recorded February 11, 1974 in Book 401 as Document No. 360221 and 360222, Official Records.

Excepting therefrom that portion as conveyed to the City of Las Vegas by that certain Grant Deed recorded August 2, 2005 in Book No. 20050802 as Instrument No. 01597 of Official Records.

Together with that portion of vacated Alley, vacated by the City of Las Vegas, recorded August 2, 2005 in Book 20050802 as Instrument No. 00710.

ASSESSOR'S COPY

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-34-611-050
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property: \$6,000,000.00
Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$6,000,000.00
Real Property Transfer Tax Due \$30,600.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

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 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: Earl M. Morimoto

Capacity: SELLER

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Earl M. Morimoto

Print Name: Araceli Hernandez

Address: 94-416 UKEE ST.

Address: 288 S. Figueroa St. #900

City: WAIPAHUA, HI 96797

City: Los Angeles

State: HI Zip: 96797

State: CA Zip: 90017

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

First American Title Insurance Company
Print Name: National Commercial Services
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas

File Number: NCS-146800-HHLV js/ME
State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

4802

SOLARIUM ENTERPRISES, LP**Business Entity Information**

Status:	Default	File Date:	2/24/2005
Type:	Foreign Limited Partnership	Entity Number:	E0081142005-2
Qualifying State:	DE	List of Officers Due:	2/28/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20051286998	Business License Exp:	

Registered Agent Information

Name:	PARACORP INCORPORATED	Address 1:	318 N CARSON ST #208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
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**General Partner - SOLARIUM HOLDINGS, INC A DELAWARE CORPORATION**

Address 1:	888 S FIGUEROA ST	Address 2:	STE 1900
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Foreign Limited Partnership		
Document Number:	20050032231-88	# of Pages:	1
File Date:	2/24/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050100510-14	# of Pages:	1
File Date:	3/21/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20050129140-34	# of Pages:	1
File Date:	4/11/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20060105542-15	# of Pages:	2

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File Date:	2/21/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060167724-15	# of Pages:	1
File Date:	3/16/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070097491-29	# of Pages:	1
File Date:	2/08/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070097492-30	# of Pages:	1
File Date:	2/08/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080135191-30	# of Pages:	1
File Date:	2/25/2008	Effective Date:	
08-09			
Action Type:	Registered Agent Address Change		
Document Number:	20080231293-00	# of Pages:	7
File Date:	4/02/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090178501-13	# of Pages:	1
File Date:	2/23/2009	Effective Date:	
09-10			
Action Type:	Acceptance of Registered Agent		
Document Number:	20100131809-75	# of Pages:	1
File Date:	2/11/2010	Effective Date:	
(No notes for this action)			
Action Type:	Commercial Registered Agent Resignation		
Document Number:	00002626460-46	# of Pages:	1
File Date:	3/09/2010	Effective Date:	
(No notes for this action)			

0103 09 2010

SOLARIUM HOLDINGS, INC.**Business Entity Information**

Status:	Active	File Date:	3/21/2005
Type:	Foreign Corporation	Entity Number:	E0173132005-2
Qualifying State:	DE	List of Officers Due:	3/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20051063440	Business License Exp:	3/30/2011

Registered Agent Information

Name:	ERESIDENTAGENT, INC.	Address 1:	2235 E FLAMINGO ROAD SUITE 201 G
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:	CALIFORNIA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 30.00
Par Share Count:	3,000.00	Par Share Value:	\$ 0.01

Officers☐ Include Inactive Officers**President - ALBERT TABAN**

Address 1:	888 S FIGUEROA ST STE 1900	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

Director - ALBERT TABAN

Address 1:	888 S FIGUEROA ST STE 1900	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

Secretary - DAVID TABAN

Address 1:	888 S FIGUEROA ST STE 1900	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

Treasurer - ENAYAT TABAN

Address 1:	888 S FIGUEROA ST STE 1900	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

DECLARED
AUG 30 2010

Actions\Amendments

Action Type:	Foreign Qualification		
Document Number:	00000104211-59	# of Pages:	1
File Date:	3/21/2005	Effective Date:	
REG MAIL 04/04/05 KAP 1CC NO FS NOT ENOUGH FEES. KAP			
Initial Stock Value: Par Value Shares: 3,000 Value: \$ 0.01 No Par Value Shares: 0			
Total Authorized Capital: \$ 30.00			
Action Type:	Miscellaneous		
Document Number:	20050091154-87	# of Pages:	1
File Date:	3/21/2005	Effective Date:	
SUPPORTING DOCUMENT / CERT OF GS FROM DELAWARE			
Action Type:	Initial List		
Document Number:	20050145167-81	# of Pages:	2
File Date:	4/22/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20060105542-15	# of Pages:	2
File Date:	2/21/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060194748-61	# of Pages:	1
File Date:	3/28/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070121477-71	# of Pages:	2
File Date:	2/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070121478-82	# of Pages:	1
File Date:	2/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080135219-61	# of Pages:	2
File Date:	2/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20080231293-00	# of Pages:	7
File Date:	4/02/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090623921-44	# of Pages:	2
File Date:	8/17/2009	Effective Date:	
09-10			
Action Type:	Annual List		
Document Number:	20100116648-09	# of Pages:	1
File Date:	2/08/2010	Effective Date:	
(No notes for this action)			

00000000

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: CH-03705-E-117026

DATE ISSUED: 02/06/08

TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 4683 S VALLEY VIEW BL

ISSUE TO: ADAMS ENTERPRISES UNLIMITED IN

DBA: SIGNATURE SIGN SERVICE
4683 S VALLEY VIEW BL
LAS VEGAS NV 89103

PRINCIPAL(S)

ADAMS, SAMUEL, OWNER
ADAMS, MINDI, SEC OWNER

Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

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