

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

December 7, 2010

Mr. Barnet Lieberman
305 Las Vegas, LLC
421 Hudson Street
New York, New York 10014

**RE: EOT-40171 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Lieberman:

Your request for an Extension of Time of a previously approved Petition to Vacate (VAC-29235) a public alley and public access easement at 300 and 330 East Charleston Boulevard, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively APPROVED your request subject to the following:

1. This Extension of Time will expire on 11/05/12 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to the conditions of approval for Petition of Vacation (VAC-29235) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff on December 7, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



*City of Las Vegas***AGENDA MEMO****ADMINISTRATIVE MINOR REVIEW DATE: DECEMBER 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: LAS VEGAS LAND PARTNERS - OWNER: 305
LAS VEGAS, LLC****** STAFF RECOMMENDATION(S) ****

EOT-40171	Staff APPROVAL.		

**** CONDITIONS ****

EOT-40171 CONDITIONS

1. This Extension of Time will expire on 11/05/12 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to the conditions of approval for Petition of Vacation (VAC-29235) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of a previously approved Petition to Vacate (VAC-29235) a 20-foot wide public alley and access easement generally located east of 3rd Street, commencing approximately 137 feet south of the southeast corner of 3rd Street and Charleston Boulevard. The approved Petition to Vacate is related to an approved Site Development Plan Review (SDR-20502) for a 12-story mixed-use development that includes 58,000 square feet of commercial space and 1,100 residential condominium units. The owner is still moving forward with the approved project but is not ready to begin construction. Conditions in the area have not changed since the time of original approval. Staff had no objection to the previous request to vacate the alley and easement, and is administratively approving the applicant's request for a two-year extension of time.

ISSUES

- This is the second extension of time on the approved Petition to Vacate the 20-foot wide public alley and public access easement.

BACKGROUND INFORMATION

01/15/64	The Board of City Commissioners approved a Rezoning (Z-0163-63) on property generally located on the east side of Third Street between Charleston Boulevard and Third Place from R-4 (Apartment Residence) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
05/18/94	The City Council approved a Rezoning (Z-0037-94) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission and staff recommended approval.
11/02/94	The City Council approved a Petition to Vacate (VAC-0040-94) Third Place south of Charleston Boulevard, west of Fourth Street. An Extension of Time [VAC-0040-94(1)] was approved 11/30/95 by the Planning Commission. The Order of Vacation was recorded 07/05/96.
12/20/95	The City Council approved a Rezoning (Z-0093-95) from R-4 (Apartment Residence) to C-1 (Limited Commercial) on a portion of the subject site generally located west of Third Place, south of Charleston Boulevard. The Planning Commission and staff recommended approval.

Staff Report Page Two
December 2010 - Administrative Minor Review

04/03/96	The City Council granted the appeal of a Board of Zoning Adjustment denial, thereby approving a Special Use Permit (U-0008-96) for a 14-foot by 48-foot Off-Premise Sign on the subject property, reduced to 14 feet by 24 feet by condition, with a five year review. Staff recommended approval.
01/04/99	A two lot commercial subdivision (Aquarius Plaza) was recorded on the subject site.
10/01/03	The City Council Approved a Site Development Plan Review (SDR-2784) for a 12,103 square-foot office building on a portion of 2.18 acres adjacent to the southwest corner of Charleston Boulevard and 4th Street. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Rezoning (ZON-20507) from P-R (Professional Office and Parking), C-1 (Limited Commercial) and C-2 (General Commercial) to C-1 (Limited Commercial) on 2.67 acres at the southwest corner of Charleston Boulevard at Fourth Street; a Special Use Permit (SUP-20519) for a 12-story mixed-use development; a Petition to Vacate (VAC-20522) a 20-foot service alley and access easement generally located east of 3rd Street commencing approximately 137 feet south of the southeast corner of 3rd Street and Charleston Boulevard; a Site Development Plan Review (SDR-20492) for a 120-foot tall, 1,500 space parking structure with 12,000 square feet of ground floor commercial on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue; and a Site Development Plan Review (SDR-20502) for a 12-story mixed use development, including 58,000 square feet of commercial space and 1,100 residential condominium units, on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street. The Planning Commission and staff recommended approval. VAC-20522 expired on 05/16/08.
11/05/08	The City Council approved a Petition to Vacate (VAC-29235) a 20-foot wide public alley and public access easement at 300 and 330 East Charleston Boulevard. The Planning Commission and staff recommended approval.
04/15/09	The City Council approved an Extension of Time (EOT-33725) for an approved Rezoning (ZON-20507) to C-1 (Limited Commercial); an Extension of Time (EOT-33724) for an approved Special Use Permit (SUP-20519) for a 12-story mixed-use development; an Extension of Time (EOT-33723) for an approved Site Development Plan Review (SDR-20492) for a 1,500-space parking structure; and an Extension of Time (EOT-33726) for an approved Site Development Plan Review (SDR-20502) for a 12-story mixed-use development including 58,000 square feet of commercial space and 1,100 residential condominium units at the southwest corner of Charleston Boulevard and Fourth Street. Staff recommended approval. The approvals will expire 05/16/11 unless additional Extensions of Time are approved.
05/20/09	The City Council approved a Required Review (RQR-32942) of an approved Special Use Permit (U-0008-96) for a 14-foot by 24-foot Off-Premise Sign on the subject property. Planning Commission recommended approval. Staff recommended denial.

Staff Report Page Three

December 2010 - Administrative Minor Review

05/28/09	The Planning and Development Department approved a Minor Amendment (SDR-34113) to an approved Site Development Plan Review (SDR-20502) for site modifications at the southwest corner of Charleston Boulevard and Fourth Street.
12/11/09	The Planning and Development Department approved an Extension of Time (EOT-36621) of a previously approved Petition to Vacate (VAC-29235) a 20-foot wide public alley and public access easement at 300 and 330 East Charleston Boulevard, with an expiration of 11/05/10.
04/07/10	The City Council approved a Required Review (RQR-37490) of an approved Special Use Permit (U-0008-96) for a 14-foot by 24-foot Off-Premise Sign on the subject property. Staff recommended denial.

05/02/07	A deed was recorded for a change in ownership.
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c. 1953	The building at 300 East Charleston Boulevard was constructed.
c. 1963	The building at 320 East Charleston Boulevard was constructed.
09/12/94	A building permit (#94350457) was issued for a building addition (shell only) at 330 East Charleston Boulevard. A final inspection was completed on 06/15/95.
06/26/95	A building permit (#95874137) was issued for a 138 square-foot on-premise freestanding sign at 310 East Charleston Boulevard. The permit expired 12/23/95 but was renewed 07/09/96 as Permit #96013641 at 330 East Charleston Boulevard. A final inspection was completed on 09/17/96.
08/06/96	A building permit (#96015843) was issued for a 336 square-foot (14-foot by 24-foot) off-premise sign at 330 East Charleston Boulevard. There is no record of a final inspection.
01/17/97	A building permit (97001330) was issued for an exterior remodel at 300 East Charleston Boulevard. The permit was finalized on 03/24/98.
02/26/98	A building permit (98004038) was issued for tenant improvements at 330 East Charleston Boulevard. The permit was finalized on 03/20/98.
05/05/10	A building permit (160080) was issued for eight existing non-illuminated on-premise signs at 330 East Charleston Boulevard. A final inspection was approved on 06/09/10.

A pre-application meeting is not required, nor was one held.
--

Staff Report Page Three
December 2010 - Administrative Minor Review

A neighborhood meeting is not required, nor was one held.

11/09/10

A field check was conducted by staff, where the following observations were made:

- The alley is adjacent to the south side of a site that contains multiple multi-tenant buildings and an off-premise sign.
- The public access easement is paved and has curbs at the edges.
- A five-foot block wall is located adjacent to the south side of the alley.

Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (18b Las Vegas Arts District)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is located within the Las Vegas Arts District and the Live/Work Overlay District. Vacation of the subject right-of-way and easement would be unrelated to any requirements of these districts.

This is the second Extension of Time request to vacate the public alley and access easement at this location. The public alley extends eastward from Third Street approximately 140 feet to a legal property line within a recorded commercial subdivision, where it terminates. The public access easement, which was granted through the subdivision map, extends eastward from this property line approximately 105 feet, then angles northward to Charleston Boulevard. It is currently used to direct traffic between buildings on Charleston Boulevard and access from Third Street, and is also the only vehicular access to the lot adjacent to the south side of the subject alley.

Staff Report Page Four
December 2010 - Administrative Minor Review

The Vacation is requested in order to facilitate development of an approved 12-story mixed use residential and commercial development. Extensions of Time were last approved for this project in April 2009.

Per Title 18.20.150, the Director of Planning and Development may grant additional time for recordation of an Order of Vacation. The applicant has requested a two-year extension in anticipation of further building delays on the adjacent site. The existing entitlements for the proposed mixed-use development will expire in May 2011, unless additional extensions are approved. Approval of a two-year extension of the Petition to Vacate would expire in November 2012. Staff is aware that should the other entitlements expire there would be an 18-month interval between expiration of the Site Development Plan Review and the Petition to Vacate. However, as the approved project is expected to go forward and no additional projects in the area are proposed that will affect this site, staff has no objection to a two-year extension.

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
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TTY: 702-386-9108

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November 17, 2010

Mr. Barnet Lieberman
305 Las Vegas, LLC
421 Hudson Street
New York, New York 10014

**RE: EOT-40171 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Lieberman:

Your request for an Extension of Time of a previously approved Petition to Vacate (VAC-29235) a public alley and public access easement at 300 and 330 East Charleston Boulevard, Ward 3 (Reese), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/08/10
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TRAFFIC ENGINEERING	ROGER BAILEY REBECCA WHITLOCK ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA ALAN RIEKKI RICK SCHROEDER
SUBJECT: EXTENSION OF TIME - VACATION		
APPLICANT: LAS VEGAS LAND PARTNERS		
OWNER: 305 LAS VEGAS, LLC		
FILE NUMBER: EOT-40171		

A REQUEST HAS BEEN SUBMITTED BY LAS VEGAS LAND PARTNERS FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED PETITION TO VACATE (VAC-29235) AN ALLEY AND PUBLIC ACCESS EASEMENT AT 300 AND 330 EAST CHARLESTON BOULEVARD, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 18, 2010

MINOR REVIEW MEETING: DECEMBER 1, 2010

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/08/10								
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN						
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN									
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>EXTENSION OF TIME - VACATION</td></tr><tr><td>APPLICANT:</td><td>LAS VEGAS LAND PARTNERS</td></tr><tr><td>OWNER:</td><td>305 LAS VEGAS, LLC</td></tr><tr><td>FILE NUMBER:</td><td>EOT-40171</td></tr></table>			SUBJECT:	EXTENSION OF TIME - VACATION	APPLICANT:	LAS VEGAS LAND PARTNERS	OWNER:	305 LAS VEGAS, LLC	FILE NUMBER:	EOT-40171
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APPLICANT:	LAS VEGAS LAND PARTNERS									
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THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER18, 2010

PLANNING COMMISSION MEETING: NOVEMBER 18, 2010

ATTACHMENT:
All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/08/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	EXTENSION OF TIME - VACATION	
APPLICANT:	LAS VEGAS LAND PARTNERS	
OWNER:	305 LAS VEGAS, LLC	
FILE NUMBER:	EOT-40171	

A REQUEST HAS BEEN SUBMITTED BY LAS VEGAS LAND PARTNERS FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED PETITION TO VACATE (VAC-29235) AN ALLEY AND PUBLIC ACCESS EASEMENT AT 300 AND 330 EAST CHARLESTON BOULEVARD, WARD 3 (REESE).

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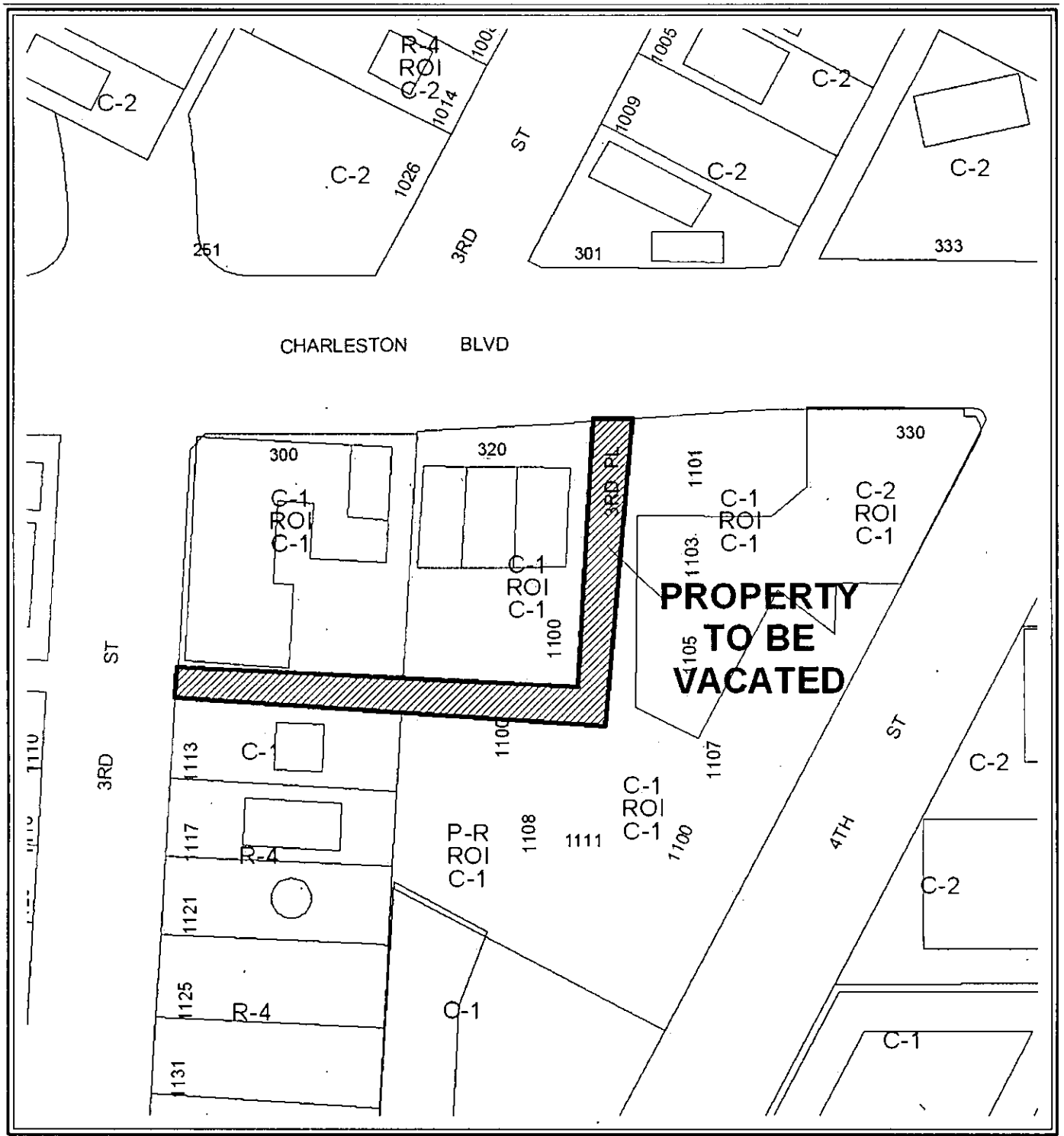
COMMENTS DUE BY: NOVEMBER 18, 2010

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: MARY WULFF

PLANNING COMMISSION MEETING: NOVEMBER 18, 2010

ATTACHMENT:

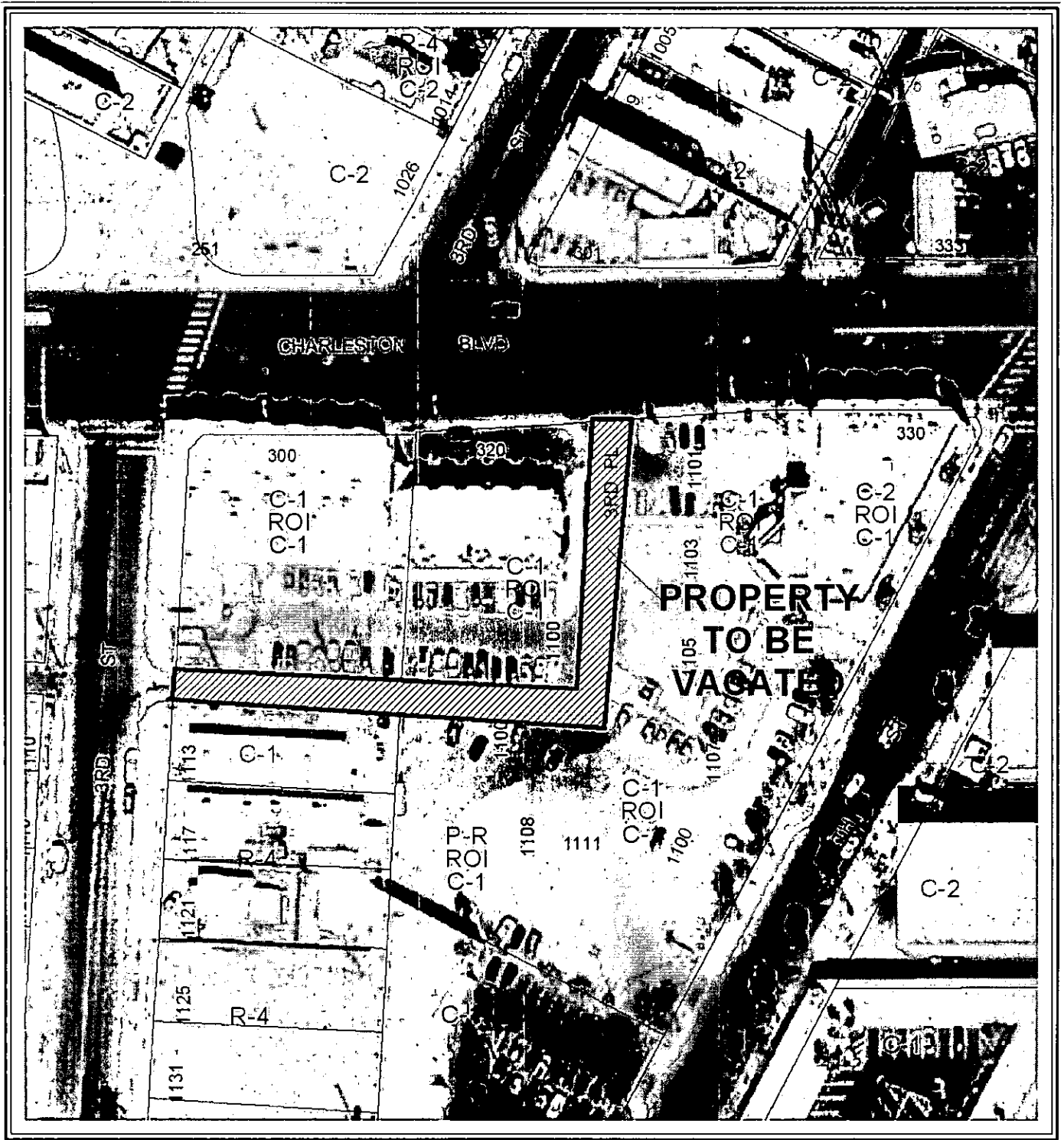
Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map



CASE: VAC-29235

0 100 Feet





CASE: VAC-29235

0 100 Feet



SE

Report Date 11/05/2010 02:35 PM

Submitted By

Page 1

A/P # 40171 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/05/2010 12:23	984224	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-40171 - EXTENSION OF TIME - VACATION - APPLICANT: LAS VEGAS LAND PARTNERS - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Petition to Vacate (VAC-29235) an alley and public access easement at 300 and 330 East Charleston Boulevard, Ward 3 (Reese).

Parent A/P # 29235
Project # 40171 Project/Phase Name AQUARIUS APARTMENTS Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203115001

Location

Owner/Tenant

Contact ID AC1393925 Name 305 LAS VEGAS L L C
Mailing Address 421 HUDSON ST Organization
City NEW YORK State/Province NY
ZIP/PC 10014-3646 Country ☐ Foreign
Day Phone (212)243-1320 x Evening Phone
Fax (212)243-7305 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

320 E CHARLESTON BLVD
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 100
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 102
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 103
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 104
LAS VEGAS, 89104-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 11/05/2010 02:35 PM**Submitted By**

Page 2

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

No Other Addresses are associated to this Application

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 11/05/2010 02:35 PM**Submitted By**

Page 3

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203115001

16203115002

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1410190	☐	Foreign
Effective		Expire					
Name	LAS VEGAS LAND PARTNERS, LLC						
Day Phone	(212)243-1320 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(212)243-7305	Mobile		Profession			
E-Mail							
Address	421 HUDSON STREET NEW YORK, NY 10014						
Seasonal Addr							

Valid From To
Comments No Comments

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

Valid From To
Comments No Comments

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

Valid From To
Comments No Comments**Contractors**

No Contractors

Item Description **Item Status**

Report Date 11/05/2010 02:35 PM

Submitted By

Page 4

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
417801 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
417802 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
417803 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
417805 FLOOD #1 (FLOOD CONTROL)	Incomplete
417806 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
417804 NEIGH P&S #1 (NEIGHBDRHODD PLAN & SUPPORT)	Incomplete
417810 ROW #1 (RIGHT-OF-WAY)	Incomplete
417808 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
417809 SURVEY #1 (SURVEY)	Incomplete
417811 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
417807 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 88027	

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By GKAPOVICH

Modified Date/Time 11/05/2010 12:23

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 11/05/2010 02:35 PM

Submitted By

Page 5

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? ADMIN

Parent Application Type VAC

Parent Project #29235

Staff Recommendation

Entitlement Exercised?

Meeting information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/01/2010	ADMIN	SCHEDULED		0	0	0
GKAPOVICH	11/05/2010	CBURNEY	11/05/2010			

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	11/05/2010 12:35		0.00
	KRISTEN NEUMAN, 702.839.1200, ORB MANAGEMENT LTD CK 13355				



PLANNING & DEVELOPMENT DEPARTMENT

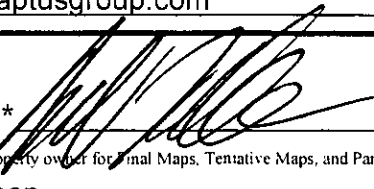
APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for VAC-29235
Project Address (Location) 3rd Place and Charleston
Project Name Aquarius Apartments Proposed Use Mixed Use
Assessor's Parcel #(s) 162-03-115-001 and 002 Ward # 3-Reese
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed n/a
Commercial Square Footage 58,000 sf Floor Area Ratio n/a
Gross Acres 2.67 Lots/Units 1,100 Density n/a
Additional Information _____

PROPERTY OWNER 305 Las Vegas LLC Contact Barnet Liberman
Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7605
City New York State New York Zip 10014
E-mail Address barnetlib@aol.com

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

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th Street Ste. 206 Phone: (702) 839-1200 Fax: (702) 839-1213
City Las Vegas State Nevada Zip 89104
E-mail Address kristen@aptusgroup.com

Property Owner Signature* 

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

Print Name Barnet Liberman

Subscribed and sworn before me

This 4th day of NOVEMBER, 20 10

Notary Public in and for said County and State

Revised 10/27/08

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2011

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40171</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$300</u>
Date Received:	<u>11/5/10</u>
Received By:	

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40171** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Las Vegas Land Partners

Name of Representative: APTUS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Barnet Liberman

Subscribed and sworn before me

This 4th day of NOVEMBER, 20 10

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

APTUS

November 5, 2010

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

APN: 162-03-115-001 and 002

Architecture

Engineering

Planning

Interiors

Landscape

Re: Extension of Time for:
a. VAC-29235: A Vacation for alley and public access easement off of 3rd
Street and 3rd Place

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for the aforementioned applications. The owner is still moving forward with this project but it is not at a stage yet to apply for building permits. We are requesting an extension of time for 2 years.

The owner desires to provide much needed and obtainable rental housing within the downtown area of the city. To compliment approximately 1,100 condominium residences for rent will be much needed commercial and gallery space. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

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

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

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

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

aptusgroup.com

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EOT-40171



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

November 7, 2008

Mr. Barnet Liberman
LV Land Partners
421 Hudson Street
New York, New York 10014

RE: VAC-29235 – VACATION
CITY COUNCIL MEETING OF NOVEMBER 5, 2008

Dear Mr. Liberman:

The City Council at a regular meeting held November 5, 2008 APPROVED the Petition to Vacate an alley and a public access easement at 300 and 330 East Charleston Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2008. This approval is subject to:

Planning & Development

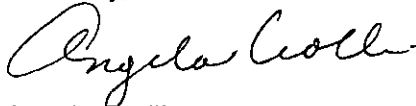
1. The limits of this Petition of Vacation shall be defined as the alley and public access easement located east of 3rd Street, south of Charleston Boulevard.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. The plan shall also show how drivable access will continue to be provided to Assessors Parcel Number 162-03-110-002; the Order of Vacation shall not record until all issues regarding parcel access have been resolved. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

EOT-40171

Mr. Barnett Liberman
VAC-29235 – Page Two
November 7, 2008

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-20507 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Vicky Darling, Acting City Clerk

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

EOT-40171

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

December 11, 2009

Mr. Barnet Liberman
305 Las Vegas, LLC
421 Hudson Street
New York, New York 10014

RE: EOT-36621 - VACATION EXTENSION OF TIME

Dear Mr. Liberman:

Your request for an Extension of Time of an approved Vacation (VAC-29235) which vacated an alley and a public access easement at 300 and 330 East Charleston Boulevard, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to the following:

1. This Extension of Time will expire on 11/05/10 unless the order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to the conditions of approval for Petition of Vacation (VAC-29235) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff on December 11, 2009 is final unless a written appeal is filed with the Planning and Development Department Director within ten days of the date of this letter.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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



07101-001-06-09

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EOT-40171

305 LAS VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	4/30/2007
Type:	Foreign Limited-Liability Company	Entity Number:	E0298142007-5
Qualifying State:	DE	List of Officers Due:	4/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20071665414	Business License Exp:	8/31/2011

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers☐ Include Inactive Officers

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

Actions\Amendments

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

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

20070502-0004490

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

05/02/2007 14:50:00
T20070075599

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 5

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

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

GRANT, BARGAIN and SALE DEED

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

LiveWork, LLC, a Delaware limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

305 Las Vegas, LLC, a Delaware Limited Liability Company

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

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

Subject to

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

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

Date: 03/14/2007

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LiveWork, LLC, a Delaware limited liability
company

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

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



By: David Mitchell, Its:
Managing Member

FOR A COPY

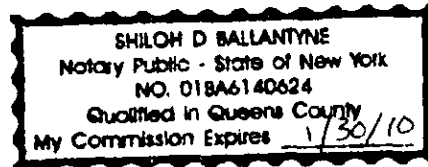
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STATE OF New York)
COUNTY OF Queens) : ss.

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

Shiloh D Ballantyne
Notary Public

(My commission expires: 1/30/10)



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

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

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EXHIBIT 'A'

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

Parcel 1:

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

Parcel 2:

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

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NOV 05 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 162-03-115-001 & 162-03-115-002
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book 15 Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$ 25,000,000.00
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$ 25,000,000.00
Real Property Transfer Tax Due \$ 127,500.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: N/A
b. Explain reason for exemption:
N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Seller
Signature: Buyer Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LiveWork, LLC
Address: 41 East 60th St.
City: New York
State: NY Zip: 10022

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 305 Las Vegas, LLC
Address: 421 Hudson St.
City: New York
State: NY Zip: 10014

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

First American Title Insurance
Company National Commercial

Print Name: Services
Address: 3960 Howard Hughes Parkway, S-380
City: Las Vegas

File Number: NCS-281272-HHLV ak/ME
State: NV Zip: 89169

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

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NOV 05 2010