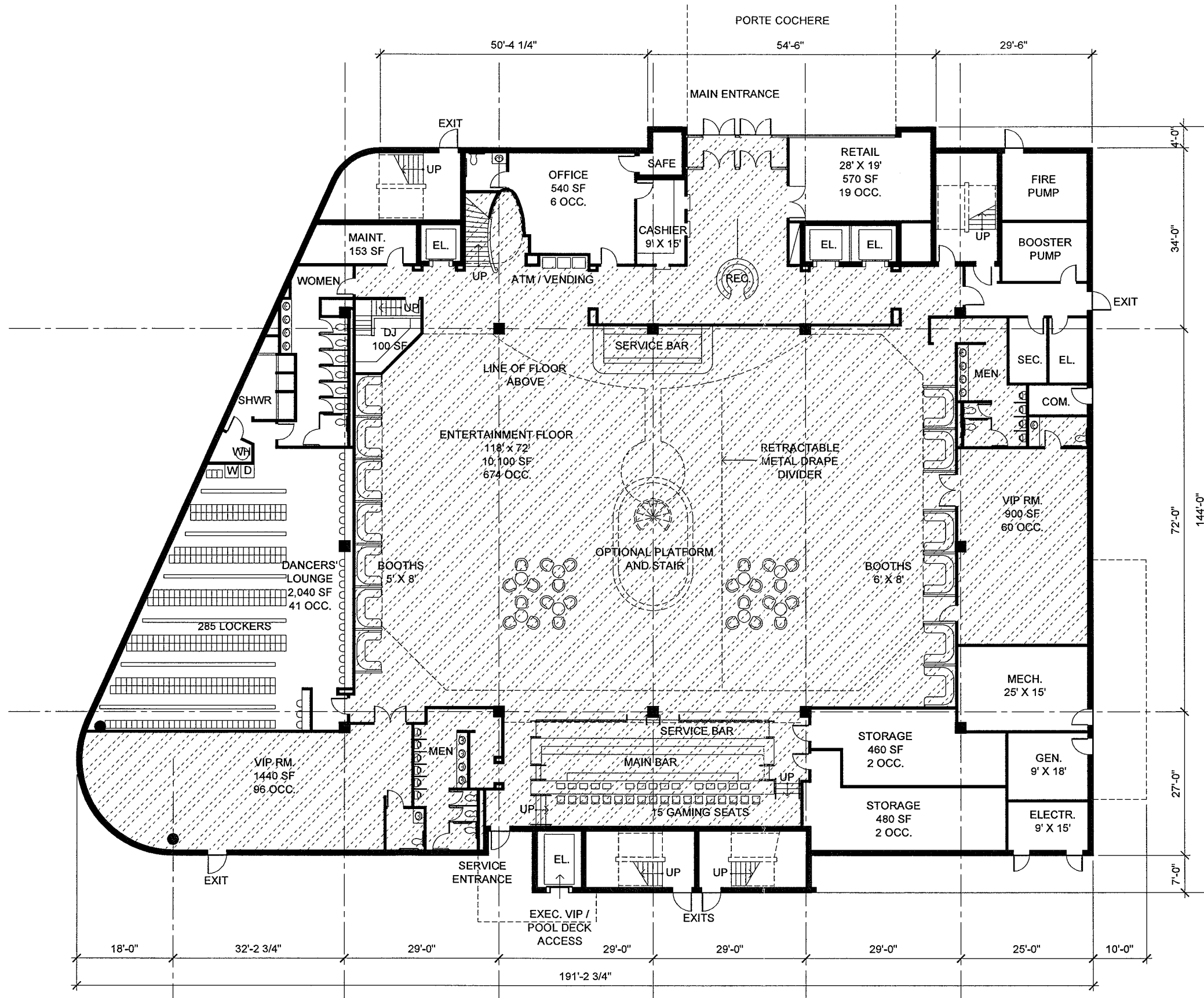
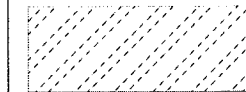


1 LEVEL



TAVERN USE



HATCHED AREA
INDICATES PROPOSED
TAVERN USE

PROPOSED TAVERN USE AREAS:

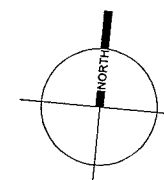
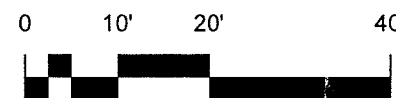
LEVEL 1	14,161 SF
LEVEL 2	13,746 SF
LEVEL 3	10,968 SF
LEVEL 4	8,632 SF

TOTAL TAVERN USE AREA: 47,507 SF

SCANNED

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011



designcell

DR02

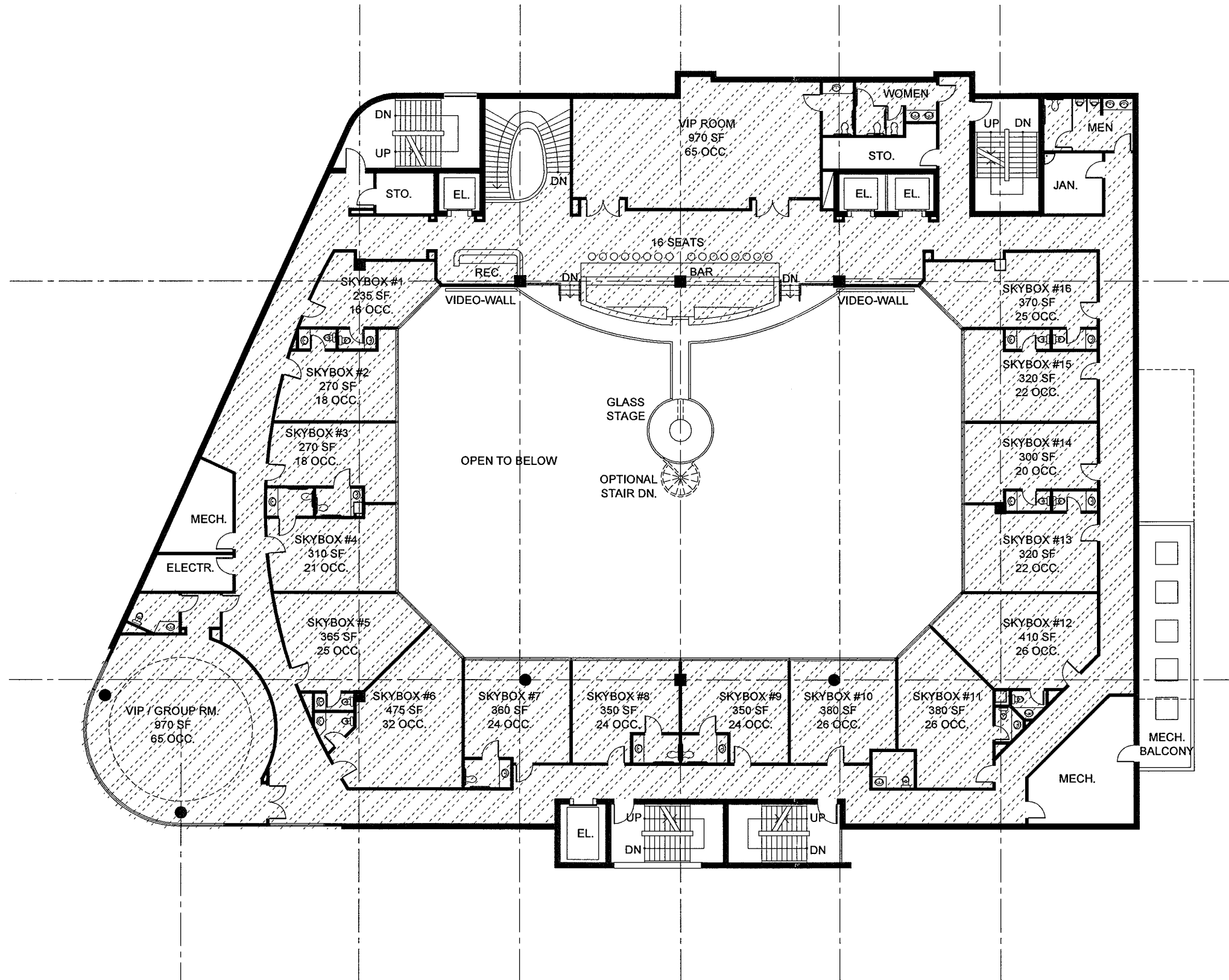
10777 W. TWAIN AVE, STE 125 T 702-402-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

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2^{LEVEL}



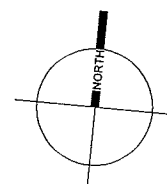
OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

0 10' 20' 40'



designcell

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

DR03

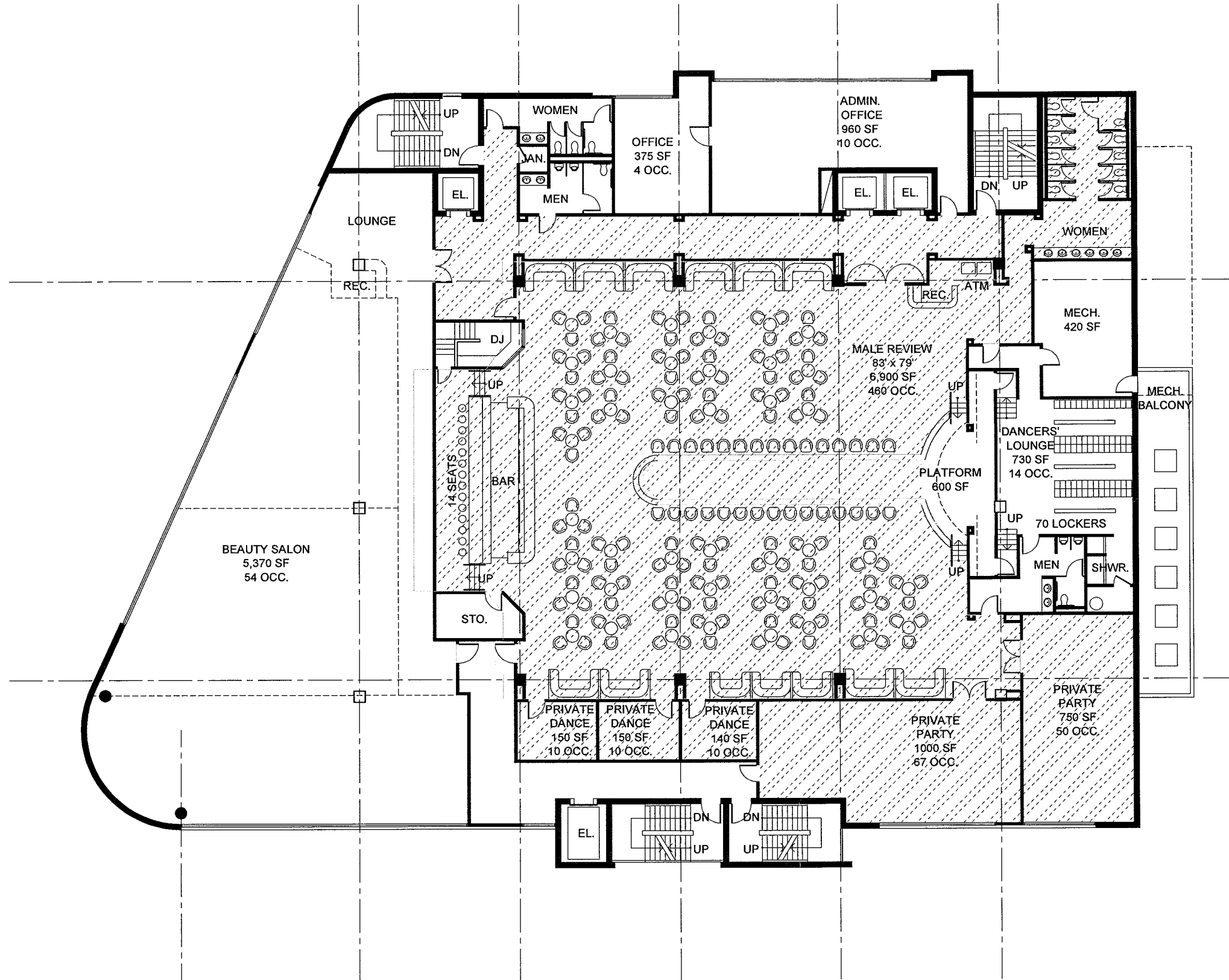
SDR-41038

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SCANNED

3 LEVEL

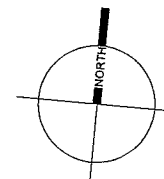
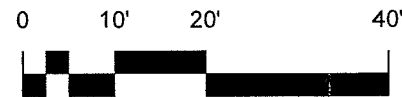


OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011



SCANNED

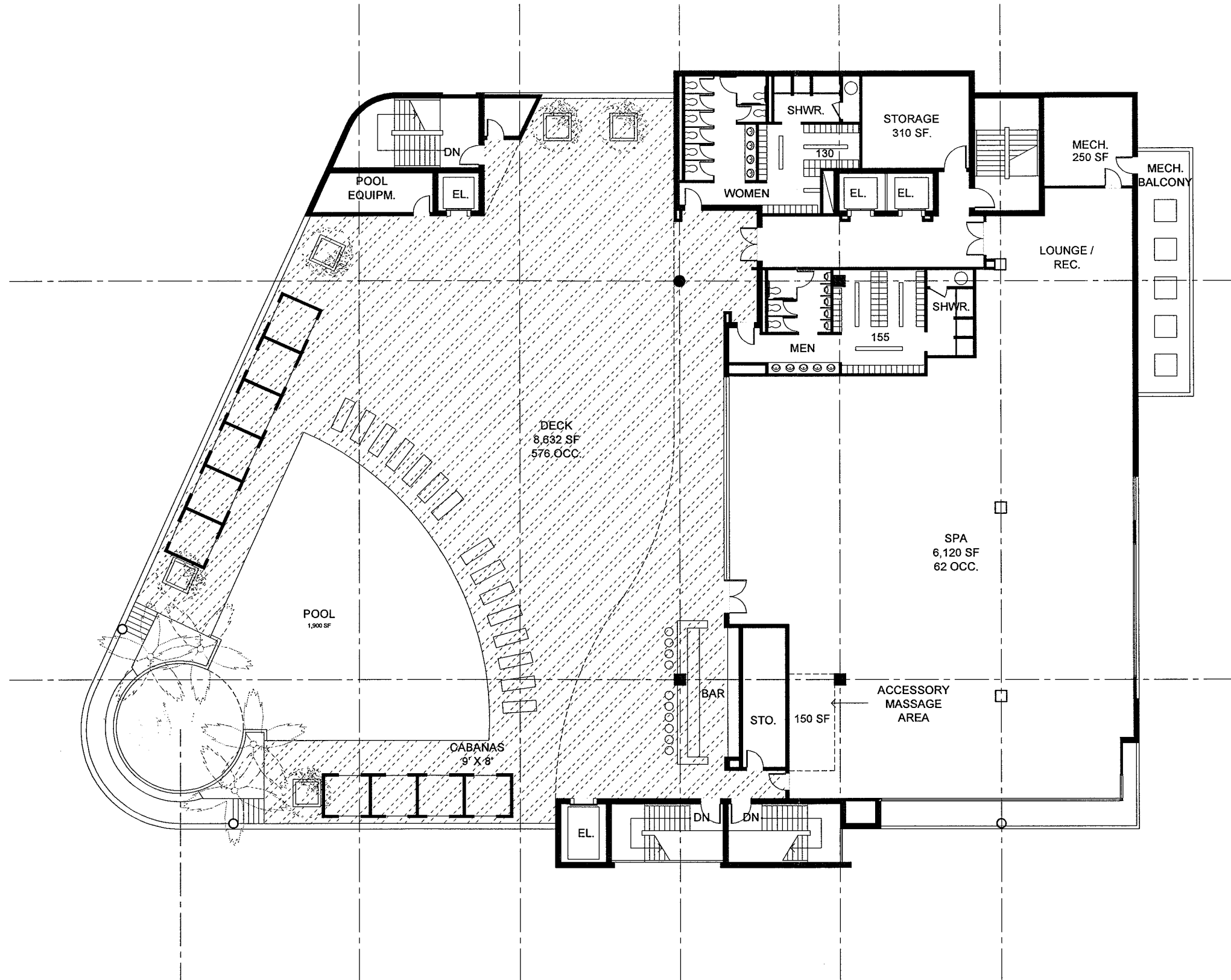
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

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4^{LEVEL}



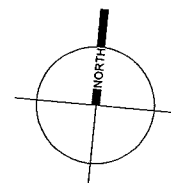
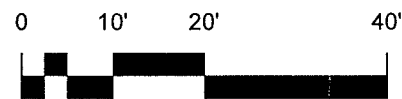
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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011



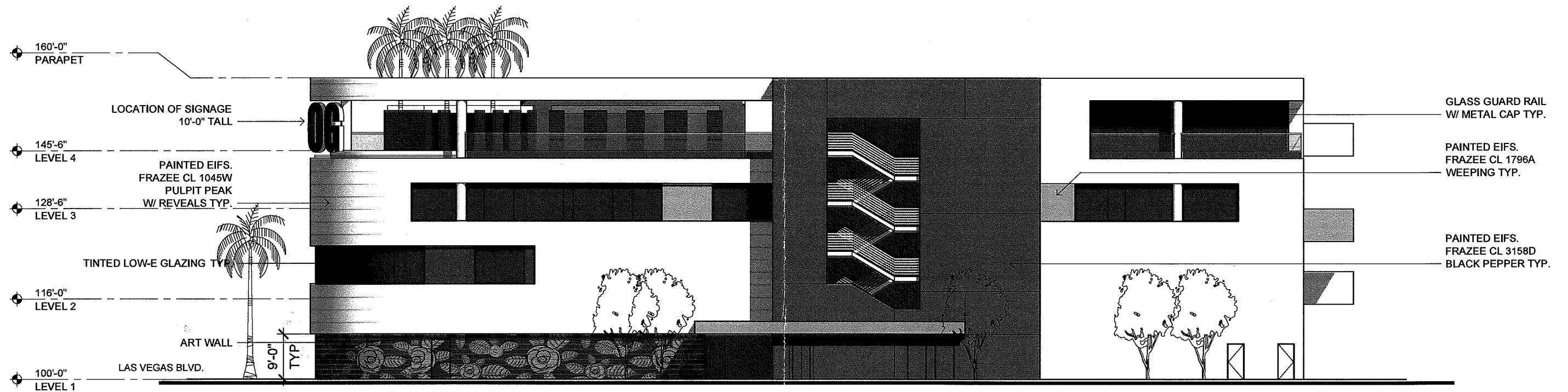
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

DR05

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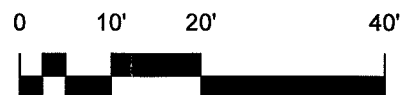


OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011



SCANNED

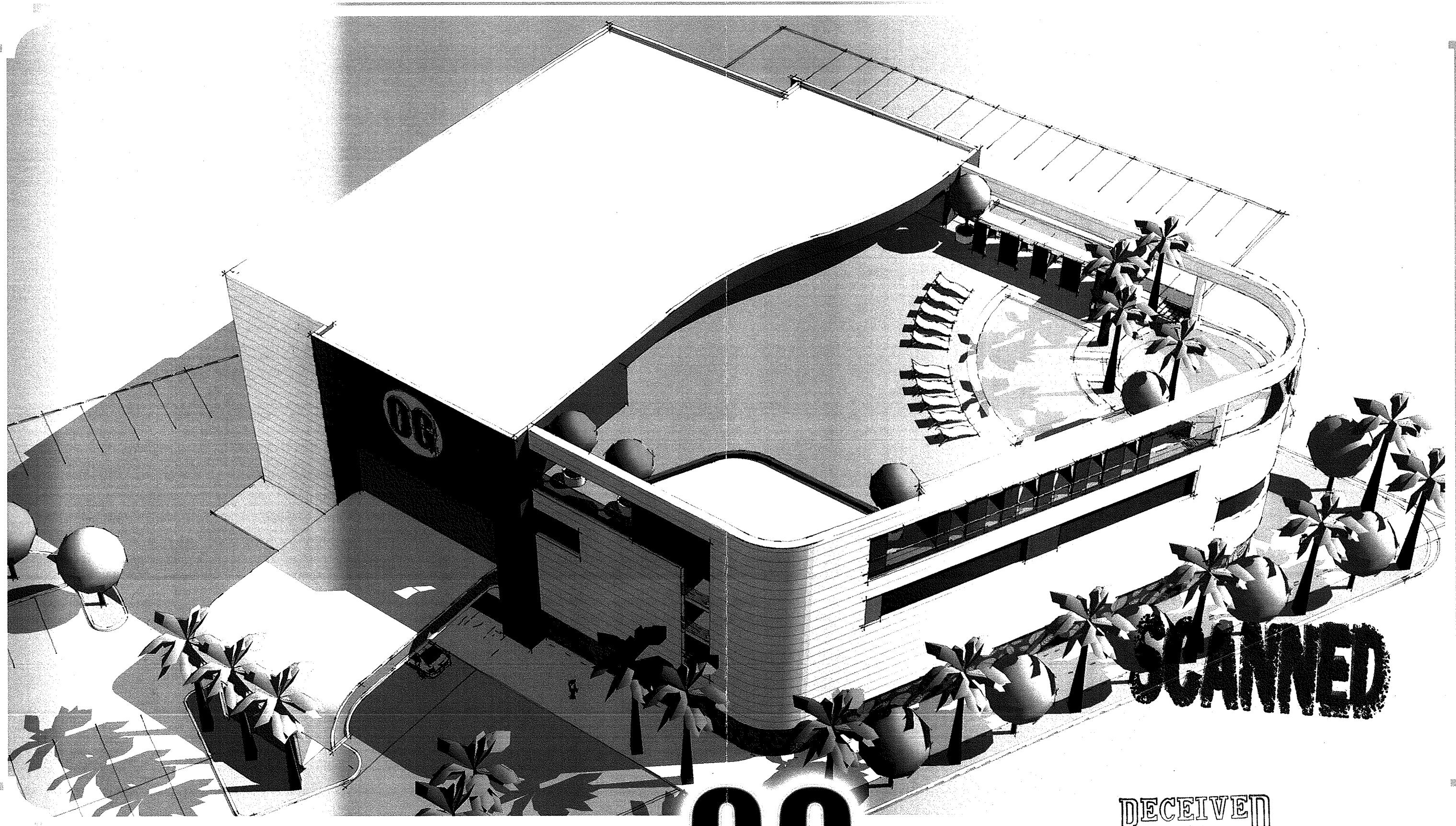
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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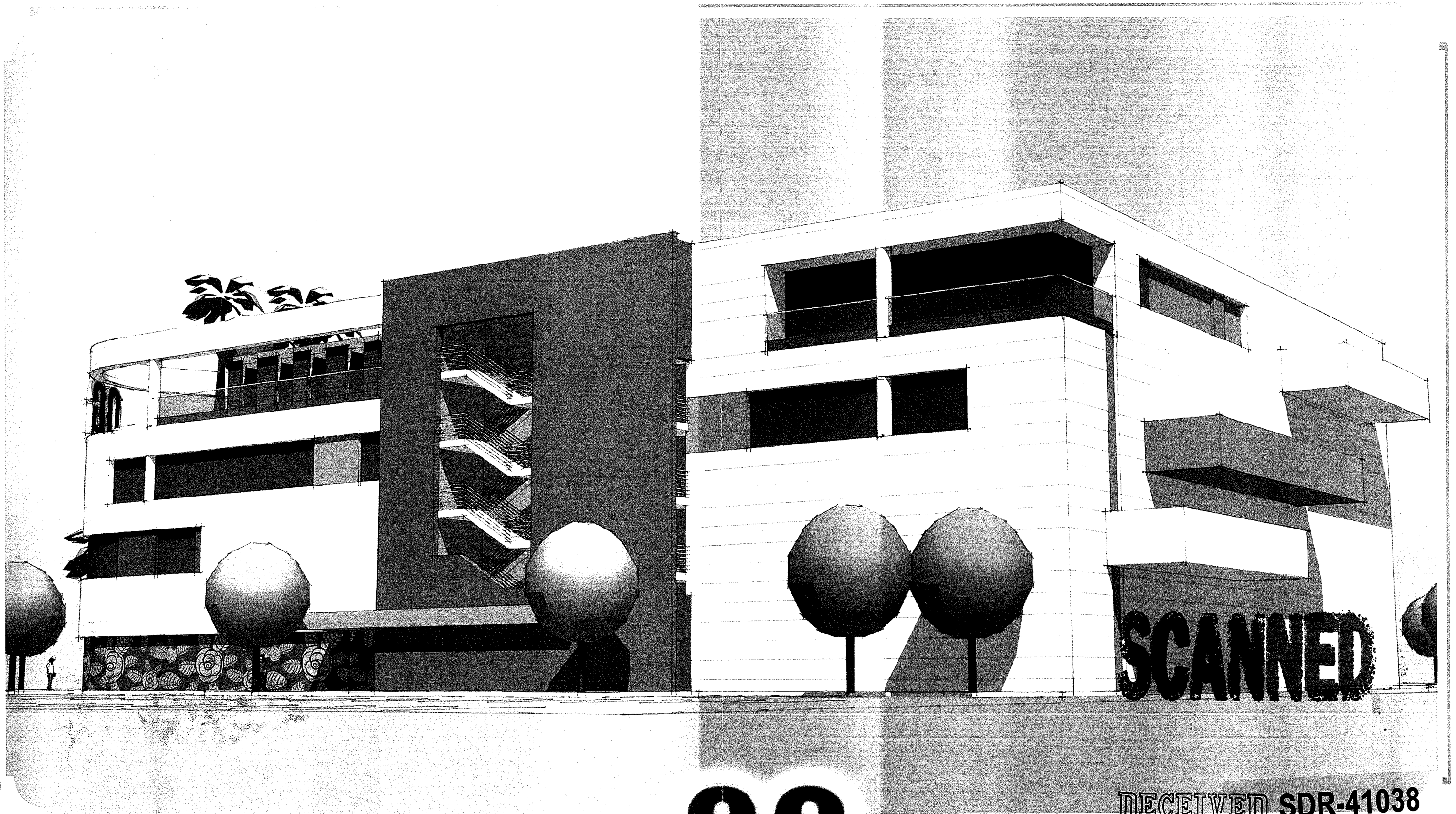
CONCEPTUAL RENDERING

4-4-11

OG

RECEIVED
APR 11 2011

SDR-41038
ARCHITECTURE
REVISED



CONCEPTUAL RENDERING

4-4-11

OG

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APR 11 2011 REVISED

design
ARCHITECTURE



CONCEPTUAL RENDERING

4-4-11

OG

RECEIVED
APR 11 2011

SDR-41038
REVISED

ARCHITECTURE



CONCEPTUAL RENDERING

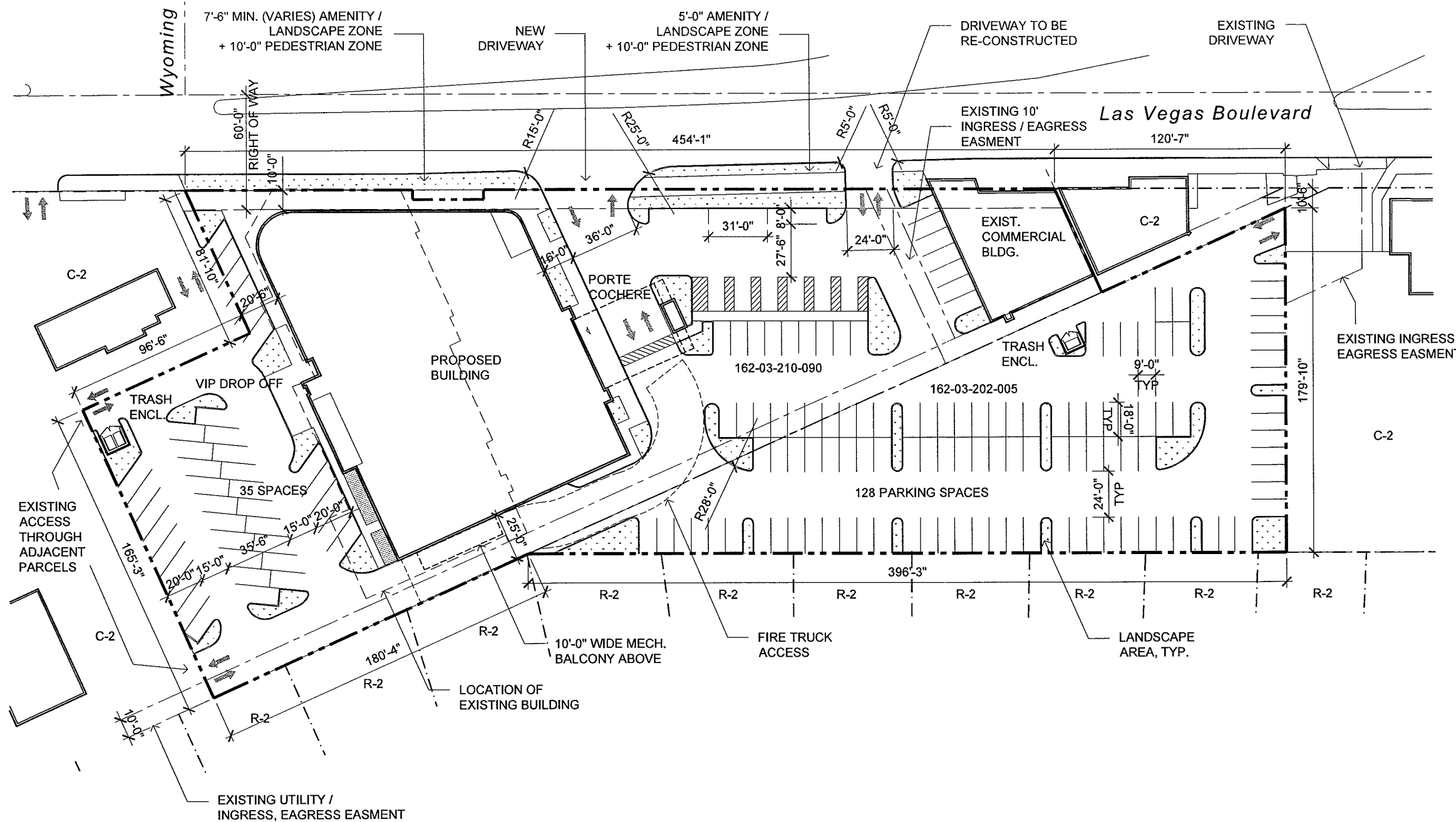
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OG

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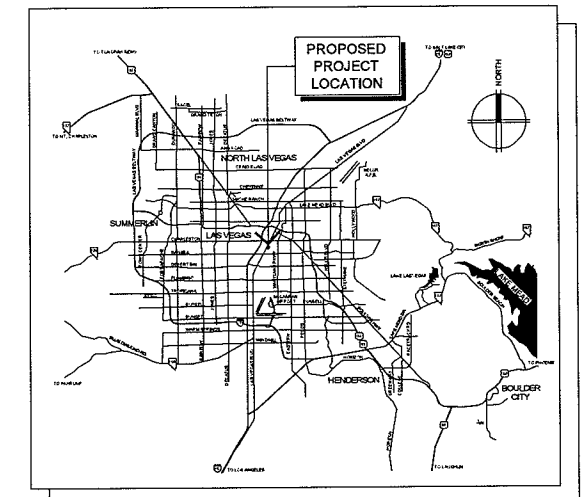
ARCHITECTURE



SITE DATA

APN #	162-03-210-090	1.75 ACRES
	162-03-202-005	0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
BUILDING AREAS:		
OG - GENTELMENS-CLUB EXPANSION: (4 LEVELS)		
SEXUALLY ORIENTED BUSINESS (GROSS):	LEVEL 1	22,020 SF
	LEVEL 2	15,840 SF
	LEVEL 3	15,890 SF
BEAUTY SALON: SPA (GROSS)	LEVEL 3	6,140 SF
	LEVEL 4	9,790 SF
TOTAL BUILDING AREA:		69,680 SF
EXTERIOR ROOF DECK	LEVEL 4	8,770 SF
EXISTING COMMERCIAL BLDG. (GROSS)		
(SEPARATE BUILDING ON SITE):		3,035 SF
PARKING PROVIDED:		
REGULAR:	152 SPACES	
LIMO:	3 SPACES	
ACCESSIBLE:	6 SPACES (INCL. 1 VAN)	
TOTAL:	163 SPACES	

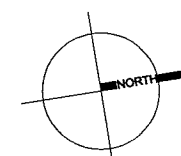
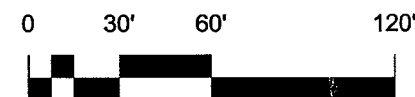
VICINITY MAP



SITE PLAN

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

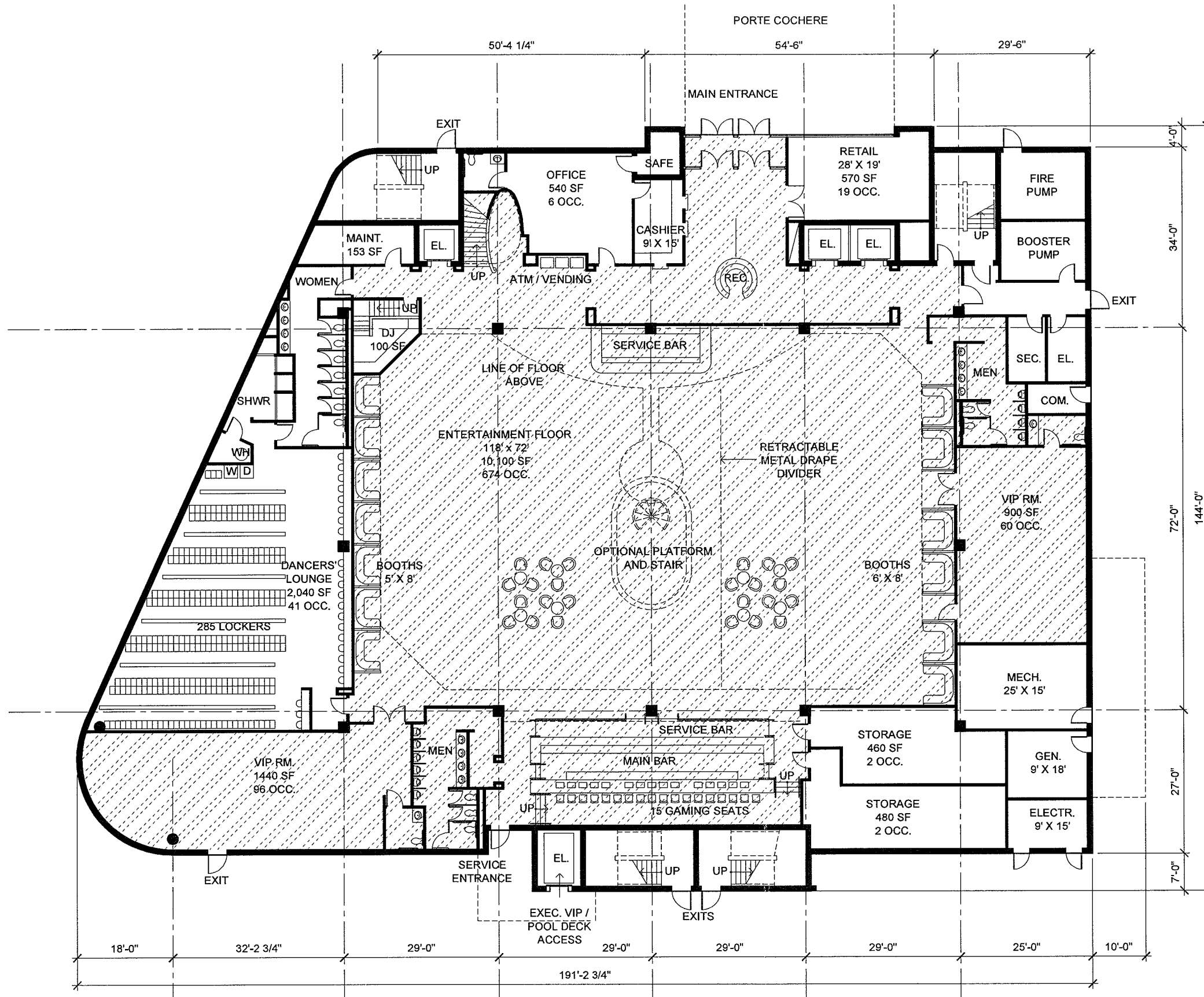
PRELIMINARY SITE PLAN
SCALE: 1"=60'-0"
APRIL 4, 2011



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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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APR 11 2011

1 LEVEL



TAVERN USE

HATCHED AREA INDICATES PROPOSED TAVERN USE

PROPOSED TAVERN USE AREAS:

LEVEL 1	14,161 SF
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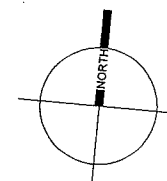
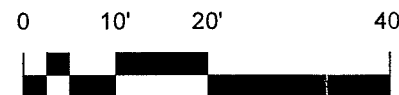
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APR 11 2011

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

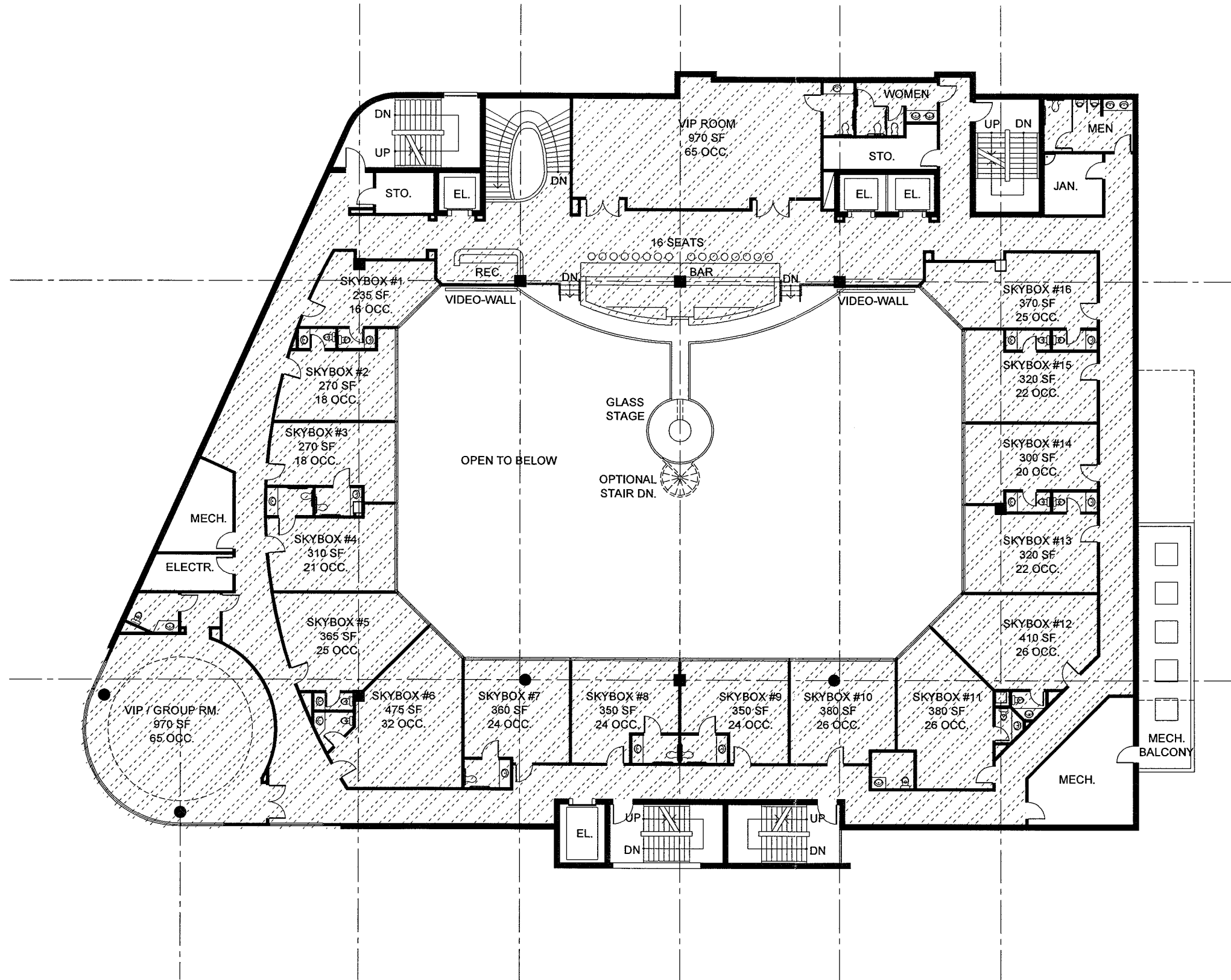


designcell

10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR02
SDR-41038
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2^{LEVEL}

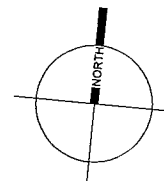
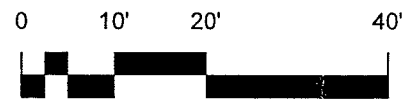


OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011



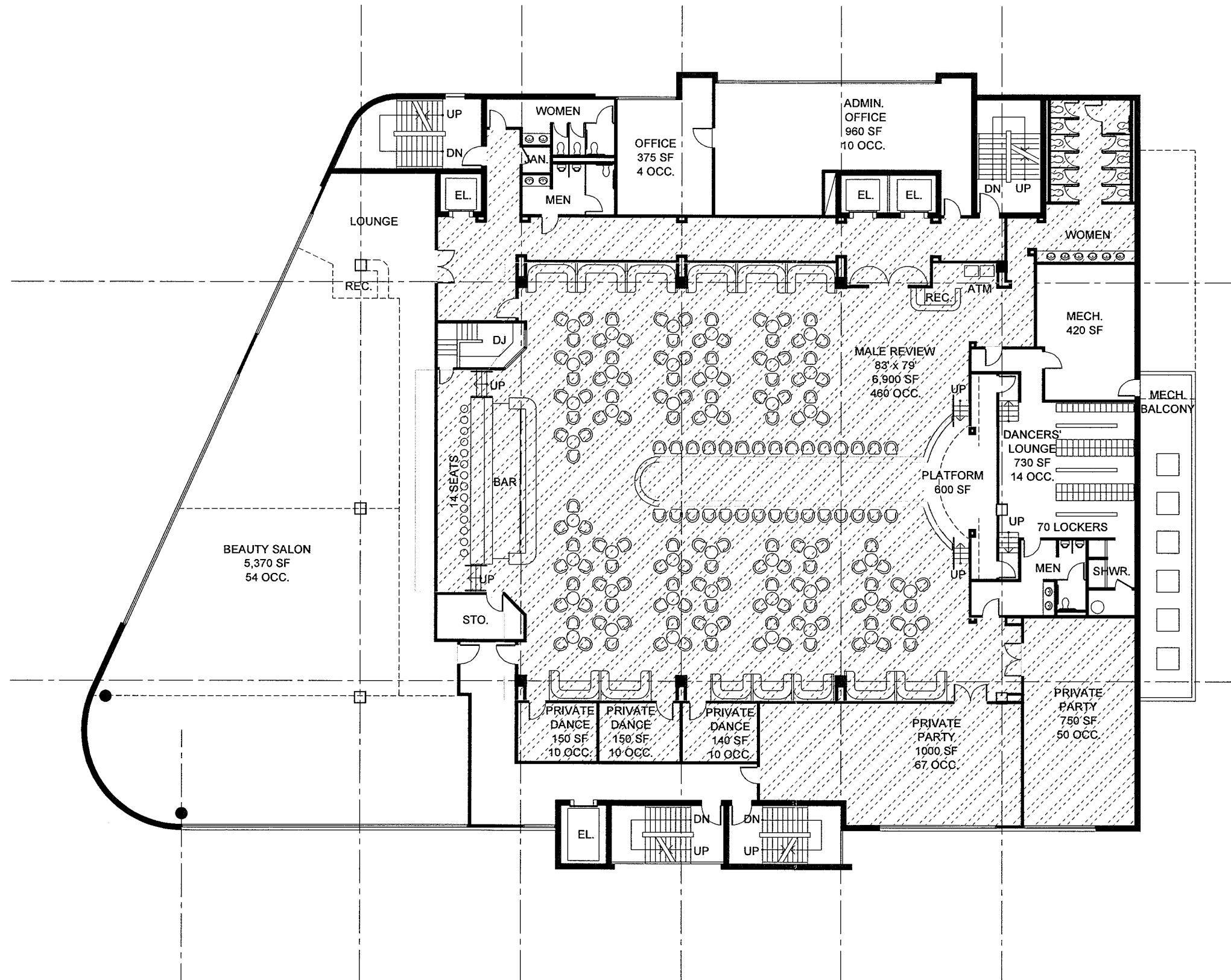
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DR03
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3
LEVEL

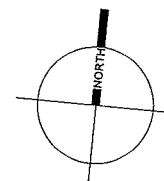
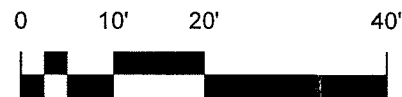


OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011



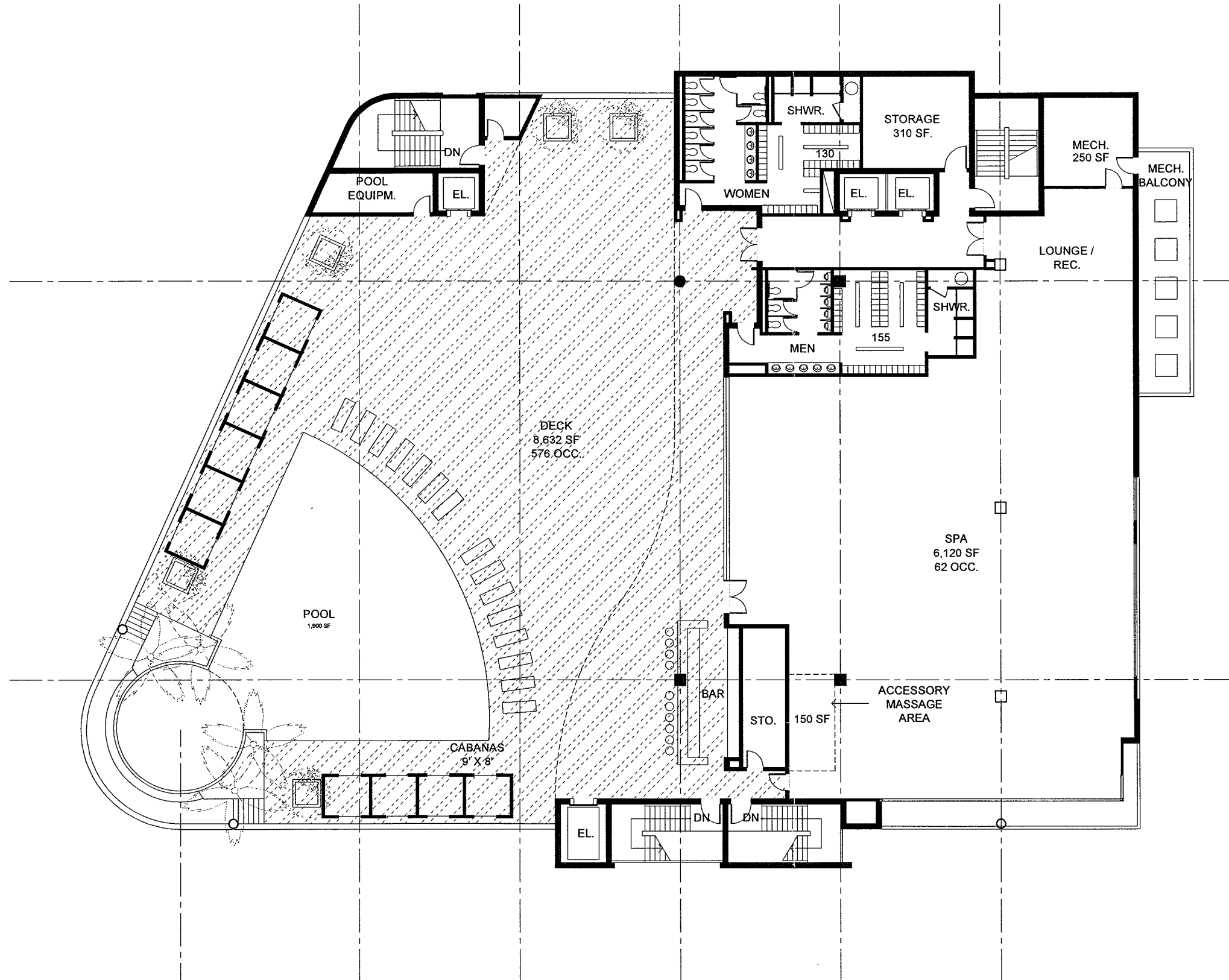
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10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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APR 11 2011

DR04
SDR-41038
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4^{LEVEL}



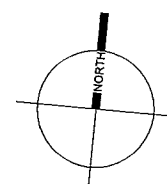
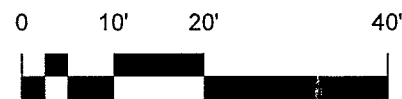
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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

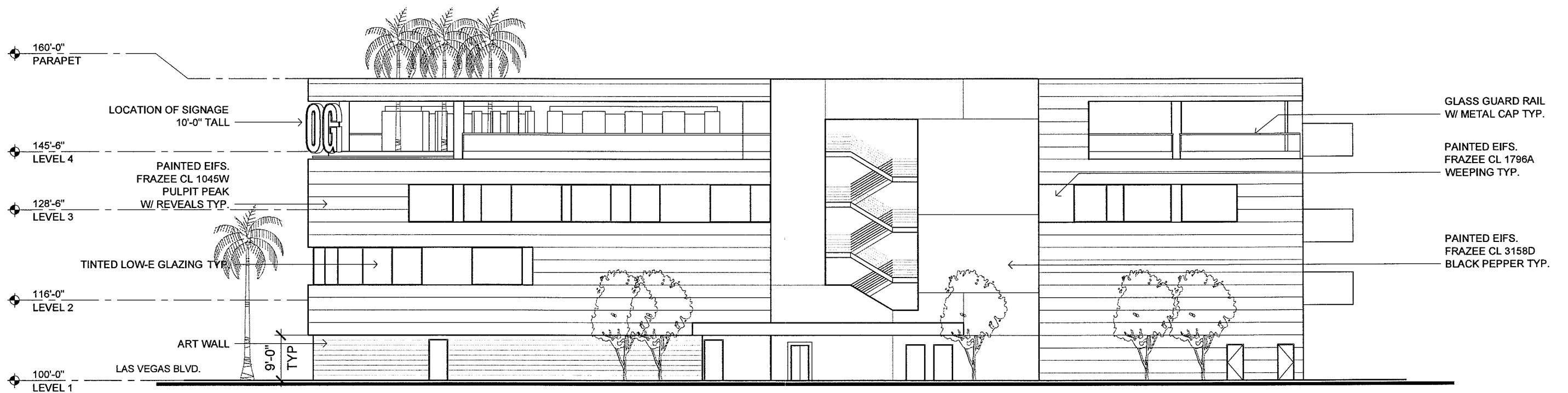
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APRIL 4, 2011



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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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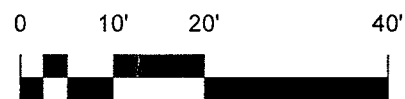
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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

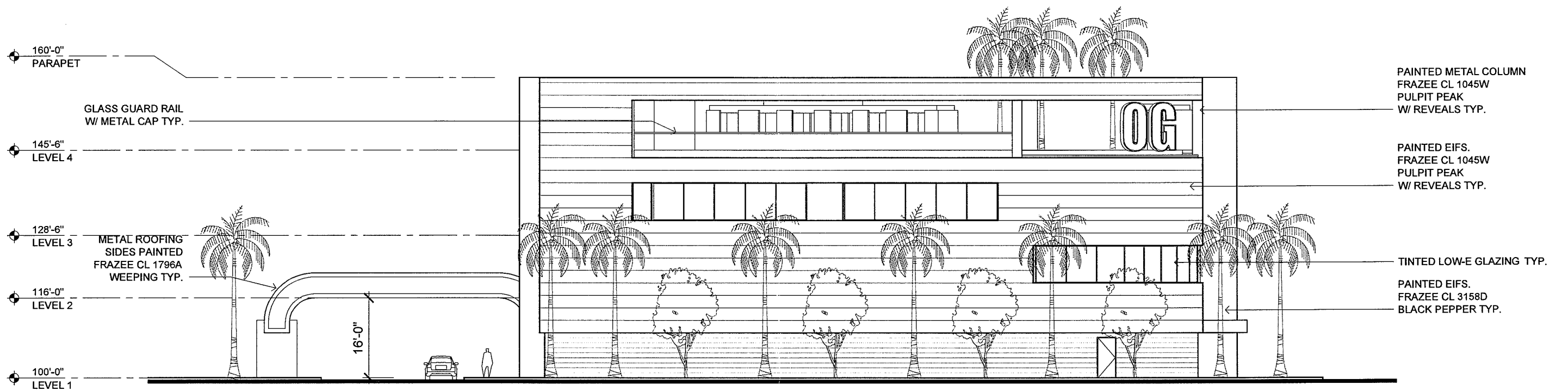


designcell

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR06

SDR-41038
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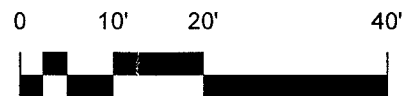


OG GENTLEMEN'S CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011



designcell

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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DR07

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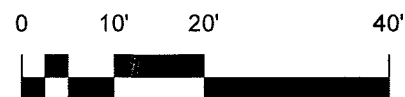
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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

NORTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

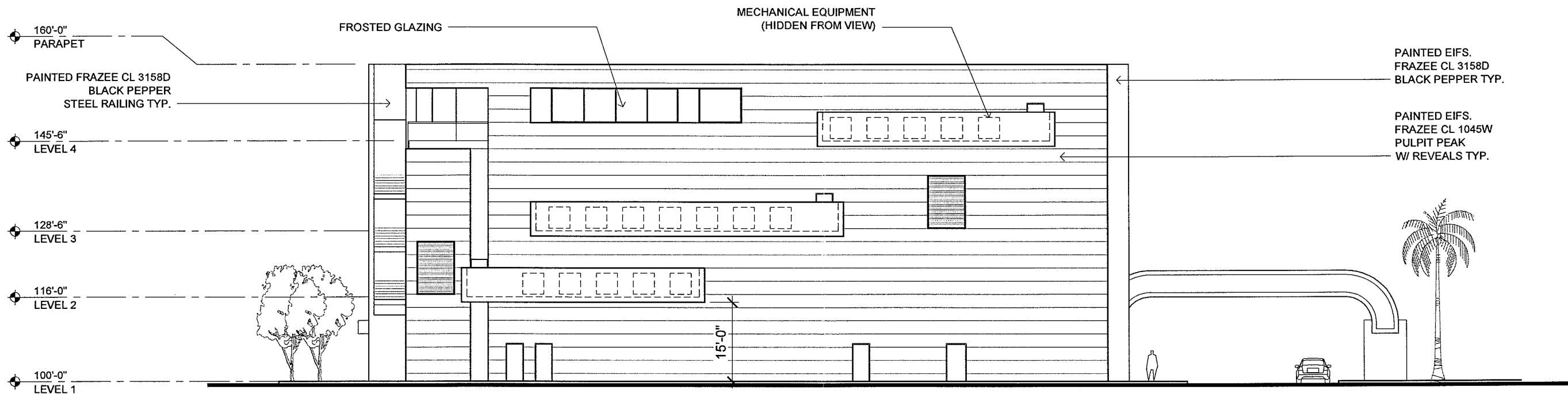


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10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR08

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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

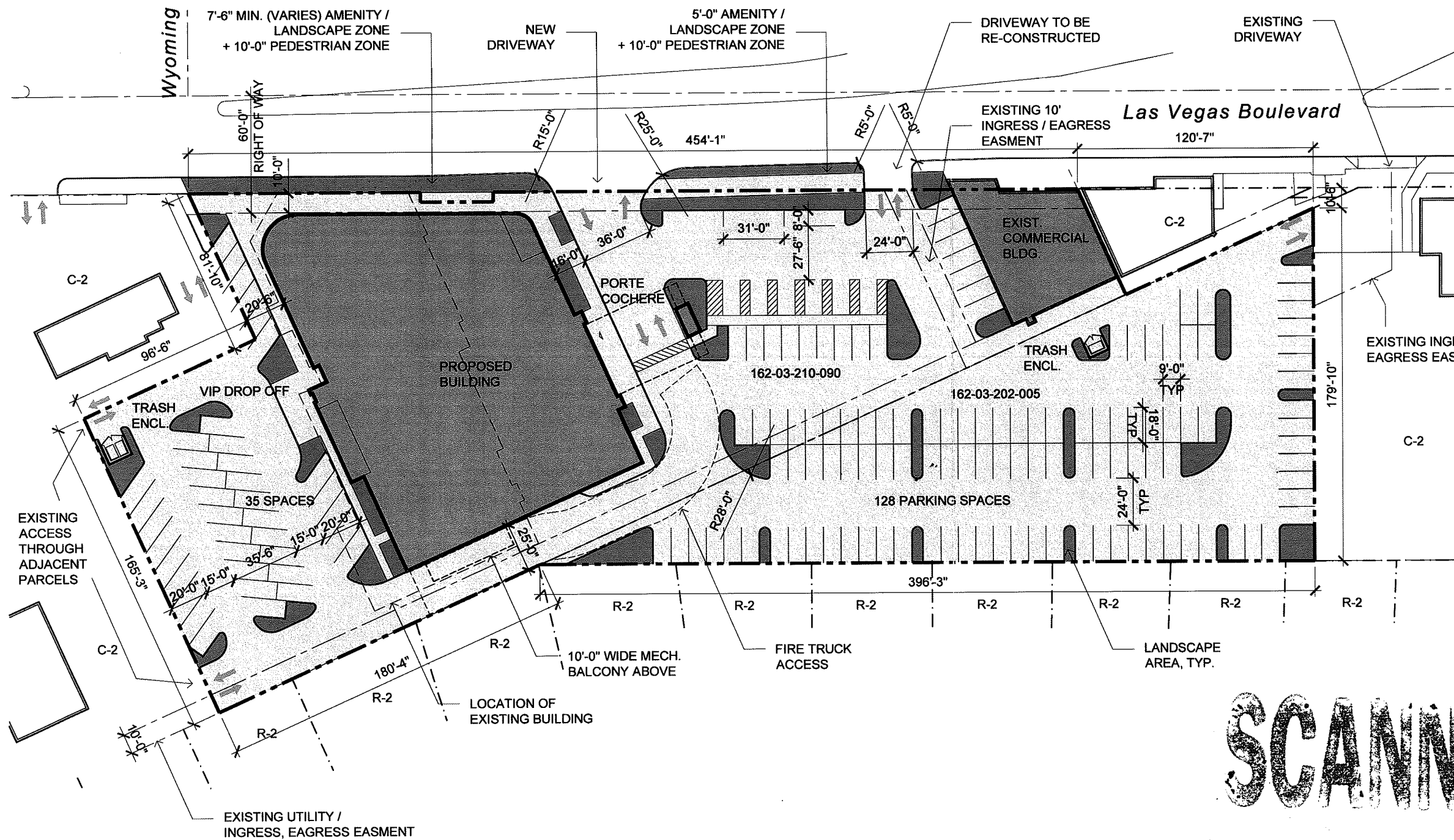


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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

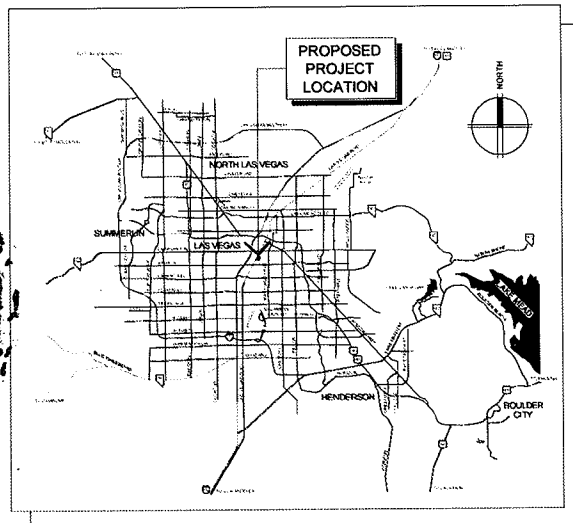
SDR-41038
REVISED



SITE DATA

APN #	162-03-210-090 162-03-202-005	1.75 ACRES 0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
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OG - GENTELMENS-CLUB EXPANSION: (4 LEVELS)		
SEXUALLY ORIENTED BUSINES (GROSS):	LEVEL 1	22,020 SF
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	LEVEL 3	15,890 SF
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EXTERIOR ROOF DECK	LEVEL 4	8,770 SF
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PARKING PROVIDED:		
REGULAR:	152 SPACES	
LIMO:	3 SPACES	
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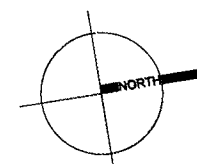
VICINITY MAP



SITE PLAN

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN
SCALE: 1"=60'-0"
APRIL 4, 2011

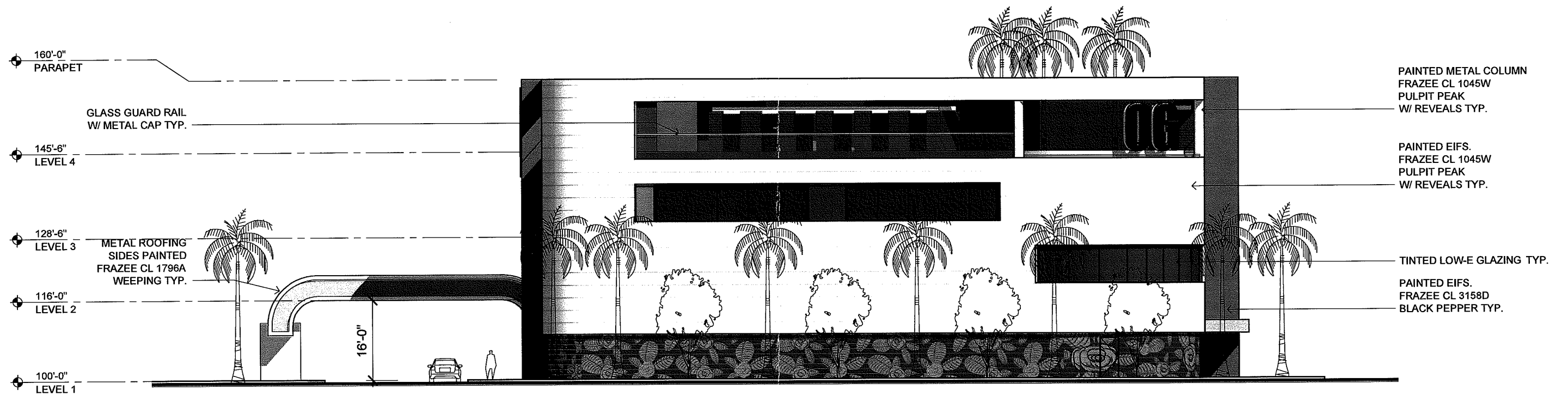


designcell
10777 W. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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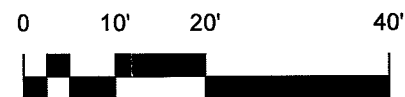


OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011



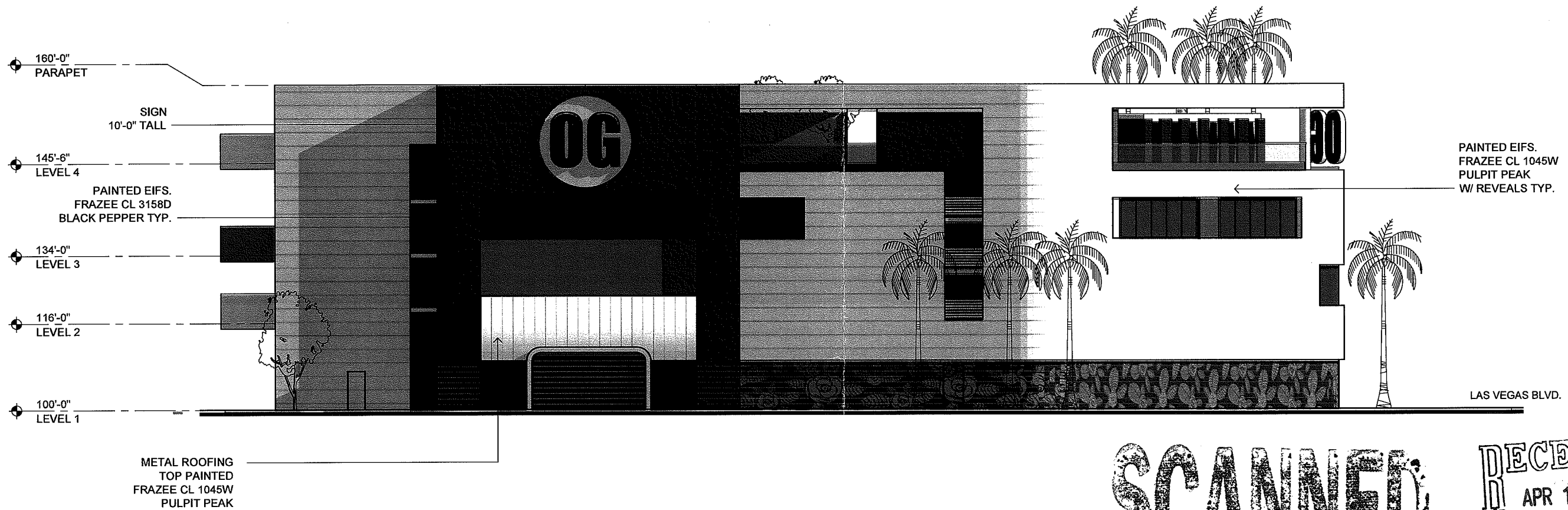
SCANNED
designcell

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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DR07

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OG GENTELMENS CLUB
 1531 LAS VEGAS BLVD. SOUTH
 LAS VEGAS, NEVADA

NORTH ELEVATION
 SCALE: 1" = 20'-0"
 APRIL 4, 2011



SCANNED

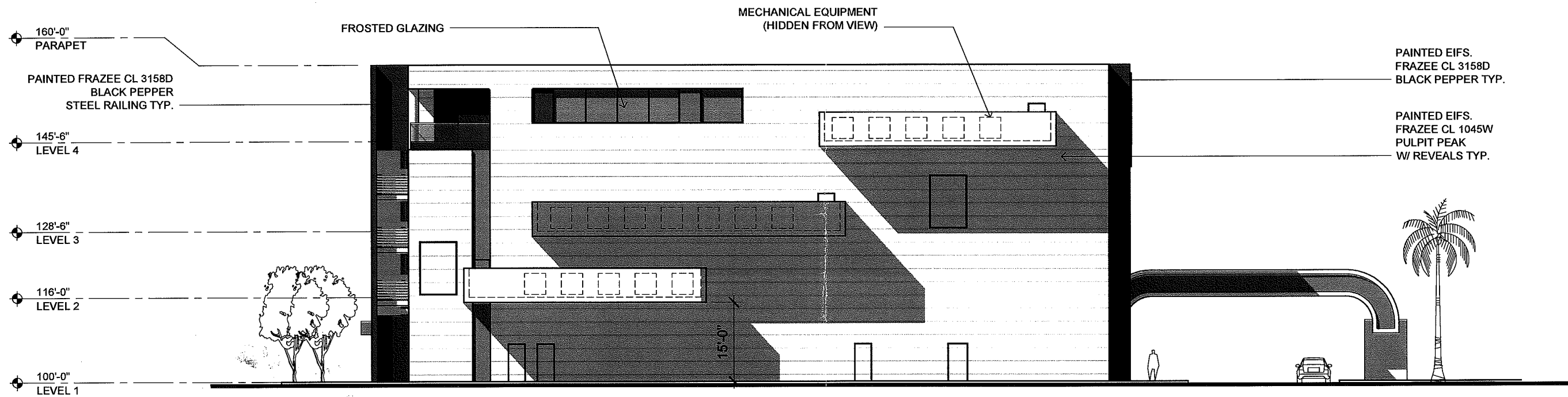
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designcell

DR08

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 LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011



designcell

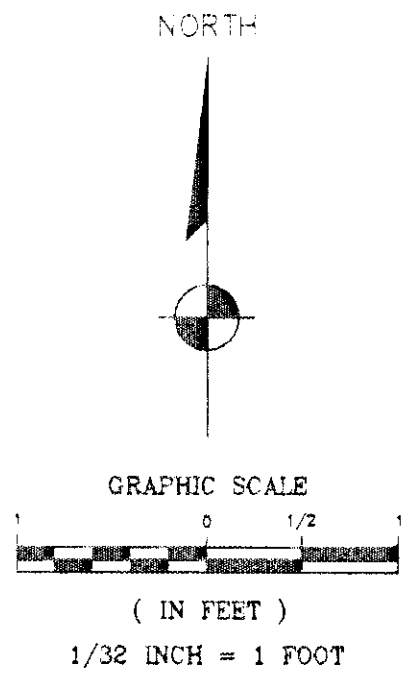
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

SDR-41038
REVISED



PLANT LEGEND			
TREES			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon viminalis Weeping Bottlebrush	24" Box	17
	Fraxinus a. "Raywood" Raywood Ash	24" Box	28
	Phoenix dactylifera Date Palm	20' BTH	10
SHRUBS			
KEY	BOTANICAL/ COMMON NAME	SIZE	
	Leucophyllum zygomphylum "Cimarron" Texas Sage	5 GAL.	26
	Hesperaloe parviflora "Yellow" Yellow Yucca	5 GAL.	101
	Eremophila "Valentine" Valentine	5 GAL.	65
GROUND COVER			
KEY	BOTANICAL/ COMMON NAME	SIZE	
	Rosa "Flower Carpet" Pink Flower Carpet Rose	5 GAL. 3' O.C.	97
	Pyracantha "Santa Cruz" Firethorn	5 GAL. 3' O.C.	501
NOTES			
ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" GOLD CRUSHED ROCK.			
ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS INSTALLED			



DESIGNCELL
APR 11 2011

designcell

Olympic Gardens
Gentlemen's Club
1531 S. Las Vegas Blvd.
Las Vegas, NV

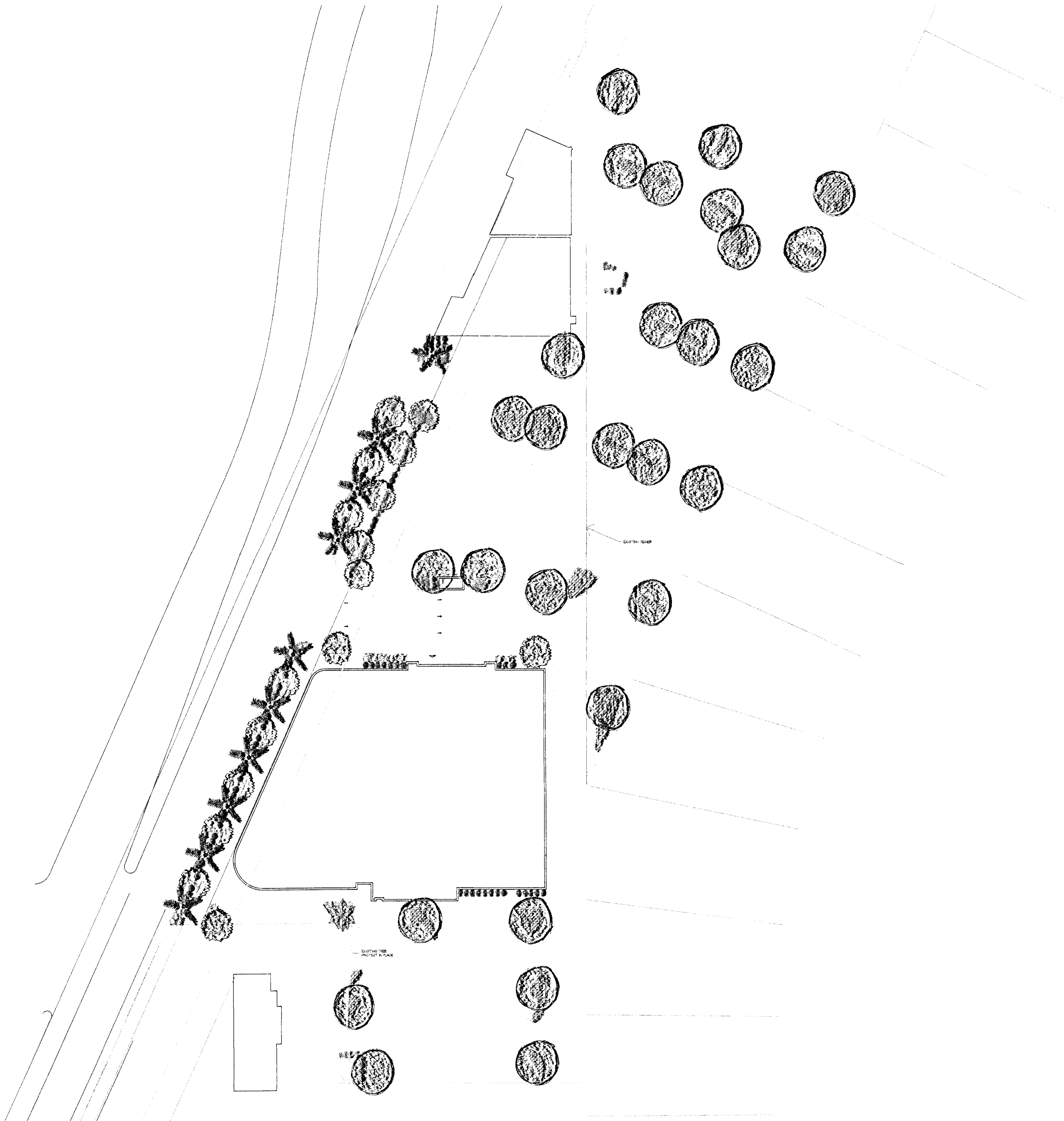
DesignScapes
Landscape Architecture
3669 GREEN FOREST WAY
Las Vegas, NV 89118
Phone: 727-7623

NUMBER - DATE - DESCRIPTION

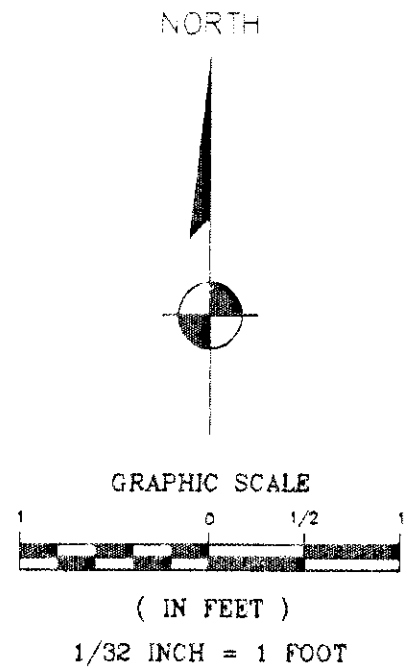
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THESE DRAWINGS ARE NOT TO BE SCALED.
THE CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AND REPORT ALL
ERRORS AND OMISSIONS TO THIS OFFICE
UNDER THE SUPERVISION OF THE ARCHITECT.



SDR-41038
REVISED



PLANT LEGEND			
TREES			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon viminalis Weeping Bottlebrush	24" Box	17
	Fraxinus a. "Raywood" Raywood Ash	24" Box	28
	Phoenix dactylifera Date Palm	20' BTH	10
SHRUBS			
KEY	BOTANICAL/ COMMON NAME	SIZE	
	Leucophyllum zygophyllum "Cimarron" Texas Sage	5 GAL.	26
	Hesperaloe parviflora "Yellow" Yellow Yucca	5 GAL.	101
	Eremophila "Valentine" Valentine	5 GAL.	65
GROUND COVER			
KEY	BOTANICAL/ COMMON NAME	SIZE	
	Rosa "Flower Carpet" Pink Flower Carpet Rose	5 GAL. 3' O.C.	97
	Pyracantha "Santa Cruz" Firethorn	5 GAL. 3' O.C.	501
NOTES			
ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" GOLD CRUSHED ROCK. ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS INSTALLED			



SCANNED

REC 10
APR 11 2011

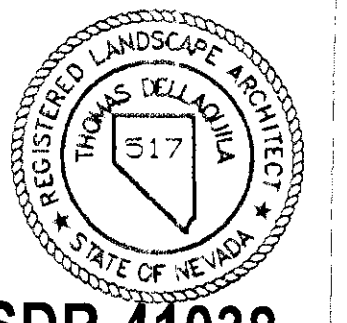
designcel

Olympic Gardens
Gentlemen's Club
1531 S. Las Vegas Blvd.
Las Vegas, NV

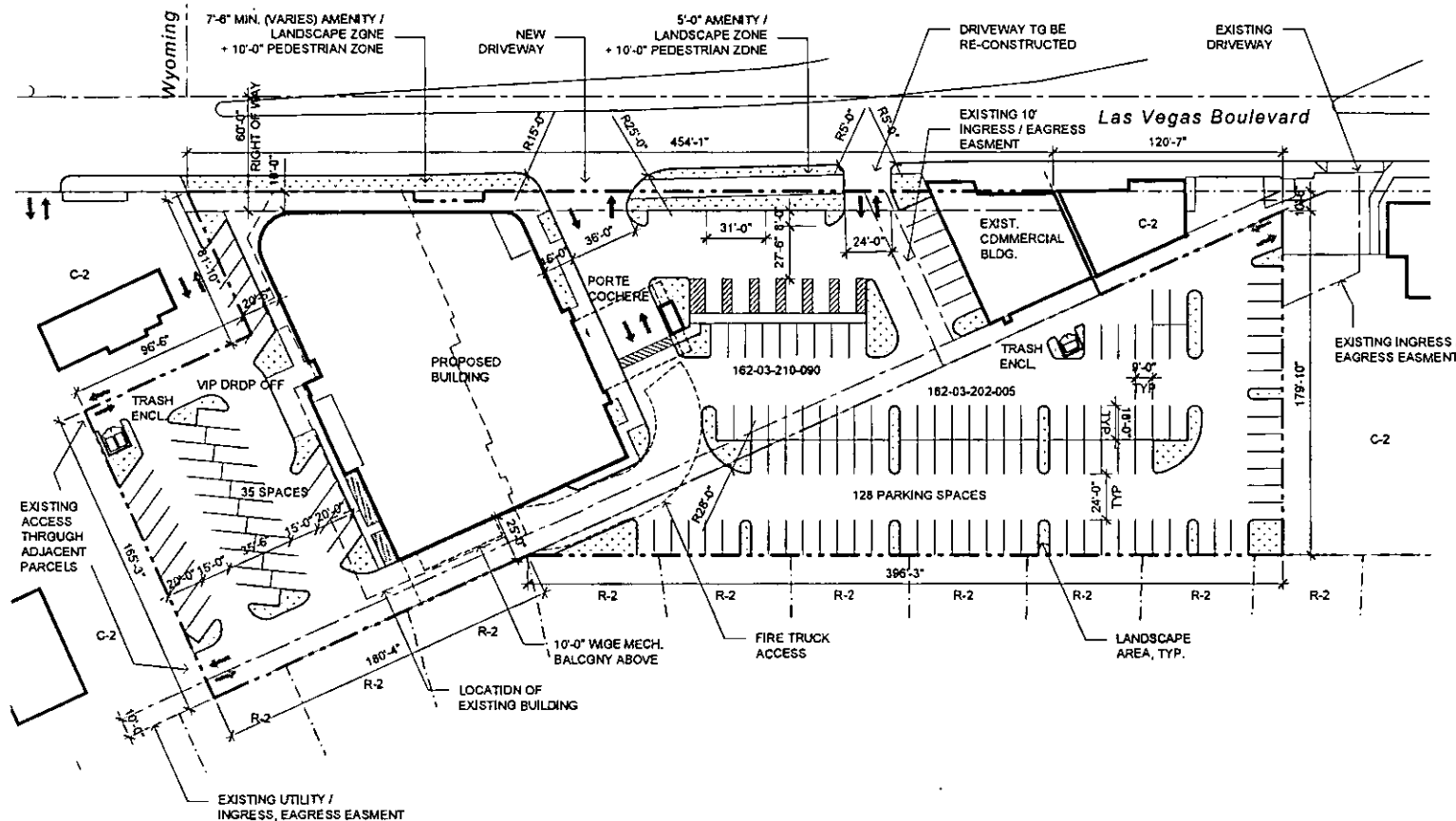
DesignScapes
1637 GILLEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 372-4523

NUMBER DATE DESCRIPTION

COPYRIGHT DESIGNCELL ARCHITECTURE
THESE DRAWINGS ARE NOT TO BE SCALED
THE CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AND REPORT ALL
ERRORS AND OMISSIONS TO THE OFFICE
PRIOR TO COMMENCEMENT OF WORK.



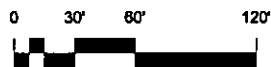
SDR-41038
REVISED



SITE PLAN

OG GENTLEMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN
SCALE: 1"=80'-0"
APRIL 4, 2011



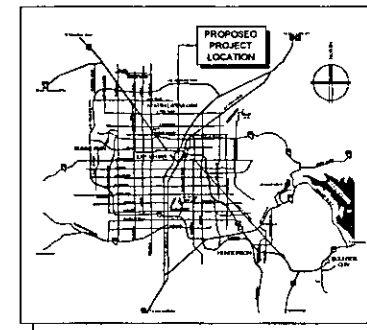
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SDR-41038
REVISED

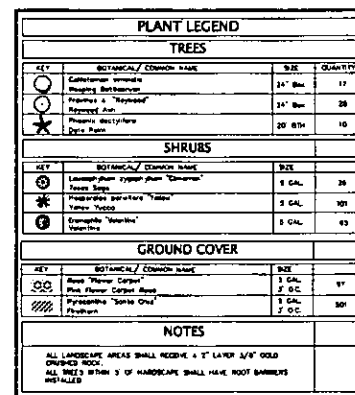
SITE DATA

APN #	163-03-210-000 163-03-202-005	1.75 ACRES 0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
<u>BUILDING AREAS:</u>		
<u>OG - GENTLEMENS CLUB EXPANSION (4 LEVELS)</u>		
SEXUALLY ORIENTED BUSINESS (GROSS):	LEVEL 1	22,020 SF
	LEVEL 2	15,840 SF
	LEVEL 3	15,840 SF
BEAUTY SALON: SPA (GROSS):	LEVEL 3	8,140 SF
	LEVEL 4	8,790 SF
TOTAL BUILDING AREA:		68,690 SF
EXTERIOR ROOF DECK:	LEVEL 4	4,770 SF
EXISTING COMMERCIAL BLDG. (GROSS) (SEPARATE BUILDING ON SITE):		3,035 SF
<u>PARKING PROVIDED:</u>		
REGULAR:	153 SPACES	
LMO:	3 SPACES	
ACCESSIBLE:	8 SPACES (INCL. 1 VAN)	
TOTAL:	163 SPACES	

VICINITY MAP

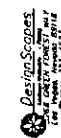


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APR 11 2011



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**Olympic Gardens
Gentlemen's Club**
11531 S. Las Vegas Blvd.
Las Vegas, NV

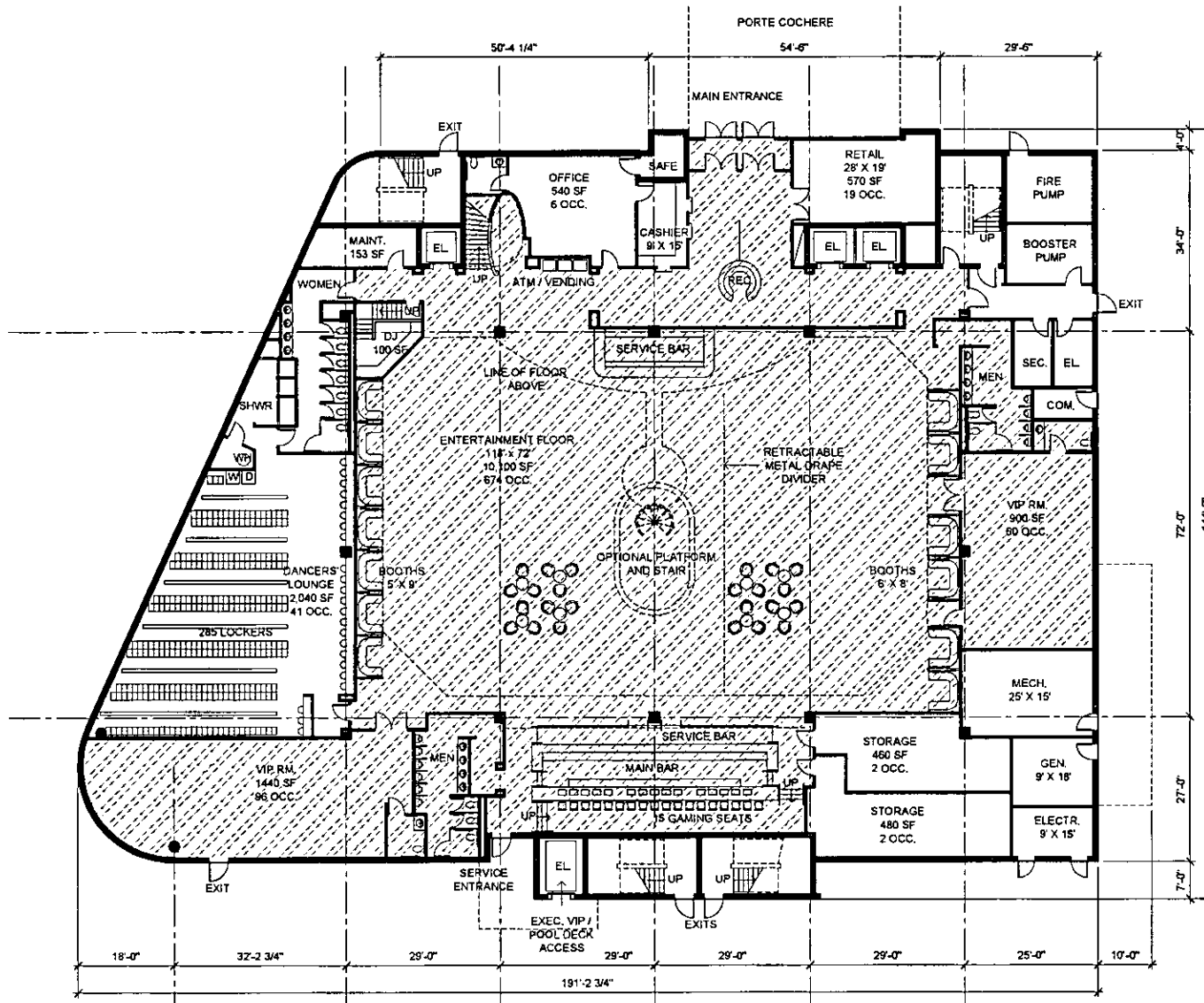


SDR-41038

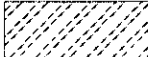
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APR 11 2011

1 LEVEL

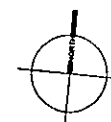


TAVERN USE

	HATCHED AREA INDICATES PROPOSED TAVERN USE
PROPOSED TAVERN USE AREAS:	
LEVEL 1	14,161 SF
LEVEL 2	13,746 SF
LEVEL 3	10,969 SF
LEVEL 4	8,632 SF
TOTAL TAVERN USE AREA:	47,507 SF

OG GENTLEMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011



designcell

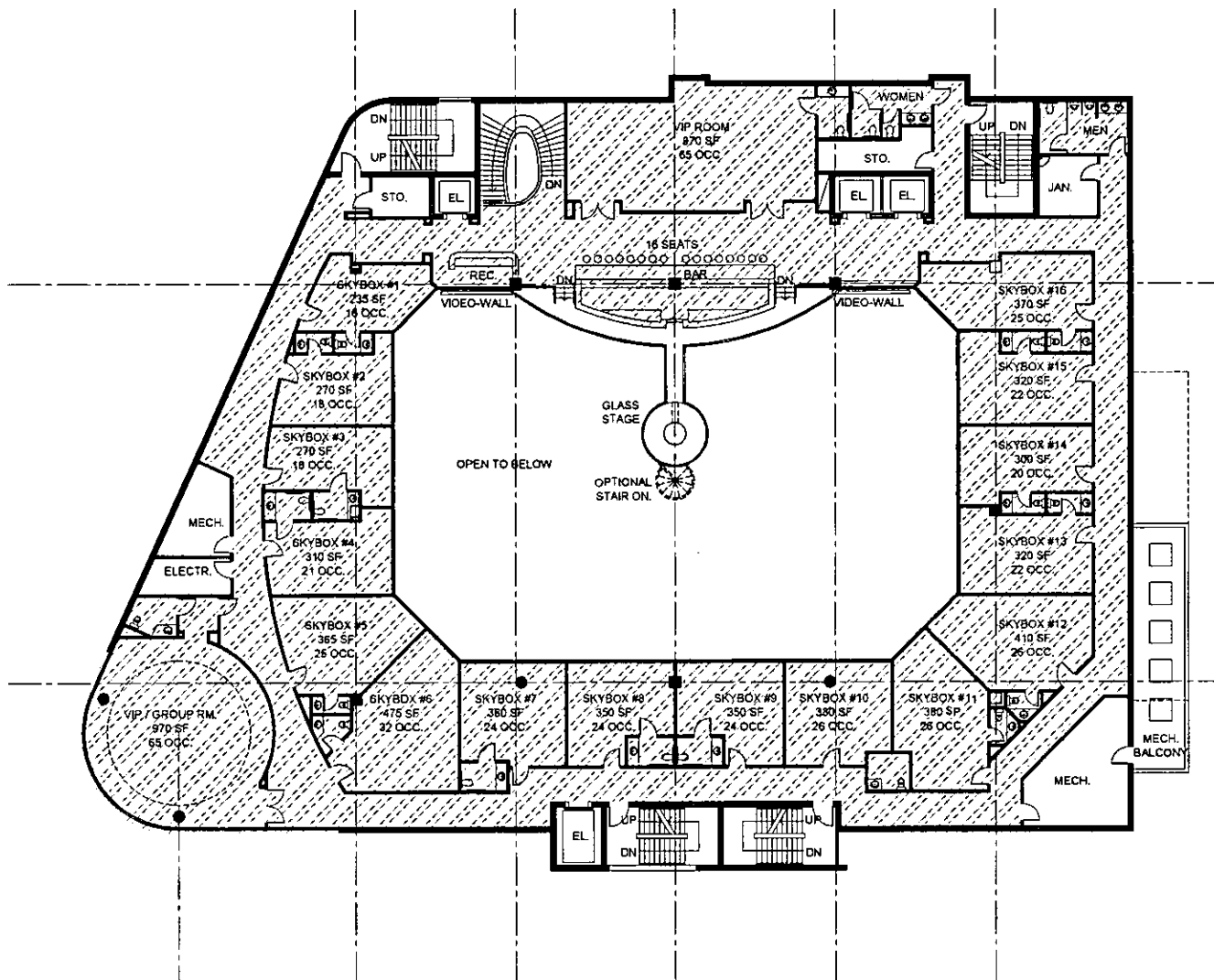
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SDR-41038
REVISED

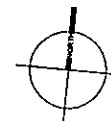
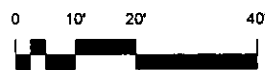
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APR 11 2011

2
LEVEL



OG GENTLEMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011



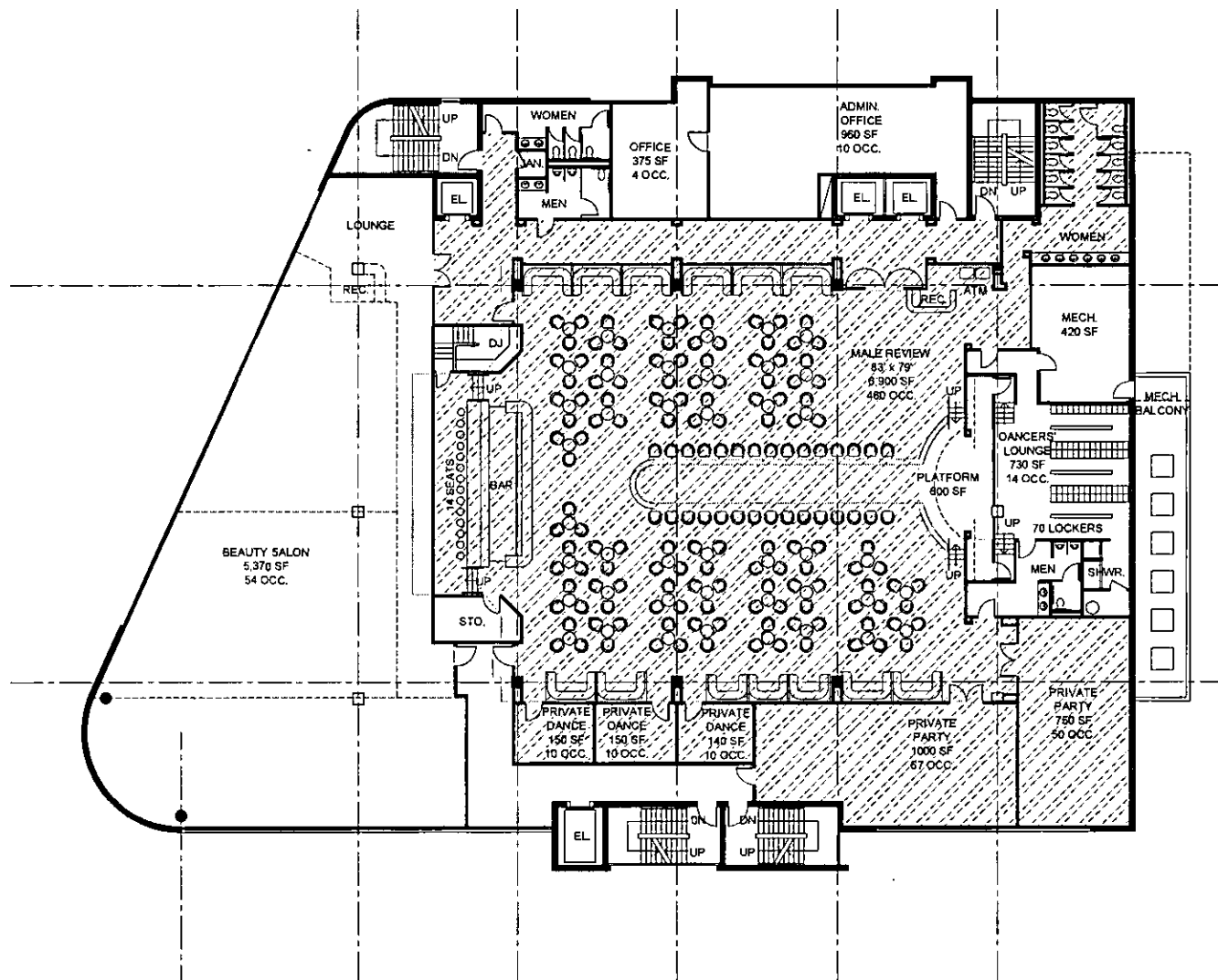
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DR03

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

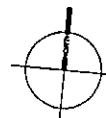
SDR-41038
REVISED
RECEIVED
APR 11 2011

3
LEVEL



OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011



designcell

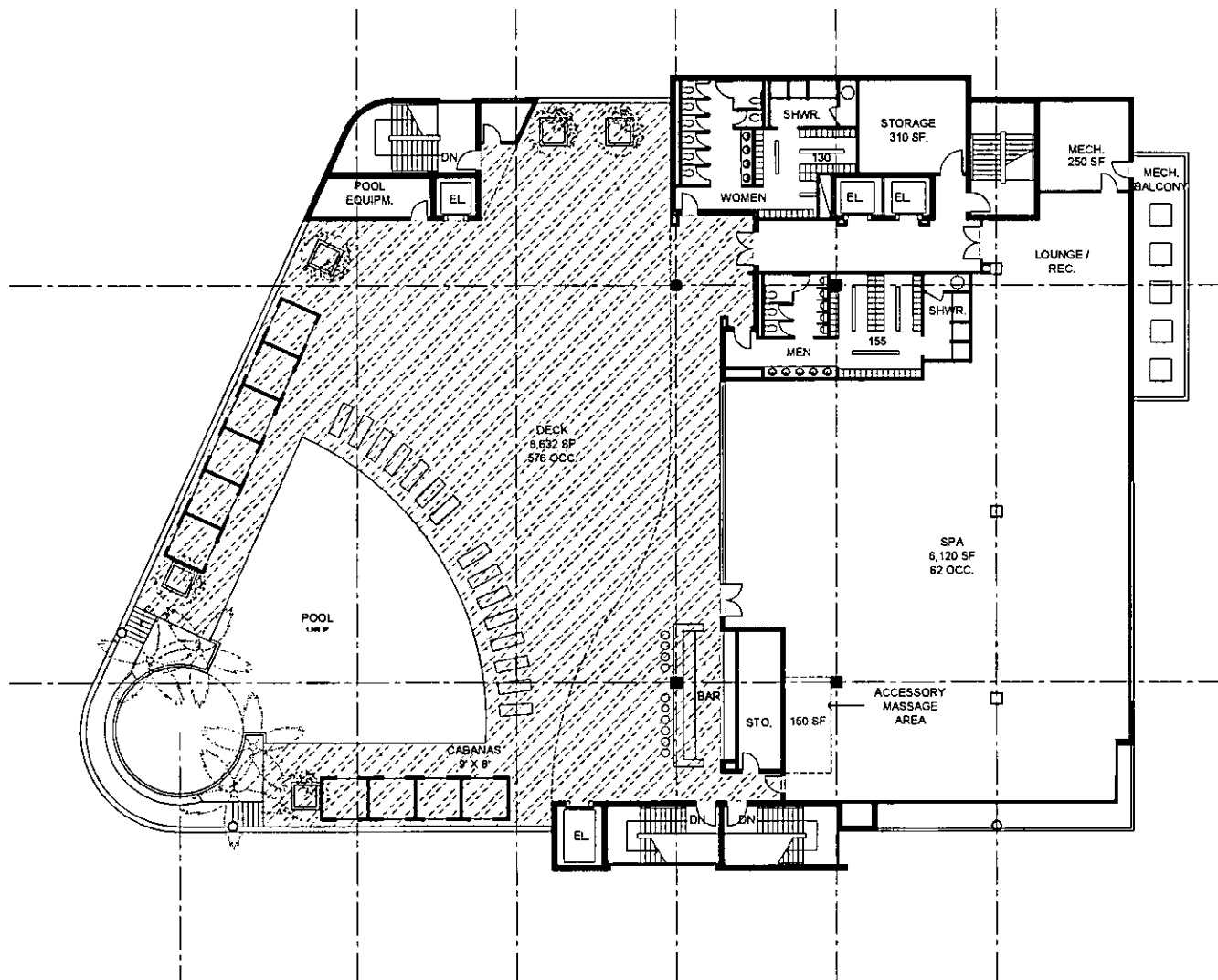
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

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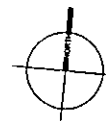
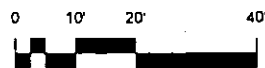
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4
LEVEL



OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011



designcell

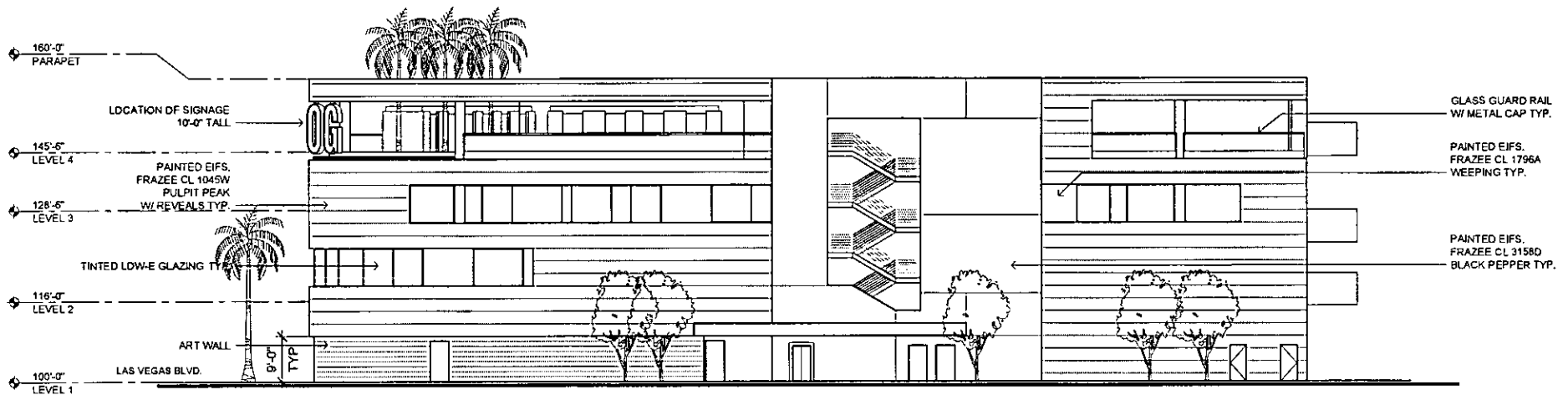
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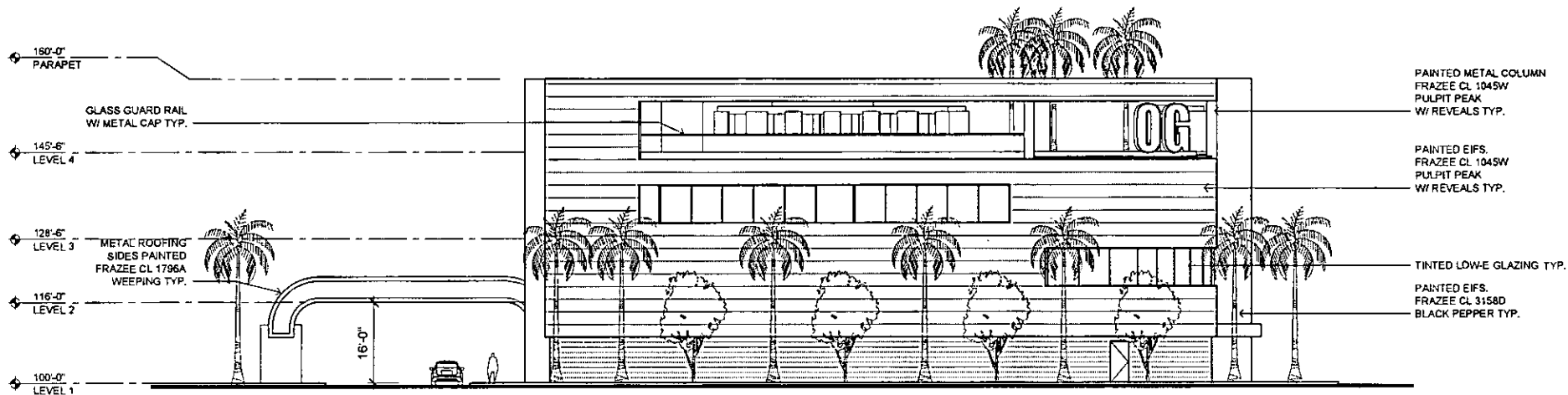
OG GENTELMENS CLUB
 1531 LAS VEGAS BLVD. SOUTH
 LAS VEGAS, NEVADA

SOUTH ELEVATION
 SCALE: 1" = 20'-0"
 APRIL 4, 2011

designcell DR06

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SDR-41038
REVISD
 APR 11 2011



OG GENTLEMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

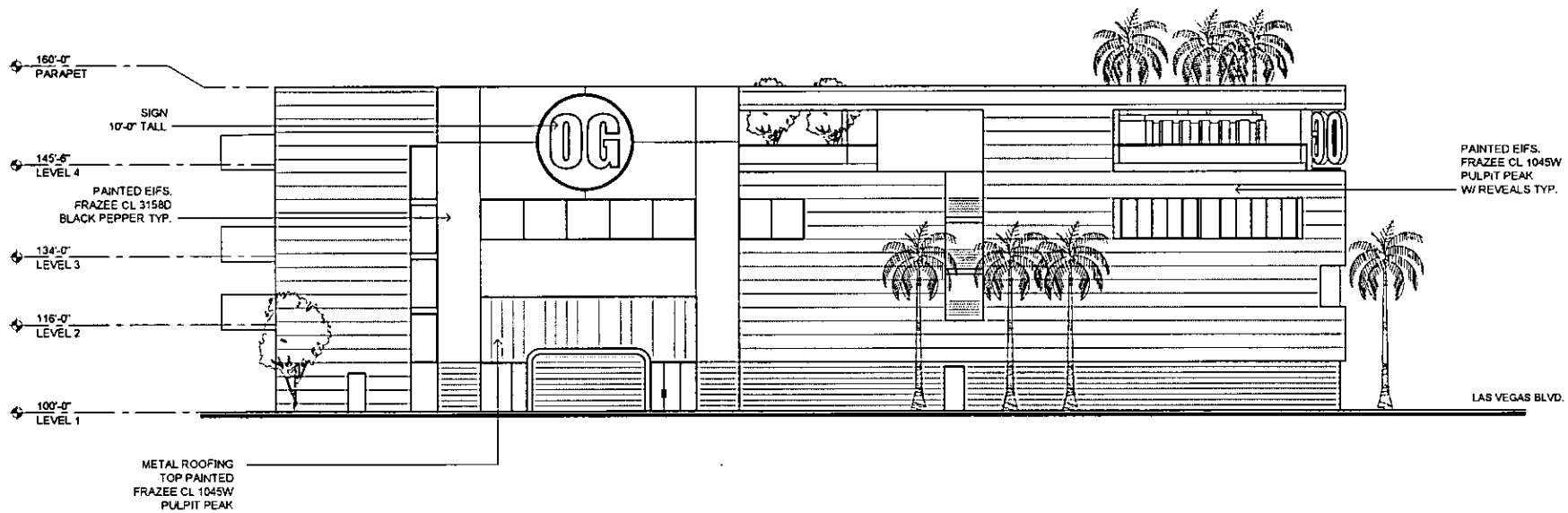
WEST ELEVATION
SCALE: 1" = 20'-0"
APRIL 4, 2011



designcell DR07

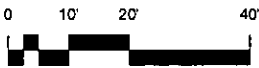
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

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SDR-41038 APR 11 2011
REVISED



OG GENTLEMENS CLUB
 1531 LAS VEGAS BLVD. SOUTH
 LAS VEGAS, NEVADA

NORTH ELEVATION
 SCALE: 1" = 20'-0"
 APRIL 4, 2011

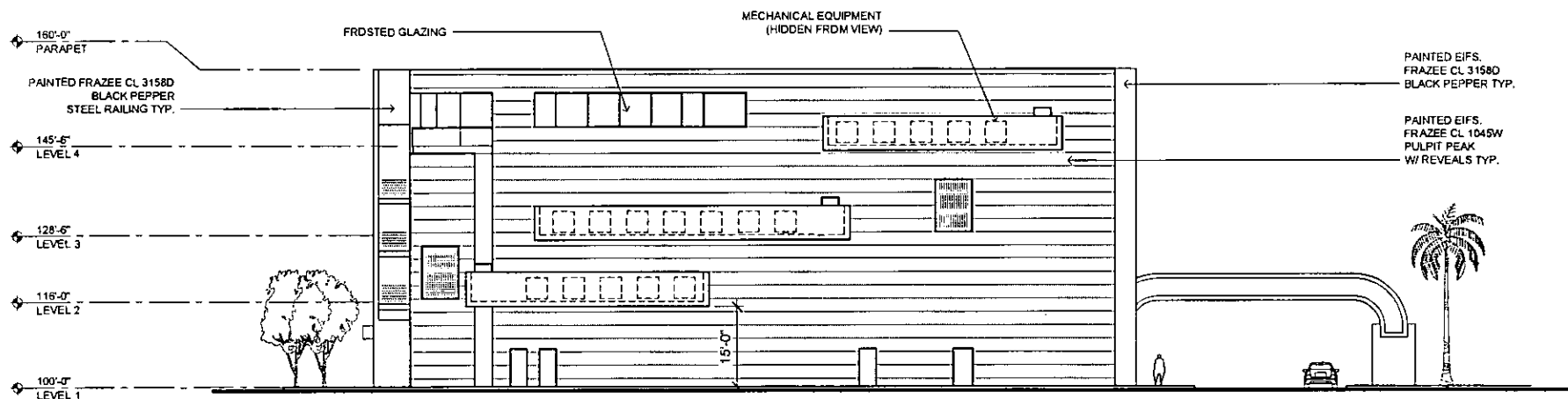


designcell DR08

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SDR-41038
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 APR 11 2011



OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION
SCALE: 1" = 20'-0"
APRIL 4, 2011



designcell DR09

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**SDR-41038
REVISED**

RECEIVED
APR 11 2011

May 24, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review for a proposed 38,001 square-foot expansion of an existing 31,679 square-foot nonconforming sexually oriented business with a proposed 8,770 square-foot roof deck, parking lot modifications and waivers of downtown centennial plan architectural design standards on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

To Whom it May Concern:

This letter is to express my opposition to the open roof deck and location of mechanical equipment as shown on plans and elevations submitted with case number SDR-41038, scheduled to be heard at the June 15, 2011 meeting at the Las Vegas City Council. I am writing as a property owner in Ward 3. In the interest of full disclosure, I am an employee of the city of Las Vegas Department of Planning.

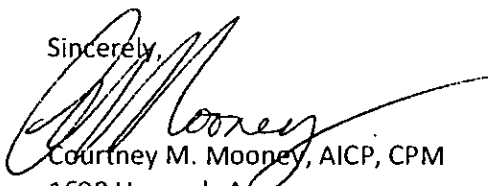
My home is located within the John S. Park neighborhood. The western boundary of my property is approximately 315 feet from the eastern boundary of the subject property.

My specific concern is the increased noise from music that will result from the proposed roof deck facing Las Vegas Boulevard and the mechanical equipment to be located on the east façade of the second, third and fourth floors of the building. The elevated locations of the mechanical equipment will result in noise being carried over the perimeter wall to adjacent homes. I strongly believe that my property value will be negatively impacted by these developments.

As an urban property owner, I expect a higher noise level than suburban neighborhoods; however, our neighborhood quiets down significantly during the evening hours, allowing residents to enjoy their backyards. I do not want to be forced to yell over club music or industrial air conditioning units while hosting a barbecue, or be kept awake by the base beat long into the night. I appreciate the applicant's commitment to eliminate the music at the outdoor pool area if it can be heard by the neighboring residents. Unfortunately, I have little faith that this will be honored after the applicant has invested considerable funds in new construction. If the project is approved as submitted I will inform my neighbors of this commitment and we will report elevated noise levels to Metro as necessary.

Thank you for your consideration in this matter.

Sincerely,



Courtney M. Mooney, AICP, CPM
1608 Houssels Avenue

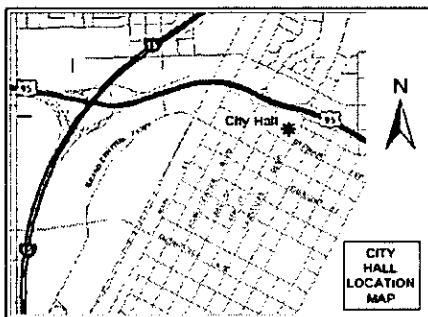
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MAY 24 2011

Cc: Mayor Pro Tem Gary Reese, Ward Three Council Office

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

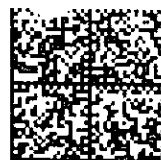
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SDR-41038

Planning Commission Meeting of 5/10/2011

27 BRDFN11 89104

PRESORTED
FIRST CLASS



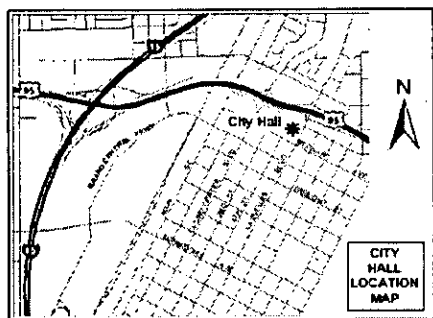
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0004279218
APR 28 2011
MAILED FROM ZIP CODE 89101

16203212016
MOONEY COURTNEY
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

Case: SDR-41038

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

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APR 28 2011
MAILED FROM ZIP CODE 89101



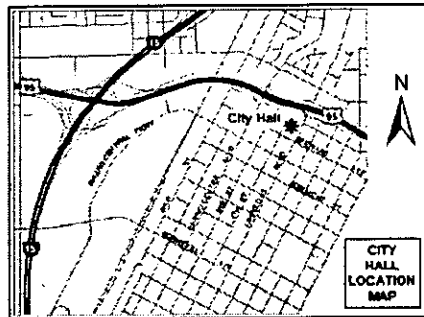
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MARTINEZ JAIME & MARIA
1322 REXFORD PL
LAS VEGAS NV 89104-1400

Case: SDR-41038



City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
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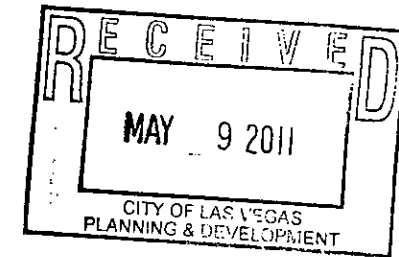
SDR-41038

Planning Commission Meeting of 5/10/2011

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Case: SOR-41038

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%E MAYNE
1900.REXFORD DR #1
LAS VEGAS NV 89104-2418

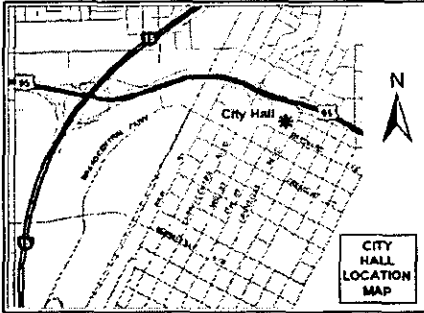
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

27 BRDFN11 89104



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

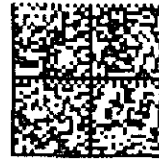
SDR-41038

Planning Commission Meeting of 5/10/2011

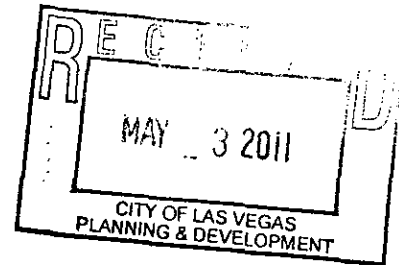
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FIRST CLASS

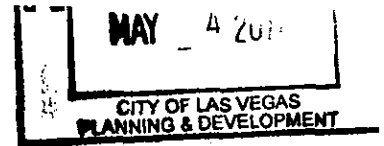


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APR 28 2011
PITNEY BOWES



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LAS VEGAS NV 89104-1418

Case: SDR-41038



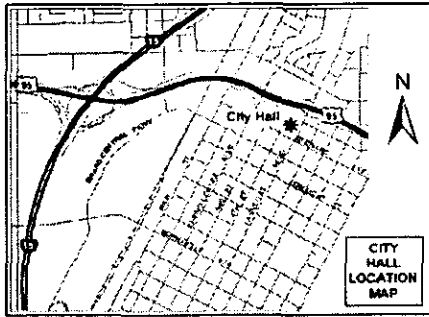
16203313007
SANTA PAULA APARTMENTS L L C
%R KOCH
5185 JAROM ST
LAS VEGAS NV 89120-1520

Case: SDR-41038

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2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space of card for your comments.

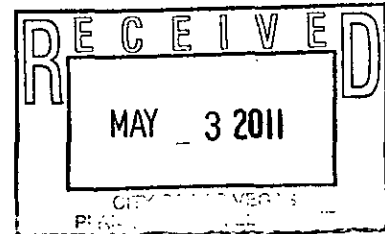
SDR-41038

Planning Commission Meeting of 5/10/2011

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FIRST CLASS



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16203212010 Case: SDR-41038
MORNINGSTAR PAULA
1504 HOUSSELS AVE
LAS VEGAS NV 89104-1433

27 BRDFN11 89104



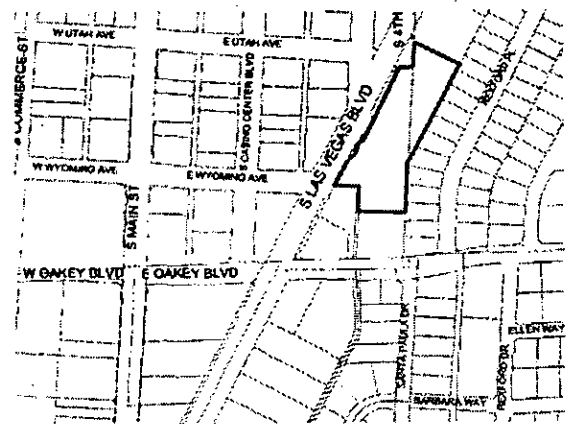
Application Information

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

NOOOO!

Stop with this nonsense!!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

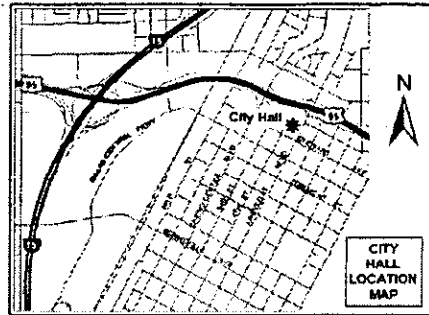
458

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Don't condemn a good lot in this neighborhood. PLEASE!!!

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

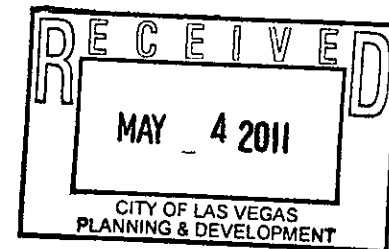
SDR-41038

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



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Case: SDR-41038

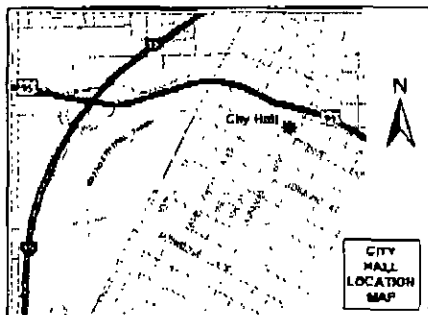
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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
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Please use available blank space on card for your comments.

SDR-41038

Planning Commission Meeting of 5/10/2011

PRESORTED
 FIRST CLASS



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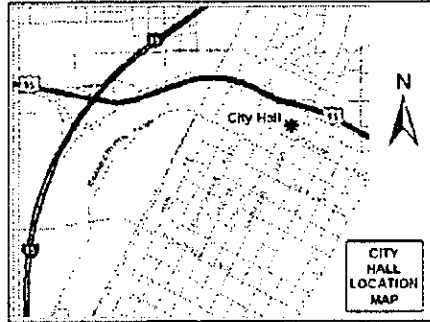
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
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I OPPOSE
this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

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BOULDER CITY NV 89005-3027

Case: SDR-41038

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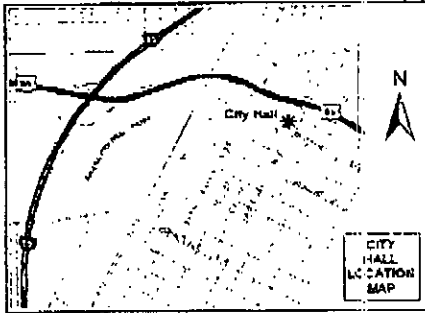


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City of Las Vegas
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 333 North Rancho Drive, 3rd Floor
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I SUPPORT
 this Request



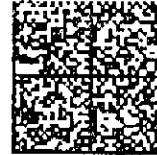
I OPPOSE
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SDR-41038

Planning Commission Meeting of 5/10/2011

PRESORTED
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 LAS VEGAS NV 89104-1444

Case: SDR-41038

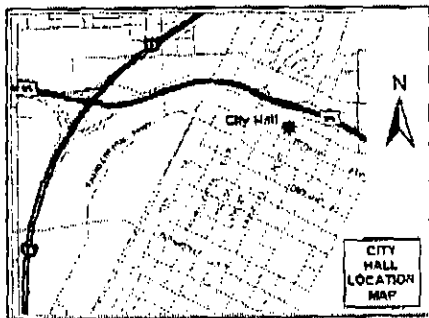
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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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I SUPPORT
 this Request.



I OPPOSE
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SDR-41038

Planning Commission Meeting of 5/10/2011

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 FIRST CLASS



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 NELSON FAMILY TRUST
 5030 ALTA CANYADA RD
 LA CANADA CA 91011-1735

Case: SDR-41038

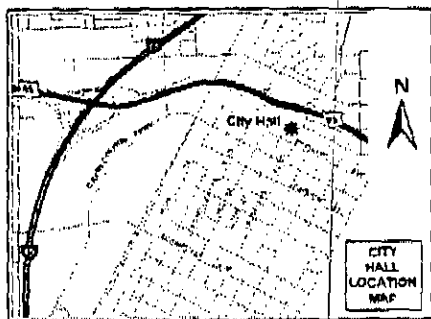
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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-41038

Planning Commission Meeting of 5/10/2011

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 FIRST CLASS



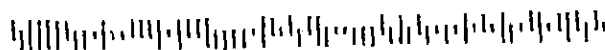
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 LA CANADA CA 91011-1735

Case: SDR-41038

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
4

Project Name: Olympic Garden Expansion

APN(s):	162-03-210-090, 162-03-202-002, 003, 005	Pre-app Date:	02/15/11
Location:	1531 Las Vegas Blvd S, 1411-1421 Las Vegas Blvd S	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	3 - Reese	Acres:	4.21
		Time:	3:00 p.m.

Ownership Info:	ARISTOTLE HOLDING L P A A & D N V L L C 1421 LAS VEGAS BLVD L L C/ GEOSUMMIT L L C			Last Change of Ownership Date: 06/06/05 09/19/05 11/02/10
	Phone: (702)-	Fax: (702)-	Email:	
Applicant Info:	Olympic Garden			
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	Brown, Brown & Premsrut (contact Lora Dreja)			
	Phone: (702)-598-1408	Fax: (702)-	Email:	

Use:	Existing:	nonconforming Sexually Oriented Business/undeveloped
	Proposed:	No change proposed (APNs 162-03-210-090, 162-03-0202-005); accessory parking (162-03-202-002, 003)
General Plan:	Existing:	C (Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-2 (General Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan (Downtown South); Airport Overlay (200 Feet); Scenic Byway; Downtown Design Review Committee area; John S. Park Neighborhood Plan; Downtown Redevelopment Area Special Land Use Designation (per plan, if applicable): C (Commercial)	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Lora Dreja	Brown, Brown & Premsrut	598-1408		
2. Kastis Cechavicius	DesignCell Architects	403-1575		
3.				
4.				
5.				
6.				
7. Doug Rankin	CLV - Planning	229-5408		
8. Steve Gebeke	CLV - Planning	229-5410		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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OR: ☐ **see Meeting Attendance Sheet**

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Site Development Plan Review needed for proposed three-story, 71,494 SF nonconforming Sexually Oriented Business with 4th level roof deck and site modifications (parking).
2. A Special Use Permit to allow a Tavern use on the full site is not possible, as there is an existing tavern within 1,500 feet of the site that is not separated from the site by an intervening 100-foot right-of-way.
3. SOB is legally nonconforming use, as this use is no longer allowed in a C-2 Zoning District. SOBs are not currently allowed within 1,000 feet of another SOB, church, public or private school, day care, teen dance center, park or playground.
4. Tavern is a legally nonconforming use, as it was licensed prior to requirement for a Special Use Permit and distance separations from other taverns, schools, churches, synagogues or city parks. May be expanded per Title 19.16 limitations.
5. Complete demolition and rebuild proposed.
6. Public Works: 20-foot sewer easement across property shall be preserved. Drainage study required. MPSH designates Las Vegas Boulevard as a Parkway Arterial (120 feet wide)--20 feet of property will be required to be dedicated for ROW; building will need to be set back enough to accommodate the dedication. Landscape any area between curb and property line not used for streetscape.
7. Fire: proposed fire lane cannot be used if overhead lines are above.
8. Meet all Downtown Centennial Plan and Scenic Byway Overlay standards, including streetscape and undergrounding of above-ground utilities. Signage is subject to Downtown Design Review Committee approval.
9. Remap existing legal lots underlying the site as one lot--contact Alan Riecki (City Surveyor) for best mapping method.
10. Parking: Current site where use is located (APNs 162-03-210-090 and 162-03-202-005) may be used for parking to satisfy SOB ordinance (adopted Bill 2010-50). A separate SDR may be filed for development of northern parcels for parking at a future date.
11. Open construction shown on roof deck elevations not recommended--faces residential uses, possible nuisance. Refer to John S. Park Neighborhood Plan.
12. External stairwell recommended to be incorporated into overall design of building.
13. Some protected uses within the SOB separation radius are no longer active or are incorrectly designated.
14. Green building technology is encouraged in the design of this project.
15. A neighborhood meeting is encouraged for this project.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

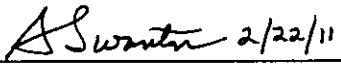
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT		
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)						Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☒	☐	Copy of Business License(s)		\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:					\$ 1030.00
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	---	\$	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$1030.00
REQUIRED DRAWINGS: MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
SITE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					6
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" BW; 1 per application):					1
☒	☐	All adjacent existing land uses and street names labeled	NOTES: SDR					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized:						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):					1
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" BW; 1 per application):					1
☒	☐	All required parking lot fingers/islands shown	NOTES: SDR					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" BW; 1 per application):					1
☒	☐	8" x 10" photo of original color and material board	NOTES: SDR					
☒	☐	All wall sign locations shown and sizes noted						
FLDOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" BW; 1 per application):					1
☒	☐	Use of all rooms noted/labeled	NOTES: SDR					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						

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FEB 24 2011

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)	
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THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant / Representative: ARISTOTLE HOLDING L P A A & DNV L L C 1421 LAS VEGAS BLVD L L C/ GEOSUMMIT L L C Applicant: Olympic Garden Rep: Brown, Brown & Premsrut	Application Type(s): Site Development Plan Review
APN(s): 162-03-210-090, 162-03-202-002, 003, 005	Application Purpose: 3-story, 71,494 SF nonconforming Sexually Oriented Business with 4th level roof deck
Location: 1531 Las Vegas Blvd. S, 1411-1421 Las Vegas Blvd S	Pre-App. Meeting Date: 02/15/11
Ward: 3 - Reese	Submittal Deadline: 02/24/11 - no later than 2:00 pm
Planner's Signature: 	Earliest PC / CC Meeting Dates: 04/12/11 PC - 05/18/11 CC (Cycle 4)
Planner: Steve Swanton, Senior Planner - 229-4714	

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.



July 5, 2011

Mr. Pete Eliades
Aristotle Holding, LP
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

RE: SDR-41038 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2011

Dear Mr. Eliades:

The City Council at a regular meeting held June 15, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2011. This approval is subject to:

Added Condition

- A. Noise emanating from the unenclosed rooftop pool area shall not be audible by residents in residentially zoned properties in the immediate area. Any complaint of a noise disturbance as defined in the Las Vegas Municipal Code Section 9.16.030 from residents due to the use of amplified music or sound in the rooftop pool area shall require the immediate cessation of such amplified music or sound.

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/11/11, and with the Downtown Centennial Plan as amended, except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan Subsection VII.C.5 is hereby approved, to allow no cornice or roof articulation where such is required at the top of all new buildings, continuous on all sides; to allow no arcades, awnings or canopies on the ground floor where such are required; and to allow architectural features on the east elevation to differ from the other three sides, where these features are to be carried on all sides of the building.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

4. Light fixtures, trash receptacles, benches and tree wells shall be included within the amenity zone along Las Vegas Boulevard adjacent to the site in conformance with the Downtown Centennial Plan.
5. All proposed signage shall be reviewed and approved by the Downtown Design Review Committee prior to issuance of any sign permit.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/11/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be revised from the submitted landscape plan to indicate 25-foot date palms within the streetscape area of Las Vegas Boulevard in conformance with Downtown Centennial Plan requirements.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utilities shall comply with the provisions of the Downtown Centennial Plan.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

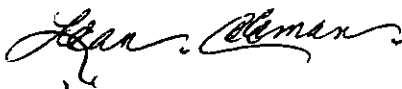
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

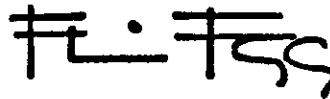
18. Dedicate appropriate right-of-way for a total half-street width of 60 feet on Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits. This dedication shall not be enforced over the area on the northern portion of this site where the existing buildings are proposed to remain.
19. Remove all substandard improvements adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards concurrent with on-site development activities as shown on the approved Site Plan. The driveways accessing this site from Las Vegas Boulevard South are approved as shown on the approved Site Plan. Any deviation to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
20. Grant an additional 10 foot public sewer easement adjacent to the existing 10 foot public sewer easement (20071226:00395) for a total width of 20 feet. The additional easement area may be located all on one side of the existing easement or split on either side as long as the total width is at least 20 feet for the entire length of the easement. No trees or structures shall be allowed within the easement area.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The fire truck access route shown on the submitted site plan shall not be obstructed by overhead utility lines.
22. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard South adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit an Encroachment Agreement for all landscaping located in the Las Vegas Boulevard South public right of way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



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



Flinn Fagg, Director
Planning Department

cc: Ms. Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Mr. Pete Eliades
Aristotle Holding, LP
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104

**RE: SDR-41038 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Eliades:

Your request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on May 10, 2011.

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

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/11/11, and with the Downtown Centennial Plan as amended, except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan Subsection VII.C.5 is hereby approved, to allow no cornice or roof articulation where such is required at the top of all new buildings, continuous on all sides; to allow no arcades, awnings or canopies on the ground floor where such are required; and to allow architectural features on the east elevation to differ from the other three sides, where these features are to be carried on all sides of the building.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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4. Light fixtures, trash receptacles, benches and tree wells shall be included within the amenity zone along Las Vegas Boulevard adjacent to the site in conformance with the Downtown Centennial Plan.
5. All proposed signage shall be reviewed and approved by the Downtown Design Review Committee prior to issuance of any sign permit.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/11/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be revised from the submitted landscape plan to indicate 25-foot date palms within the streetscape area of Las Vegas Boulevard in conformance with Downtown Centennial Plan requirements.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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13. All utilities shall comply with the provisions of the Downtown Centennial Plan.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate appropriate right-of-way for a total half-street width of 60 feet on Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits. This dedication shall not be enforced over the area on the northern portion of this site where the existing buildings are proposed to remain.
19. Remove all substandard improvements adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards concurrent with on-site development activities as shown on the approved Site Plan. The driveways accessing this site from Las Vegas Boulevard South are approved as shown on the approved Site Plan. Any deviation to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.

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20. Grant an additional 10 foot public sewer easement adjacent to the existing 10 foot public sewer easement (20071226:00395) for a total width of 20 feet. The additional easement area may be located all on one side of the existing easement or split on either side as long as the total width is at least 20 feet for the entire length of the easement. No trees or structures shall be allowed within the easement area.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The fire truck access route shown on the submitted site plan shall not be obstructed by overhead utility lines.
22. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard South adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit an Encroachment Agreement for all landscaping located in the Las Vegas Boulevard South public right of way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased

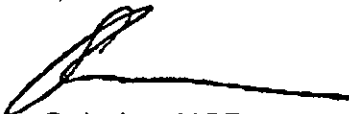
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compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on June 15, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101

P/L 302
264

Report of All Selected Parcels

Case Number: SDR-41038

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
1421 LAS VEGAS BLVD L L C	333 WASHINGTON BLVD #142 MARINA DEL RAY CA	16203202003
1510 COMPANY	875 JUDI PL BOULDER CITY NV	16203210014
1510 COMPANY	875 JUDI PL BOULDER CITY NV	16203210013
1600 SOUTH MAIN INC	%BENEFITS PLAZA INC 1820 E SAHARA AVE #314 LAS VEGAS NV	16203210012
7-ELEVEN	P O BOX 711 DALLAS TX	16203210010
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	16203310001
A A & D NV L L C	1531 LAS VEGAS BLVD #50 LAS VEGAS NV	16203202002
ACEVEDO MARIA & GILMAR A	1513 REXFORD PL LAS VEGAS NV	16203211005
AGUIRRE BERNARDO & ESTELA	1414 REXFORD PL LAS VEGAS NV	16203211032
AGUIRRE MANUEL A	1512 S CASINO CENTER BLVD LAS VEGAS NV	16203210038
ALEXANDERS SVEINBJORG	2620 S MARYLAND PKWY BOX 623 LAS VEGAS NV	16203214007
ALEXANDERS SVEINBJORG	2620 S MARYLAND PKWY BOX 623 LAS VEGAS NV	16203314059
ALPHA TRUST	15303 VENTURA BLVD #1050 SHERMAN OAKS CA	16203210026
ALPHA TRUST	15303 VENTURE BLVD #1050 SHERMAN OAKS CA	16203210025
ALPHA TRUST	5812 MELISSA LN WOODLAND HILLS CA	16203210022
ALVAREZ RAFAEL & CARMEN	1813 WELDON PL LAS VEGAS NV	16203312003
AMPAK INVESTMENT L L C	P O BOX 28 WOODLAND HILLS CA	16203210049
ANDION ERLE L	1809 WELDON PL LAS VEGAS NV	16203312002
ARIAS JOSE ANTONIO & SANDRA	1324 S 5TH PL LAS VEGAS NV	16203214009
ARISTOTLE HOLDING L P	1531 LAS VEGAS BLVD S LAS VEGAS NV	16203202005
ARISTOTLE HOLDING L P	%M/M P ELIADES 1531 LAS VEGAS BLVD S LAS VEGAS NV	16203211035
ARISTOTLE HOLDING L P	1531 LAS VEGAS BLVD S LAS VEGAS NV	16203210090
ART CENTRAL SOUTH L L C	%G DOWNES 1600 NATIONAL AVE SAN DIEGO CA	16203210039
ARTCENTRAL SOUTH L L C	1600 NATIONAL AVE SAN DIEGO CA	16203210040
AUSTIN-GEMAS BRIAN L	557 ELLEN WY LAS VEGAS NV	16203314055
AVGANIM YEHUDA	15303 VENTURA BLVD #1050 SHERMAN OAKS CA	16203210024
AVINA ESTREBERTO	1498 REXFORD AVE LAS VEGAS NV	16203211033
AYOUB GEORGE & SARA K	547 E OAKLEY BLVD LAS VEGAS NV	16203213023
BAKER JOHN C & LAURIE	1606 REXFORD PL LAS VEGAS NV	16203211040
BANTOG JESSIE	1834 BLUE RIBBON DR LAS VEGAS NV	16203311011
BARRINGTON BONNIE J	6947 SYLVAN OAK DR LAS VEGAS NV	16203210027
BARTSAS MARY 19 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	16203311002

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BAYVIEW LOAN SERVICING L L C	4425 PONCE DELEON BLVD 5TH FLR CORAL GABLES FL	16203210019
BECK-HAYS FAMILY TRUST ETAL	%3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	16203210056
BECK-HAYS FAMILY TRUST ETAL	%3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	16203210053
BECK-HAYS FAMILY TRUST ETAL	%3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	16203210055
BECK-HAYS FAMILY TRUST ETAL	%3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	16203210063
BECK-HAYS FAMILY TRUST ETAL	%3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	16203210054
BENTZIEN FREDERICK W JR & G A	554 BRACKEN AVE LAS VEGAS NV	16203213041
BERG BRUCE F	552 E OAKLEY BLVD LAS VEGAS NV	16203314066
BERNARD FRANCINE G LIVING TRUST	1506 5TH PL LAS VEGAS NV	16203213011
BIG DADDY'S OIL L L C	3230 E FLAMINGO RD #8-352 LAS VEGAS NV	16203210059
BIGGIO FAMILY TRUST	%D BIGGIO 3013 MERRITT AVE LAS VEGAS NV	16203213028
BOGGIANO DINO ETAL	%DANIEL BOGGIANO 10 HENRY CT DOBBS FERRY NY	16203210017
BOGGIANO DINO ETAL	%DANIEL BOGGIANO 10 HENRY CT DOBBS FERRY NY	16203210018
BOJRAB M JOSEPH	P O BOX 364857 NO LAS VEGAS NV	16203210007
BORUP HARRY J & MARY M LIVING TR	1501 S 5TH PL LAS VEGAS NV	16203213013
BOURNE RICHARD A & LINDA SUE	2388 SUN GRAZER ST HENDERSON NV	16203313011
BRACAMONTES JUAN	4104 VEGAS DR LAS VEGAS NV	16203211020
BRUNO IRR SPENDTHRIFT TR AGMT	3127 SUNDOWN DR LAS VEGAS NV	16203110052
C R CORPORATION	P O BOX 15229 LAS VEGAS NV	16203112031
C R CORPORATION	P O BOX 15229 LAS VEGAS NV	16203112030
C S E HOLDING L L C	%C ELGAZZAR 1413 HILLSIDE PL LAS VEGAS NV	16203212012
CALDERON EDGAR	1698 SOMBRERO DR LAS VEGAS NV	16203212014
CAPPELLA THERESA	1514 REXFORD PL LAS VEGAS NV	16203211037
CARLSON HARRIET G REVOCABLE TR	1660 DUNEVILLE ST LAS VEGAS NV	16203211013
CARPI LEONARD & E 1971 TR	1717 S 16TH ST LAS VEGAS NV	16203211042
CARRERA SAUL	552 SWEENEY AVE LAS VEGAS NV	16203213047
CARRILLO ISMAEL SERVA	1212 S 9TH ST LAS VEGAS NV	16203211022
CASINO CENTER PROJECT L L C	%B COCKEL 2105 BRANCIFORTE DR SANTA CRUZ CA	16203210037
CATALANO DONATO	1410 HOUSSELS AVE LAS VEGAS NV	16203212007
CERNA YSMAEL	1212 S 9TH ST LAS VEGAS NV	16203211028
CERNA YSMAEL	1212 S 9TH ST LAS VEGAS NV	16203211027
CERNA YSMAEL	1212 S 9TH ST LAS VEGAS NV	16203211026

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CERVANTES CLAUDIA & JULIO	1323 REXFORD PL LAS VEGAS NV	16203211016
CHUPIK ANDREA	545 BRACKEN AVE LAS VEGAS NV	16203213045
CITIMORTGAGE INC	%REO DEPT %CR TITLE SERV 1000 TECHNOLOGY DR MS-314 O'FALLON MO	16203211007
CLOVER TRUST	1235 JUNIPERO SERRA DR ST GEORGE UT	16203110054
COMMERCE STREET STUDIOS L L C	%A FEILER 7201 W LAKE MEAD BLVD #208 LAS VEGAS NV	16203210008
CONTINE DEONNE ENNS	781 CRAIN ST CARSON CITY NV	16203314041
COOK LIVING TRUST	13701 SUNSET BLVD PACIFIC PALISADES CA	16203210057
COOK LIVING TRUST	%N COOK 13701 SUNSET BLVD PACIFIC PALISADES CA	16203210058
CORDERO KARINA A	1500 HOUSSELS AVE LAS VEGAS NV	16203212009
CORY SHARON TRUST	1508 HOUSSELS AVE LAS VEGAS NV	16203212011
CRADER JERRY TRUST	552 ELLEN WAY LAS VEGAS NV	16203314050
CUDIAMAT JOSEFINA	556 ELLEN WY LAS VEGAS NV	16203314052
DAD INVESTMENTS L L C	%D WILLIAMS 59 N 30TH ST LAS VEGAS NV	16203211021
DAS SOM N	1324 S 3RD ST #1 LAS VEGAS NV	16203110137
DAVID MEYER D & RACHEL	3172 S LINDELL RD LAS VEGAS NV	16203210070
DAWSON ARTHUR DOUGLAS EXEC	%RASH 200-28-2 P O BOX 260888 PLANO TX	16203302004
DELIKANAKIS JOHN	548 BARBARA WY LAS VEGAS NV	16203314032
DEOLARTE JUAN	1327 REXFORD PL LAS VEGAS NV	16203211015
DIAWATAN ROMMEL S & ANGELINA A	7780 NORCANYON WY SAN DIEGO CA	16203314064
DIAZ-CASTELLANOS JOSE & ODILON	1605 REXFORD PL LAS VEGAS NV	16203211002
DOKTER DERALD D FAMILY TRUST	5340 LORRAINE RD BRADENTON FL	16203314057
DORA & SON L L C	%D ALI 2565 S TENAYA WY LAS VEGAS NV	16203314061
DRUMM CHRISTI L REVOCABLE LIV TR	554 GRIFFIN AVE LAS VEGAS NV	16203213031
DRUMM JENNIFER LYNN	545 BARBARA WY LAS VEGAS NV	16203314045
DURO MICHAEL A	544 BARBARA WY LAS VEGAS NV	16203314030
EDWARD L L C	320 S GARFIELD AVE #226 ALHAMBRA CA	16203210046
EE VICTOR & CYNTHIA V	3472 LEGENDARY DR LAS VEGAS NV	16203212003
ELIADES ARISTOTELIS & JENNIFER	1531 S LAS VEGAS BLVD LAS VEGAS NV	16203213053
ELIADES PETER & ARISTOTLE	9125 S BUFFALO LAS VEGAS NV	16203211039
ELIADES PETER & ARISTOTLE	9125 S BUFFALO LAS VEGAS NV	16203211038
EMERSON JAMES D	1305 HOUSSELS AVE LAS VEGAS NV	16203213052
ENGEL PHILIP FAMILY TRUST	1601 HOUSSELS AVE LAS VEGAS NV	16203213026

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ENTRUST ARIZONA	20860 N TATUM BLVD #240 PHOENIX AZ	16203312015
ESPINOSA SANTIAGO N & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16203313008
EVANS MICHAEL R FAMILY TRUST	%C HOLLY 1937 DAVINA ST HENDERSON NV	16203210029
EVANS MICHAEL R FAMILY TRUST	%C HOLLY 1937 DAVINA ST HENDERSON NV	16203210028
FEDERAL HOME LOAN MORTGAGE CORP	%ONEWEST BANK FSB 2900 ESPERANZA CROSSING AUSTIN TX	16203313010
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16203313012
FIRESTONE DARRYL REVOCABLE TRUST	1331 5TH PL LAS VEGAS NV	16203214001
FIRESTONE DARRYL REVOCABLE TRUST	1331 5TH PL LAS VEGAS NV	16203214002
FLORES ENRIQUE & SERGIO	1319 REXFORD PL LAS VEGAS NV	16203211017
FLORES LILIA	553 E OAKLEY BLVD LAS VEGAS NV	16203213020
FORRESTER STEVE & LISA	920 HICKOCK ST LAS VEGAS NV	16203210036
FRANCO HENRY T & PATRICIA A	546 E OAKLEY BLVD LAS VEGAS NV	16203314063
FRANKLIN GATOR L & CONNE F	2825 N AVENUE NATIONAL CITY CA	16203213010
FULLMER ROY W & PATSY M	1611 HOUSSELS AVE LAS VEGAS NV	16203213025
GARCIA RACHAEL M	548 BRACKEN AVE LAS VEGAS NV	16203213038
GARDUQUE ANTHONY	554 E OAKLEY BLVD LAS VEGAS NV	16203314067
GENOBAGA MOLLY	1980 CAPO SAN VITO AVE LAS VEGAS NV	16203213019
GEOSUMMIT L L C	P O BOX 50421 HENDERSON NV	16203202004
GOLDEN STAR INVEST PPTY L L C	%B WAYY P O BOX 10074 SANTA ANA CA	16203211008
GOMEZ MAYNOR A	1720 SANTA PAULA DR LAS VEGAS NV	16203311006
GOOD-BENNETT JENNY	1400 HOUSSELS AVE LAS VEGAS NV	16203212004
GRANT INVESTMENTS L L C ETAL	%B BALL %WELLS FARGO 4425 SPRING MOUNTAIN RD #220 LAS VEGAS NV	16203302003
GRANT INVESTMENTS L L C ETAL	%B BALL %WELLS FARGO 4425 SPRING MOUNTAIN RD #220 LAS VEGAS NV	16203302002
GRANT INVESTMENTS L L C ETAL	%J GRANT P O BOX 16494 SANTA FE NM	16203302001
GRATRIX SEAN G & RITZIE A	1416 HOUSSELS AVE LAS VEGAS NV	16203212008
GUARINI MARGARET	1157 MORNING SUN WY LAS VEGAS NV	16203210023
GUBLER JOHN EDUCATIONAL TR ETAL	10655 PARK RUN DR #170 LAS VEGAS NV	16203210060
GUBLER JOHN EDUCATIONAL TR ETAL	10655 PARK RUN DR #170 LAS VEGAS NV	16203210087
GUERRA ANA	550 ELLEN WY LAS VEGAS NV	16203314049
GUZMAN CLAUDIA	1715 SANTA PAULA DR LAS VEGAS NV	16203313004
HAGOS YOHANNES G & MEBRAT K	6128 COPPER CREST DR LAS VEGAS NV	16203211018
HAN SUZY JUNG	18223 E LINVALE AURORA CO	16203210020

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HARTWELL NEVADA PROPERTIES	7151 CASCADE VALLEY CT #104 LAS VEGAS NV	16203213030
HAVEY REVOCABLE LIVING TRUST	550 BARBARA WY LAS VEGAS NV	16203314033
HERNANDEZ LEONEL	551 ELLEN WY LAS VEGAS NV	16203314058
HERRERA JUAN & LUCIA	1417-1419 REXFORD PL LAS VEGAS NV	16203211009
HERRERA MIGUEL	1612 HOUSSELS AVE LAS VEGAS NV	16203212017
HERRERA-MONARREZ SERGIO ETAL	1413 REXFORD PL LAS VEGAS NV	16203211010
HICKOX CASEY & MICHELLE	1312 HOUSSELS AVE LAS VEGAS NV	16203212002
HOLMES VERONIKA	2005 PINTO LN LAS VEGAS NV	16203110024
ICONIUM CORPORATION L L C	P O BOX 897 BOISE ID	16203110056
ICONIUM CORPORATION L L C	%B MASSMAN P O BOX 897 BOISE ID	16203110057
ICONIUM CORPORATION L L C	P O BOX 897 BOISE IO	16203110058
IMPERIAL ENTERPRISES	P O BOX 847 LAS VEGAS NV	16203210069
INS TRUST	P O BOX 10866 COSTA MESA CA	16203210011
INS TRUST	P O BOX 10866 COSTA MESA CA	16203210009
IRIGOYEN FERMIN II REVOCABLE TR	435 KING ST REOWOOO CITY CA	16203211041
IRVINGTON PROPERTIES L L C	1215 S LAS VEGAS BLVO LAS VEGAS NV	16203112033
IRVINGTON PROPERTIES L L C	1215 S LAS VEGAS BLVD LAS VEGAS NV	16203112029
IYENGAR INDRANI REVOCABLE LIV TR	6422 ROSE TREE LN LAS VEGAS NV	16203210035
IYENGAR INDRANI REVOCABLE LIV TR	6422 ROSE TREE LN LAS VEGAS NV	16203210033
JANKOVICS ROBERT	43 MARKET ST POUGHKEEPSIE NY	16203301002
JARVIS SCOTT & KRIEGER ELIOT TR	28364 S WESTERN AVE N #473 RANCHO PALOS VEROES CA	16203211011
KAUPPINEN CHRISTINE M REV TR	111 KAHULUI BEACH RD #C411 KAHULUT HI	16203314040
KELLY LIVING TRUST	1725 S RAINBOW #1687 LAS VEGAS NV	16203311010
KHAZAIE MASSOUO	%M KHAZAIE 3760 PASEO PRIMARIO CALABASAS CA	16203210015
KLEE LIVING TRUST	P O BOX 2309 SARATOGA CA	16203313009
KNOLLER RANOALL O	547 CANOSA AVE LAS VEGAS NV	16203314028
KWON OAVIO	12 HOLSTON HILLS RO HENDERSON NV	16203212018
KWON KYONG SU & SOON JA	12 HOLSTON HILLS RO HENOERSON NV	16203313003
KWON KYONG SU & SOON JA	12 HOLSTON HILLS RO HENOERSON NV	16203313002
KWON PHILIP	12 HOLSTON HILLS RO HENOERSON NV	16203313001
KWON PHILLIP	1609 REXFORD PL LAS VEGAS NV	16203211001
L & N OAKEY L L C	3042 CONQUISTA CT LAS VEGAS NV	16203314062

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
L V FLATIRON L L C	13707 MIRA MONTANA DEL MAR CA	16203101001
L V FLATIRON L L C	13707 MIRA MONTANA DEL MAR CA	16203201001
L V FLATIRON L L C	13707 MIRA MONTANA DEL MAR CA	16203201002
LAMANNA MICHELE A & SARAH A	547 GRIFFITH AVE LAS VEGAS NV	16203213035
LAPAN PATRICIA & DAVID	%JACK IN THE BOX INC %EPROPERTY TAX DEPT 401 P O BOX 4900 SCOTTSDALE AZ	16203210030
LAPAN PATRICIA & DAVID	%JACK IN THE BOX INC %EPROPERTY TAX DEPT 401 P O BOX 4900 SCOTTSDALE AZ	16203210031
LEE BRYON	P O BOX 19088 LAS VEGAS NV	16203210047
LEE BRYON T K REVOCABLE FAM TR	P O BOX 19088 LAS VEGAS NV	16203110060
LEVIN LESLIE G & MICHELLE B	3765 PAMA LN LAS VEGAS NV	16203314060
LINDSEY EDDIE G & SHIRLEY B	552 BRACKEN AVE LAS VEGAS NV	16203213040
LITTLE CHAPEL L L C	1717 LAS VEGAS BLVD S LAS VEGAS NV	16203310003
LITVAC DAVID	203 E COLORADO AVE LAS VEGAS NV	16203110053
LITVAK DAVID	2005 PINTO LN LAS VEGAS NV	16203110027
LITVAK DAVID	2005 PINTO LN LAS VEGAS NV	16203110025
LITVAK DAVID	2005 PINTO LN LAS VEGAS NV	16203110026
LOPEZ FRANCISCO & TERESA	1308 HOUSSELS AVE LAS VEGAS NV	16203212001
LUCAS JOHN	521 SWEENEY AVE LAS VEGAS NV	16203213049
LUCICH J M REVOCABLE LIVING TR	2799 E TROPICANA AVE #H148 LAS VEGAS NV	16203211006
M F J INC	1045 E ST LOUIS AVE LAS VEGAS NV	16203211012
M V STAR GROUP L L C	39478 ZACATE AVE FREMONT CA	16203210066
M V STAR GROUP L L C	39478 ZACATE AVE FREMONT CA	16203210067
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314005
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314006
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314003
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314004
MALEY PETER ARMSTRONG	551 BARBARA WY LAS VEGAS NV	16203314042
MALIK ALEXANDER	205 E HARMON AVE #1006 LAS VEGAS NV	16203210016
MARCUS ANNETTE R 1992 LIVING TR	545 CANOSA AVE LAS VEGAS NV	16203314029
MARTIN MARYBEL & JOHN	18371 SW FLORENDO LN BEAVERTON OR	16203314068
MARTINEZ JAIME & MARIA	1322 REXFORD PL LAS VEGAS NV	16203211025
MARTINEZ LESTER	4538 PALMDALE CT LAS VEGAS NV	16203312001
MAXON KATHERINE V	550 E OAKLEY BLVD LAS VEGAS NV	16203314065

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MCELMURRAY DANIEL W	555 ELLEN WY LAS VEGAS NV	16203314056
MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A104 ARLINGTON HEIGHTS IL	16203210050
MELENDEZ JORGE & ALICIA	2378 WASHINGTON BLVD LOS ANGELES CA	16203110131
MELTEMI L L C	%B GROSSMAN 1221 BRICKWELL AVE MIAMI FL	16203210043
MENGESHA HILENA	1401 VIA SAVONA DR HENDERSON NV	16203311008
MEZA MARY L	1904 SANTA PAULA DR LAS VEGAS NV	16203312013
MILLER JOEL J	551 E OAKLEY BLVD LAS VEGAS NV	16203213021
MOLINA RAQUEL	1920 W ORANGE AVE ANAHEIM CA	16203110087
MONTLEY DALE E ETAL	28724 GRAYFOX ST MALIBU CA	16203211029
MOONEY COURTNEY	1608 HOUSSELS AVE LAS VEGAS NV	16203212016
MOORE DENNIS C & MARIA D	1721 SANTA PAULA DR #D LAS VEGAS NV	16203313005
MOORE SUSANNE M	1516 HOUSSELS AVE LAS VEGAS NV	16203212013
MORNINGSTAR PAULA	1504 HOUSSELS AVE LAS VEGAS NV	16203212010
MYTHIC MANAGEMENT L L C	20929 VENTURA BLVD #47-481 WOODLAND HILLS CA	16203110061
NAPOLI JOHN	777 CLOVE CT HENDERSON NV	16203310005
NELSON FAMILY TRUST	5030 ALTA CANYADA LA CANADA CA	16203210042
NELSON FAMILY TRUST	5030 ALTA CANYADA RD LA CANADA CA	16203210044
NELSON FAMILY TRUST	5030 ALTA CANYADA RD LA CANADA CA	16203210045
NELSON FAMILY TRUST	5030 ALTA CANYADA RD LA CANADA CA	16203210041
NERO PROPERTIES L L C	524 E OAKLEY BLVD LAS VEGAS NV	16203311001
OAKS JAMES D & RUTH A	2040 EDGEWOOD AVE LAS VEGAS NV	16203213022
OLEDAN REYNALDO A & VIRGINIA M	545 E OAKLEY BLVD LAS VEGAS NV	16203213024
ONE + ONE FOUNDATION INC	1506 5TH PL LAS VEGAS NV	16203213032
ORTEGA ROBERTO & ANTONIA	1601 REXFORD PL LAS VEGAS NV	16203211003
PARK JENNIFER E	10171 BRILEY WY VILLA PARK CA	16203210034
PATEL BHAGUBHAI M & M B REV TR	4024 MANSON HALL CT LAS VEGAS NV	16203310004
PENA MARINA	1331 REXFORD PL LAS VEGAS NV	16203211014
PEREZ ANGEL & BELEM ETAL	554 ELLEN WY LAS VEGAS NV	16203314051
PERSONS LEE & MARY REVOCABLE TR	%LA PARSONS 1517 REXFORD PL LAS VEGAS NV	16203211004
PETERS EILEEN H REVOCABLE LIV TR	1736 E CHARLESTON BLVD #130 LAS VEGAS NV	16203213043
PETERSEN PAULA FAMILY TRUST	4530 RANCHO HILLS DR LAS VEGAS NV	16203314002
PHUNG LAN NGOC REVOCABLE TRUST	555 GRIFFITH AVE LAS VEGAS NV	16203213033

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PHUONG VICTORIA	4690 GREY DR LOS ANGELES CA	16203211030
PISTOL RAYMOND	631 LAS VEGAS BLVD S LAS VEGAS NV	16203112012
PORTEOUS LINDA	549 GRIFFITH AVE LAS VEGAS NV	16203213034
PREECHAYOS SANAN	558 E OAKLEY BLVD LAS VEGAS NV	16203314069
QUARMLEY 2001 TRUST	551 BRACKEN AVE LAS VEGAS NV	16203213044
RAMIREZ GUILLERMO	6059 CLOVELLY ST NO LAS VEGAS NV	16203314043
RED CANYON SPEC PPTS L L C	%J & J FELLER 11009 CHERWELL CT LAS VEGAS NV	16203312004
RED CANYON SPECS L L C	%J & J FELLER 11009 CHERWELL CT LAS VEGAS NV	16203313006
REXFORD INC	P O BOX 28074 LAS VEGAS NV	16203314001
REXFORD PROPERTIES II L L C	%A ELIADES 10436 AVEBURY MANOR LN LAS VEGAS NV	16203211036
REXFORD PROPERTIES L L C	10436 AVEBURY MANOR LN LAS VEGAS NV	16203211034
RIGGS JASON	1401 HOUSSELS AVE LAS VEGAS NV	16203213046
RINGSIDE LIQUOR INC	1516 LAS VEGAS BLVD S LAS VEGAS NV	16203210062
RITTER SHARON D	2004 PLAZA DE SANTA FE LAS VEGAS NV	16203312014
RODRIGUEZ MARIA S REVOCABLE TR	19832 LABRADOR ST CHATSWORTH CA	16203211023
RODRIGUEZ MARIA S REVOCABLE TR	19832 LABRADOR ST CHATSWORTH CA	16203211024
ROSALES ANGELICA R	547 BARBARA WY LAS VEGAS NV	16203314044
ROZAK MARILYN BETH REVOCABLE TR	1601 S MAIN ST LAS VEGAS NV	16203210032
RUBIO HERMENEJILDO	1311 HOUSSELS AVE LAS VEGAS NV	16203213050
RUDE JAN L LIVING TRUST	552 BARBARA WY LAS VEGAS NV	16203314034
RUISENIOR SERVANDO	1902 WELDON PL LAS VEGAS NV	16203311012
RUIZ MARIA M	1307 HOUSSELS AVE LAS VEGAS NV	16203213051
S H PROPERTIES L L C	1994 HALLWOOD DR LAS VEGAS NV	16203210064
SAMPSON TODD S	1332 5TH PL LAS VEGAS NV	16203214010
SAN LOS UNIDOS CORPORATION	P O BOX 2698 BELL GARDENS CA	16203210048
SANCHEZ FERNANDO A	1505 HOUSSELS AVE LAS VEGAS NV	16203213037
SANTA PAULA APARTMENTS L L C	%R KOCH 5185 JAROM ST LAS VEGAS NV	16203313007
SCHREIBER GAYLE	545 GRIFFITH AVE LAS VEGAS NV	16203213036
SEPULVEDA EDWARD	P O BOX 97693 LAS VEGAS NV	16203210051
SHALIMAR HOTEL ENTERPRISES	%BANKWEST NV 2890 GREEN VALLEY PKWY HENDERSON NV	16203112032
SHALIMAR HOTEL ENTERPRISES	%S FAYEGHI 1401 LAS VEGAS BLVD S LAS VEGAS NV	16203213054
SHALIMAR HOTEL ENTERPRISES	%BANKWEST NV 2890 GREEN VALLEY PKWY HENDERSON NV	16203202001

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SHAPIN DAVID	2620 S MARYLAND PKWY #14-659 LAS VEGAS NV	16203213016
SHAW STEVEN & HEIDI	1300 5TH PL LAS VEGAS NV	16203214006
SHENDAL ELAINE FAMILY TRUST	548 ELLEN WY LAS VEGAS NV	16203314048
SHERMAN GALILA Yael ETAL	%E MAYNE 1900 REXFORD DR #1 LAS VEGAS NV	16203314007
SIMKINS 1975 TRUST	%K & D SIMKINS 301 SIOUX CT BOULDER CITY NV	16203110088
SLATTERY SEAN M	1503 5TH PL LAS VEGAS NV	16203213014
SMITH CHARLES E & SUSAN M	1407 S 5TH PL LAS VEGAS NV	16203213012
SOLANO GABRIEL E & GABRIELA M	550 GRIFFITH AVE LAS VEGAS NV	16203213029
SOLARIUM ENTERPRISES L P	888 S FIGUEROA ST #1900 LOS ANGELES CA	16203210081
SOTELO JACQUELIN	544 ELLEN WY LAS VEGAS NV	16203314046
STEINLINE TRAVIS S	550 BRACKEN AVE LAS VEGAS NV	16203213039
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203310008
STRATORISE SOUTH L L C	4465 S BUFFALO DR #2 LAS VEGAS NV	16203310006
STRIP HOTEL L L C	6430 SCHRILLS ST LAS VEGAS NV	16203210052
SUKAVIVATANACHAI NONGLAK	8046 VARNA AVE PANARAMA CITY CA	16203210065
SWANK SCOTT & HEIDI	546 BARBARA WY LAS VEGAS NV	16203314031
TA LYLY	14919 STUEBNER AIRLINE RD HOUSTON TX	16203311009
TAM FAMILY TRUST	1602 ABINGTON VALLEY AVE LAS VEGAS NV	16203211031
TARIGHI BAHMAN & FARIDEH	1300 LAS VEGAS BLVD S LAS VEGAS NV	16203112013
THOMAS JONELL	1509 5TH PL LAS VEGAS NV	16203213015
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311005
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311004
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311003
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311007
TIPLEY JOHN	559 BRACKEN AVE LAS VEGAS NV	16203213042
TORRES JOSE JESUS & MARIA M	1300 HILLSIDE PL LAS VEGAS NV	16203312005
TORRES MANUEL CHAVEZ & ROSA I	1408 HOUSSELS AVE LAS VEGAS NV	16203212006
TURCIOS JULIO	1304 HOUSSELS AVE LAS VEGAS NV	16203213055
VARRICCHIO PHILIP T JR & AMBER S	7152 DURANGO ST LAS VEGAS NV	16203110059
VEGA VALENTIN & CONCEPCION	718 GRIFFITH AVE LAS VEGAS NV	16203211019
VENTO SALVATORE	1314 S 5TH PL LAS VEGAS NV	16203214008
VILLASENOR BENITA C	546 ELLEN WY LAS VEGAS NV	16203314047

Report of All Selected Parcels**Case Number:** SDR-41038**Printed On:** Tue: March 1, 2011

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VIVAS MARIA	1404 HOUSSELS AVE LAS VEGAS NV	16203212005
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203301003
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301005
WEGNER HART L & ALEXANDRA S	549 CANOSA AVE LAS VEGAS NV	16203314027
WEVE ONLY JUST BEGUN WED CHAPEL	P O BOX 15229 LAS VEGAS NV	16203102001
WHITEHEAD RULON C & DARLENE TRS	%R WHITEHEAD 495 ROSSMORE DR LAS VEGAS NV	16203213048
WIENS MAYNARD J JR ETAL	1701 LAS VEGAS BLVD S LAS VEGAS NV	16203310002
WOLDEGEBRIEL TIQUABO & JANO	1604 HOUSSELS AVE LAS VEGAS NV	16203212015
YE OLDE GOATSHEADE PUB LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	16203110022
YE OLDE GOATSHEADE PUB LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	16203110023
YE OLDE GOATSHEADE PUB LTD	%R PISTOL 631 LAS VEGAS BLVD S LAS VEGAS NV	16203110055
YEH CHIA-HONG	1809 LAS VEGAS BLVD S LAS VEGAS NV	16203310007
YIMLAMAI SOMLEE	2203 W ALMOND AVE ORANGE CA	16203210068
ZAVALA EDWARD & LUCY F	11351 STRANWOOD AVE GRANADA HILLS CA	16203213027



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

Mr. Pete Eliades
Aristotle Holding, LP
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104

**RE: SDR-41038 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Eliades:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 4, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101

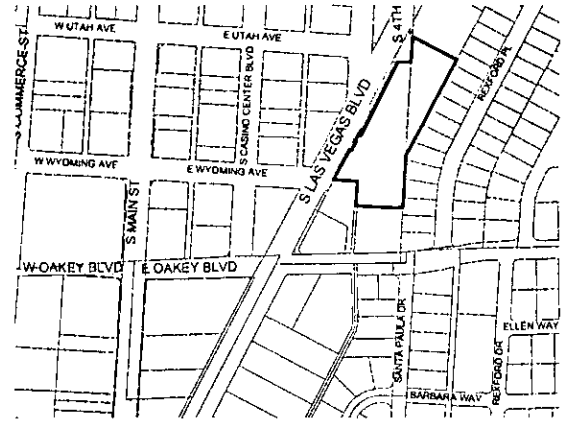
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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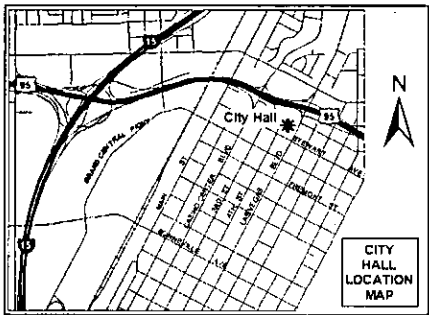
Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

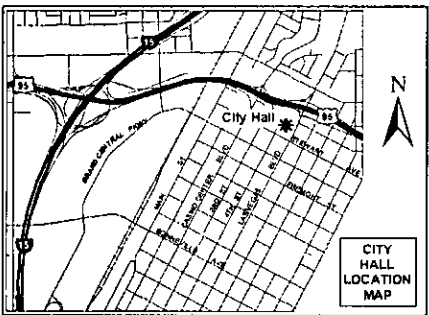
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41038
Planning Commission Meeting of 5/10/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41038
Planning Commission Meeting of 5/10/2011

Development Notification

PC Meeting: May 10, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning Department:

SDR-41038

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Newport Lofts

Orleans Square HOA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

Towne Terrace Apartments

West Huntridge NA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Rieckl, Survey (FM, PM, & A's only)
Date: March 16, 2011
Re: **SDR-41038** Aristotle Holding, LP 1531 Las Vegas Blvd. S.
Request for a Major Amendment to a previously approved Site Development Plan Review for the expansion of an existing sexually oriented business

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Dedicate appropriate right-of-way for a total half-street width of 60 feet on Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits. This dedication shall not be enforced over the area on the northern portion of this site where the existing buildings are proposed to remain.
2. Remove all substandard improvements adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards concurrent with on-site development activities as shown on the approved Site Plan. The driveways accessing this site from Las Vegas Boulevard South are approved as shown on the approved Site Plan. Any deviation to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
3. Grant an additional 10 foot public sewer easement adjacent to the existing 10 foot public sewer easement (20071226:00395) for a total width of 20 feet. The additional easement area may be located all on one side of the existing easement or split on either side as long as the total width is at least 20 feet for the entire length of the easement. No trees or structures shall be allowed within the easement area.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The fire truck access route shown on the submitted site plan shall not be obstructed by overhead utility lines.
5. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard South adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Submit an Encroachment Agreement for all landscaping located in the Las Vegas Boulevard South public right-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, April 07, 2011 6:35 PM
To: Carman Burney
Cc: Laura.Jacobsen@lvvwd.com
Subject: CLV 04-10-11 Planning Commission -- LVVWD Comments

Hi Carman,

Below are the comments from LVVWD. Could you please add Laura Jacobsen, LVVWD Planning Manager, to the distribution list as well?

Thank you!
Doa

SDR-41045
APN #: 139-34-710-029
Address: 424 South 7th Street
Comments: Existing 5/8" meter with no backflow prevention. Backflow prevention is required for this use per NAC 445A.67195 and the meter may need to be upsized. Civil plans will need to be submitted to LVVWD.

SUP-40256
APN #: 139-34-611-044
Address: 218 South Sixth Street
Comments: Existing 2" meter with no backflow prevention and no fire line. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SUP-41024
APN #: 139-35-315-006
Address: 1715 Fremont Street
Comments: Existing 5/8" meter with 1" DCVA and no fire line. The backflow prevention assembly is not compliant with NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SUP-41236
SDR-41235
APN #: 139-35-805-001
Address: 2320 Fremont Street
Comments: Existing 2" meter with RPPA and no fire line. If a fire line is to be added an assessment of the meter size and potential need for backflow prevention will be required. Civil plans will need to be submitted to LVVWD.

SUP-41306
APN #: 139-28-604-003
Address: 1100 Martin L King Boulevard
Comments: Existing 3/4" meters (2) with no backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SDR-41038
APN: 162-03-210-090 and 162-03-202-005
Address: 1531 Las Vegas Boulevard South
Comments: Existing 2" meter with no backflow; 3/4" meter with no backflow; 6" meter with no backflow. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SDR-41257
APN #: 139-34-612-003 and 139-34-512-027

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

April 12, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive
Las Vegas, Nevada 89106

Revised: Site Development Plan Review for a Sexually Oriented Business within the *South District of the Downtown Centennial Plan*.

Dear Sir/Madam;

Please consider this request to expand the existing Olympic Garden property by way of a Major Site Development Review. The property is in a C-2 zone and currently holds entitlements for a Sexually Oriented Business (SOB), Tavern and a parking deviation allows a minimum 75 parking spaces for the existing uses. This request exercises the recently approved ordinance TXT-39658 which allows for an expansion and alteration of a Sexually Oriented Business when it is located within in the Downtown Centennial Plan area. The applicant proposes removing the existing building previously approved at 31,679 square feet and constructing a new three story 69,680 SF building with an additional outdoor roof deck (8770 SF).

The floor plans indicate the new building the primary use of the building is an adult entertainment cabaret with ancillary uses including a tavern, beauty salon, 150 SF area massage treatment room and outdoor recreational area and spa. The revised design includes three stories of fully enclosed area. The fourth story has a 9,700 SF indoor day spa paired with the outdoor patio that includes a swimming pool and bar area. The fourth floor was designed to separate the outdoor recreational use from the existing residential to the east. This separation was done to mitigate noise and ensure privacy to residents of the John Park neighborhood. Accordingly, a 72 foot wide 14.5 foot high enclosed conditioned spa area is situated between the outdoor recreation area and the eastern wall of the building. The mass of this building will mitigate any sound originating from the outdoor recreational patio. Additionally, sound systems providing ambient music will be positioned to face Las Vegas Blvd to avoid disruption to the adjacent neighborhood. In addition to a solid eastern wall, the recreation areas is bound by 15 foot parapets to further moderate noise. Most important, the establishment shall comply with City of Las Vegas Health and Safety code 9.16.030 that outlines acceptable noise levels as measured 50 feet from the subject outdoor recreational facility.

Further consideration to the neighboring residential was integrated into the design. For example, although C-2 design guidelines and mixed use code allow for a minimum 70 foot building height. The design maximized the building height at 60 feet to maintain compatibility with the forms of the existing community. The 60 height guideline was established by the John S. Park Neighborhood Historic Commission. Also, creative approaches were integrated on the eastern elevation to avoid an unattractive monolithic wall while still providing privacy to abutting properties. Variations of color, combined with architectural pop-outs and the provision of frosted glass in lieu of transparent windows are applied to create visual interest while also protecting the privacy of adjacent property owners.

SDR-41038
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APR 12 2011

The expansion of the tavern use shall be recognized in this review. Areas allowing on-premise consumption of alcohol (tavern) has increased from 31,679 SF to 47,507. This represents a 50% increase and is in conformance with 19.16.030 *Nonconforming Use of a Conforming Building*.

The site is located within the Downtown South District of the *Downtown Centennial Plan*. In this area the long term plan makes concessions to parking via the assumption that this area relies less on cars and more by taxi's, public transit and pedestrian traffic as compared to outlying neighborhoods. As such, Title 19 parking standards are not automatically applied (*see also Ordinance 6080*). Previous entitlements have established a minimum 75 parking spaces for the SOB property. The proposed site plan provides 163 on-premise spaces.

While not submitted as part of the current Site Plan Review, it should be noted that the applicant controls two parcels (162-03-202-002,003) located within 200 feet of the parcel that Olympic Gardens occupies. These parcels can accommodate 196 additional spaces. In the event the on-site spaces are not sufficient, a separate design review may be considered for the ancillary lot.

Design guidelines published in the *Downtown Centennial Plan – South District* were incorporated into the design for the streetscape, landscape and streetside building façade. The building design requests the following waivers of Architectural Design Standards

Waiver item 5.b of Architectural Design Standards requires an articulated roof line or cornice as a major feature. The Centennial Plan provides a sample illustration of art deco features surrounding doorways and columns. The design of Olympic Gardens is mindful of providing visual interest versus a monolithic building. It is for this reason that the rooflines of the building apply a step-back design feature that also represents an attractive building form. The façade allows large openings on the fourth level to provide views to roof-top trees and vegetative forms. The trees and open space provided meet the intent of the code by providing visual interest. Guardrails, beams and support columns are also visible. While the proposed techniques represent a different genre than the use of ornate cornice stones, the visual interest is equally attractive. Also, the understated features are better matched with the illuminated signage that is encouraged along the scenic by-way. Because this site is located on Las Vegas Blvd and represents the entrance to the downtown district, this distinct architectural style better represents the intent of the scenic corridor which is designed to celebrate Las Vegas' unique atmosphere and history. The proposed design that utilizes roof-top trees and rails is functional, matches the modern character of the building and can easily integrate attractive digital signage which is encouraged by the Byway guidelines. This style of architecture is therefore lends itself to the vision of this unique intersection as compared to a more common and classical form of architecture.

Waiver Item 5.d Arcades, awnings and canopies The face of the building on the second story reaches the ROW line. As a result, pedestrians are comfortably shaded along Las Vegas Boulevard and the shades and canopies are not needed. Also, the main entrance of this night club is accessed from the parking lot versus the street side. This configuration is preferable as it directs slowing vehicular traffic onto the site, and the location of the entrance is more discreet considering the adult nature of the building. The use of canopies, overhangs and entrances along Las Vegas Boulevard would disorient both traffic and pedestrians.

In lieu of doorways along the ROW the architect will provide graphics along the 1st story wall of the building to ensure visual interest within the streetscape.

SDR-41038
REVISED

Waiver item 5.g Architectural details should be carried on all sides of the building. This parcel shares a property line with a residential use. While the building facades adjacent to streets and parking lots have windows balconies and insets, the façade fronting the residential has a small (approx 1 foot) inset has smaller windows. On the third story the window are placed more than 5.5 feet above floor level and recessed to ensure patrons cannot look downward into neighboring properties. The entire wall of the fourth level is recessed and windows are placed more than two feet from the outside shell of the building. Again, this is to provide natural light inside the facility while ensuring that patrons cannot look downwards to neighboring properties. This is a conscious attempt by the applicant to ensure privacy of the adjacent neighborhood.

If you have additional concerns please phone me at 598-1408.

Very truly yours,



Lora Dreja
Land Entitlements
Law Offices of Jay Brown

**SDR-41038
REVISED**

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

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SDR-41038
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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Olympic Garden Expansion, located at 1531 Las Vegas Blvd. South.

This document is being prepared by:

Company Name: Brown, Brown and Premsrirut

Address: Contact: Lora Dreja
520 South Fourth Street
Las Vegas, NV, 89101

Contact Person:

Name: Lora Dreja

Title: Land Entitlements

Telephone: (702) 598-1408

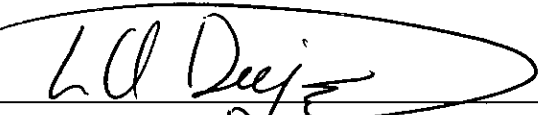
Fax: (702) 385-1023

E-mail: lora@brownlawlv.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____



Name: LORA DREJA

Title:

Date: _____

4-11-16

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Olympic Garden Expansion
1.b Application #: SDR-41038
1.c Project location: Located on existing Olympic Gardens parcel generally North east of the LVB and Oakey intersection.

1.d Project sponsor
Name: Peter Eliades
Address: 1531 Las Vegas Blvd South
Telephone: (702) 474-7540

1.e G. P. designation: Downtown Centennial Plan - Downtown South mixed use area
1.f Zoning: C-2

1.g Project description:
Total site acreage: 2.57 acres

i) Residential

Total units: N/A
FAR per Lot:
Lot Coverage per Lot:

ii) Hospitality

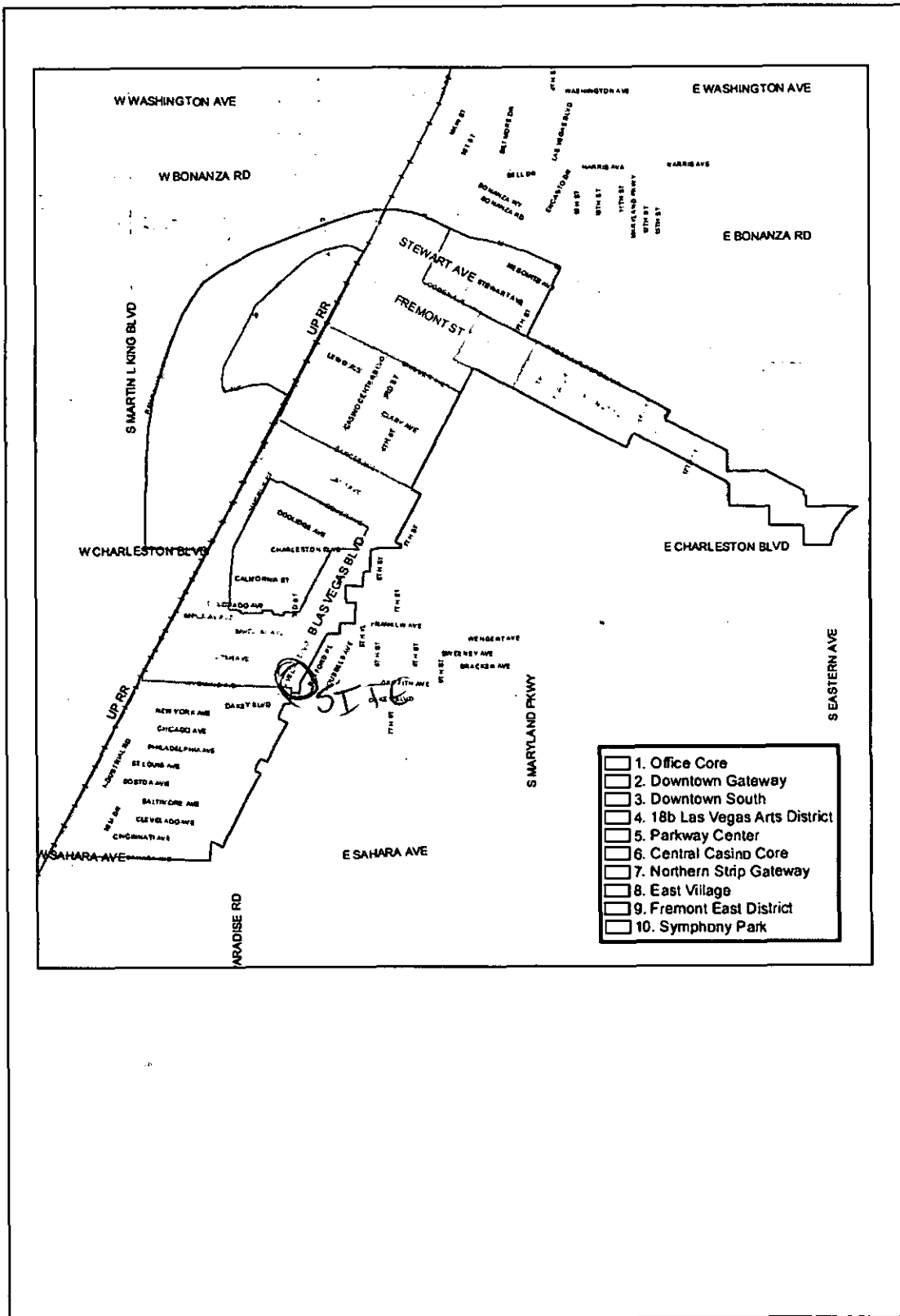
Total rooms: N/A
Total entertainment:

iii) Commercial

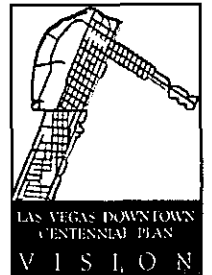
Total S.F.: 78,450
Total FAR: 1/5
Total Lot Coverage: 20%

1.h Briefly describe the project's surrounding land use and setting:
North: commercial vacant lots (c-2) one lot with Wedding Chappel
East: alley separates subject parcel from R-2
South: C-2 parcels operating restaurants
West: 100 Foot ROW Las Vegas Blvd. Commercial shopping center and one tavern

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):



MAP 5: TEN DOWNTOWN PLANNING DISTRICTS



PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Site Development Plan Review needed for proposed three-story, 71,494 SF nonconforming Sexually Oriented Business with 4th level roof deck and site modifications (parking).
2. A Special Use Permit to allow a Tavern use on the full site is not possible, as there is an existing tavern within 1,500 feet of the site that is not separated from the site by an intervening 100-foot right-of-way.
3. SOB is legally nonconforming use, as this use is no longer allowed in a C-2 Zoning District. SOBs are not currently allowed within 1,000 feet of another SOB, church, public or private school, day care, teen dance center, park or playground.
4. Tavern is a legally nonconforming use, as it was licensed prior to requirement for a Special Use Permit and distance separations from other taverns, schools, churches, synagogues or city parks. May be expanded per Title 19.16 limitations.
5. Complete demolition and rebuild proposed.
6. Public Works: 20-foot sewer easement across property shall be preserved. Drainage study required. MPSH designates Las Vegas Boulevard as a Parkway Arterial (120 feet wide)--20 feet of property will be required to be dedicated for ROW; building will need to be set back enough to accommodate the dedication. Landscape any area between curb and property line not used for streetscape.
7. Fire: proposed fire lane cannot be used if overhead lines are above.
8. Meet all Downtown Centennial Plan and Scenic Byway Overlay standards, including streetscape and undergrounding of above-ground utilities. Signage is subject to Downtown Design Review Committee approval.
9. Remap existing legal lots underlying the site as one lot--contact Alan Riecki (City Surveyor) for best mapping method.
10. Parking: Current site where use is located (APNs 162-03-210-090 and 162-03-202-005) may be used for parking to satisfy SOB ordinance (adopted Bill 2010-50). A separate SDR may be filed for development of northern parcels for parking at a future date.
11. Open construction shown on roof deck elevations not recommended--faces residential uses, possible nuisance. Refer to John S. Park Neighborhood Plan.
12. External stairwell recommended to be incorporated into overall design of building.
13. Some protected uses within the SOB separation radius are no longer active or are incorrectly designated.
14. Green building technology is encouraged in the design of this project.
15. A neighborhood meeting is encouraged for this project.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: Expand the existing Olympic Garden Adult Use. Demolish the existing two story building previously approved at 31,349 SF and construct a new three story building with an outdoor recreational area situation of 1/2 of the fourth level roof deck. The height from grade to the top of the parapet is limited to 60 feet in accordance with the guidelines of the John S. Park Neighborhood Historic District Design Guidelines. The roof level recreation area is designed such that there are noise from patrons and ambient music will not be disruptive to the surrounding area. First, the speakers will orient themselves away from the easterly located residential, and direct sound towards Las Vegas Blvd. The outdoor entertainment area is separated from the eastern side of the parcel by approximately 72 feet of enclosed building area. The outdoor recreation area is enclosed by a 15 foot parapet on all other sides. The site is subject to 9.16 regulations.

The buiding uses trees, digital signage, and architectural articulation to appeal to traffic passing on Las Vegas Blvd. Different techniquet are used on the eastern elevation to minimize disruption to the existing residential. There are no balconies to comprmise privacy and all windows are frosted to prevent patrons from looking into the neighborhood.

The parcel is subject to The Downtown Centennial Plan parking guidelines.

See attached Pre-application conference notes for comments from Public Works and Fire Safety.

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes, the driveway located on the east side of the building is 25 feet wide and maintains 16' clearance. Likewise, the area at the entrance is more than 25 feet wide and maintains 16 feet to the parapet. Utility lines will be undergrounded in accordance with Fire Department guidelines and Scenic Byway Overlay Standards.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Parking requirements are subject to the Downtown Centennial Plan and Bill 2010-50 guidelines rather than Title 19. Previously a minimum of 75 on-site spaces were required for this building. 163 spaces are provided. The applicant owns 1.55 acres of land within 200 feet of this site. These parcels can be developed for overflow parking if needed in the future.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: NO

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: The site has a primary driveway that leads to the porte cochere which is 36 feet wide. A secondary "right in -right out" 24 foot wide entry is located near the northern boundary of the parcel. Automobiles have access to Oakley by cross access agreements with neighboring parcels.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Refer to the following page for trip generation as calculated by the city.

SDR 41038

Aristotle Holding, LP

1531 Las Vegas Boulevard South

Proposed 37.611 thousand square foot expansion of an existing SOB use.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	31.679	141.75	4,490
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	359

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	37.611	141.75	5,331
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	427

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	69.29	141.75	9,822
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	786

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Las Vegas Blvd.

Average Daily Traffic (ADT)	26,488
PM Peak Hour	2,119

(heaviest 60 minutes)

Oakey Blvd.

Average Daily Traffic (ADT)	5,901
PM Peak Hour	472

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Las Vegas Blvd.	34,500
Oakey Blvd.	27,600

This project will add approximately 5,331 trips per day on Las Vegas Blvd. and Oakey Blvd. Las Vegas is currently at about 77 percent of capacity and Oakey is currently at about 21 percent of capacity. After this expansion, Las Vegas is expected to be at about 92 percent of capacity and Oakey be at about 41 percent of capacity.

Based on Peak Hour use, this development will add roughly 427 additional cars into the area; which works out to about seven every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: None

Age-restricted units: None

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: N/A

Distance from site²: N/A

Number of pupils: None

Junior High/Middle School

School name: N/A

Distance from site²: N/A

Number of pupils: None

High School

School name: N/A

Distance from site²: N/A

Number of pupils: None

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Las Vegas Fire and Rescue Station # 10

Existing/proposed: existing

Distance from site³: 1.13 miles

Police

Name of the facility: Las Vegas Metropolitan Police Department - City Hall

Existing/proposed: Existing

Distance from site³: 1.55 miles

Emergency Services

Name of the facility: Valley Hospital

Existing/proposed: Existing

Distance from site³: 1.58 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

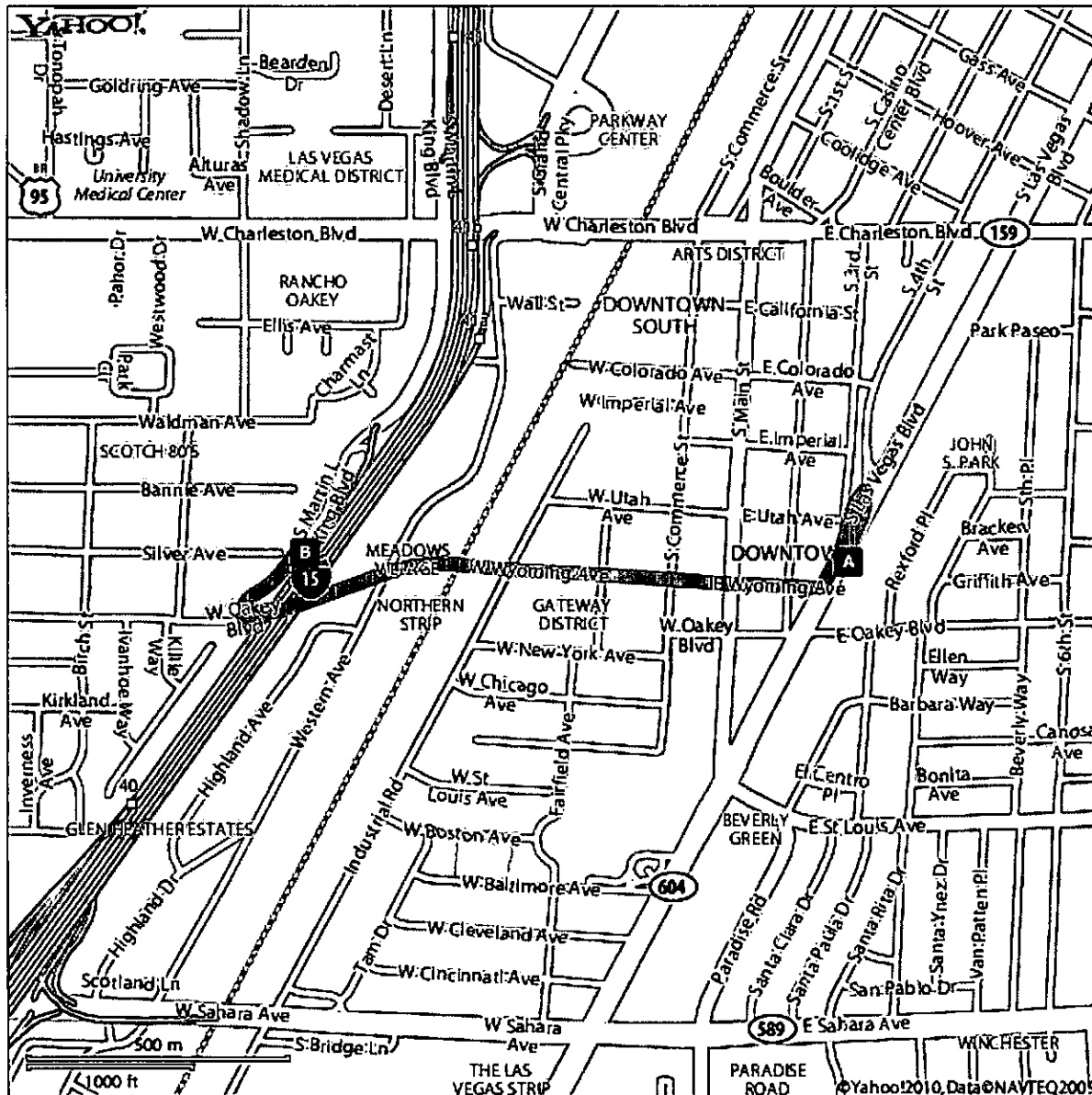
Explain: No. The increase in size and capacity in this expansion is negligible when considering the close proximity of all emergency services.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

Directions to 1501 S Martin L King Blvd, Las Vegas, NV 89102-2435

YAHOO!

Total Time: 3 mins, Total Distance: 1.13 mi

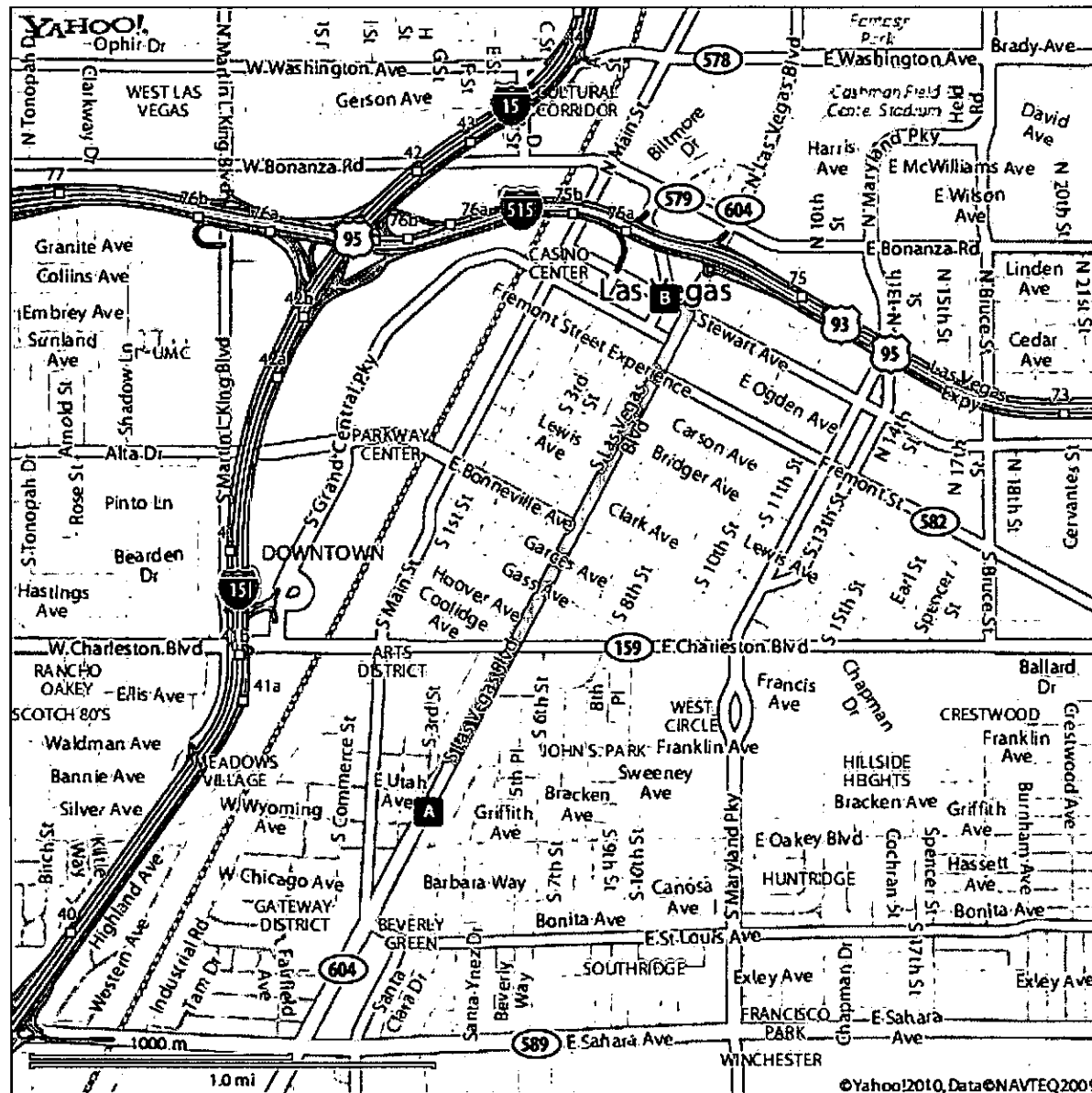


When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

Directions to 400 Stewart Ave, Las Vegas, NV 89101-2927

YAHOO!

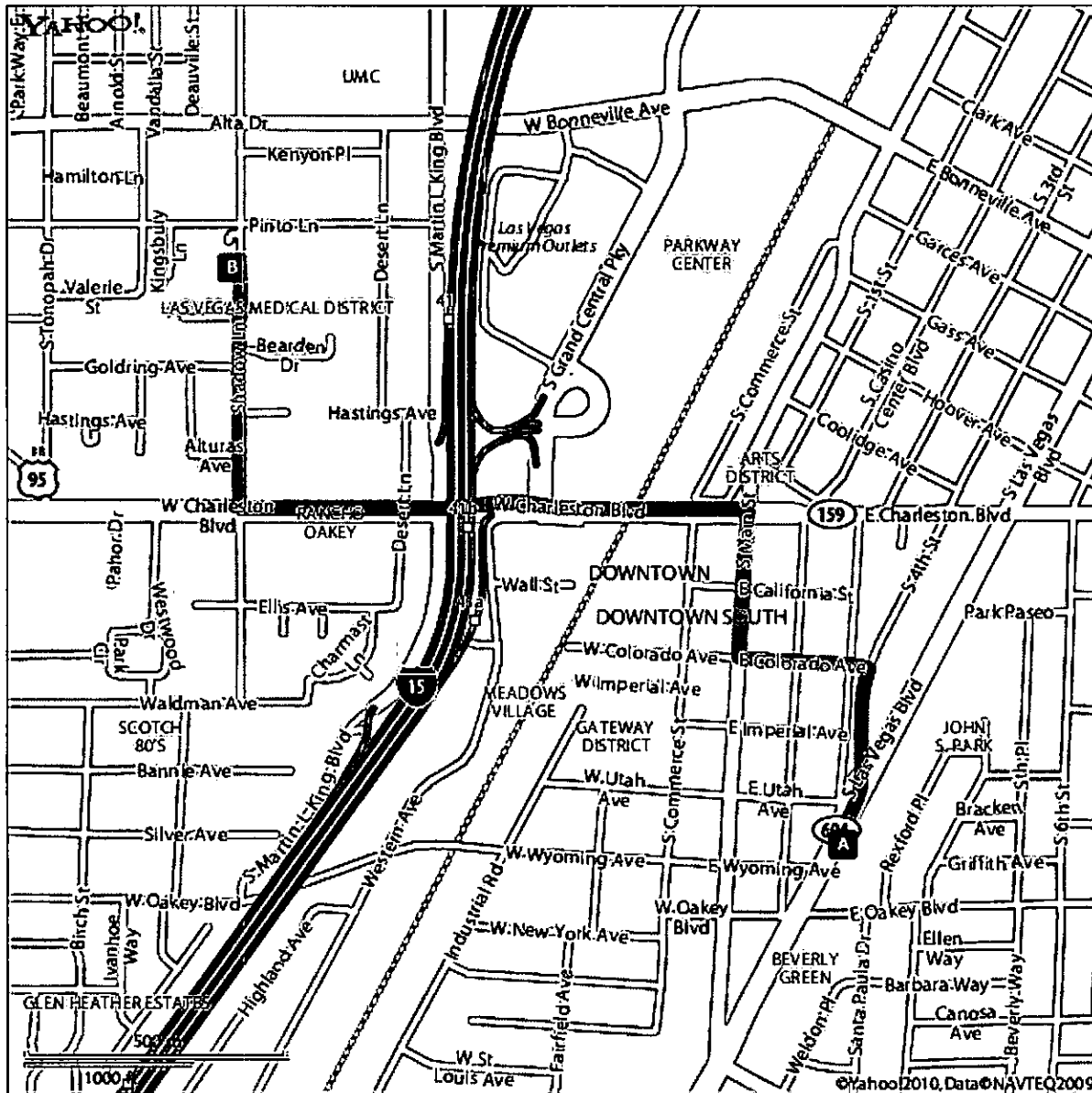
Total Time: 6 mins, Total Distance: 1.55 mi



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

Directions to 620 Shadow Ln, Las Vegas, NV 89106-4119 **YAHOO!**

Total Time: 6 mins, Total Distance: 1.58 mi



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No the site is in the South area of the Downtown Centennial Plan which encourages mixed use building up to 10 stories. This four story building which houses SOB is allowed in the the C-2 district and can expand via TXT-39658. Using the residential proximity slope described in title 19, this building could be 75 feet in height.

-
- 5.b Would the project displace or eliminate existing housing?

Explain: No

-
- 5.c What are the project characteristics, in terms of:

Density: R-2

Height: 60'

Gated community: N/A

Housing Type: N/A

Home ownership: N/A

-
- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The proposal does not introduce new housing to the community. It is an expansion of an existing business. The architect is mindful of the neighboring community and has limited the height of the building to 60 feet. It is also incumbent on the operator to ensure compliance with Chapter 19.16.030(B). The proposal does not generate through traffic on residential streets because it takes access from Las Vegas Boulevard and will not have access to residential streets.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Ace Downtown Connector

Location: Stop 7 - St. Louis at Stratosphere.

Distance from site⁴: Approximately 500 feet to nearest stop

Line number/name: Deuce on the Strip

Location: Las Vegas and Oakey

Distance from site: Approximately 250 feet from site

Line number/name: Strip and Downtown Express

Location: Las Vegas Blvd at St. Louis

Distance from site⁴: Approximately 1500 to nearest stop

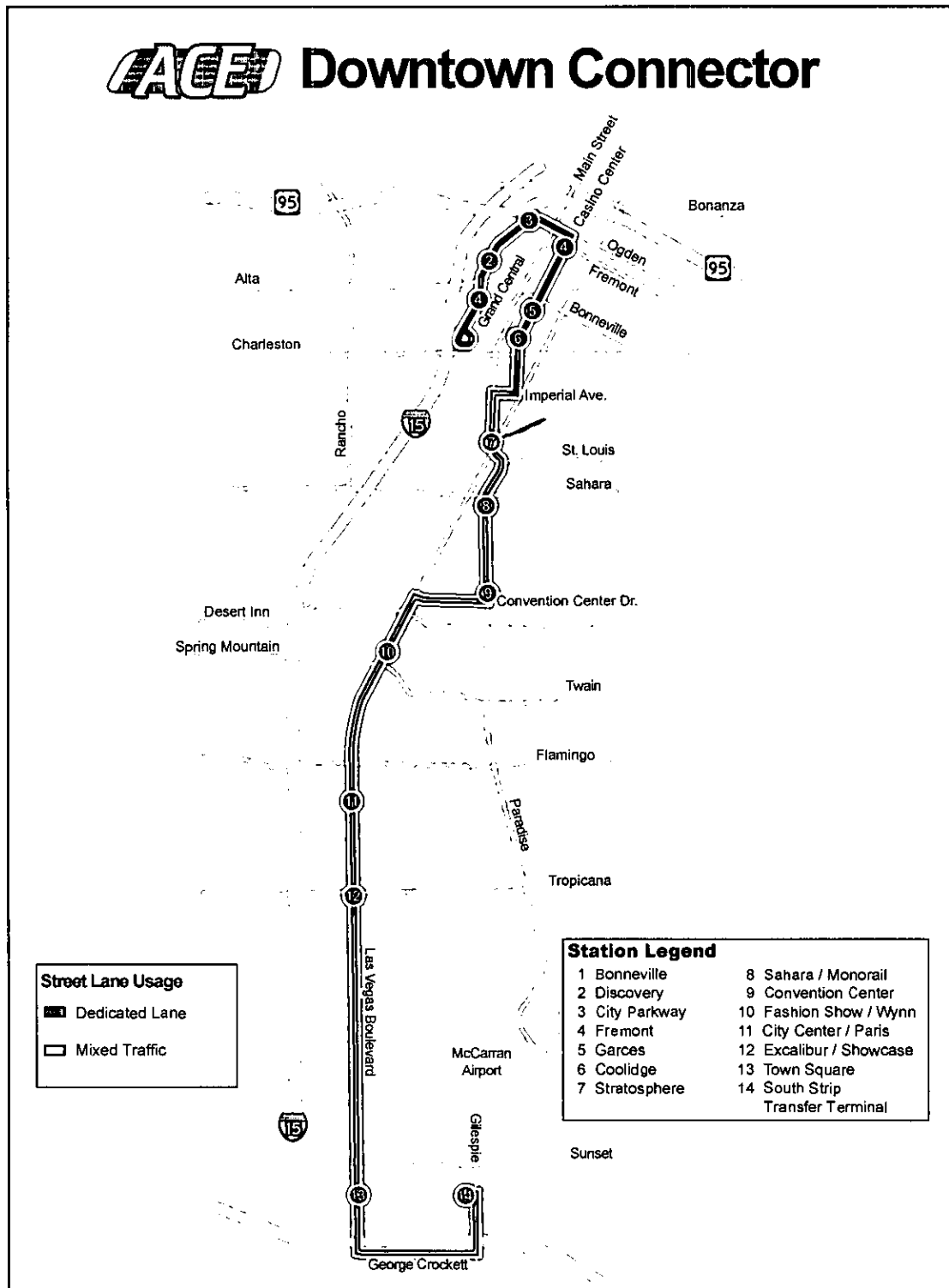
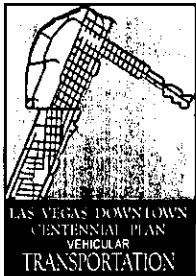
6.b Would the project result in a change to the existing mass transit route, creation of a new line or new loading points?

Explain: Changes to the existing mass transit routes are not needed with the proposed expansion as it is expected most patrons will arrive via taxi.

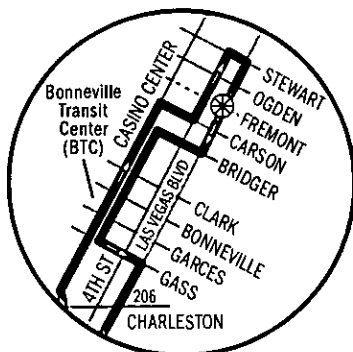
6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: While the expansion of the existing use may increase ridership on existing bus routes, it is unlikely to generate ridership numbers that warrant adjustments to the RTC's existing program.

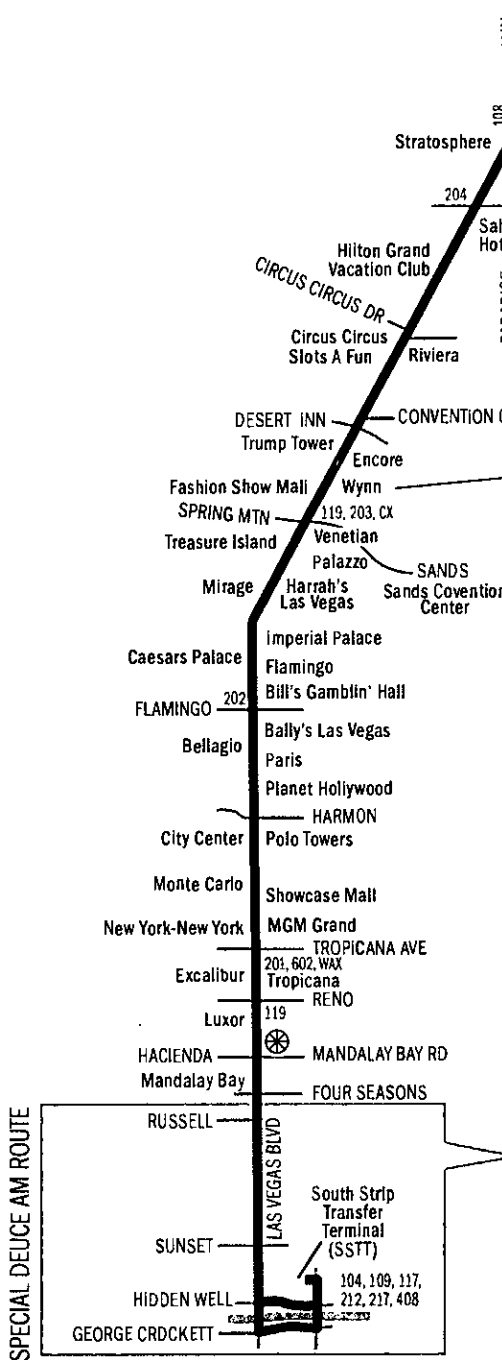
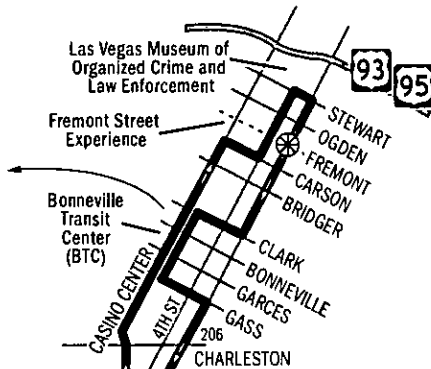
⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.



Everyday | DEUCE on The Strip



DEUCE TEMPORARY DDWNTOWN ROUTING UNTIL EARLY 2011



NOTE: Transfer to the Strip & Downtown Express (SDX) to access the Las Vegas Convention Center. See page 224 for more information.



- Layover
- Route Transfer
- Community/Casino/Retail
- Ticket Vending Machine (TVM)
- Centennial Express
- Strip & Downtown Express
- Westcliff Airport Express

NOTE: Special Deuce AM Route from 12:30 AM to 9:00 AM. To access these destinations outside of these hours, please transfer to the Strip & Downtown Express (SDX) at the Mandalay Bay transit stop.

24 hour service

DEUCE ON THE STRIP

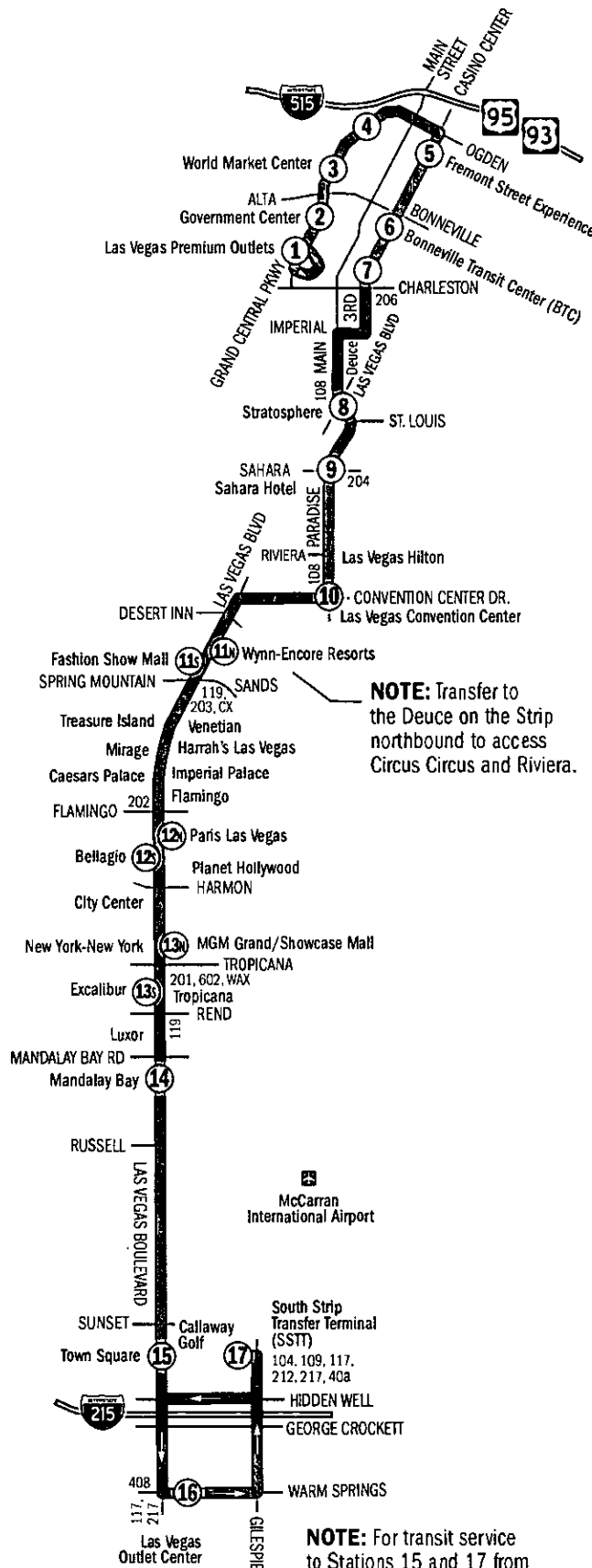
Everyday | Strip & Downtown Express

**Operates from
9:00 AM to 12:30 AM**

NOTE: All customers must possess proof of payment before boarding. Use the Ticket Vending Machines (TVM) provided at the stations.

Strip & Downtown Express Transit Stations

- ① LV Premium Outlets **TVM**
- ② LV Premium Outlets / Government Center **TVM**
- ③ Symphony Park / World Market Center **TVM**
- ④ City Parkway **TVM**
- ⑤ Fremont Street Experience **TVM**
- ⑥ Bonneville Transit Center (BTC) **TVM**
- ⑦ Arts District **TVM**
- ⑧ Stratosphere **TVM**
- ⑨ Sahara **TVM**
- ⑩ Convention Center **TVM**
- ⑪ Fashion Show Mall (southbound) **TVM**
Wynn (northbound) **TVM**
- ⑫ Bellagio (southbound) **TVM**
Paris (northbound) **TVM**
- ⑬ Excalibur (southbound) **TVM**
MGM Grand / Showcase Mall (northbound) **TVM**
- ⑭ Mandalay Bay **TVM**
- ⑮ Town Square (southbound) **TVM**
Callaway Golf Center (northbound) **TVM**
- ⑯ Las Vegas Outlet Center (southbound only) **TVM**
- ⑰ South Strip Transfer Terminal (SSTT) **TVM**



NOTE: For transit service to Stations 15 and 17 from 12:30 AM to 9 AM, see Deuce AM Route (page 230).

✱ Layover	CX Centennial Express
① Station Number	SDX Strip & Downtown Express
OOO Route Transfer	WAX Westcliff Airport Express
■ Community/Casino/Retail	TVM Ticket Vending Machine (TVM)
Route Map Continues	



**STRIP & DOWNTOWN
EXPRESS**

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Mary Dutton Park

Location: Charleston Avenue and 8th Street

Distance from site⁷: More than 1000 feet from site (estimated 3,200 feet)

Community Park

Park name: Stupak Community Center

Location: 251 West Boston Avenue

Distance from site⁷: More than 1000 feet from site (estimated 2,800 feet)

Regional Park

Park name: Freedom Park

Location: SWC of Washington Avenue at Pecos Road

Distance from site⁷: Approximately 17,000 feet

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: None

- 7.c How much public parkland would be included in the proposed project?

Explain: N/A. Private roof top leisure area

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The expansion of this operation does not represent an increase in either livable space or office space. As such, it will not generate visitors to community parks.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: Not significantly, the new footprint is represents an addition of only 10,000 SF approximately. The expansion does not involve raw land to be graded.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: Insignificant, this is currently a fully developed 2.5 acre site within a developed neighborhood.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No. Runoff quantities will not change significantly and the existing system is adequate.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No new facilities are needed

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: NO

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No, a this 2.5 acre site is designed to route flows beneath Las Vegas Blvd. Interim disruption of a 2.5 acre site will not significantly change flows to warrant additional protection for adjacent development.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: This can be reviewed with the submittal of a grading plan.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

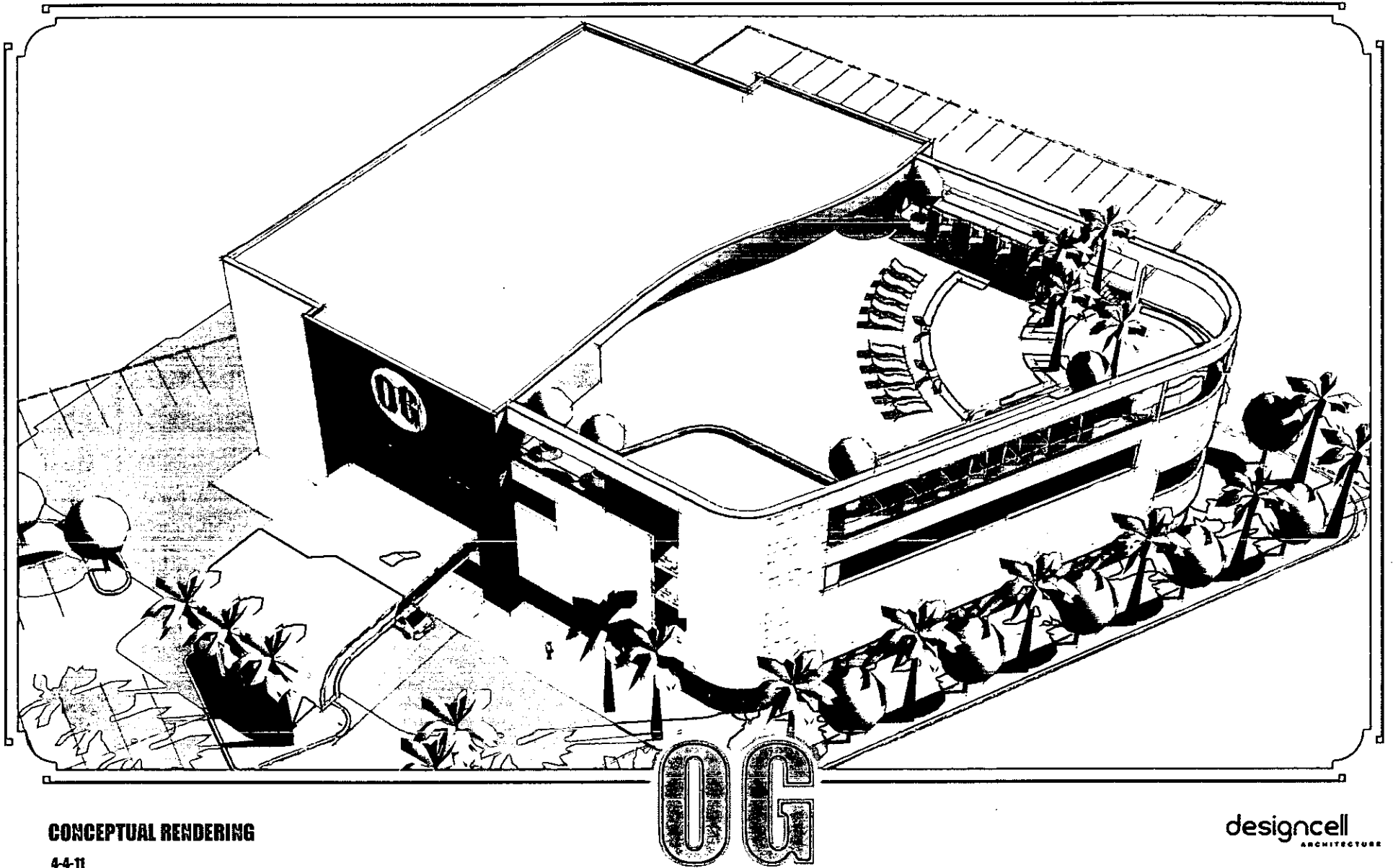
Explain: The site will continue to be served by the existing water and sewer lines.

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: NO

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: The proposed expansion will double the size of the existing building. Consequently, it is likely that the throughput will double as compared to the current volumes. In addition to the increased building area, the expansion includes an outdoor swimming pool. The estimated volume of this swimming pool is 7,600 cubic feet. When needed, the swimming pool will be drained and refilled during the water district's non peak hours to avoid potential disruption in service.



CONCEPTUAL RENDERING

4-4-11

designcell
ARCHITECTURE

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: The current drawings indicate approximately 46 toilets, 45 sinks, 4 showers and 15 urinals. By nature of a SOB, peak hours of use will be in the evenings versus the daytime use by the surrounding houses and businesses. It is therefore not likely that these operations will overburden existing infrastructure. The applicant will comply with the findings of the sewer study which will later be required.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: A sewer evaluation will be required with approval of civil plans. If it is determined that the proposed business expansion will render the existing sewer lines deficient, the applicant will comply with any requirements to "up-size" the existing sewer lines.

10.d Would the proposed project generate any industrial waste?

Explain: No

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 16, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Site Development Plan Review for a Sexually Oriented Business within the *South District* of the *Downtown Centennial Plan*.

Dear Sir/Madam;

Please consider this request to expand the existing Olympic Garden property by way of a Major Site Development Review. The property is in a C-2 zone and currently holds entitlements for a Sexually Oriented Business (SOB), Tavern and a parking deviation allows a minimum 75 parking spaces for the existing uses. This request exercises the recently approved ordinance TXT-39658 which allows for an expansion and alteration of a Sexually Oriented Business when it is located within in the Downtown Centennial Plan area. The applicant proposes removing the existing building previously approved at 31,679 square feet and constructing a new three story 69,290 SF building with a fourth level roof deck (elevation 54 feet).

The floor plans indicate the new building the primary use of the building is an adult entertainment cabaret with ancillary uses including a tavern, beauty salon, 150 SF area massage treatment room and outdoor recreational area and spa. The revised design includes three stories of fully enclosed area (61,220 SF). The fourth story has a 9,400 SF indoor day spa paired with an 8,770 SF outdoor patio that includes a swimming pool and bar area. Areas allowing on-premise consumption of alcohol (tavern) has increased from 31,679 SF to 47,507. This represents a 50% increase and is in conformance with 19.16.030 *Nonconforming Use of a Conforming Building*.

The site is located within the Downtown South District of the *Downtown Centennial Plan*. In this area the long term plan makes concessions to parking via the assumption that this area relies less on cars and more by taxi's, public transit and pedestrian traffic as compared to outlying neighborhoods. As such, Title 19 parking standards are not automatically applied (*see also Ordinance 6080*). Previous entitlements have established a minimum 75 parking spaces for the SOB property. The proposed site plan provides 162 on-premise spaces.

While not submitted as part of the current Site Plan Review, it should be noted that the applicant controls two parcels (162-03-202-002,003) located within 200 feet of the parcel that Olympic Gardens occupies. These parcels can accommodate 196 additional spaces. In the event the on-site spaces are not sufficient, a separate design review may be considered for the ancillary lot.

Design guidelines published in the *Downtown Centennial Plan – South District* were incorporated into the design for the streetscape, landscape and streetside building façade. The building design requests the following waivers of Architectural Design Standards

SDR-41038
REVISED

RECEIVED
MAR 16 2011

Waiver item 5.b of Architectural Design Standards requires an articulated roof line or cornice as a major feature. The Centennial Plan provides a sample illustration of art deco features surrounding doorways and columns. The design of Olympic Gardens is mindful of providing visual interest versus a monolithic building. It is for this reason that the rooflines of the building includes a stepped profile that represents an attractive building form. The façade allows large openings on the fourth level to provide views to roof-top trees and vegetative forms. The trees and open space provided meet the intent of the code by providing visual interest. Guardrails, beams and support columns are also visible. This method is preferable to ornamental attachments as trees and rails are more functional and match the modern character of the building.

Waiver Item 5.d Arcades, awnings and canopies The face of the building on the second story reaches the ROW line. As a result, pedestrians are comfortably shaded along Las Vegas Boulevard and the shades and canopies are not needed. Also, the main entrance of this night club is accessed from the parking lot versus the street side. This configuration is preferable as it directs slowing vehicular traffic onto the site, and the location of the entrance is more discreet considering the adult nature of the building. The use of canopies, overhangs and entrances along Las Vegas boulevard would disorient both traffic and pedestrians.

In lieu of doorways along the ROW the architect will provide graphics along the 1st story wall of the building to ensure visual interest within the streetscape.

Waiver item 5.g Architectural details should be carried on all sides of the building. This parcel shares a property line with a residential use. While the building facades adjacent to streets and parking lots have windows balconies and insets, the façade fronting the residential has a small (approx 1 foot) inset has smaller windows. On the third story the window are placed more than 5.5 feet above floor level and recessed to ensure patrons cannot look downward into neighboring properties. The entire wall of the fourth level is recessed and windows are placed more than two feet from the outside shell of the building. Again, this is to provide natural light inside the facility while ensuring that patrons cannot look downwards to neighboring properties. This is a conscious attempt by the applicant to ensure privacy of the adjacent neighborhood.

If you have additional concerns please phone me at 598-1408.

Very truly yours,



Lora Dreja
Land Entitlements
Law Offices of Jay Brown

SDR-41038
REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-41038

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTRDL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIDNS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
ARISTOTLE HOLDING, LP - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-1278) FOR A PROPOSED 37,611 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK AND PARKING LOT MODIFICATIONS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **APRIL 12, 2011**
CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 2011**

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

LIST COMMENTS BELOW:

Report Date 02/24/2011 04:57 PM

Submitted By

Page 1

A/P # 41038 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 13:20	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING LP - Request for a Major Amendment to an approved Site Development Plan Review (SDR-1278) FOR A 69,290 SQUARE FEET BUILDING on 2.57 acres at 1531 Las Vegas Boulevard South (APN 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 41038 Project/Phase Name OLYMPIC GARDENS
Size/Area 2.57 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #

Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16203210090

Location

Owner/Tenant

Contact ID AC1280461 Name ARISTOTLE HOLDING L P
Mailing Address 1531 LAS VEGAS BLVD S
City LAS VEGAS
ZIP/PC 89104-1311
Day Phone (702)504-0977 x
Fax

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1531 S LAS VEGAS BLVD
LAS VEGAS, 89104-

1503 S LAS VEGAS BLVD
LAS VEGAS, 89104-

1507 S LAS VEGAS BLVD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 02/24/2011 04:57 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16203202005
16203210090

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1828132 ☐ Foreign
Effective Expire
Name BROWN, BROWN & PREMSRIRUT
Day Phone (702)598-1408 x Eve Phone Organization
Pager PIN # Position
Fax (702)385-1023 Mobile Profession
E-Mail
Address 520 SOUTH 4TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments Lora Dreja

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1280461 ☐ Foreign
Effective Expire
Name ARISTOTLE HOLDING L P
Day Phone (702)504-0977 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1531 LAS VEGAS BLVD S
LAS VEGAS, NV 89104-1311
Seasonal Addr

Valid From To
Comments Peter Eliades

Report Date 02/24/2011 04:57 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/24/2011 13:43	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/24/2011 13:43	30.00
PROCESSING FEE	P	02/24/2011 13:43	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JMARSHALL Modified Date/Time 02/24/2011 13:18
Comments
No Comments

Report Date 02/24/2011 04:57 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation
Y Business Licensing Requirements Met	
N Business License Exempt	

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

Z-LEGAL				982998	02/24/2011 13:20	
N						

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					

04/12/2011	PC	SCHEDULED			
JMARSHALL	02/24/2011		0	0	0

Report Date 02/24/2011 04:57 PM

Submitted By

Page 5

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

Template Type/AP #	AP Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	Mi	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/24/2011 13:44		0.00
	KASTYTIS CECHAVICIUS, OLYMPIC GARDEN CK 18860, 702.474.7540				

No Model Home Details



Go to Planning's web page

Print Form

Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 1531 Las Vegas Boulevard South

Project Name Olympic Gardens Proposed Use Sexually oriented

Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 Ward # 3

General Plan: existing TC proposed TC Zoning: existing C-2 proposed C-2

Commercial Square Footage 69,290 Floor Area Ratio 0.62

Gross Acres 2.57 Lots/Units - Density -

Additional Information _____

PROPERTY OWNER Aristotle Holding LP Contact Pete Eliades

Address 1531 Las Vegas Boulevard South Phone: 504-0977 Fax: _____

City Las Vegas State NV Zip 89104

E-mail Address _____

APPLICANT Same as property owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE Brown, Brown, & Primsirut Contact Lora Dreja

Address 520 S. 4-th Street Phone: 598-1408 Fax: 385-1023

City Las Vegas State NV Zip 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature Pete Eliades

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

Print Name PETER ELIADES

Subscribed and sworn before me

This 23rd day of February, 20 11

Vallee Swan

RECEIVED
Notary Public in and for said County and State of Nevada
FEB 24 2011
Revised 10/27/08

VALLEE SWAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-17-2013
Certificate No: 09-11469-1

FOR DEPARTMENT USE ONLY

Case # SDR-41038

Meeting Date: 4/12/11

Total Fee: 1030.00

Date Received: * 2-24-11

Received By: JFm

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

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

**DEPARTMENT OF PLANNING****STATEMENT OF FINANCIAL INTEREST**Case Number: **SDR-41038** APN: 162-03-210-090, 162-03-202-005Name of Property Owner: Aristotle Holding, LPName of Applicant: Pete Eliades

Name of Representative: _____

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: _____

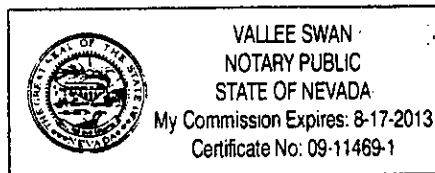
Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: PETE ELIADES

Subscribed and sworn before me

This 23rd day of February, 2011Vallee Swan
Notary Public in and for said County and State**RECEIVED**
FEB 24 2011

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 23, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Site Development Plan Review for a Sexually Oriented Business within the *South District of the Downtown Centennial Plan*.

Dear Sir/Madam;

Please consider this request to expand the existing Olympic Garden property by way of a Major Site Development Review. The property is in a C-2 zone and currently holds entitlements for a Sexually Oriented Business (SOB), Tavern and a parking deviation allows a minimum 75 parking spaces for the existing uses. This request exercises the recently approved ordinance TXT-39658 which allows for an expansion and alteration of a Sexually Oriented Business when it is located within in the Downtown Centennial Plan area. The applicant proposes removing the existing building previously approved at 31,679 square feet and constructing a new three story 69,290 SF building with a fourth level roof deck (elevation 54 feet).

The floor plans indicate the new building the primary use of the building is an adult entertainment cabaret with ancillary uses including a tavern, beauty salon, outdoor recreational area and spa. The revised design includes three stories of fully enclosed area (61,220 SF). The fourth story has a 9,400 SF indoor day spa paired with an 8,770 SF outdoor patio that includes a swimming pool and bar area. Areas allowing on-premise consumption of alcohol (tavern) has increased from 31,679 SF to 47,507. This represents a 50% increase and is in conformance with 19.16.030 *Nonconforming Use of a Conforming Building*.

The site is located within the Downtown South District of the *Downtown Centennial Plan*. In this area the long term plan makes concessions to parking via the assumption that this area relies less on cars and more by taxi's, public transit and pedestrian traffic as compared to outlying neighborhoods. As such, Title 19 parking standards are not automatically applied (*see also Ordinance 6080*). Previous entitlements have established a minimum 75 parking spaces for the SOB property. The proposed site plan provides 162 on-premise spaces.

While not submitted as part of the current Site Plan Review, it should be noted that the applicant controls two parcels (162-03-202-002,003) located within 200 feet of the parcel that Olympic Gardens occupies. These parcels can accommodate 196 additional spaces. In the event the on-site spaces are not sufficient, a separate design review may be considered for the ancillary lot.

Design guidelines published in the *Downtown Centennial Plan* were incorporated into the design for the streetscape, landscape and streetside building façade.

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FEB 24 2011

SDR-41038

If you have additional concerns please phone me at 598-1408.

Very truly yours,


Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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FEB 24 2011

SDR-41038

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 #: Q09-00135-6-148283

DATE ISSUED: 12/09/09

TYPE OF LICENSE: ARCHITECTURAL FIRM

1 PROS

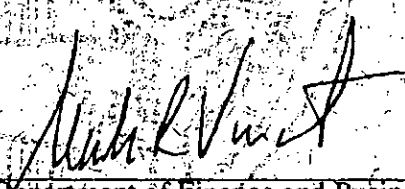
BUSINESS LOCATION: 10777 W. TWAIN AV 125

ISSUE TO: DESIGNCELL LLC

DBA:
DESIGNCELL
10777 W. TWAIN AV 125
LAS VEGAS NV 89135

PRINCIPAL(S)

CECHAVICHES, KASTYTIS, MGR 50%
BROWN, SCOTT, MGR 50%


Director, Department of Finance and Business Services

RECEIVED
FEB 24 2011

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

Post in a conspicuous place.



ARISTOTLE HOLDING LIMITED PARTNERSHIP

Business Entity Information			
Status:	Active	File Date:	11/08/1999
Type:	Domestic Limited Partnership	Entity Number:	LP2877-1999
Qualifying State:	NV	List of Officers Due:	11/30/2011
Managed By:		Expiration Date:	12/31/2028
NV Business ID:	NV19991133487	Business License Exp:	11/30/2011

Registered Agent Information			
Name:	DAVID A. STRAUS, ESQ.	Address 1:	900 RANCHO LANE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Officers ☐ Include Inactive Officers			
General Partner - PJ ENTERPRISES			
Address 1:	1531 LAS VEGAS BLVD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	LP2877-1999-001	# of Pages:	2
File Date:	11/08/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2877-1999-006	# of Pages:	1
File Date:	1/02/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2877-1999-004	# of Pages:	1
File Date:	11/13/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2877-1999-005	# of Pages:	1
File Date:	11/08/2002	Effective Date:	
(No notes for this action)			

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JAN 24 2011
FEB 24 2011

Action Type:	Annual List		
Document Number:	LP2877-1999-003	# of Pages:	1
File Date:	10/16/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2877-1999-002	# of Pages:	1
File Date:	10/12/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050473400-75	# of Pages:	1
File Date:	10/11/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060622436-81	# of Pages:	1
File Date:	9/28/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070641170-98	# of Pages:	1
File Date:	9/19/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080680833-58	# of Pages:	1
File Date:	10/16/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090713061-49	# of Pages:	1
File Date:	9/30/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100704054-93	# of Pages:	1
File Date:	9/20/2010	Effective Date:	
(No notes for this action)			

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PJ ENTERPRISES, LLC

Business Entity Information			
Status:	Active	File Date:	10/21/1999
Type:	Domestic Limited-Liability Company	Entity Number:	LLC8085-1999
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	10/21/2499
NV Business ID:	NV19991081423	Business License Exp:	10/31/2011

Registered Agent Information			
Name:	DAVID A. STRAUS, ESQ.	Address 1:	900 RANCHO LANE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Officers ☐ Include Inactive Officers			
Manager - PETER ELIADES			
Address 1:	1531 LAS VEGAS BOULEVARD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC8085-1999-001	# of Pages:	5
File Date:	10/21/1999	Effective Date:	10/21/1999
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-006	# of Pages:	1
File Date:	10/02/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-003	# of Pages:	1
File Date:	9/17/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-005	# of Pages:	1

File Date:	9/27/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-004	# of Pages:	1
File Date:	9/16/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC8085-1999-002	# of Pages:	1
File Date:	9/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050423485-33	# of Pages:	1
File Date:	9/06/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060564397-62	# of Pages:	1
File Date:	9/01/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070628999-22	# of Pages:	1
File Date:	9/13/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080560116-39	# of Pages:	1
File Date:	8/22/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090661832-67	# of Pages:	1
File Date:	9/02/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100643380-47	# of Pages:	1
File Date:	8/27/2010	Effective Date:	
(No notes for this action)			

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FEB 24 2011

20050919-0001130

Fee: \$19.00 RPTT: EX#003
N/C Fee: \$0.00

09/19/2005 09:03:33
T20050171367

Requestor:
LEGAL WINGS

Frances Deane ADF
Clark County Recorder Pgs: 6

**THIS DOCUMENT BEING RE-
RECORDED TO CORRECT
SIGNATURE LINE ENTITY**

APN# 162-03-210-090

6

Recording Requested by and Return to:

RE-RECORDED

Name LAW OFFICES OF DAVID A. STRAUS

Address 900 RANCHO LANE

City/State/Zip LAS VEGAS, NEVADA 89106

GRANT, BARGAIN, SALE DEED
(Title on Document)

This page added to provide additional information required by NRS 111.312. Sections 1-2. (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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20050128-0000941

Fee: \$17.00 RPTT: EX#008
N/C Fee: \$25.00

01/28/2005 09:03:38
720050017948

Requestor:
LEGAL WINGS

Frances Deane DGI
Clark County Recorder Pgs: 4

APN#162-03-210-090

WHEN RECORDED MAIL TO:

Law Offices of David A. Straus
900 Rancho Lane
Las Vegas, Nevada

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Peter Eliades
1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104-1311

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PETER ELIADES and JANET ELIADES, Trustees of the ELIADES FAMILY TRUST dated July 18, 1991; and, PJ ENTERPRISES, LLC, a Limited Liability Company, in consideration for \$-0-, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ARISTOTLE HOLDING LIMITED PARTNERSHIP, all of our undivided interest in and to all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Parcel 1:

Lots Nine (9), Ten (10) and Eleven (11) in Block Twenty Three (23) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, according to the Plat of record in Book 1 of Plats, at page 52, on file in the Office of the Recorder of said County and State.

Parcel 2:

That portion of Block Nineteen (19) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, according to the Plat of record in Book 1 of Plats, at page 52, on file in the Office of the Recorder of said County and State, lying South of the Westerly prolongation of the North line of Lot Nine (9) in Block Twenty Three (23) of said BOULDER ADDITION.

Parcel 3:

Lots Seven (7) and Eight (8) in Block Twenty Three (23) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, according to the Plat of record in Book 1 of Plats, at page 52, on file in the Office of the Recorder of said County and State.

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FEB 24 2011

Parcel 4:

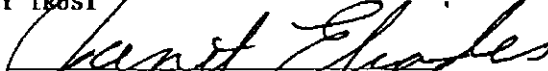
All of that portion of Block Nineteen (19) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, lying North of the Westerly prolongation of the North line of Lot Nine (9) in Block Twenty Three (23) of said BOULDER ADDITION TO THE CITY OF LAS VEGAS, according to the Plat of record in Book I of Plats, at page 52, on file in the Office of the Recorder of said County and State.

SAVING AND EXCEPTING THEREFROM that portion lying within U. S. Highway No. 91.

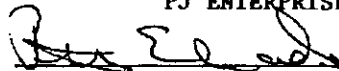
Property commonly known as 1531 South Las Vegas Boulevard, Las Vegas, Nevada.

ELIADES FAMILY TRUST


PETER ELIADES, Trustee


JANET ELIADES, Trustee

PJ ENTERPRISES, LLC, a Limited Liability Company

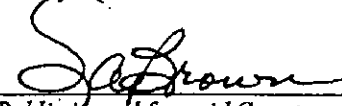

PETER ELIADES, Manager

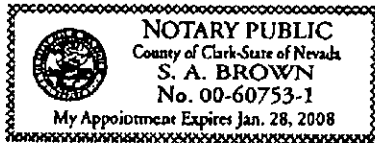

JANET ELIADES, Member

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this December 9, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peter Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.


Notary Public in and for said County and State



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FEB 24 2011

STATE OF NEVADA)

) ss.

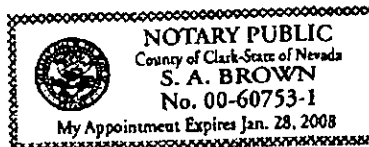
COUNTY OF CLARK)

On this December 9, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janet Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

S. A. Brown

Notary Public in and for said County and State



RECEIVED
FEB 24 2011

2005 SEP -7 A 10:29

Chilone

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-03-210-090
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
	Other		

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #8

b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

5. Partial Interest: All of our undivided interest being transferred:

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

Signature Peter Eliades Capacity - Grantor/Grantee

Peter Eliades

Signature Janet Eliades Capacity - Grantor/Grantee

Janet Eliades

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)**

Print Name: Eliades Family Trust & PJ Enter

Print Name: Aristotle Holding LP

Address: 1531 Las Vegas Blvd S

Address: 1531 Las Vegas Blvd S

Las Vegas, NV 89104-1311

Las Vegas, NV 89104-1311

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

Print Name: Law Offices of David A. Straus

Address: 900 Rancho Lane

Las Vegas, Nevada 89106

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

RECORDED
FEB 24 2011

RE-RECORDED

941

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-03-210-090
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 |
- ☒ Other Commercial Restaurants/Lounges

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ (_____)

Transfer Tax Value: \$

Real Property Transfer Tax Due \$

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #3

b. Explain Reason for Exemption: Re-record to correct signature line entity.

5. Partial Interest: Percentage being transferred:

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

Signature _____

David A. Straus, Attorney

Capacity - Grantor/Grantee

Signature _____

Capacity - Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Eliades Fam Tr & PJ Enter, LLC
Address: 1531 Las Vegas Blvd South
Las Vegas, NV 89104

Name: Aristotle Holding LP
Address: 1531 Las Vegas Blvd South
Las Vegas, NV 89104

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

Print Name: Law Offices of David A. Straus
Address: 900 Rancho Lane
Las Vegas, Nevada 89106

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

RECEIVED
FEB 24 2011

1130

20050919-0001131

Fee: \$20.00 RPTT: EX#003
N/C Fee: \$0.00

09/19/2005 09:03:33
T20050171367

Requestor:
LEGAL WINGS

Frances Deane RDF
Clark County Recorder Pgs: 7

**THIS DOCUMENT BEING RE-
RECORDED TO CORRECT
SIGNATURE LINE ENTITY**

APN# 162-03-202-005

Recording Requested by and Return to:

7

RE-RECORDED

Name LAW OFFICES OF DAVID A. STRAUS

Address 900 RANCHO LANE

City/State/Zip LAS VEGAS, NEVADA 89106

GRANT, BARGAIN, SALE DEED
(Title on Document)

This page added to provide additional information required by NRS 111.312. Sections 1-2. (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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FEB 24 2011

20050128-0000947

Fee: \$18.00 RPTT: EX#008

N/C Fee: \$25.00

01/28/2005

09:03:38

T20050017948

Requestor:

LEGAL WINGS

Frances Deane

OGI

Clark County Recorder

Pgs: 5

APN#162-03-202-005

WHEN RECORDED MAIL TO:

Law Offices of David A. Straus

900 Rancho Lane

Las Vegas, Nevada

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Peter Eliades

1531 Las Vegas Boulevard South

Las Vegas, Nevada 89104-1311

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PETER ELIADES and JANET ELIADES, Trustees of the ELIADES FAMILY TRUST dated July 18, 1991; and, PJ ENTERPRISES, LLC, a Limited Liability Company,** in consideration for \$-0-, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **ARISTOTLE HOLDING LIMITED PARTNERSHIP**, all of our undivided interest in and to all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Parcel I:

South ten (10 feet of irregular Lot One (1) and all of irregular Lots Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Twenty Three (23) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 52, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with that portion of South Third Street as vacated by Clark County in an Order of Vacation recorded March 24, 1975, in Book 504 of Official Records, Clark County, Nevada records as Document No. 463633.

TOGETHER with any portion of South Third Street as vacated by Clark County in an Order of Vacation recorded March 7, 1988 in Book 880307 of Official Records, Clark County, Nevada Records as Document No. 00514, title to which would pass by operations of law with a Conveyance of Lots Five (5) and Six (6) herewith.

Parcel II:

Parcel A:

That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

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Commencing at the Point of Intersection of the South Line of Lot "M" of PARK PLACE ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada, with the Southeasterly Line of South Fifth Street (80 feet wide) as said point of Intersection is designated by survey on File in File 1, Page 36 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada; thence South 27°45' West along the said Southeasterly line a distance of 450.00 feet to the most Westerly corner of that certain parcel of land conveyed by Fifth Street Properties, Inc., to Joseph E. Bane et al. By deed recorded December 28, 1951 as Document No. 379125, Clark County, Nevada Records; thence continuing south 27°45' West along the said Southeasterly Line a distance of 226.03 feet more or less to a point on the East line of Boulder Addition as shown by map thereof on file in Book 1 of Plats, page 52, in the Office of the County Recorder of Clark County, Nevada; thence South 3°22' West along the last mentioned East line a distance of 49.50 feet to a point being the true point of beginning; thence continuing South 3°22' West a distance of 435.29 feet more or less to a point on the Northwesterly Line of Paradise Grove as shown by map thereof on File in Book 3 of Plats, page 92, in the Office of the County Recorder of Clark County, Nevada; thence North 27°45' East along the last mentioned Northwesterly line a distance of 396.46 feet to a point; thence North 62°15' West a distance of 179.70 feet to the true point of beginning.

Parcel B:

An easement for ingress to, and egress from, Parcel A, over and across:

That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

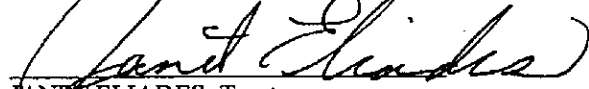
Commencing at the a Point of Intersection of the South Line of Lot "M" of PARK PLACE ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada, with the Southeasterly Line of South Fifth Street (80 feet wide) as said point of Intersection is designated by survey on File in File 1, Page 36 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada; thence South 27°45' West along the said Southeasterly line a distance of 450.00 feet to the most Westerly corner of that certain parcel of land conveyed by Fifth Street Properties, Inc., to Joseph E. Band et al. By deed recorded December 28, 1951 as Document No. 379125, Clark County, Nevada Records; thence continuing South 27°45' West along the said Southeasterly Line a distance of 226.03 feet more or less to a point in the East line of Boulder Addition as shown by map thereof on file in Book 1 of Plats, page 52, in the Office of the County Recorder of Clark County, Nevada; thence South 3°22' West along the last mentioned East line a distance of 5.50 feet to a point being the

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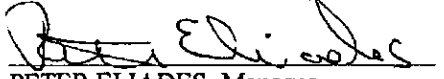
True Point of Beginning; thence continuing South 3°22' West a distance of 44.00 feet to a point; thence South 62°15' East a distance of 50.00 feet to a point; thence North 3°22' East a distance of 44.00 feet to a point, thence North 62°15' West a distance of 50.00 feet to the true point of beginning.

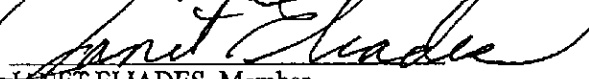
ELIADES FAMILY TRUST


PETER ELIADES, Trustee


JANET ELIADES, Trustee

PJ ENTERPRISES, LLC, A Limited Liability Company


PETER ELIADES, Manager


JANET ELIADES, Member

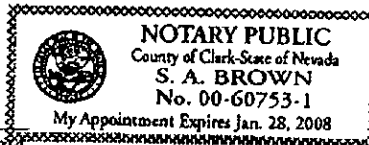
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this December 9, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peter Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Notary Public in and for said County and State

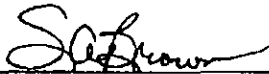


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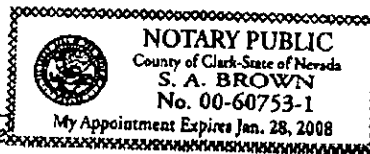
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this December 9, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janet Eliades, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

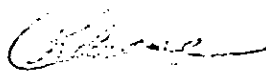
WITNESS my hand and official seal.



Notary Public in and for said County and State



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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 16203-202-005
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
Other _____	

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ (_____)

Transfer Tax Value: \$

Real Property Transfer Tax Due \$

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #8

b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

5. Partial Interest: All of our undivided interest being transferred:

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

Signature Peter Eliades Capacity - Grantor/Grantee

Signature Janet Eliades Capacity - Grantor/Grantee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)**

Print Name: Eliades Family Trust & PJ Enter

Print Name: Aristotle Holding LP

Address: 1531 Las Vegas Blvd S
Las Vegas, NV 89104-1311

Address: 1531 Las Vegas Blvd S
Las Vegas, NV 89104-1311

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

Print Name: Law Offices of David A. Straus

Address: 900 Rancho Lane
Las Vegas, Nevada 89106

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

RE-RECORDED

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FEB 24 2011

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 162-03-202-005

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
	Other		

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$

Real Property Transfer Tax Due

\$

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #3

b. Explain Reason for Exemption: Re-record to correct signature line entity.

5. Partial Interest: Percentage being transferred:

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

Signature

David A. Straus, Attorney

Capacity - Grantor/Grantee

Signature

Capacity - Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Eliades Fam Tr & PJ Enter, LLC

Name: Aristotle Holding LP

Address: 1531 Las Vegas Blvd South

Address: 1531 Las Vegas Blvd South

Las Vegas, NV 89104

Las Vegas, NV 89104

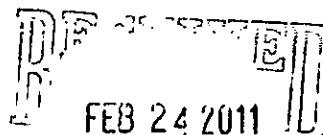
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer

Print Name: Law Offices of David A. Straus

Address: 900 Rancho Lane

Las Vegas, Nevada 89106

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



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