

Landscape Legend

SYMBOL	SYMBOL NAME	SIZE	QTY
	DECIDUOUS TREE PLANT	30" Tree	4
	ACCENTING SHRUB	30" Tree	2
	BULBOUS TREE	30" Tree	3
	PLANTING AREA	10' DIA.	12
	SHRUB	10' DIA.	4
	PLANTING AREA	10' DIA.	6
	PLANTING AREA	10' DIA.	12

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

APR 28 2011
 RESUBMIT

LANDSCAPE PLAN
1" = 30'-0"

Aquarius Parking Site Development Review

Casino Center and Coolidge Avenue
Las Vegas, Nevada 89104

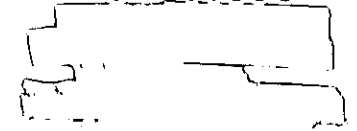
APTUSA Architecture
 1300 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.733.1200
 F 702.733.1212
 aptusa.com

City of Las Vegas SDP, SUP, RZ, V & C Submittal 1/15/11

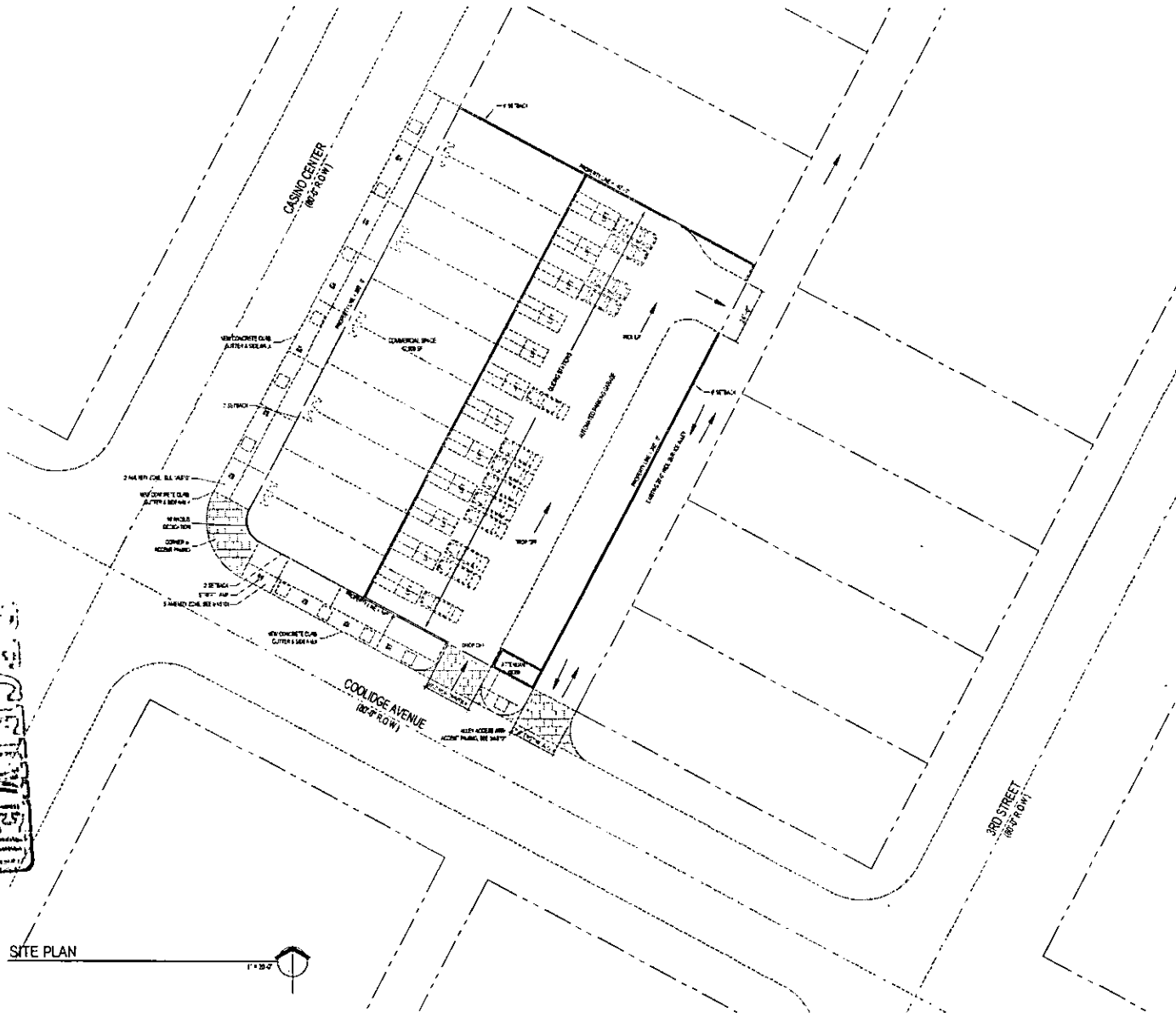
LANDSCAPE PLAN

LI02

EOT-41595 06/17/11 LV Land Permits



RECEIVED
 APR 28 2011



SITE PLAN
1" = 20'



LOCATION MAP
N.E.S.

Site Zoning & Data

SITE DATA			
PARCEL NUMBER	130-34-410-006, 007, 008, 009		
JURISDICTION	CITY OF LAS VEGAS, NV/NA		
EXISTING ZONING	C-2		
SITE AREA	27,441 SF 0.63 ACRES		
DETAILS - BUILDING			
FRONT	10'-0"	PROVIDED	
REAR	10'-0"	1'-0"	
LEFT SIDE	10'-0"	1'-0"	
RIGHT SIDE	10'-0"	1'-0"	
MAX. HEIGHT		NA	130'-0"
ACTUAL HEIGHT		NA	130'-0"
LOT COVERAGE ALLOWED		NA	NA
ACTUAL LOT COVERAGE		NA	NA
BUILDING AREA			
BUILDING AREA	13,700 SF		
CONVERTING	15,000 SF		
AUTOMATED PARKING STRUCTURE	27,400 SF		
TOTAL			
PARKING COUNTS			
PROVIDE	1,000 SPACES		

Aquarius Parking
 Site Development Review
 Casino Center and Coolidge Ave.
 Las Vegas, Nevada 89104

APTUS Architecture
 1800 South Main Street
 Suite 200
 Las Vegas, NV 89102
 702.511.2800
 www.aptusarch.com

City of Las Vegas SDP, SUP, P.E., VAC, Internal 3/11/11

SITE PLAN
ASI02

EOT-41595
 1/17/11 - Local Plans



July 21, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

RE: EOT-41595 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Liberman:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20492) FOR A 120-FOOT HIGH, 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058, and 059), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-20492) shall expire on May 16, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-20492) and all other site related actions as required by the Department of Planning and department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Angela Croll".

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

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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 88101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





July 7, 2011

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

LAS VEGAS CITY COUNCIL

OSCAR B. GOOMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: EOT-41595 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011**

Dear Mr. Liberman:

Please be advised the City Council at its regular meeting on **July 20, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, July 14, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

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

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

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

EOT-41595 - EXTENSION OF TIME SITE DEVELOPMENT PLAN REVIEW - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20492) FOR A 120-FOOT HIGH, 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058, 059), C-2 (General Commercial) Zone, Ward 3 (Reese).

EOT-41596 - EXTENSION OF TIME RELATED TO EOT-41595 - SPECIAL USE PERMIT - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-20519) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

EOT-41597 - EXTENSION OF TIME SITE DEVELOPMENT PLAN REVIEW RELATED TO EOT-41595 AND EOT-41595 - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20502) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: **JULY 20, 2011**

CASE PLANNER: **DEBBIE SULLIVAN** **PUBLIC HEARING**

Comments Due: **MAY 20, 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 05/05/2011 03:10 PM

Submitted By

Page 1

A/P # 41595 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	04/28/2011 13:57	983510	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

EOT-41595 - EXTENSION OF TIME - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20492) FOR A 120-FOOT HIGH, 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058, 059), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P # 20492
Project # 41595 Project/Phase Name THE ROYALE AT CASINO CENTER Phase #
Size/Area 0.64 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410056

Location

Owner/Tenant

Contact ID AC1631574 Name LEAH PROPERTY L L C Organization % LIVEWORK L L C
Mailing Address 41 E 60TH ST 6TH FL State/Province NY
City NEW YORK Country Foreign
ZIP/PC 10022-1081 Evening Phone
Day Phone Mobile #
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

931 S CASINO CENTER BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410056
13934410057

Report Date 05/05/2011 03:10 PM

Submitted By

Page 2

A/P Linked Parcels

13934410058
13934410059

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1631574 Foreign
Effective
Expire
Name LEAH PROPERTY L L C
Day Phone Eve Phone Organization % LIVEWORK L L C
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 41 E 60TH ST 6TH FL
NEW YORK, NY 10022-1081
Seasonal Addr

Valid From To
Comments No Comments
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 N Capacity APPL Contact ID AC1889396 Foreign
Effective
Expire
Name BARNET LIBERMAN
Day Phone (212)243-1320 x Eve Phone Organization
Pager PIN # Position
Fax (212)243-7305 Mobile Profession
E-Mail
Address 421 HUDSON STREET
NEW YORK, NY 10014
Seasonal Addr

Valid From To
Comments No Comments

Report Date 05/05/2011 03:10 PM

Submitted By

Page 3

CONTACT ADDITIDNAL

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 OTHER Other REP Contact ID AC817940 Foreign
Effective Expire
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr
Valid From To
Comments No Comments
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

Report Date 05/05/2011 03:10 PM Submitted By Page 4

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 20492

Staff Recommendation

Entitlement Exercised? N

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u>	<u>Meeting Status</u>		<u>YES Votes</u>	<u>ND Votes</u>	<u>ABSTENTIONS</u>
<u>Add Date</u>	<u>Add Date</u>	<u>Modified by</u>	<u>Modified Date</u>			
07/20/2011	CC	SCHEDULED		0	0	0
BSTICKA	04/28/2011					

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

No children exist for this project

Employee
Employee ID Last First M Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 04/28/2011 14:28 0.00
 LONDON CHRISTOPHER; APTUS; CK#6620; 702-839-1200;



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SUP 20492

Project Address (Location) 330 E. Charleston

Project Name The Royale at Casino Center Proposed Use Mixed use

Assessor's Parcel #(s) 139-34-410-056, 057, 058, 059 Ward # 3- Reese

General Plan: existing MXU proposed n/a Zoning: existing C-2 proposed n/a

Commercial Square Footage 16,000 Floor Area Ratio _____

Gross Acres .64 Lots/Units 330 Density _____

Additional Information _____

PROPERTY OWNER Leah Property LLC Contact Barnet Liberman

Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305

City New York State NY Zip 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman Contact Barnet Liberman

Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305

City New York State NY Zip 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS Contact Kristen Neuman

Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1212

City Las Vegas State NV Zip 89104

E-mail Address _____

Property Owner Signature*

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

Subscribed and sworn before me
This 28th day of APRIL, 20 11

Notary Public in and for said County and State
JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41595</u>
Meeting Date:	<u>7/20/11</u>
Total Fee:	<u>\$ 300</u>
Date Received:*	<u>4/28/11</u>
Received By:	

*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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41595** APN: 139-34-410-056, 057, 058, 059

Name of Property Owner: Leah Property LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

Yes

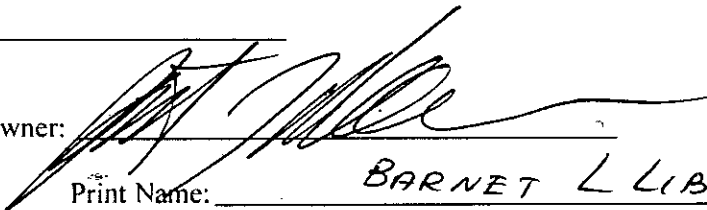
No

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

City Official: _____

Partner(s): _____

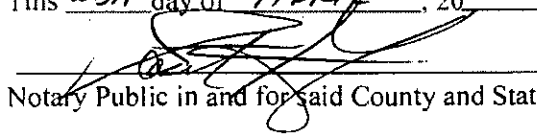
APN: _____

Signature of Property Owner: 

Print Name: BARNET LIBERMAN

Subscribed and sworn before me

This 25th day of April, 2011


Notary Public in and for said County and State

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



May 18, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Mitchell
Live Work, LLC
41 East 60th Street, 6th Floor
New York, New York 10022

RE: SDR-20492 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO ZON-20507, SUP-20519, VAC-20522 AND SDR-20502

Dear Mr. Mitchell:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Site Development Plan Review FOR A 120-FOOT HIGH 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR/ COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058 and 059), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-64) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. All proposed signage locations as depicted on the building elevations, date stamped 03/13/07, must be for on-premise advertising only. Off-premise advertising signs will require separate approval through the Special Use Permit application process. All signage must meet the applicable requirements of the Downtown Centennial Plan and Title 19. All signage requires the issuance of a building permit.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

APR 28 2011
EOT-41595

6. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: all tree heights are to be included in the landscape legend to ensure compliance with the Downtown Centennial Plan's minimum streetscape standards.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development 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.

APR 28 2011

EOT-41595

Mr. David Mitchell
SDR-20492 – Page Three
May 18, 2007

15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Casino Center/3rd Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site, except as amended by Conditions of Approval herein.
19. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
20. Landscape and maintain all unimproved rights-of-way, if any, on Casino Center Boulevard and Coolidge Avenue adjacent to this site. All private improvements and landscaping 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.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard and Coolidge Avenue public right-of-way adjacent to this site prior to occupancy of this site.
22. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Coolidge Avenue. Revise the on-site circulation pattern to ingress from the alley and egress onto Coolidge Avenue.

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APR 28 2011

EOT-41595

Mr. David Mitchell
SDR-20492 – Page Four
May 18, 2007

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Barnett Liberman
Live Work, LLC
421 Hudson Street
New York, New York 10014

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

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APR 28 2011

EOT-41595

APTUS

April 28, 2011

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

Architecture

Engineering

Planning

Interiors

Landscape

**APN: 162-03-115-001 and 002
139-34-410-056, 057, 058 and 059**

**Re: Extension of Time for:
SDR-20502
SUP-20519
SDR-20492**

To Whom It May Concern:

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

The owner desires to provide much needed and obtainable rental housing within the downtown area of the city. To compliment approximately 1,100 condominium residences for rent will be almost 70,000 square feet of commercial space. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

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

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

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

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

aptusgroup.com

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APR 28 2011

EOT-41595

9

20061107-0003072

A.P.N. #	139-34-410-056
Escrow No.	259175ML
R.P.P.T.	
Recording Requested By: National Title Co. 2 ERROR: Bookmark not defined	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LiveWork, LLC	
41 E. 60th St., 6th Fl.	
New York, NY 10022	

Fee: \$19.00 RPTT: EX#001
 N/C Fee: \$0.00
 11/07/2006 13:36:13
 T20060197265
 Requestor:
 NATIONAL TITLE COMPANY
 Charles Harvey JJF
 Clark County Recorder Pgs: 7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Livework, Manager, LLC, a Delaware Limited Liability Company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Leah Property, LLC, a Delaware Limited Liability Company

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.


SUBJECT TO:

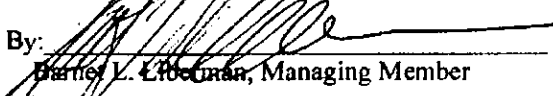
1. Taxes for fiscal year 2004-05;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/6/06

LiveWork Manager, LLC
By: Las Vegas Land Partners, LLC

By: 
David J. Mitchell, Managing Member

By: 
Daniel L. Cochran, Managing Member

THIS DEED IS SIGNED IN COUNTERPART

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APR 28 2011

State of ~~Nevada~~ New York }
County of ~~Clark~~ New York } ss.

This instrument was acknowledged before me on
By ~~David J. Mitchell~~ and Barnet L. Liberman

11/6/06

Signature: _____
Notary Public

MATTHEW J. DANOW
Notary Public, State of New York
No. 02DA6100961
Qualified in New York County
Commission Expires Nov. 3, 2011

ASSESSOR'S COPY

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A.P.N. #	139-34-410-054
Escrow No.	259175ML
R.P.P.T.	
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Livework, LLC	
41 E. 60th Street, 6th Floor	
New York, NY 10022	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Livework, Manager, LLC, a Delaware Limited Liability Company does hereby Grant, Bargain Sell and Convey to Leah Property, LLC, a Delaware Limited Liability Company

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2004-05;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/3/06

THIS DEED IS SIGNED IN COUNTERPART

RECEIVED
APR 28 2011

LiveWorkManager, LLC
By: Las Vegas Land Partners, LLC

[Handwritten signature]

By: _____
David J. Mitchell, Managing Member

By: _____
Barnet Liberman, Managing Member

State of ~~Nevada~~ *New York* }
County of ~~Clerk~~ *New York* } ss.

This instrument was acknowledged before me on 11/3/06

By: David J. Mitchell and ~~Barnet Liberman~~

Signature: *[Handwritten signature]*
Notary Public

SUSAN M. PEREZ
Notary Public, State of New York
No. 01PE0049360
Qualified in Nassau County
Commission Expires Oct. 10, 2010

*David J. Mitchell, a Managing Member of Las Vegas Land Partners, LLC, a Delaware Limited Liability Company, Sole Member of Livework Manager, LLV a Delaware Limited Liability Company.

[Large diagonal stamp: ORIGINAL COPY]

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EXHIBIT "A"

The land referred to herein situate in the State of Nevada, County of Clark, described as follows:

PARCEL I:

Lots Nine (9) and Ten (10) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

Lots Eleven (11) and Twelve (12) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL III:

Lots Thirteen (13) and Fourteen (14) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL IV:

Lots Fifteen (15) and Sixteen (16) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land as conveyed to the City of Las Vegas by Deed recorded September 22, 1983 in Book 1808 as Document No. 1767286, in the Office of the County Recorder, Clark County, Nevada.

PARCEL V:

Lots Seventeen (17) and Eighteen (18) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VI:

Lots Nineteen (19) and Twenty (20) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VII:

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Lots Twenty-one (21) and Twenty-two (22) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VIII:

Lots Twenty-three (23) and Twenty-four (24) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
- a) 139-34-410-056 2
 - b) THROUGH 134-34-410-059
 - c) AND 134-34-410-083
 - d) THROUGH 139-74-410-086

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	<u>OK</u>
Book	<u>Page</u>
Date of Recording:	<u>APR 28 2011</u>
Notes:	<u>As documented</u>

2. Type of Property
- a) Vacant Land
 - b) Single Family Residence
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apartment Bldg.
 - f) Commercial/Industrial
 - g) Agricultural
 - h) Mobile Home
 - i) Other

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: 1
 Transfer to a Business Entity Which Grantor owns
 100% affiliate with identical common ownership.
 - b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 0 %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor
 Livework Manager, LLC

Signature: [Signature] Capacity: Grantee
 Leah Property, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Livework Manager, LLC
 Address: 41 E. 60th St., 6th Floor
 City/State/Zip New York, NY 10022

BUYER (GRANTEE) INFORMATION

Print Name: Leah Property, LLC
 Address: 41 E. 60th St., 6th Floor
 City/State/Zip New York, NY 10022

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 259175ML
 Address: 714 East Sahara
 City Las Vegas State: NV Zip 89104

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 APR 28 2011

3072

20070502-0004490

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

05/02/2007 14:50:00
T20070075599

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 5

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

51

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

GRANT, BARGAIN and SALE DEED

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

LiveWork, LLC, a Delaware limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

305 Las Vegas, LLC, a Delaware Limited Liability Company

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

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

Subject to

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

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

Date: 03/14/2007

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LiveWork, LLC, a Delaware limited liability company

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

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

By: David Mitchell, Its:
Managing Member

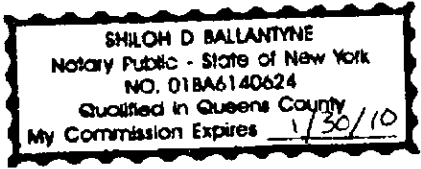
ASSESSOR'S COPY

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

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

Shiloh D Ballantyne
Notary Public
(My commission expires: 1/30/10)



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

ESCROWER'S
COUNTY

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

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EXHIBIT 'A'

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

Parcel 1:

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

Parcel 2:

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

ASSESSOR'S COPY

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APR 28 2011

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

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

2. Type of Property

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

FOR RECORDERS OPTIONAL USE	
Book	Page: _____
Date of Recording	_____
Notes:	_____

3. Total Value/Sales Price of Property:

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

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Seller

Signature: Buyer Capacity: Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: LiveWork, LLC

Print Name: 305 Las Vegas, LLC

Address: 41 East 60th St.

Address: 421 Hudson St.

City: New York

City: New York

State: NY Zip: 10022

State: NY Zip: 10014

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-281272-HHLV ak/ME

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV Zip: 89169

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

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APR 28 2011

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