

OCT 21 2010

BIRUG ROAD

RECEIVED

SITE PLAN

10000 N. 30TH AVE.
SUITE 100
LAS VEGAS, NV 89130
TEL: 702.343.4000
FAX: 702.343.4001

DATE: 10/21/10
BY: [Signature]
CHECKED: [Signature]

PROJECT: PRR VEGAS CONDOS MASTER PLAN
E01-39989

ADJACENT LOT (N) WITH EXISTING BUILDINGS

TOWER 01

TOWER 02

TOWER 03

TOWER 04

TOWER 05

TOWER 06

TOWER 07

TOWER 08

TOWER 09

TOWER 10

TOWER 11

TOWER 12

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TOWER 286

Botanical Name	Common Name	Size	Comments	Botanical Name	Common Name	Size	Comments
<i>Arbutus umbellata</i>	Strawberry Tree	20' tall	Multi-trunk	<i>Pyrus callidophora</i>	Callidophora Bayberry	5' tall	
<i>Ceanothus occidentalis</i>	Western Heath	20' tall		<i>Myrica galeata 'variegata'</i>	Variegated Shrub	6' tall	
<i>Cornus rugosa</i> "Royal Pagoda"	Myrica Rugosa Tree	20' tall	Multi-trunk	<i>Nyssa sylvatica</i>	Honey Suckle	15' tall	
<i>Empetrum nigrum 'Humboldt'</i>	Empetrum Herb Tree	20' tall		<i>Parosela glabra</i>	Almond Orange	14' tall	
<i>Limonium japonicum</i>	Japanese Wind	20' tall	Multi-trunk				
<i>Malus 'malindochi'</i>	Peaching Crabapple	20' tall		<i>Agavechloa 'Maculatastris hybrid'</i>	Agavechloa	5' tall	
<i>Platanus 'Red Palm'</i>	Red Palm Plantain	20' tall		<i>Cotoneaster glaberrimus</i>	Grey Leaf Cotoneaster	6' tall	
<i>Prunus virginiana</i>	Japanese Blackberry	20' tall		<i>Myrica ascarum 'variegata'</i>	Compact Shrub Myrica	14' tall	
<i>Populus nigra 'variegata'</i>	Trident Poplar	20' tall	Columnar	<i>Sorbus grisea 'variegata'</i>	Grass Green Red Edge	6' tall	
<i>Prunus canadensis</i>	Canada Cherry	20' tall	Columnar				
<i>Prunus canadensis 'Bright of Night'</i>	Canada Cherry	20' tall	Columnar				
		20' tall		<i>Rubus holzneri</i>	Bayberry	1' tall	3rd D.C.
				<i>Salix purpurea 'variegata'</i>	Bayberry	1' tall	2nd D.C.



BSR VEGAS CONDOS MASTER PLAN



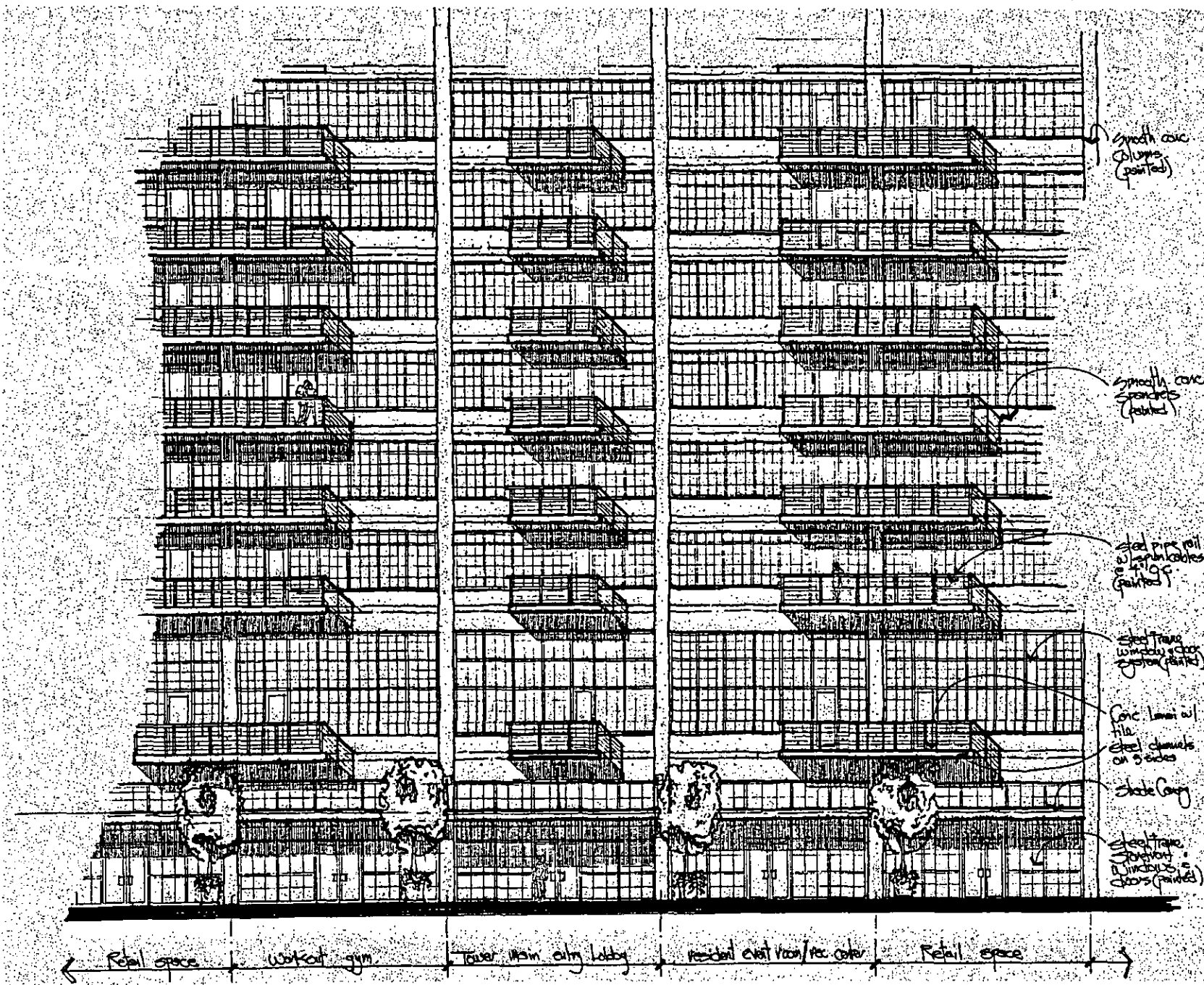
Sheet Number: **LS-1**

OCT 21 2010

RECEIVED

$$\frac{4200}{100} = 42$$

EOT-39989



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STAFF

EOT-39989

RECEIVED

OCT 21 2010



INTERSTATE 13

RANCHO ROAD

DEBET IN ROAD

BRUCE BOYD

ADJACENT LOT (M)

ADJACENT LOT (M)

ADJACENT LOT (N)

ASMA LAND BBS ACQUIS

ADJACENT LOT (M)

LOCATION PLAN

RECEIVED
OCT 21 2010

EOT-3958

ESB VEGAS CONDOS MASTER PLAN

Abstract

11

Date: 4/2/08
Page: 10

PAINT SELECTIONS



Guardrails

Color: Village blue



Vert. columns

Color: Onionskin Tan



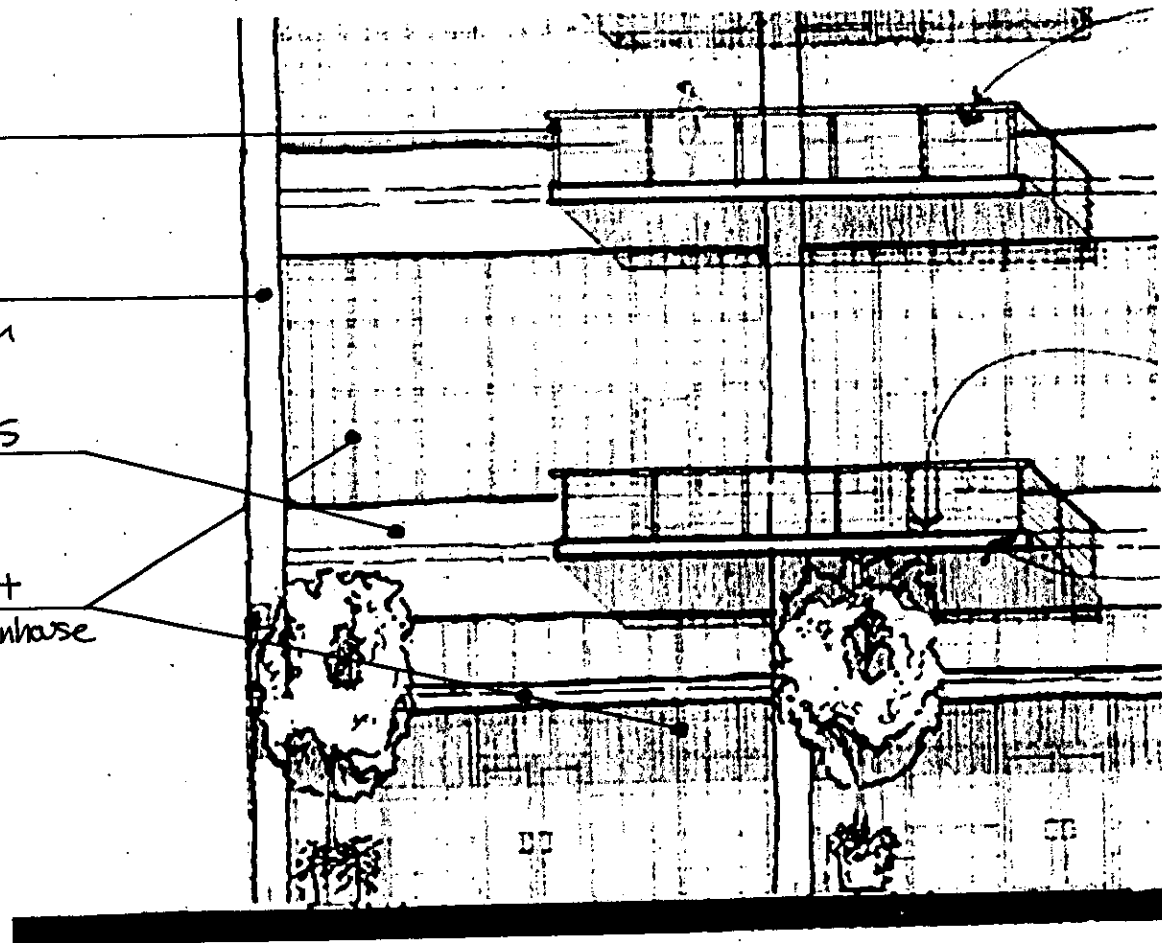
Horiz. Spandrels

Color: copper penny



Window frames +

Canopy. color: Greenhouse



BSR VEGAS CONDOS

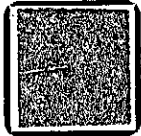
RECEIVED
UCI 21 2010



PAINT SELECTIONS



Columns
Color: Old redwood



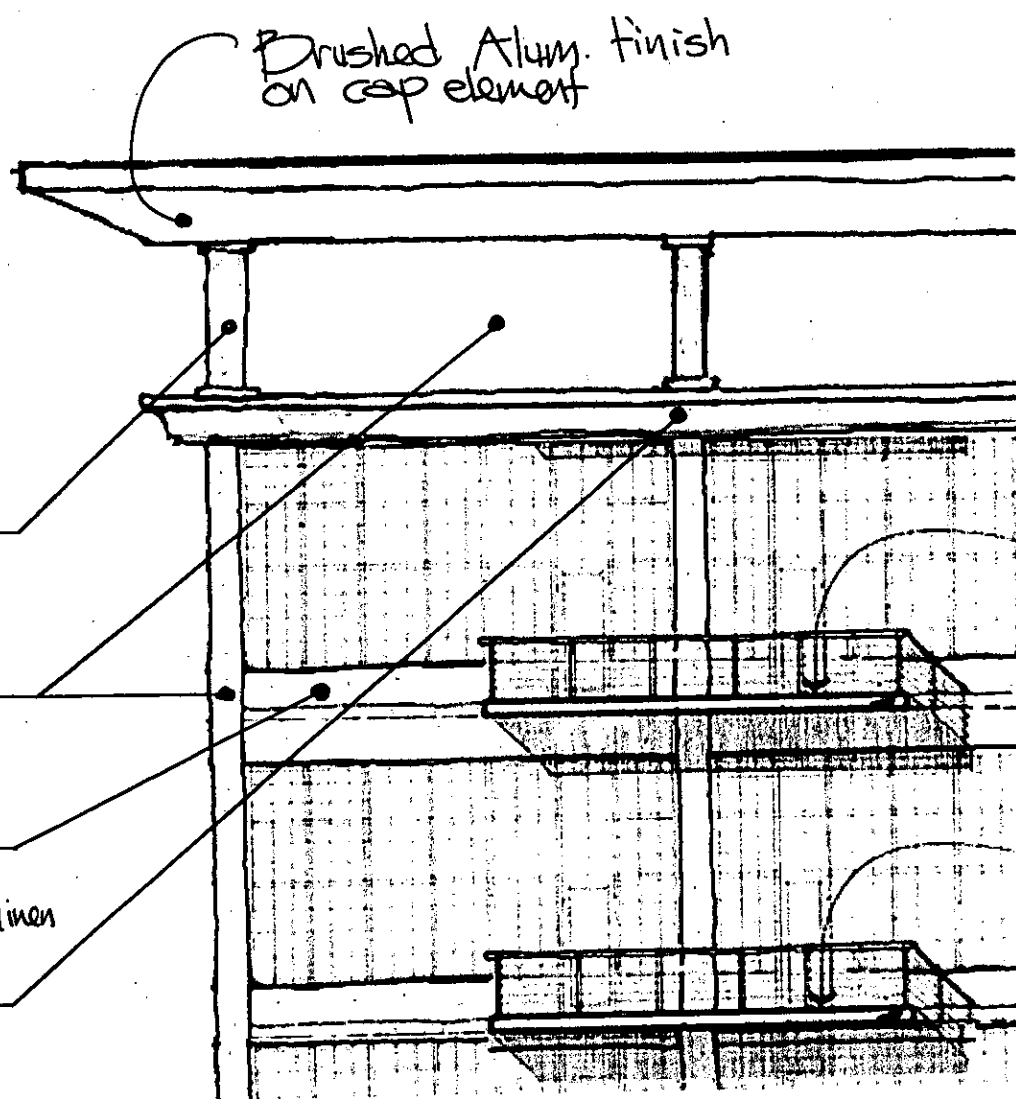
Vert. columns
(mech. screen material)
Color: onion skin tan



Horz. Spandrels
(top 2 floors only)
Color: Antiquelinen



Cornice cap.
Color: Village blue



BSR VEGAS CONDOS



EOT-39989

RECEIVED

UCI 21 2010



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

December 3, 2010

Mr. Sonny Bazbaz
Integral Partners Park Place Centre, Las Vegas, LLC
299 Park Avenue
New York, New York 10171

RE: EOT-39989 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Bazbaz:

The City Council at a regular meeting held December 1, 2010, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-3101) FOR A MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-3101) shall expire on November 5, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-3101) 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, reading "Angela Crolli".

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

cc: Mr. Greg Borgel
Mr. Lucas Tucker
Lionel Sawyer & Collins, Ltd.
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

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



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

November 18, 2010

Mr. Sonny Bazbaz
Integral Partners Park Place Centre, Las Vegas, LLC
299 Park Avenue
New York, New York 10171

**RE: EOT-39989 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010**

Dear Mr. Bazbaz:

Please be advised the City Council at its regular meeting on **December 1, 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 available on-line on **Wednesday, November 24, 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

MMW:clb

cc: Mr. Greg Borgel
Mr. Lucas Tucker
Lionel Sawyer & Collins, Ltd.
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

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



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: October 26, 2010
Re: **EOT-39989** Fisher Brothers Las Vegas, LLC 3049 Sirius Ave.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-3101)

COMMENTS:

We have no comment on the Request for an Extension of Time application of a previously approved Site Development Plan Review which allowed mixed-use residential and commercial development located at 3049 Sirius Avenue as long as all previously imposed conditions of approval for SDR-3101 and all other subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-39989 - EXTENSION OF TIME - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-3101) FOR A MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: DECEMBER 1, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: NOVEMBER 8, 2010

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

LIST COMMENTS BELOW:

Report Date 10/25/2010 10:34 AM

Submitted By

Page 1

A/P # 39989 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/21/2010 10:51	970634	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-39989 - EXTENSION OF TIME - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-3101) FOR A MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 3101
Project # 39989 Project/Phase Name FORMERLY A FLETCHER JONES IMPO Phase #
Size/Area 15.97 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208418002

Location

Owner/Tenant

Contact ID AC1379311 Name INTEGRAL PTNRS PARK PL L V LLC
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3200 S RANCHO DR
LAS VEGAS, 89102-

3100 S RANCHO DR
LAS VEGAS, 89102-

3130 S RANCHO DR
LAS VEGAS, 89102-

3049 SIRIUS AVE
LAS VEGAS, 89102-

Report Date 10/25/2010 10:34 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208418002

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1379311 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	INTEGRAL PTNRS PARK PL L V LLC				
<u>Day Phone</u>		<u>Eve Phone</u>	<u>Organization</u>	% FISHER BROTHERS	
<u>Pager</u>		<u>PIN #</u>	<u>Position</u>		
<u>Fax</u>		<u>Mobile</u>	<u>Profession</u>		
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE 42ND FL NEW YORK, NY 10171-4299				
<u>Seasonal Addr</u>					

Valid From To
Comments No Comments

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1105397 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	FISHER BROTHERS LAS VEGAS L L C				
<u>Day Phone</u>	(212)940-6299 x	<u>Eve Phone</u>	<u>Organization</u>	SONNY BAZBAZ	
<u>Pager</u>		<u>PIN #</u>	<u>Position</u>		
<u>Fax</u>		<u>Mobile</u>	<u>Profession</u>		
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE NEW YORK, NY 10171-0002				
<u>Seasonal Addr</u>					

Valid From To
Comments No Comments

<u>Primary</u>	Y	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1832917 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	LIONEL SAWYER & COLLINS, LTD				
<u>Day Phone</u>	(702)383-8888 x	<u>Eve Phone</u>	<u>Organization</u>	GREG BORGEL / LUCAS TUCKER	
<u>Pager</u>		<u>PIN #</u>	<u>Position</u>		
<u>Fax</u>	(702)383-8845	<u>Mobile</u>	<u>Profession</u>		
<u>E-Mail</u>					
<u>Address</u>	300 S FOURTH ST #1500 LAS VEGAS, NV 89101				
<u>Seasonal Addr</u>					

Valid From To
Comments No Comments

Report Date 10/25/2010 10:34 AM

Submitted By

Page 3

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Parent Application Type SDR

Hearing Type

Parent Project # 3101

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
12/01/2010	CC	SCHEDULED		0	0	0
LMAYNARD	10/21/2010					

Template Type AVP # AVP Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHD PICKED UP CONTACT# 983673 10/21/2010 11:11 0.00
LUCAS TUCKER ID OK RANCHO ROAD LLC CK #004496 212.940.6299



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Request Extension of Time for approved SDR-3101
Project Address (Location) 3049 Sirius Ave.
Project Name Formerly a Fletcher Jones Import business Proposed Use Mixed Use
Assessor's Parcel #(s) 162-08-418-002 Ward # 1 - Lois Tarkanian
General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 15.97 Lots/Units _____ Density _____
Additional Information The original approval is for "mixed-use residential and commercial development" without reference to any specific number of units.

PROPERTY OWNER Integral Partners Park Place Centre - Las Vegas, LLC Contact Sonny Bazbaz
Address 299 Park Avenue Phone: 2129406299 Fax: _____
City New York State NY Zip 10171
E-mail Address sbazbaz@fisherbrothers.com

APPLICANT Fisher Brothers Las Vegas LLC Contact Sonny Bazbaz
Address 299 Park Avenue Phone: 2129406299 Fax: _____
City New York State NY Zip 10171
E-mail Address sbazbaz@fisherbrothers.com

REPRESENTATIVE Lionel Sawyer & Collins, Ltd. Contact Greg Borgel / Lucas Tucker
Address 300 South Fourth Street, #1500 Phone: 383-8888 Fax: 383-8845
City Las Vegas State NV Zip 89101
E-mail Address ltucker@lionelsawyer.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 WINSTON FISHER

Subscribed and sworn before me

This 8TH day of OCTOBER, 2010

Donald Waldauer

Notary Public in and for said County and State

Revised 10/27/08

DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39989</u>
Meeting Date:	<u>12-1-10</u>
Total Fee:	<u>300.08</u>
Date Received:	<u>10/21/10</u>
Received By:	<u>LHM</u>

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

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

OCT 21 2010

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Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) |

INTEGRAL PARTNERS PARK PLACE CENTRE - LA

[New Search](#)[Printer Friendly](#)

Business Entity Information

Status:	Active	File Date:	11/01
Type:	Foreign Limited-Liability Company	Entity Number:	E076
Qualifying State:	DE	List of Officers Due:	11/30
Managed By:		Expiration Date:	
NV Business ID:	NV20051699030	Business License Exp:	11/30

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 E
Address 2:		City:	CAR
State:	NV	Zip Code:	8970
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

[View all business entities under this registered agent](#)

Financial Information

RECEIVED

OCT 21 2010

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

Officers**Managing Member - WINSTON FISHER C/O FISHER BROTHERS**

Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Managing Member - RANCHO ROAD LLC C/O FISHER BROTHERS

Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 13 actions\amendments associated with this company](#)

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39989** APN: 162-08-418-002
Name of Property Owner: Integral Partners Park Place Centre-Las Vegas, LLC
Name of Applicant: Fisher Brothers Las Vegas LLC
Name of Representative: Greg Borgel, Lucas Tucker, and attorneys at Lionel Sawyer & Collins.

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: WINSTON FISHER

Subscribed and sworn before me

This 8TH day of OCTOBER, 2010

Ronald Waldauer
Notary Public in and for said County and State

Revised 11-14-06
DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

f:\depot\Application Packet\Statement of Financial Interest.pdf

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OCT 21 2010

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

October 21, 2010

SAMUEL S. LIDNEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN

ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. MCCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESUE BRYAN HART
CRAIG E. ETEM
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MATTHEW E. WATSON
JOHN M. NAYLOR
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ELIZABETH BRICKFIELD
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DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. MARKWELL
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
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PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
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KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JING ZHAI
JOHN D. TENNERT

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN
ELLEN WHITEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER
(702) 383-8872
LTUCKER@LIONELSAWYER.COM

Via Hand Delivery

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

Re: **Request for Extension of Time for Approval of Rezoning ZON -3007, Site Development Plan Review SDR-3101, and Special Use Permit SUP-3100 (collectively the "Approvals") re: A.P.N. 162-08-418-002 (the "Property").**

Dear Sir / Madam:

Lionel Sawyer & Collins represents Fisher Brothers Las Vegas LLC (the "Applicant") with respect to the Approvals described above. Due to the economic climate, the Applicant respectfully requests an extension of time for the entitlements granted with these Approvals. This Property remains an appropriate location for this type of project with the proximity to I-15 and Sahara Avenue and there have been no substantial changes in the area.

Thank you for your consideration of this request.

Sincerely,



On Behalf of Applicant

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EOT-39989

Document2

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



040279

November 21, 2003

Mr. Alberto Jauregui
Fletcher Jones Sr. Trust, et al
175 East Reno Avenue, Suite C-6
Las Vegas, Nevada 89119

RE: ABEYANCE - SDR-3101 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jauregui:

Your request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

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

Planning and Development

1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and Special Use Permit (SUP-3100) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Handicapped parking spaces shall be provided in accordance with code requirements.
5. Loading spaces shall be provided in accordance with the requirements of Title 19.10.
6. Perimeter landscaping for the project shall conform with the requirements of Title 19.12.
7. The landscaping for the surface parking lot at the northwest corner of the site shall conform to the requirements listed in Title 19.08.45. A landscape plan shall be reviewed and approved by the Planning and Development Department prior to the issuance of any permits for the development.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro-Tem
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



07101-001-11-03

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EOT-39989 UCI 21 2010

Mr. Alberto Jauregui
SDR-3101 - Page Two
November 21, 2003

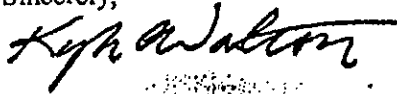
8. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

Public Works

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Also, any new driveways or proposed driveways accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3007 and all other subsequent site-related actions.

This action by the Planning Commission on November 20, 2003 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *November 21, 2003*.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Carlos Huerta
B.S.R.
42 Candlewyck Drive
Henderson, Nevada 89052

Mr. Carlos Huerta
Go Global Commercial Real Estate
42 Candlewyck Drive
Henderson, Nevada 89052

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OCT 21 2010
EOT-39989

APN: 162-08-418-002

Affix R.P.T.T. \$

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
INTEGRAL PARTNERS PARK PLACE CENTRE-
LAS VEGAS, LLC
C/O INTEGRAL PARTNERS, LLC
160 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
ATTN: CRAIG MANCHESTER

ESCROW NO: 05127655-079-TL

20051121-0002956

Fee: \$18.00

RPTT: \$255,000.00

N/C Fee: \$0.00

11/21/2005

13:33:23

20050211470

Requestor:

CHICAGO TITLE

Frances Deane

DGI

Clark County Recorder

Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That

BSR Vegas Condos, LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Integral Partners Park Place Centre-Las Vegas, LLC, a Delaware limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: Taxes for the current fiscal year, paid current.

Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of
record, if any.

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

Witness my/our hand(s) this 17th day of November, 2005.

SELLERS:

BSR Vegas Condos, LLC, a Nevada limited liability company

By: Carlos Huerta, Manager

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OCT 21 2010

ESCROW NO: 05127655-079-TL

STATE OF NEVADA

COUNTY OF Clark

On this November 17, 2005
appeared before me, a Notary Public,
Carlos Huerta, Manager of BSR Vegas Condos, LLC

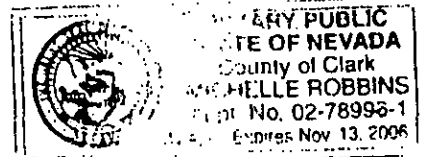
personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Michelle Robbins
Notary Public

My commission expires: 11/13/06

COPY

Michelle Robbins



exp. exp. NOV. 13, 2006

ASSESSOR

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Exhibit A

Being a portion of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section 8, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 8, being marked with a railroad spike at the point of intersection of Sirius Avenue and Rigel Avenue; Thence South 01°45'45" West, a distance of 30.00 feet, to a point on the Southerly right-of-way of Sirius Avenue (60.00 feet in width), being the **POINT OF BEGINNING**.

Thence along said right-of-way of Sirius Avenue, South 88°51'16" East a distance of 171.27 feet, to the beginning of a curve concaved to the Southwest having a radius of 20.00 feet; Thence Southeasterly along said arc through a central angle of 106°47'36", for an arc length of 37.28 feet; to the beginning of a reverse curve concaved to the Southeast having a radius 5158.00 feet, a radial line through said beginning of reverse curve bears South 72°03'40" East; Thence Southwesterly along said arc through a central angle of 12°02'38", for an arc length of 1084.23 feet; to the beginning of a non-tangent curve concaved to the Northwest having a radius 50.00 feet and to which beginning a radial line bears South 58°09'22" East; Thence Southwesterly along said arc through a central angle of 26°53'28", for an arc length of 23.47 feet to the beginning of a compound curve concaved to the Northwest having a radius of 918.50 feet; Thence Southwesterly along said arc through a central angle of 21°50'28" for an arc length of 350.13 feet; Thence North 05°19'47" East, a distance of 742.13 feet; Thence North 84°37'07" West, a distance of 394.11 feet; Thence North 00°00'52" East, a distance of 479.15 feet, to the Southerly right-of-way of Sirius Avenue; Thence along said right-of-way line South 87°36'09" East, a distance of 700.39 feet, to the **POINT OF BEGINNING**.

Said land is also Lot One Dash Two (1-2) of that Record of Survey on file in File 139, Page 54, in the Office of the County Recorder of Clark County, Nevada.

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State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-08-418-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$50,000,000.00

Deed in Lieu of Foreclosure Only (Value of property): _____

Transfer Tax Value: _____

\$50,000,000.00

Real Property Transfer Tax Due: _____

\$ 255,000.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare 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: Manager/Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: BSR Vegas Condos, LLC

Address: 3980 Howard Hughes Pkwy., #550

City: Las Vegas

State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, LLC, c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA Zip: 92660

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

Print Name: Chicago Title

Escrow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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OCT 21 2010

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 162-08-418-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$50,000,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value: \$50,000,000.00

Real Property Transfer Tax Due: \$ 255,000.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

Signature _____

Capacity _____

Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BSR Vegas Condos, L.L.C.

Address: 3980 Howard Hughes Pkwy., #550

City: Las Vegas

State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, L.L.C. c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA Zip: 92660

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

Print Name: Chicago Title

Escrow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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