

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

AVERAGE
QA VALUE
35

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001

1.00

202

5

5

CL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

001

202

5

5

CL5

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R61E

34

S 2 NE 4

139-34-6

R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

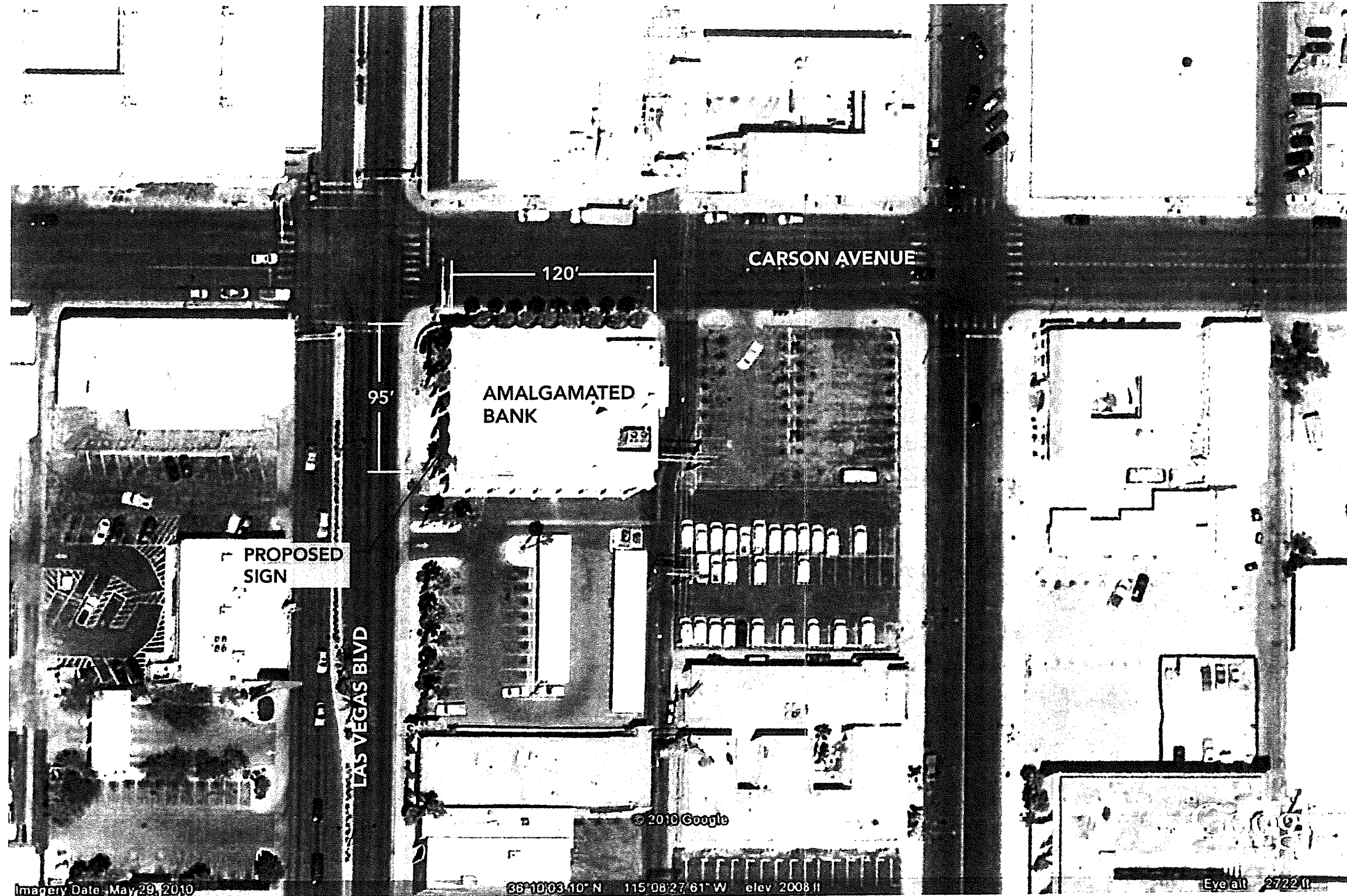
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1"=200'

Rev: 06/07/10



ARC-40550
01/18/11 DDRC
RECEIVED
DEC 21 2010



SITE PLAN

201 LAS VEGAS BLVD

ARC-40550
01/18/11 DDRC

RECEIVED
DEC 23 2010



**Philadelphia Sign
C O M P A N Y**

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856 829 1460
Fax: 856 829 8549



REVISIONS

No.	Date:	Description	By:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

DRAWING TYPE:
COLOR RENDERING

SIGN TYPE:
WALL SIGN

LOCATION: AMAL018
201 SOUTH LAS VEGAS BLVD
LAS VEGAS, NV 89101

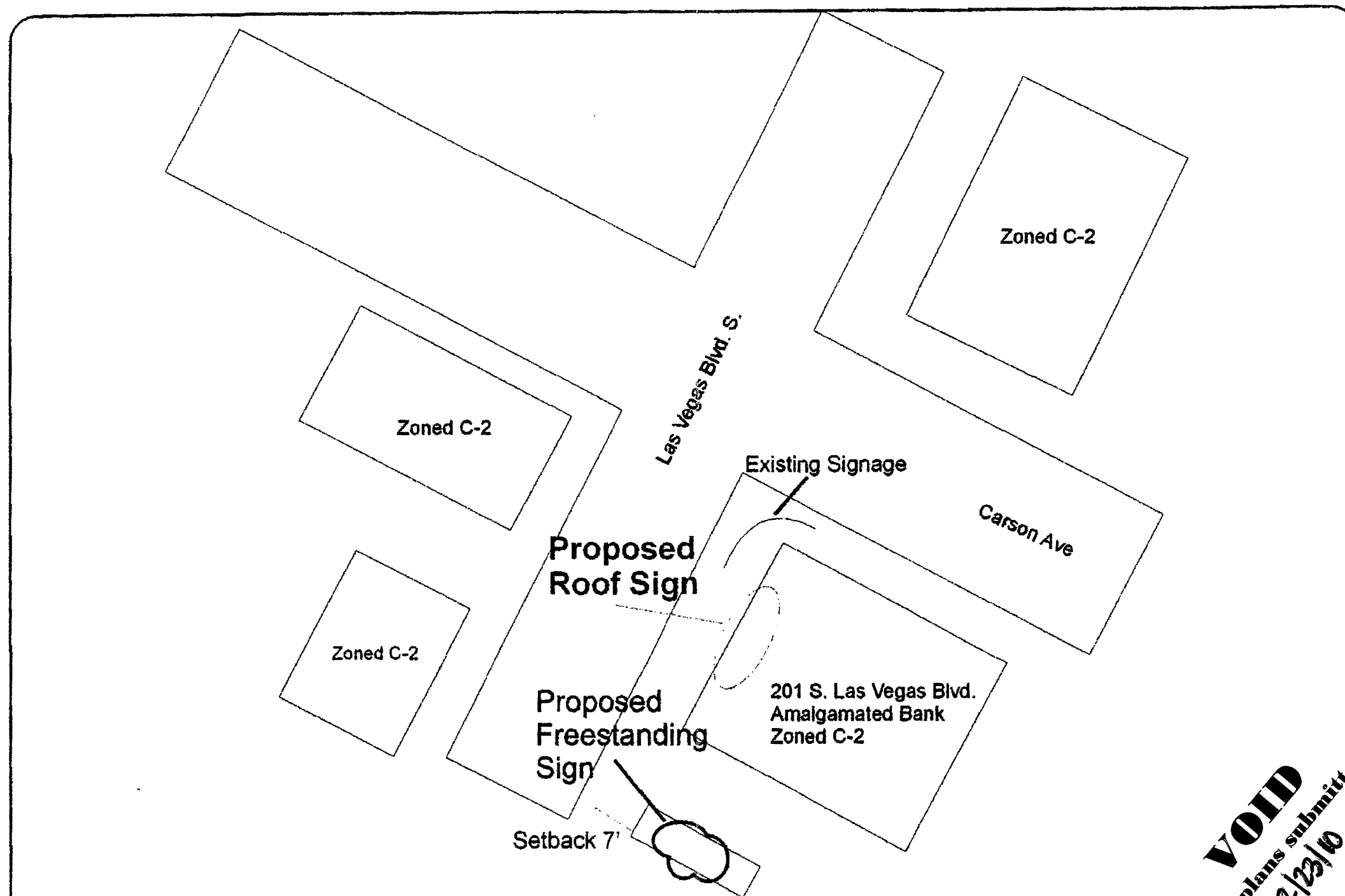
DATE:
12.22.10

DRAWN BY:
NSL

SHEET:
3 of 3

DWG NUMBER:
B37420

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING CREATED BY P.S.C.O. IT
IS SUBMITTED FOR YOUR PERSONAL
USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY P.S.C.O.
IT IS NOT TO BE SHOWN TO ANYONE
OUTSIDE YOUR ORGANIZATION NOR
IS IT TO BE USED, COPIED, REPRODUCED,
OR EXHIBITED IN ANY FASHION.



VOID
See plans submitted
12/23/10

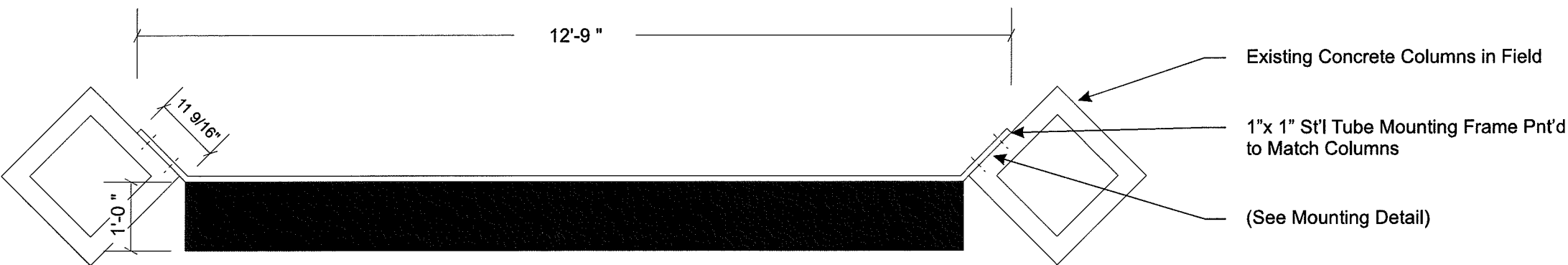
3599 S POLARIS # 3
LAS VEGAS, NV 89103
PH: (702) 795-3221
FAX: (702) 795-7664
EMAIL: SALES@SIGNLV.COM
NEVADA LICENSE # 70254

Location: Amalgamated Bank
Address: 201 S Las Vegas Blvd
Date: 10/12/10

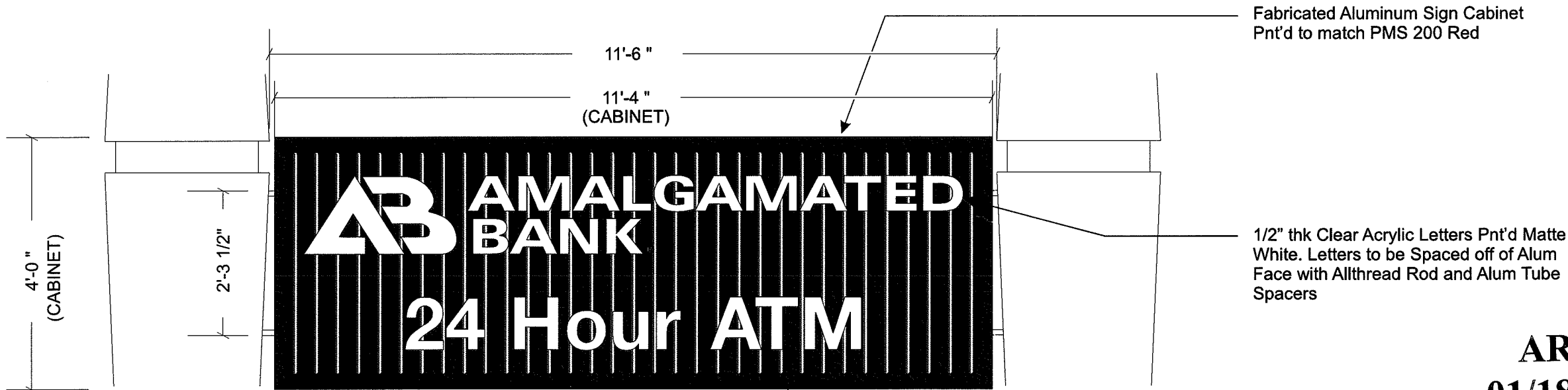
ARC-40550
01/18/11 DDRC

RECEIVED
DEC 21 2010

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



PLAN VIEW
SCALE: 1/2" = 1' 0"



CUSTOM BOX SIGN
SCALE: 1/2" = 1' 0"
(1 Required)

15MM 6500 Exposed Red Neon

12'-0"
FROM GRADE

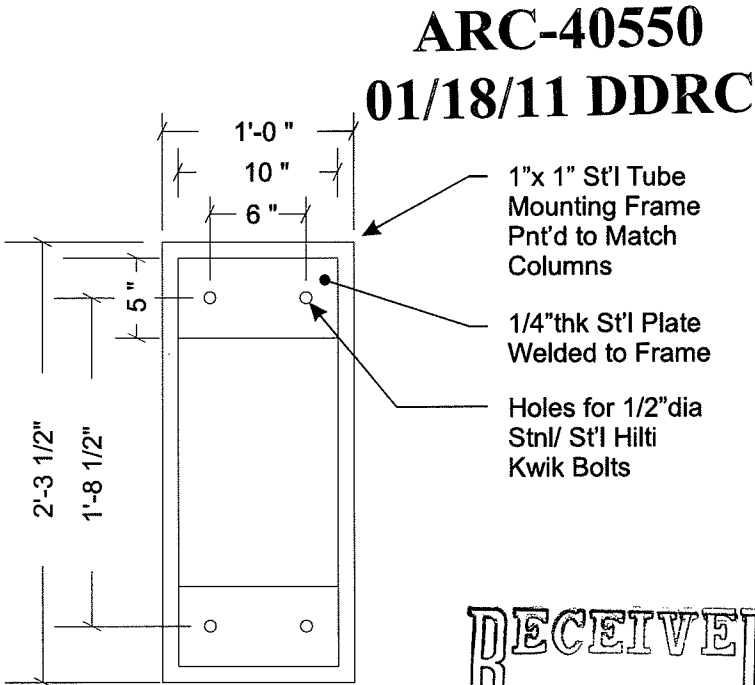
ELECTRICAL LOAD
(7.50) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**PERMITS
ONLY**



MOUNTING DETAIL
SCALE: 1" = 1' 0"

RECEIVED
DEC 21 2010



**Philadelphia Sign
C O M P A N Y**

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856 829 1460
Fax: 856 829 8549
E-mail: mail@philadelphiasign.com

CUSTOMER:

Amalgamated Bank

JOB NUMBER:

AMAL017

SIGN TYPE:

ILLUM.CUST

LOCATION:

201 Las Vegas Blvd
Las Vegas, NV 89101

DATE:

12-15-10

DRAWN BY:

JPH

REVISION:

Number: Date: By:

SHEET:

1 of 1

ENG DEPT

DWG NUMBER:

B-39446

ENGINEER SEAL:

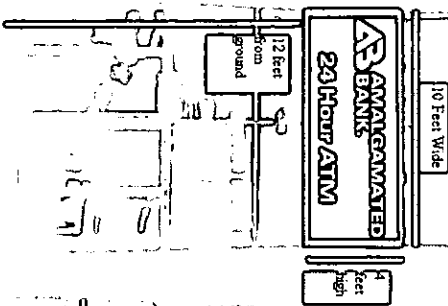
MAX DESIGN WIND SPEED 90 MPH
MAX DESIGN WIND LOAD 30 LBS/SQ. FT.
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCo. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCo. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.



ARC-40550
01/18/11 DDRC

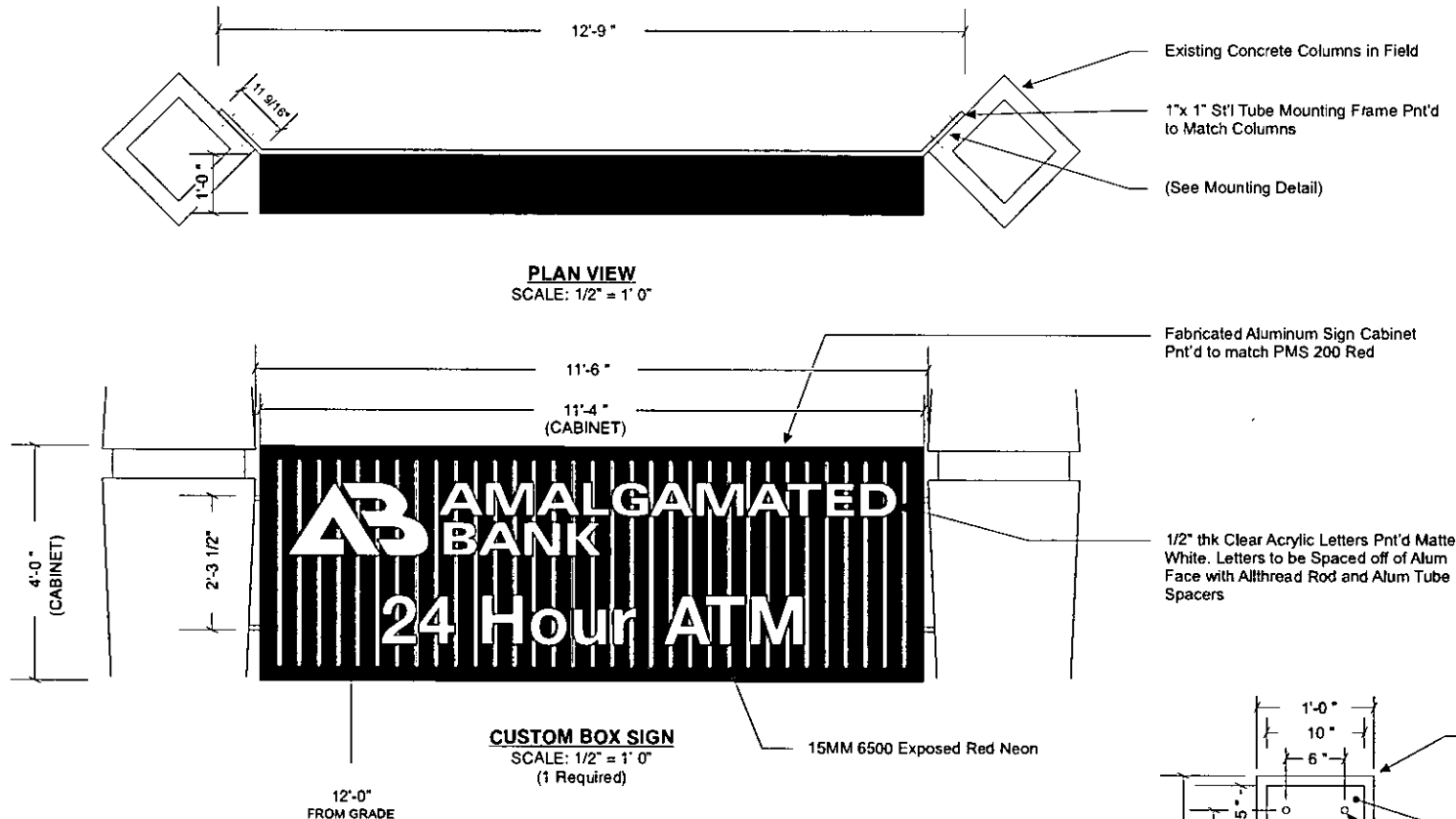
RECEIVED
DEC 21 2010



ARC 40550
DEC 18/11 DDRC

RECEIVED
DEC 21 2010

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



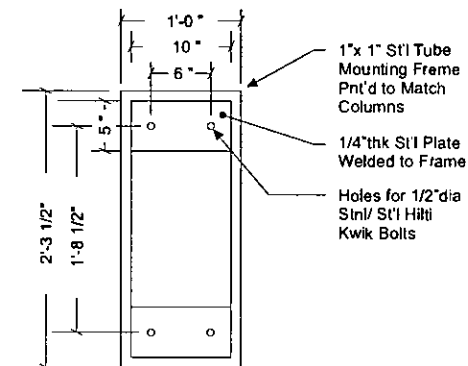
ELECTRICAL LOAD
(7.50) Amps @ 120 Volts
ELECTRICAL REQ'TS
(1) 20 Amp/120 Volt Circuits

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PERMITS
ONLY



**Philadelphia Sign
COMPANY**

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856-625-1160
Fax: 856-625-1161
E-mail: sales@philadsign.com

CUSTOMER:

Amalgamated Bank

JOB NUMBER:

AMAL017

SIGN TYPE:

ILLUM.CUST

LOCATION:

201 Las Vegas Blvd
Las Vegas, NV 89101

DATE:

12-15-10

DRAWN BY:

JPH

REVISION:

Number: Date: By:

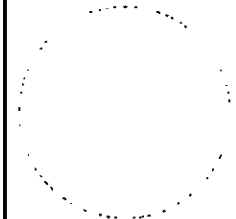
SHEET:

1 of 1

DWG NUMBER:

B-39446

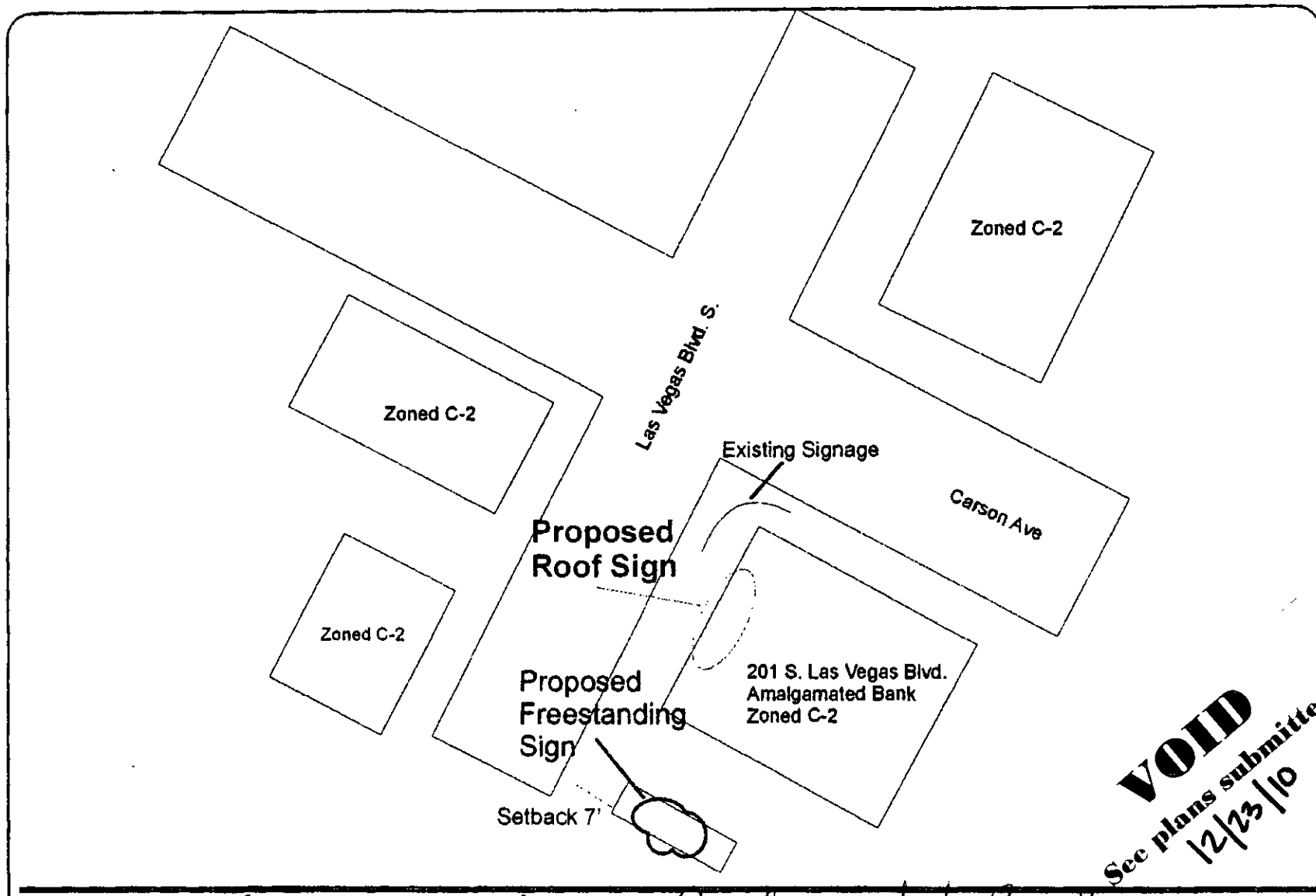
ENGINEER SEAL:



MAX DESIGN WIND SPEED 90 MPH
MAX DESIGN WIND LOAD 30 LBS/SQ. FT.
EXPOSURE C

RECEIVED
DEC 21 2010

ARC-40550
01/18/11 DDRC



VOID
See plans submitted
12/23/10

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

Location: Amalgamated Bank
Address: 201 S Las Vegas Blvd
Date: 10/12/11

ARC-40550

RECEIVED
DEC 21 2010

01/18/11 DDRC

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

Existing

Proposed

23'-0"

10'-0"



Box Sign Elevation

Sign Rendered Proportional to Photo

ARC-39375
10/12/10 DDRC
REVISED

RECEIVED

OCT 12 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

_____	X
_____	X
_____	X
_____	X
_____	X

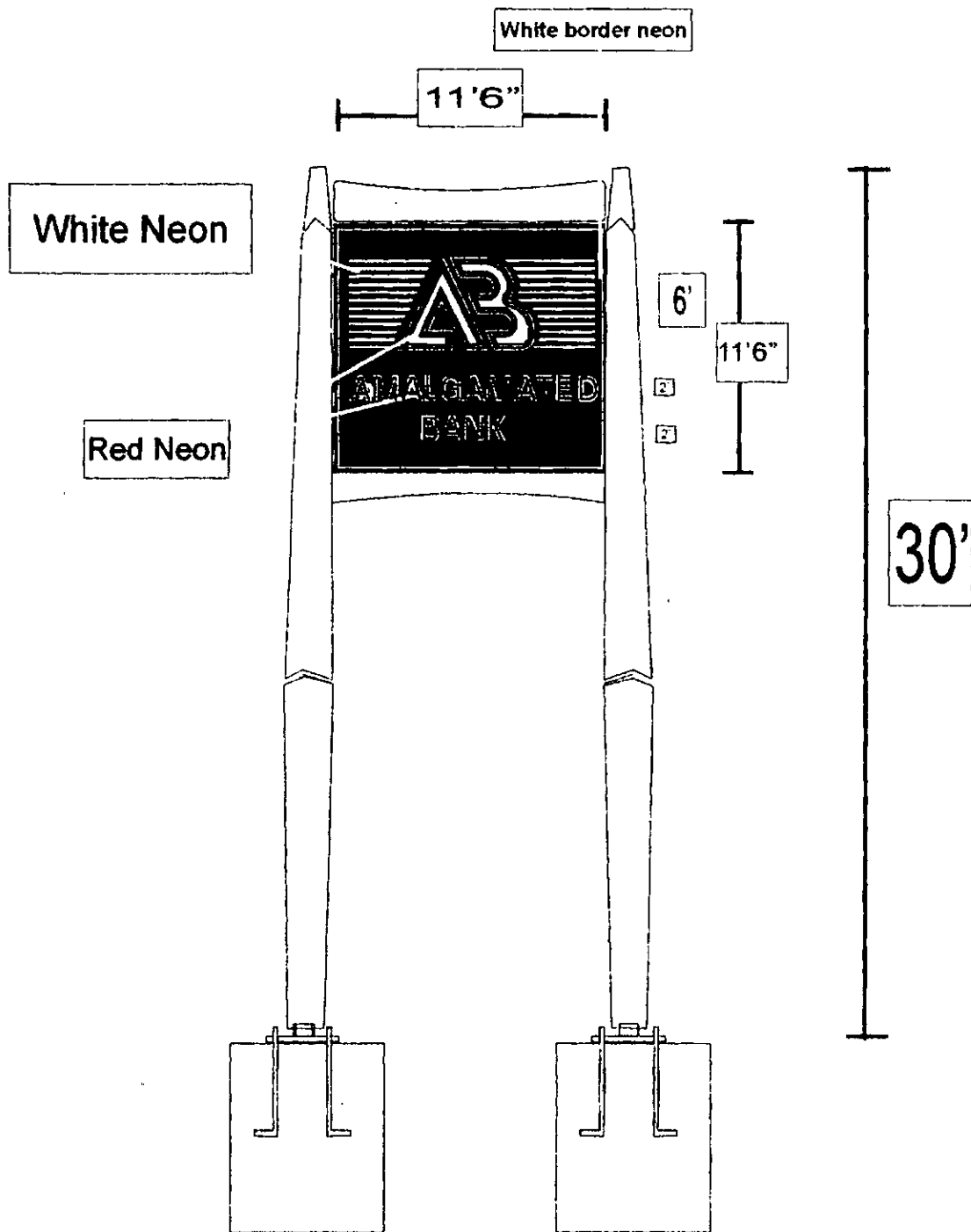
Drawing #

Location:

Address:

Date:

Amalgamated Bank
2015 LV Blvd.
10/12/10



Footing Size To Be
Determined By Engineer

RECEIVED
DEC 21 2010

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

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

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:

Amalgamated Bank RECEIVED

Address:

201 S. Las Vegas Blvd

Date:

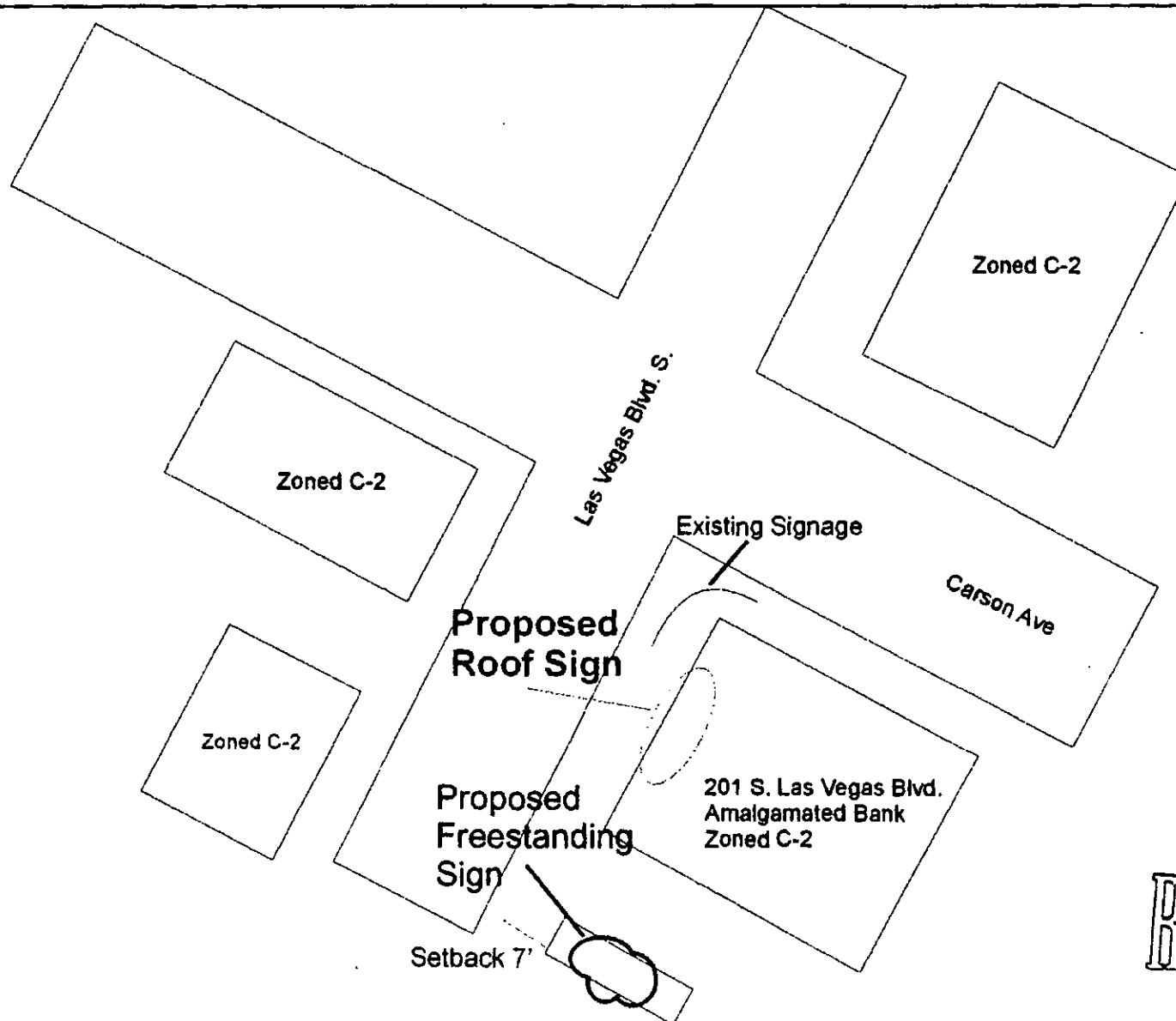
10/12/10

ARC-39375

OCT 12 2010

10/12/10 DDRC

DESIGNED



RECEIVED
DEC 21 2010

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

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES NO		

APPLICATION PACKET			
☒	☐	Application signed and notarized by <i>all</i> 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	
☒	☐	<i>Detailed</i> justification letter	
☒	☐	<i>Original</i> meeting notes and checklist(s) signed by planner	
☒	☐	Correct fee(s): \$ (Application) + \$ (Notification) + \$ (Recordation) = \$ <u>6</u> Total	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> 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)

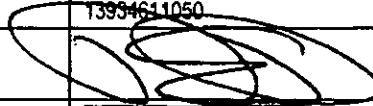
SITE PLAN			
☒	☐	8.5" x 11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>
☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 BW): <u>1</u>
☐	☒	<i>All</i> property lines and present dimensions labeled	NOTES:
☐	☒	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☐	☒	<i>All</i> points of ingress and egress shown	
☒	☐	<i>All</i> sign setbacks labeled	
☒	☐	<i>All</i> 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: <u>10</u>
☒	☐	<i>All</i> present dimensions labeled and to scale	Reduced Copy (8-1/2x11 BW): <u>1</u>
☒	☐	<i>All</i> elevations drawn between 1/8" to 1" scale	NOTES:

BUILDING ELEVATIONS			
☒	☐	8.5" x 11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>
☒	☐	Scale and building dimensions labeled	Reduced Copy (8-1/2x11 BW): <u>1</u>
☒	☐	<i>All</i> buildings elevations with signage	NOTES:
☒	☐	Photo of all building materials and colors	
☐	☒	8" x 10" color and material board	
☒	☐	<i>All</i> sign locations shown and sizes noted	

SIGN ANALYSIS TABLE			
☒	☐	Type of sign	Table: <u>11</u>
☒	☐	Required Setback	Reduced Copy (8-1/2x11 BW): <u>1</u>
☒	☐	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-Application Conference

Owner / Applicant:	Signature Sign Service	Application Type:	Downtown Design Review Committee
Representative:	Mindi Adams	Application Purpose:	Signage Review
APN:	13934611050	Site Location:	201 S. Las Vegas Blvd.
Planner's Signature:		Pre-App. Meeting Date:	7/22/10
Planner:	702-229-2087	Submittal Deadline:	7/27/10 no later than 2:00 pm
		Earliest DORC Meeting Dates:	

RECEIVED

AUG 30 2010

NOTES This map is for assessment use only and does NOT represent a survey. My 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 Department 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 THIS ORIGINAL 	MAP LEGEND AVERAGE GRADE 35 PARCEL BOUNDARY 001 SUBD BOUNDARY 202 ROAD EASEMENT 202 PWID BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 015	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R6E	34	S 2 NE 4	139-34-6																																																												
		PARCEL NUMBER ACREAGE PARCEL SUB/SEO NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER	<table border="1"> <tr> <th>R6E</th> <th>R5E</th> <th>R6E</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>	R6E	R5E	R6E	125	124	123	138	139	140	163	162	161	<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> </tr> <tr> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> <tr> <td>11</td> <td>12</td> <td>13</td> <td>14</td> <td>15</td> </tr> <tr> <td>16</td> <td>17</td> <td>18</td> <td>19</td> <td>20</td> </tr> <tr> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> </tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> </tr> <tr> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> <tr> <td>11</td> <td>12</td> <td>13</td> <td>14</td> <td>15</td> </tr> <tr> <td>16</td> <td>17</td> <td>18</td> <td>19</td> <td>20</td> </tr> <tr> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> </tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
		R6E	R5E	R6E																																																															
		125	124	123																																																															
138	139	140																																																																	
163	162	161																																																																	
1	2	3	4	5																																																															
6	7	8	9	10																																																															
11	12	13	14	15																																																															
16	17	18	19	20																																																															
21	22	23	24	25																																																															
1	2	3	4	5																																																															
6	7	8	9	10																																																															
11	12	13	14	15																																																															
16	17	18	19	20																																																															
21	22	23	24	25																																																															
Scale: 1"=200' Rev: 06/07/10																																																																			



ARC-39375
09/14/10 DDRC

RECEIVED
AUG 30 2010
DEC 21 2010
TAX DIST 203

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-LI-7020

DATE ISSUED: 02/06/08

TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 4683 S VALLEY VIEW BL

ISSUE TO: ADAMS ENTERPRISES UNLIMITED INC

DBA:
SIGNATURE DESIGN 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.

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

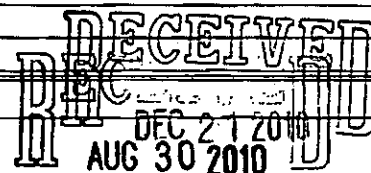
Address 1:	888 S FIGUEROA ST STE 1900	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90017	Country:	
Status:	Active	Email:	

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:	



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:	1

RECEIVED
AUG 30 2010

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

RECEIVED
AUG 30 2010
RECEIVED
DEC 21 2010

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 KCP
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

GRANT, BARGAIN and SALE DEED

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

RECEIVED
AUG 30 2010

JURAT

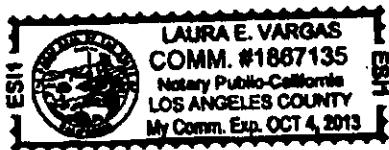
State of California

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

RECEIVED
AUG 30 2010



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: _____

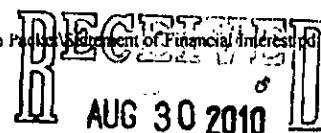
Print Name: David Taban

Subscribed and sworn before me

This _____ day of _____, 20____

*see attached
Jurat dated 7-27-10*

Notary Public in and for said County and State





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,

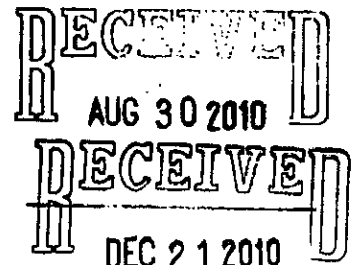
We believe that our sign is justified as it meets the requirements of Community Development Code. The Sign is 75% neon as required. As it shows in the pictures provided, the neon is attached to an aluminum back plate with a glass stand and is exposed. It is then wired in PK Housing and has GTO wiring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

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

JURAT

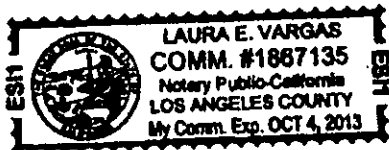
State of California

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

Project Name Amalgamated Bank Proposed Use Bank

Assessor's Parcel #(s) 13934611050 Ward # 5

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

Commercial Square Footage 24,591 SFT Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Solarium Enterprises, LP and Nevada Contact Jb Quejarro
Address 888 S. Figueroa St., Suite 1900 Horizons Holdings, LLC 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

see attached
Jurat dated
7-27-10

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ARC</u> <u>-DORC 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 compliance with applicable sections of the Zoning Ordinance.
f:\dept\Application Packet\Application Form.pdf

RECEIVED
DEC 21 2010

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	Facillteq Business Interiors 817 S Main St Las Vegas, NV 89101-6424

400 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



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. Freiwel

CM:nl

Enclosures

Cc:

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



07101-001-06-09

RECEIVED
DEC 21 2010

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

SIGN STANDARDS

Wall Signs:

West & South Elevation Sign	Allowed	Not Allowed	Compliance
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.

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 Properties	Existing Land Use Permitted by Zoning	Planned or Specified Land Use by Applicant	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

RECEIVED
 DEC 21 2010

DED

**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

Historical Timeline of Key Events	
09/02/05	A deed was recorded for a change in ownership.
Recent Building Permits and Licenses	
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.

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) ****

ITEM	RECOMMENDATION	COMMENTS
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.

RECEIVED
DEC 21 2010

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.

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).

RECEIVED
DEC 21 2010

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

Lots Tarkenton

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





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

RECEIVED
DEC 21 2010

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

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
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



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.

RECEIVED
DEC 21 2010

DED

SIGN STANDARDS

Roof Signs:

West Elevation Sign	Allowed	Provided	Compliance
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:

West Elevation Sign	Allowed	Provided	Compliance
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.

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

Subject Property	Existing Land Use	Planned Use	Designation
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 Area	Yes	No	Compliance
Master Plan Area			
Downtown Centennial Plan – Central Casino Core	X		Y
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

RECEIVED
DEC 21 2010

DED

**** 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

Recent Change of Ownership	
09/02/05	A deed was recorded for a change in ownership.
Related Building Permits/Business License	
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.

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) ****

CAN NUMBER	RECOMMENDATION	RECOMMENDED BY
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.

RECEIVED
DEC 21 2010

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

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 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:

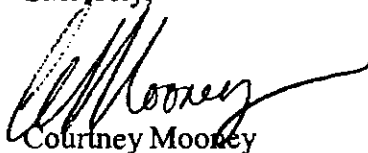
Your request for a signage review on an existing retail building at 201 South Las Vegas Boulevard (APN 139-34-611-050), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Downtown Design Review Committee (DDRC) on October 12, 2010.

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

ARC-40550

01/18/11 DDRC

RECEIVED
DEC 21 2010



07101-001-06-09

**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. f) ☒ Comm'l Ind'l
g) ☐ Agricultural h) ☐ 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

(REQUIRED)

Print Name: Earl M. Morimoto

Address: 94-416 LUKEE ST.

City: WAIPAHUA, HI 96797

State: HI Zip: 96797

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: David Hernandez & Iding

Address: 888 S. Figueroa St. #900

City: LOS Angeles

State: CA Zip: 90017

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

Print Name: First American Title Insurance Company

Address: 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

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

RECEIVED
DEC 21 2010

Earl M. Morimoto
Earl M. Morimoto

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

20050902-0004802

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

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

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

GRANT, BARGAIN and SALE DEED

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-40550
01/18/11 DDRC

RECEIVED
DEC 21 2010

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

**ARC-40550
01/18/11 DDRC**

RECEIVED
DEC 21 2010

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

GRANT, BARGAIN and SALE DEED

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-40550
01/18/11 DDRC

RECEIVED
DEC 21 2010

JURAT

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 20th day of December, 20 10,

by Albert 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. Varga
Signature of Notary Public

ARC-40550
01/18/11 DDRC

RECEIVED
DEC 21 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ARC-40550** APN: 13934611050

Name of Property Owner: Solarium Enterprises, LP & Nevada Horizons Holdings LLC

Name of Applicant: Amalgamated Bank

Name of Representative: Brian A. Sagert, Amalgamated Bank

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: _____

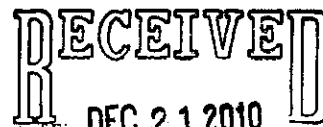
Signature of Property Owner: _____

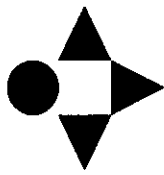
Print Name: Albert Taban. Agent

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State





AKC Services, Inc.

Permit Specialist.

December 20, 2010

City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Site:

Amalgamated bank
210 South Las Vegas Boulevard, Suite 150
Las Vegas, NV 89101
APN: 139-34-611-050

Thank you for your time and consideration of our sign project for Amalgamated Bank. We believe that the sign is justified as it meets the requirements of the Community Development Code. The sign is 75% neon as required. The plans indicate that the neon is attached to an aluminum back plate with glass stands and is exposed so that neon tubing is visible. The proposed sign is to be mounted between two pilasters in front of the exiting window mullein system. The proposed sign is 10 feet wide by 4 feet high and is to be mounted 12 feet from grade.

Like other retail oriented entity Amalgamated Bank is competing for business in this neighborhood. Amalgamated branches require well designed and compelling exterior signage to both draw attention and drive customer traffic to each site. Signage is critical to the bank's ability to compete for the deposit and loan relationships with customers and local business that drive revenue and profitability lever of each location. Opening a successful Amalgamated branch requires several items; signage, well trained a trained staff and competitive products.

On behalf of Amalgamated Bank, Fluoresco Lighting and Signs and AKC Permit Specialist we thank you for taking time out of your day to review our project. Please do not hesitate to contact me with any questions or concerns you may have.

Sincerely,

Chris J. Polster
Executive Vice president
866-997-3764
chrisp@akcservices.net

RECEIVED
DEC 21 2010

CORPORATE OFFICE:
31681 Riverside Drive, Suite B
Lake Elsinore, CA 92530-7815

ARC-40550
01/18/11 DDRC

Phone (866) 997-3764
Fax (866) 788-6196
info@akcservices.net
www.akcservices.net

Nationwide Service

JURAT

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 20th day of December, 20 10,
by ALBERT 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. Yang
Signature of Notary Public

ARC-40550
01/18/11 DDRC

RECEIVED
DEC 21 2010

PLANNING & DEVELOPMENT DEPARTMENT

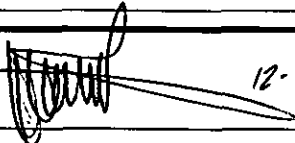
APPLICATION / PETITION FORM

Application/Petition For: Amalgamated Bank - Neon Sign
 Project Address (Location) 201 S. Las Vegas Blvd., Las Vegas, Nevada
 Project Name Amalgamated Bank Proposed Use Bank
 Assessor's Parcel #(s) 13934611050 Ward # 3
 General Plan: existing C proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 24,551 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

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

APPLICANT Amalgamated Bank Contact Brian A. Sager
 Address 201 S. Las Vegas Blvd Ste. 150 Phone: (702) 545-9133 Fax: (702) 545-9134
 City Las Vegas State Nv Zip 89101
 E-mail Address briansagert@amalgamatedbank.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* 

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

Print Name Albert Taban, Agent

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ARC-40550</u>
Meeting Date:	<u>1/11/11 DDRC</u>
Total Fee:	_____
Date Received:*	<u>12-21-10</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.

SIGN STANDARDS

Wall Signs:

<i>Sign</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	Total of all signs < 50% of the elevation area	Total of all signs <50% of the elevation area	Y
Maximum Area	1,500 square feet	46 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
Separation Distance	50'	N/A	N/A

ANALYSIS

On September 14th 2010 the applicant presented two signs for review by the Downtown Design Review Committee (DDRC) on the west and south facades of a building located at 201 South Las Vegas Boulevard. The signs had white letters highlighted with red neon in a red 2.5' tall by 11.5' wide rectangular box. The applicant requested an abeyance from the September 14th 2010 meeting and presented revised plans that reflected a roof sign 10' tall by 23' wide and a 30' tall freestanding sign installed at the entrance to the parking lot. The roof sign was withdrawn and the freestanding sign was approved on October 12th 2010 with conditions.

This is a request for a signage review on the same building located at 201 South Las Vegas Boulevard. The property is within the Las Vegas Boulevard Scenic Byway Overlay District. The applicant is proposing to place a 46 square-foot sign on the west façade of the building mounted between two tapered diamond shaped concrete columns fronting Las Vegas Boulevard. The proposed sign is 4' tall and 11.5' wide. The sign has vertical red exposed neon rows evenly spaced across the sign. Placed in front of the red neon are white acrylic letters that spell out "AB Amalgamated Bank 24 Hour ATM." The proposed sign is consistent with the Las Vegas Boulevard Scenic Byway Overlay District minimum requirements.

FINDINGS

As the proposed sign meets the minimum requirements for the Las Vegas Boulevard Scenic Byway Overlay District; staff recommends approval of this request.

Pre-Application Meeting	
12/07/10	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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a signage review on a building located at 201 South Las Vegas Boulevard. The property is located within the Las Vegas Boulevard Scenic Byway Overlay District. The applicant is proposing to place a sign on the west façade of the existing building mounted between two concrete columns fronting Las Vegas Boulevard. The sign has an exposed red neon background and white acrylic lettering comprising a total of 46 square feet.

Staff is recommending approval of this request. The proposed signage meets the requirements of the Las Vegas Scenic Byway Overlay District. If this request is denied, the proposed signage will not be permitted and the applicant may appeal the board's decision or present a redesigned sign at a future date.

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>	
04/29/04	A building permit (#4010154) was issued for an interior remodel for certificate of occupancy and completed 02/11/05.
06/07/07	A business license (Q13-00081) was issued for a Law Firm. The license is active.
09/08/09	A business license (Q13-01243) 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.
10/12/10	The Downtown Design Review Committee (DDRC) approved (ARC-39375) for a new freestanding sign with conditions.

AGENDA MEMO

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: January 18, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ARC-40550 - APPLICANT: Amalgamated Bank - OWNER: Solarium Enterprises, LP and Nevada Horizons Holdings, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-40550	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-40550 CONDITIONS

Planning and Development

1. Conformance to the sign elevations and documentation as submitted and date stamped 12/21/10, and 12/23/10 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. The vertical red exposed neon rows may not be spaced more than 6" apart across the length of the sign.
4. The white acrylic letters that spell "Amalgamated Bank" may not be taller than 6" and the letters that spell out "AB" and "24 Hour ATM" may not be taller than 1'.
5. All City Code requirements and design standards of all City departments must be satisfied.



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

January 12, 2011

Solarium Enterprises, LP & Nevada Horizons
Mr. Jb Quejarro
888 S. Figueroa St. Ste. 1900
Los Angeles, CA 90017

RE: ARC-40550

Dear applicant:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on January 18, 2011**. 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 January 18, 2011 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:

Amalgamated Bank
Mr. Brian A. Sagert
201 S. Las Vegas Blvd. Ste. 150
Las Vegas, NV 89101



CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT

DDRC MEETING DATE:
01/18/10 – ARC-40550

SENT VIA U.S. MAIL

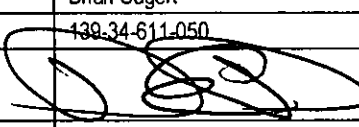
PLANNING COMMISSIONER	RICHARD TRUESDELL	Cornerstone Company 9901 Covington Cross Dr #170 Las Vegas, NV 89144
PLANNING COMMISSIONER	STEVE EVANS	State of Nevada 2200 S. Rancho Dr #210 Las Vegas, NV 89102
COMMITTEE MEMBER	MIKE NOLAN	El Cortez Hotel & Casino 600 Fremont St Las Vegas, NV 89101
COMMITTEE MEMBER	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

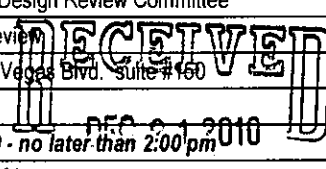
HAND-DELIVERED

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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
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 (explaining the scope of the project)																																																																																																																				
☒	☐	Original meeting notes and Submittal Checklist(s) signed by planner																																																																																																																				
☐	☒	Correct fee(s): \$ ____ (Application) + \$ ____ (Notification) + \$ ____ (Recordation) = \$ ____ 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: <input 1"="" style="width:100%; border-collapse: collapse;" type="checkbox/>)</td> </tr> </table>
 <table border="/> <tr> <th colspan="4" style="text-align: center;">ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)</th> </tr> <tr> <th colspan="4" style="text-align: center;">SITE PLAN</th> </tr> <tr> <td style="width:5%; text-align: center;">☒</td> <td style="width:5%; text-align: center;">☐</td> <td style="width:70%;">8.5" x11" min. to 11" x 17" max. page size</td> <td style="width:15%;">Colored Folded Plans: <u>10</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>North arrow, scale, and vicinity map</td> <td>Reduced Copy (8-1/2x11 BW): <u>1</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All property lines and present dimensions labeled</td> <td rowspan="7" style="vertical-align: top;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All building setbacks labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All adjacent existing land uses and street names labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All points of ingress and egress shown</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All sign setbacks labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All free-standing sign locations shown and heights and sizes noted</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All sign locations labeled and shown</td> </tr> <tr> <th colspan="4" style="text-align: center;">SIGN ELEVATIONS</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>8.5" x11" min. to 11" x 17" max. page size</td> <td>Colored Folded Plans: <u>10</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All present dimensions labeled with a line at 10' from the ground</td> <td>Reduced Copy (8-1/2x11 BW): <u>1</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All elevations drawn between 1/2" to 1" scale</td> <td rowspan="4" style="vertical-align: top;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All Colors & Materials shown and labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All methods of attachment shown</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Visual representation of: lettering, illumination, color, area, and height of graphics</td> </tr> <tr> <th colspan="4" style="text-align: center;">BUILDING ELEVATIONS</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>8.5" x11" min. to 11" x 17" max. page size</td> <td>Colored Folded Plans: <u>10</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Building dimensions (Height & Width) labeled and to scale</td> <td>Reduced Copy (8-1/2x11 BW): <u>1</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Photo of the complete building elevation with proposed signage and existing signage depicted</td> <td rowspan="2" style="vertical-align: top;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>8" x 10" color and material board</td> </tr> <tr> <th colspan="4" style="text-align: center;">SIGN ANALYSIS TABLE</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Type of sign</td> <td>Table: <u>10</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Required Setback</td> <td>Reduced Copy (8-1/2x11 BW): <u>1</u></td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Provided Setback</td> <td rowspan="7" style="vertical-align: top;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Allowed Height</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Provided Height</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Allowed Area</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Provided Area</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Required Lighting</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Provided Lighting</td> </tr>	ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)				SITE PLAN				☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>	☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 BW): <u>1</u>	☒	☐	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	☒	☐	All sign locations labeled and shown	SIGN ELEVATIONS				☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>	☒	☐	All present dimensions labeled with a line at 10' from the ground	Reduced Copy (8-1/2x11 BW): <u>1</u>	☒	☐	All elevations drawn between 1/2" to 1" scale	NOTES:	☒	☐	All Colors & Materials shown and labeled	☒	☐	All methods of attachment shown	☒	☐	Visual representation of: lettering, illumination, color, area, and height of graphics	BUILDING ELEVATIONS				☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>	☒	☐	Building dimensions (Height & Width) labeled and to scale	Reduced Copy (8-1/2x11 BW): <u>1</u>	☒	☐	Photo of the complete building elevation with proposed signage and existing signage depicted	NOTES:	☒	☐	8" x 10" color and material board	SIGN ANALYSIS TABLE				☒	☐	Type of sign	Table: <u>10</u>	☒	☐	Required Setback	Reduced Copy (8-1/2x11 BW): <u>1</u>	☒	☐	Provided Setback	NOTES:	☒	☐	Allowed Height	☒	☐	Provided Height	☒	☐	Allowed Area	☒	☐	Provided Area	☒	☐	Required Lighting	☒	☐	Provided Lighting
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)																																																																																																																						
SITE PLAN																																																																																																																						
☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>																																																																																																																			
☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 BW): <u>1</u>																																																																																																																			
☒	☐	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																																																																																																																				
☒	☐	All sign locations labeled and shown																																																																																																																				
SIGN ELEVATIONS																																																																																																																						
☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>																																																																																																																			
☒	☐	All present dimensions labeled with a line at 10' from the ground	Reduced Copy (8-1/2x11 BW): <u>1</u>																																																																																																																			
☒	☐	All elevations drawn between 1/2" to 1" scale	NOTES:																																																																																																																			
☒	☐	All Colors & Materials shown and labeled																																																																																																																				
☒	☐	All methods of attachment shown																																																																																																																				
☒	☐	Visual representation of: lettering, illumination, color, area, and height of graphics																																																																																																																				
BUILDING ELEVATIONS																																																																																																																						
☒	☐	8.5" x11" min. to 11" x 17" max. page size	Colored Folded Plans: <u>10</u>																																																																																																																			
☒	☐	Building dimensions (Height & Width) labeled and to scale	Reduced Copy (8-1/2x11 BW): <u>1</u>																																																																																																																			
☒	☐	Photo of the complete building elevation with proposed signage and existing signage depicted	NOTES:																																																																																																																			
☒	☐	8" x 10" color and material board																																																																																																																				
SIGN ANALYSIS TABLE																																																																																																																						
☒	☐	Type of sign	Table: <u>10</u>																																																																																																																			
☒	☐	Required Setback	Reduced Copy (8-1/2x11 BW): <u>1</u>																																																																																																																			
☒	☐	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:	Amalgamated Bank	Application Type:	Downtown Design Review Committee
Representative:	Brian Sagert	Application Purpose:	Signage Review
APN:	139-34-611-050	Site Location:	201 S. Las Vegas Blvd. Suite #160
Planner's Signature:		Pre-App. Meeting Date:	12-7-10
Planner:	702-229-2087	Submittal Deadline:	12-21-10 - no later than 2:00pm
		Earliest DDRC Meeting Dates:	Jan, 11, 2011



I N T E R - O F F I C E M E M O R A N D U M

FEB 1 2011

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-40550

APPLICANT: Amalgamated Bank

WARD: 3 (Reese)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

FEB 1 2011

DATE

CITY CLERK

By: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

January 18, 2011

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

January 31, 2011

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

January 12, 2011

Solarium Enterprises, LP & Nevada Horizons
Mr. Jb Quejarro
888 S. Figueroa St. Ste. 1900
Los Angeles, CA 90017

RE: ARC-40550

Dear applicant:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on January 18, 2011**. 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 January 18, 2011 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:

Amalgamated Bank
Mr. Brian A. Sagert
201 S. Las Vegas Blvd. Ste. 150
Las Vegas, NV 89101





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

January 18, 2011

Solarium Enterprises, LP & Nevada Horizons
Mr. Jb Quejarro
888 S. Figueroa St. Ste. 1900
Los Angeles, CA 90017

RE: ARC-40550

Dear Applicant:

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 January 18, 2011.

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 12/21/10, and 12/23/10 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. The vertical red exposed neon rows may not be spaced more than 6" apart across the length of the sign.
4. The white acrylic letters that spell "Amalgamated Bank" may not be taller than 6" and the letters that spell out "AB" and "24 Hour ATM" may not be taller than 1'.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. The height of the sign cabinet to be lowered to be even with the bottom of the reveal on the column.

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

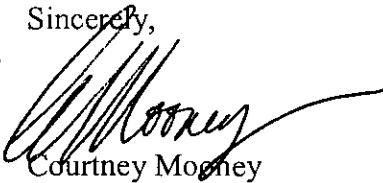


07101-001-06-09

Mr. Jb Qujarro
ARC-40550 – Page Two
January 18, 2011

This action by the Downtown Design Review Committee on January 18, 2011 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,

A handwritten signature in black ink, appearing to read 'Courtney Mooney', with a long, sweeping horizontal line extending to the right.

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

CM:nl

Cc:

Amalgamated Bank
Mr. Brian A. Sagert
201 S. Las Vegas Blvd. Ste. 150
Las Vegas, NV 89101

CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT

DDRC MEETING DATE:
01/18/10 – ARC-40550

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

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 #: B03-00223-H-151086

DATE ISSUED: 09/20/10

TYPE OF LICENSE: BANK
INCLUDES 160

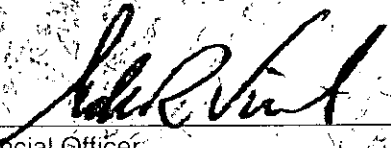
BUSINESS LOCATION: 201 S LAS VEGAS BL 150

ISSUED TO: AMALGAMATED BANK

DBA:
AMALGAMATED BANK
275 SEVENTH AV 14TH FLOOR
NEW YORK NY 10001

PRINCIPAL(S)

HERE, UNITE
CEPHAS, DERRICK D. PR/CEO
ROMAGNANO, KATHLEEN, COO


Chief Financial Officer,
Finance and Business Services

ARC-40550
01/18/11 DDRC

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

Post in a conspicuous place.

RECEIVED
DEC 21 2010





The information presented on this website is prepared as an informational service only and should not be relied upon as an official record of action on a business license. For official records and action taken upon applications, please contact the city of Las Vegas Finance and Business Services at (702) 229-6281.

Search for existing businesses

within the corporate limits of the City of Las Vegas ONLY

1) Search by:

- ☒ business name [partial match]
- ☐ business address [partial match; [See Tips](#)]
- ☐ business license [EXACT match]
- ☐ owner name [partial match]
- ☐ business category code [Use 3-char code] [show me all codes](#)
- ☐ new licenses issued the last 7 days

2) Show licenses per page [2-100max]

3) Search for

4) ☐ Wrap text in columns to fit screen, for printing.

5)

HELP! - [Show me the search tips please!](#)

Business Name	Type of Business	Address	Zip	Phone	License #	Issued	Status	Owner	Owner title
AMALGAMATED BANK	BANK	201 S LAS VEGAS BL 150	89101	248 4693	B03-00223	9/20/2010	Active	HERE UNITE	
								CEPHAS DERRICK O	PR/CEO
								RD MAGNAND KATHLEEN	COO
								INDIVERI MICHAEL	CFO

[↑ TOP OF PAGE](#)

RECEIVED
DEC 21 2010