



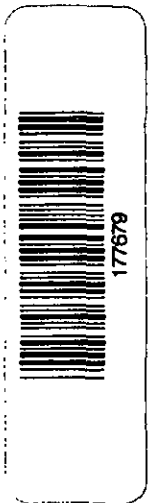
LAS VEGAS CITY COUNCIL

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 22, 2010

Ms. Elizabeth Fretwell  
City of Las Vegas  
400 Stewart Avenue, 8<sup>th</sup> Floor  
Las Vegas, Nevada 89101

RE: EOT-37652 – EXTENSION OF TIME – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF APRIL 21, 2010

Dear Ms. Fretwell:

The City Council at a regular meeting held April 21, 2010, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-11028) FOR A PROPOSED MIXED-USE DEVELOPMENT FOR TWO 35-STORY BUILDINGS at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-11028) shall expire on March 15, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-11028) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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

VDICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

April 8, 2010

Ms. Elizabeth Fretwell  
City of Las Vegas  
400 Stewart Avenue, 8th Floor  
Las Vegas, Nevada 89101

**RE: EOT-37652 - EXTENSION OF TIME - SPECIAL USE PERMIT**

Dear Ms. Fretwell:

Please be advised the City Council at its regular meeting on *April 21, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will available on-line on *Friday, April 16, 2010* at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP  
Director, Planning and Development Department

MMW:clb

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



# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)  
**Date:** March 22, 2010  
**Re:** **EOT-37652** City of Las Vegas 601 Fremont St.  
Request for an Extension of Time of an approved Special Use Permit (SUP-11028)

---

## **COMMENTS:**

We have no objection on the request for an Extension of Time of a previously approved Special Use Permit for a proposed mixed-use development for two 35-story buildings, as long as all previously imposed conditions of approval for SUP-11028 and all other subsequent site related actions are ultimately complied with.

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**  
**Current Planning Division**  
**731 South Fourth Street**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 phone (702) 385-7268 fax**

**EOT-37652 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for an Extension of Time of a previously approved Special Use Permit (SUP-11028) FOR A PROPOSED MIXED-USE DEVELOPMENT FOR TWO 35-STORY BUILDINGS at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**CITY COUNCIL: APRIL 21, 2010**

**CASE PLANNER: DEBBIE SULLIVAN**



**CONSENT**

**Comments Due: MARCH 26, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** ([cburney@lasvegasnevada.gov](mailto: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:**

---



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

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

DOUGLAS A. SELBY  
CITY MANAGER

May 9, 2008

Dr. Douglas Selby  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: EOT-27347 – EXTENSION OF TIME  
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Dr. Selby:

The City Council at a regular meeting held May 7, 2008 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-11028) FOR A PROPOSED MIXED USE DEVELOPMENT on 1.92 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. This Special Use Permit (SUP-11028) shall expire on 03/15/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-11028) and all other related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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

Mr. Louis Birdman  
601 Fremont, LLC  
425 North Federal Highway  
Hallandale, Florida 33009

RECEIVED

MAR 12 2010

**EOT-37652**  
**04/21/10 CC**



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

VOICE 702 229.6011  
TTY 702 386.9108  
www.lasvegasnevada.gov





060601



March 17, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM  
LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Scott Adams  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: SUP-11028 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MARCH 15, 2006  
RELATED TO SDR-11026

Dear Mr. Adams:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed Use Development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-11026).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

Ydileena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov  
18112-001-06-05  
CLV 7009

RECEIVED

MAR 12 2010

EOT-37652  
04/21/10 CC

Mr. Scott Adams  
SUP-11028 – Page Two  
March 17, 2006

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

Mr. Louis Birdman  
601 Fremont, LLC  
307 South 21<sup>st</sup> Avenue  
Hollywood, Florida 33020

Ms. Kristen Neuman  
Aptus Architecture  
1200 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89104

**EOT-37652**  
**04/21/10 CC**

Report Date 03/15/2010 08:57 AM

Submitted By

Page 1

A/P # 37652 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	03/12/2010 10:39	984387	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

EOT-37652 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for an Extension of Time of a previously approved Special Use Permit (SUP-11028) FOR A PROPOSED MIXED USE DEVELOPMENT FOR TWO 35 STORY BUILDINGS on 1.92 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 11028  
Project # 37652 Project/Phase Name 601 FREMONT Phase #  
Size/Area 1.92 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13934611018

Location

Owner/Tenant

Contact ID AC1301914 Name CITY OF LAS VEGAS  
Mailing Address 400 STEWART AVE 2ND FLR Organization % OFFICE BUSINESS DEV  
City LAS VEGAS State/Province NV  
ZIP/PC 89101-2913 Country  Foreign  
Day Phone (702)229-6501 x Evening Phone  
Fax (702)388-1807 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

- 601 FREMONT ST  
LAS VEGAS, 89101-
- 601 FREMONT ST 1  
LAS VEGAS, 89101-
- 601 FREMONT ST 130  
LAS VEGAS, 89101-
- 601 FREMONT ST 150  
LAS VEGAS, 89101-
- 601 FREMONT ST 210  
LAS VEGAS, 89101-

Report Date 03/15/2010 08:57 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934611018

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1100646  Foreign  
Effective Expire  
Name CITY OF LAS VEGAS  
Day Phone Eve Phone Organization % OFFICE BUSINESS DEV  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 400 STEWART AVE 2ND FLR  
LAS VEGAS, NV 89101  
Seasonal Addr  
Valid From To  
Comments Elizabeth Bretwell

Primary Y Capacity OWNER Contact ID AC1301914  Foreign  
Effective Expire  
Name CITY OF LAS VEGAS  
Day Phone (702)229-6501 x Eve Phone Organization % OFFICE BUSINESS DEV  
Pager PIN # Position  
Fax (702)388-1807 Mobile Profession  
E-Mail  
Address 400 STEWART AVE 2ND FLR  
LAS VEGAS, NV 89101-2913  
Seasonal Addr  
Valid From To  
Comments No Comments

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.

Report Date 03/15/2010 08:57 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SUP

Hearing Type

Parent Project # 11028

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/21/2010	CC	SCHEDULED	0	0	0
MREX	03/12/2010				

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT DROPPED OFF BY TOM BURKART; OBD; CITY OF LAS VEGAS CK#120142541; EXT6853;	CD NAME WHO PICKED UP CONTACT#	890381	03/12/2010 10:56		0.00



**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Extension of Time (SUP-11028)

Project Address (Location) 601 Fremont St

Project Name 601 Fremont St Proposed Use Mixed - Use

Assessor's Parcel #(s) 139-34-611-018 Ward # 5

General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information Extension request for SUP-11028, as previously extended by EOT-27347.

PROPERTY OWNER <u>City of Las Vegas</u>	Contact <u>Elizabeth N. Fretwell</u>
Address <u>400 Stewart Avenue</u>	Phone: <u>229-6501</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89101</u>
E-mail Address _____	

APPLICANT <u>Same as Above</u>	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

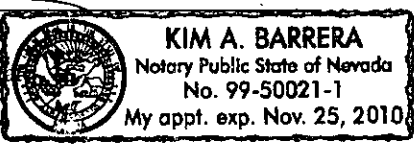
REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

**FOR DEPARTMENT USE ONLY**

Property Owner Signature\* Elizabeth N. Fretwell

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me  
This 4 day of March, 20 10  
Kim Barrera



Case #	<u>EDT-37652</u>
Meeting Date:	<u>4/12/10</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>3/12/10</u>
Received By:	<u>M. REV</u>

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



March 4, 2010

Attn:  
City of Las Vegas  
Planning & Development Department

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

Justification Letter:

Extension of Time request for 601 Fremont Street

Please accept this Justification Letter for the requested Extension of Time application for the '601 Fremont Street' project.

Prior entitlements SDR-11026 and SUP-11028 approved a Mixed-Use Development consisting of two 35-story buildings with 25,000 square-feet of commercial, 163 hotel/condominium units and 464 residential units. The original request also included waivers to the Downtown Centennial Plan 'build-to line' requirements, landscape and step back requirements.

A previous Extension of Time application was approved at the May 7<sup>th</sup> 2008 City Council meeting under case numbers EOT-27347 and EOT-27348.

The City is working towards finalizing a lease with purchase option on the property with a private development company.

Site, Floor, Elevation and Landscape plans remain unchanged from prior approvals and we are again requesting a two year extension to the above mentioned cases.

A handwritten signature in black ink, appearing to read "Bill Arent".

Bill Arent, CEcD  
Director  
Office of Business Development

OFFICE OF BUSINESS DEVELOPMENT  
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6551

TTY 702.386.9108

EMAIL [obd@lasvegasnevada.gov](mailto:obd@lasvegasnevada.gov)

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

RECEIVED

MAR 12 2010

EOT-37652

04/21/10 CC



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **EOT-37652** APN: 139-34-611-018

Name of Property Owner: City of Las Vegas

Name of Applicant: Same as Above

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: *Elizabeth N. Pretwell*

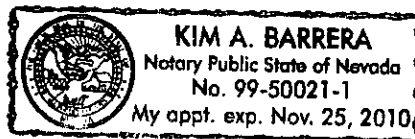
Print Name: Elizabeth N. Pretwell

Subscribed and sworn before me

This 4 day of March, 2010

*Kim Barrera*

Notary Public in and for said County and State



9

20051212-0002259

APN# 139-34-611-018

11 digit number may be obtained at:  
<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

Re-recorded Quitclaim Deed

20030930-04603

**Type of Document**  
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Quitclaim Deed

**Recording requested by:**  
Jill Melone, Business Specialist

**Return to:**

**Name** Office of Business Development

**Address** 400 Stewart Avenue, 2nd Floor

**City/State/Zip** Las Vegas, NV 89101

This page added to provide additional information required by NRS 111.312 Sections 1-2  
(An additional recording fee of \$1.00 will apply.)

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

CS12/03

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

12/12/2005 11:55:34  
T20050223891

Requestor:  
LAS VEGAS CITY

Frances Deane SOL  
Clark County Recorder Pgs: 7

**RE-RECORDED**

RECEIVED

MAR 12 2010

APN 139-34-611-018

Re-Recording Grant, Bargain Sale Deed 20030930-04603 indicating a change in address information as follows:

OFFICE OF BUSINESS DEVELOPMENT  
400 Stewart Avenue, 2<sup>nd</sup> Floor  
Las Vegas, NV 89101

RECEIVED  
OFFICE OF BUSINESS DEVELOPMENT  
APR 11 2003

After recording, return to:

OFFICE OF BUSINESS DEVELOPMENT  
400 Stewart Avenue, 2<sup>nd</sup> Floor  
Las Vegas, NV 89101

RECEIVED  
APR 11 2003



20030930  
04603

**EXHIBIT A  
LEGAL DESCRIPTION**

APN 139-34-611-018

Lots One (1) through Five (5) inclusive and Lots Thirteen (13) through Twenty-two (22) inclusive in Block Six (6) of HAWKINS ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 40, in the County Recorder of Clark County, Nevada.

TOGETHER with those portions of vacated alley as disclosed by that certain "Order of Vacation" recorded in Book 48 of Official Records, as Document No. 038243.

Commonly known as 601 Fremont Street, Las Vegas, Nevada.

RECORDED & INDEXED

2005 DEC -7 P 4:10

*[Handwritten signature]*

20030930  
04603

*J*

2

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s):
- a) 139-34-611-018
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \$  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
- a) Transfer Tax Exemption, per NRS 375.090, Section: 2
  - b) Explain Reason for Exemption: Transfer to a Governmental agency

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 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 M. Norwick Capacity: Director Real Property Mgt  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
<small>(REQUIRED)</small>	<small>(REQUIRED)</small>
Print Name: <u>David M. Norwick</u>	Print Name: _____
Address: <u>500 S. Pima Centered Pk</u>	Address: _____
City: <u>Las Vegas</u>	City: _____
State: <u>NV</u> Zip: <u>89155-1733</u>	State: _____ Zip: _____

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc. Escrow No. 03-04-2640-JT  
 1210 S. Valley View Blvd. Escrow Officer: JOY TURNER  
 Las Vegas, Nevada 89102

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*4603*

RECEIVED  
 MAR 12 2010

3

20030930  
04603

# STATE OF NEVADA DECLARATION OF VALUE

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s):

- a) 139-34-611-018
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other

3. Total Value/Sales Price of Property: \$0.00

Deed in Lieu of Foreclosure Only (value of property) \$  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 2
- b) Explain Reason for Exemption: Transfer to a Governmental agency

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature [Signature] Capacity MAYOR

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: OSCAR B. GOODMAN, MAYOR  
 Address: CITY OF LAS VEGAS 400 STEWART AVENUE  
 City: LAS VEGAS  
 State: NV Zip: 89101

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Lawyers Title of Nevada, Inc.  
 1210 S. Valley View Blvd.  
 Las Vegas, Nevada 89102

Escrow No. 03-04-2640-JT  
 Escrow Officer: JOY TURNER

Attest:  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

By [Signature]  
 BARBARA JO RONEMUS, City Clerk

4/6/03

STATE OF NEVADA  
DECLARATION OF VALUE FORM

pc-record  
Quitclaim Deed

1. Assessor Parcel Number(s)

- a) 39-34-611-018
- 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

\$ 0

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: US Government

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 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 Jill Malone

Capacity Buyer

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

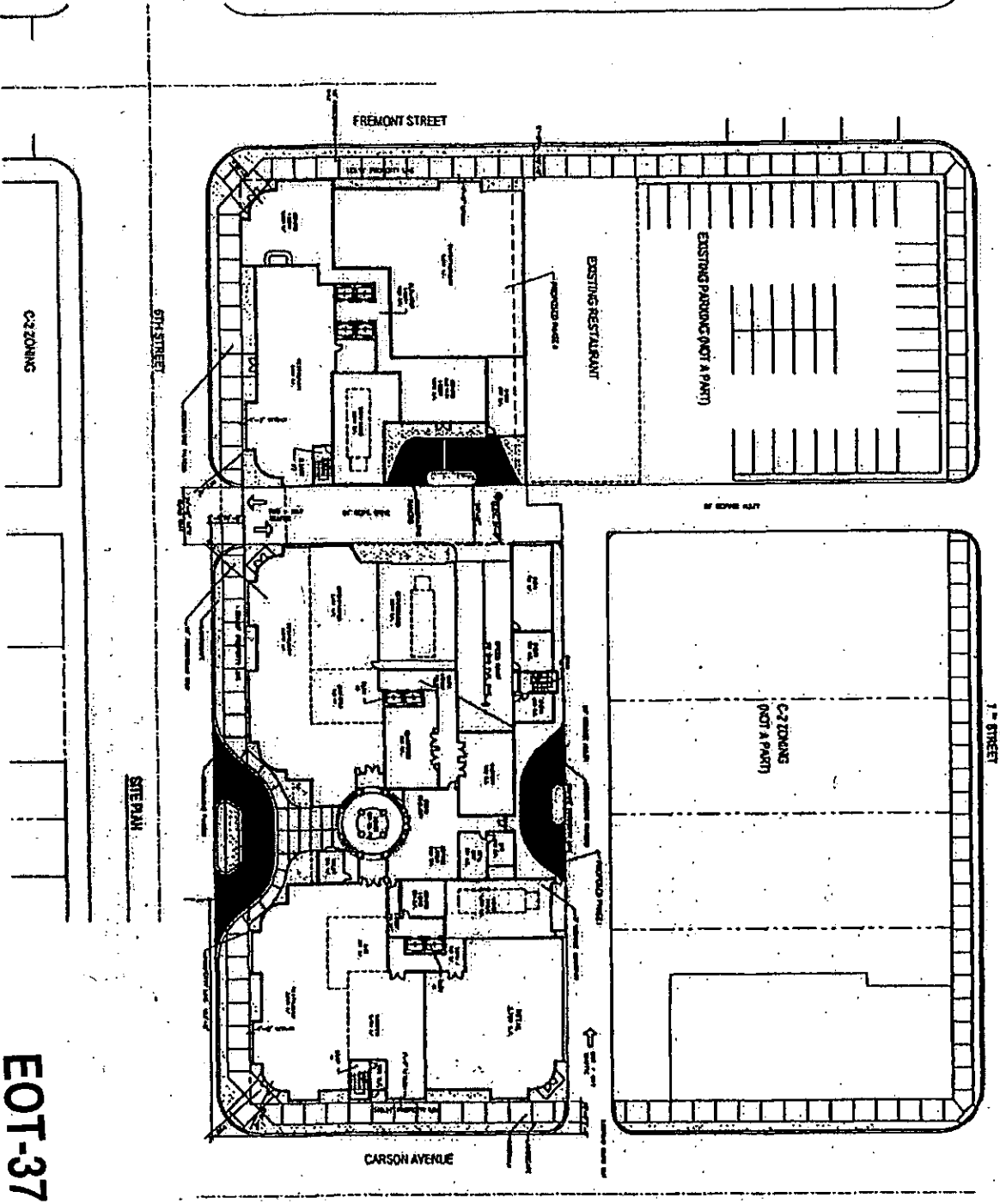
Print Name: City of Las Vegas  
Address: 400 Stewart and Fir  
City: Las Vegas

Escrow #: \_\_\_\_\_  
State: NV Zip: 89101

2259

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MAR 12 2010



**EOT-37652**  
**04/21/10 CC**

MAR 12 2010

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0

**C-2 ZONING**

**PREPARED BY:** [Name]

**DATE:** [Date]

**PROJECT:** [Project Name]

**OWNER:** [Owner Name]

**ARCHITECT:** [Firm Name]

**SCALE:** [Scale]

**DATE:** [Date]

**DESCRIPTION:** [Description]

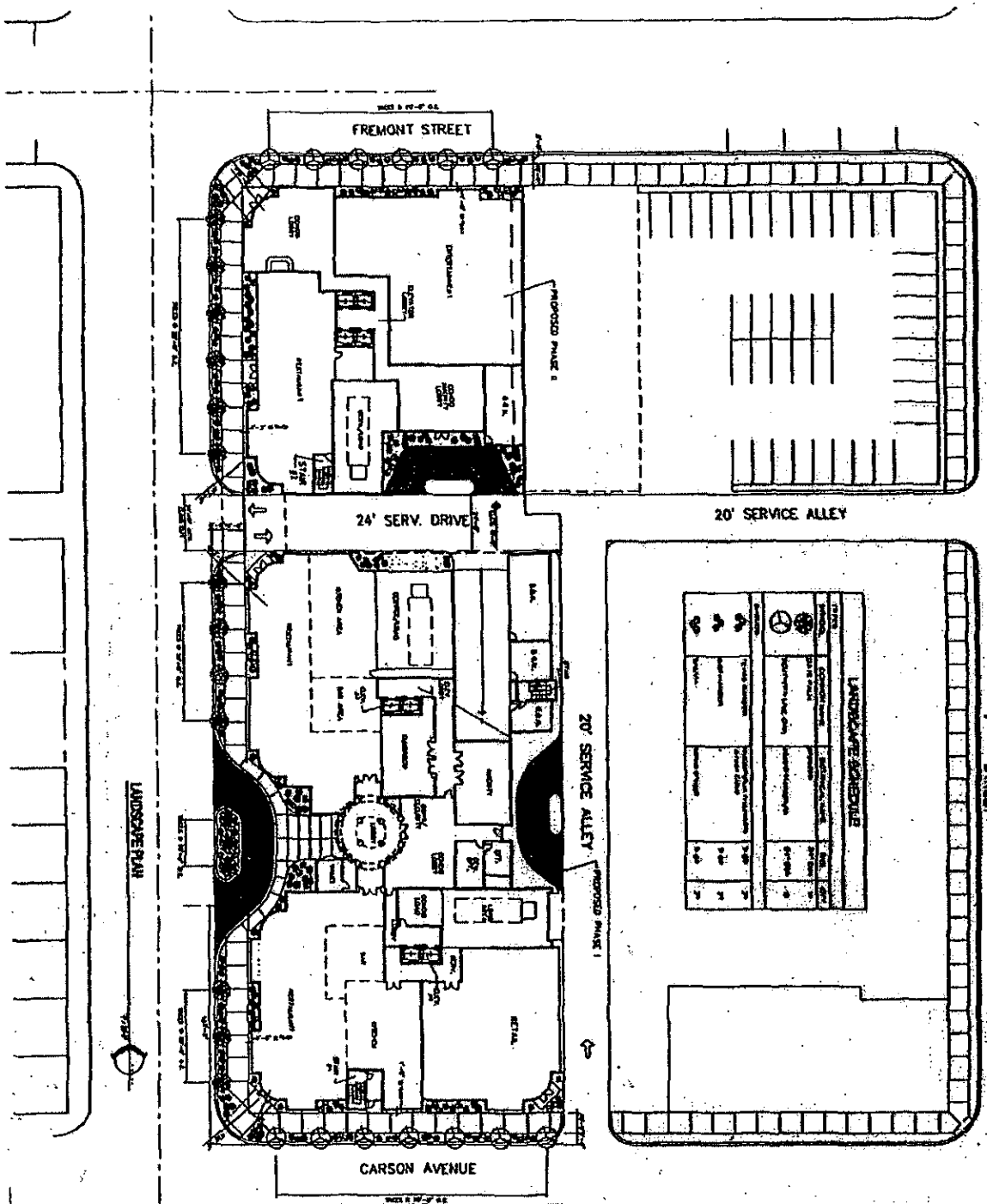
**REMARKS:** [Remarks]

**APPROVED:** [Signature]

**DATE:** [Date]

**601 Fremont**  
 Mixed Use  
 601 Fremont Street  
 Las Vegas, Nevada 89101

**APTUS Architecture**



**LANDSCAPE SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

**601 Fremont**  
 Mixed Use  
 601 Fremont Street  
 Las Vegas, Nevada 89101

**APTUSA**  
 Architecture  
 1000 ...  
 Las Vegas, NV 89101  
 Phone: ...  
 Fax: ...  
 Website: ...  
 Project No. 03.001

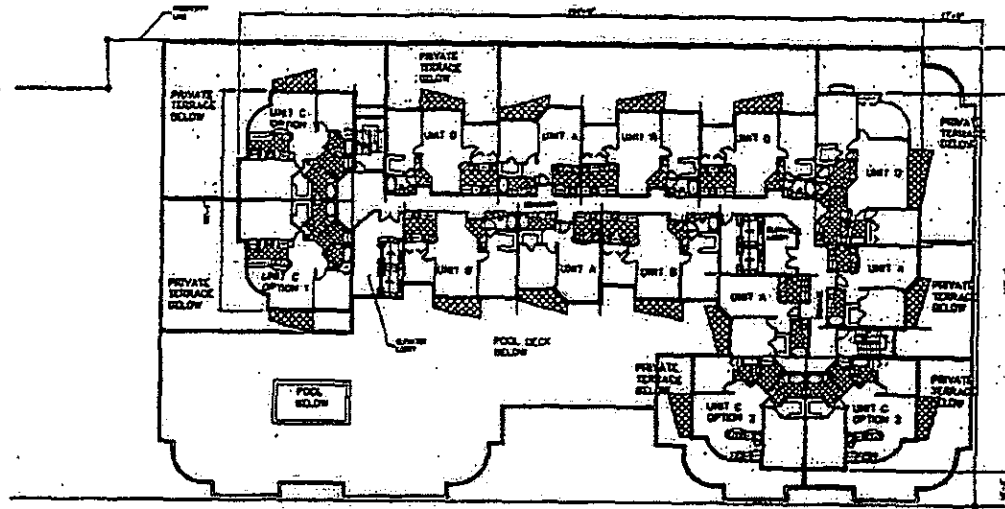
**LANDSCAPE PLAN**

NO.	DESCRIPTION	QUANTITY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

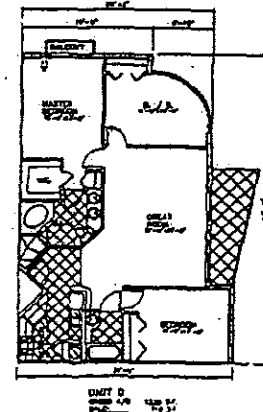
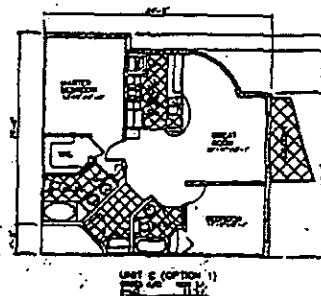
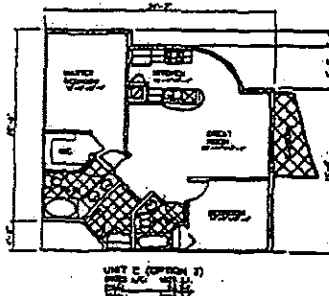
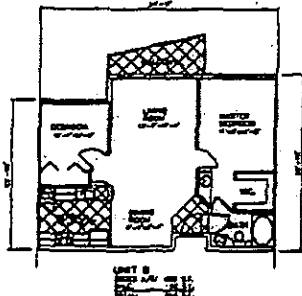
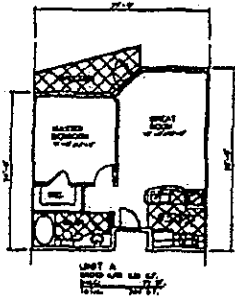
**E01-37652**  
**04/21/10 CC**







**MODERATE RESIDENTIAL CONDO TYPICAL PLAN**  
 SCALE: 1/16"=1'-0" LEVELS: 9 - 35



**UNITS FLOOR PLANS**  
 SCALE: 1/8"=1'-0"

601 Fremont  
 Mixed Use  
 601 Fremont Street  
 Las Vegas, Nevada 89101

APTUSA Architecture

1000 S. Las Vegas Blvd., Suite 100  
 Las Vegas, NV 89101  
 702.735.1234  
 www.aptusaa.com

DATE PREPARED: 03.001

NO.	REVISION	DATE
1	Issue for Review	3/2/10
2	Issue for Construction	3/2/10
3	Issue for Construction	3/2/10
4	Issue for Construction	3/2/10
5	Issue for Construction	3/2/10
6	Issue for Construction	3/2/10
7	Issue for Construction	3/2/10
8	Issue for Construction	3/2/10
9	Issue for Construction	3/2/10
10	Issue for Construction	3/2/10

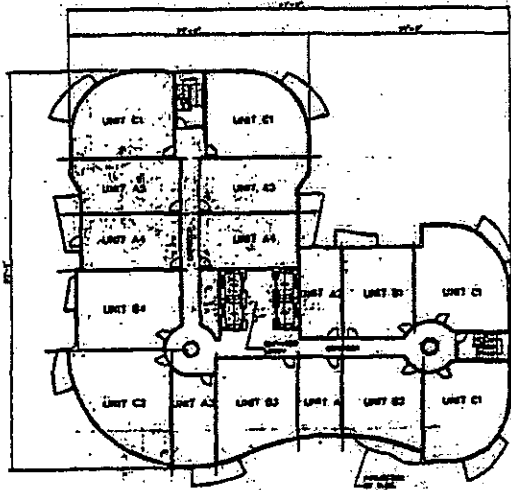
ISSUED  
 UNIT FLOOR PLANS

RECEIVED

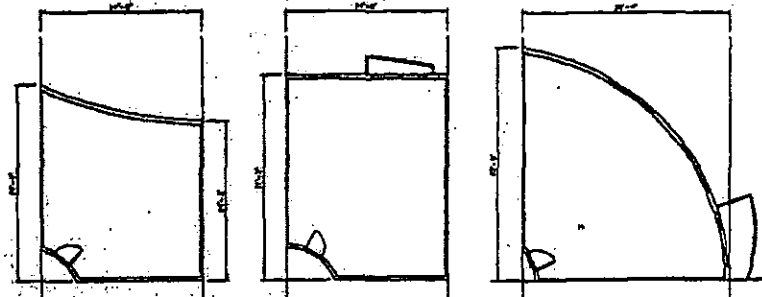
EOT-37652  
 04/21/10 CC

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A102



**CONDO-HOTEL RESIDENTIAL TYPICAL PLAN**  
SCALE: 1/4"=1'-0" LEVEL: 9 - 10 (36.00% / 7.5')

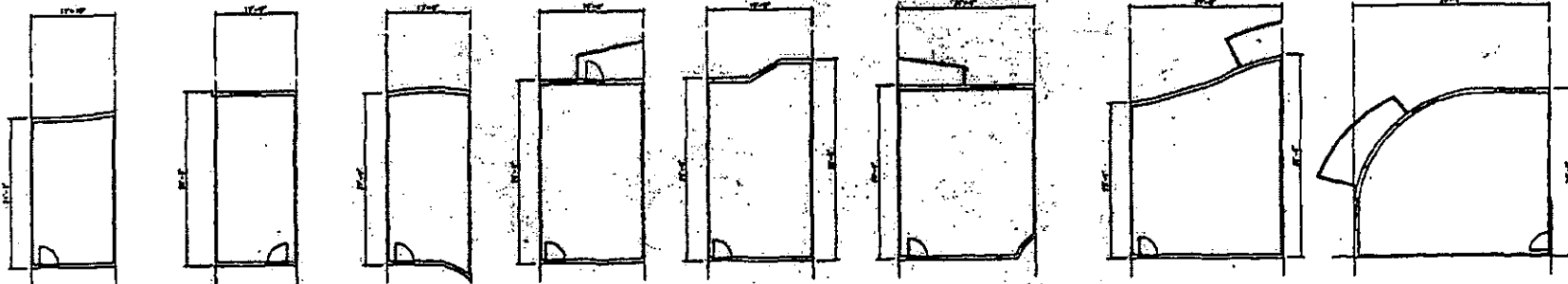


UNIT B1  
UNIT B2  
UNIT C1

**601 Fremont**  
Mixed Use  
601 Fremont Street  
Las Vegas, Nevada 89101

**APTUSIA** Architecture

1000 S. Las Vegas Blvd., Suite 100  
Las Vegas, NV 89101  
Tel: 702.735.1111  
Fax: 702.735.1112  
www.aptusia.com  
PROJECT NO. 05.001



UNIT A1  
UNIT A2  
UNIT A3  
UNIT A4  
UNIT A5  
UNIT B1  
UNIT B2  
UNIT C1  
UNIT C2

**UNIT FLOOR PLANS**  
SCALE: 1/4"=1'-0"

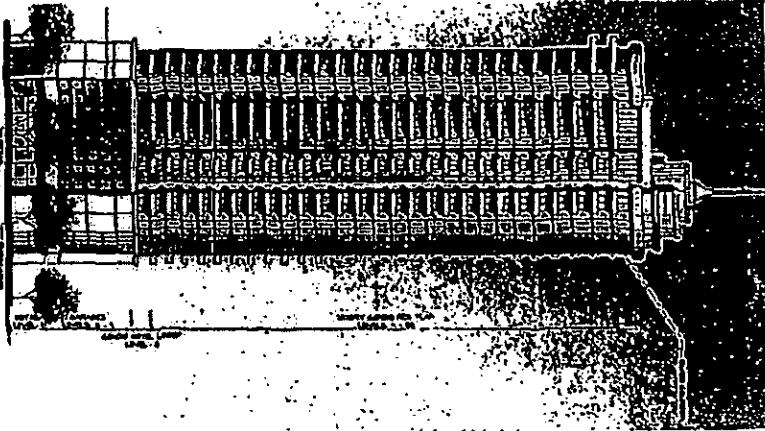
NO.	DESCRIPTION	DATE
1	ISSUED	04/21/10

UNIT FLOOR PLANS

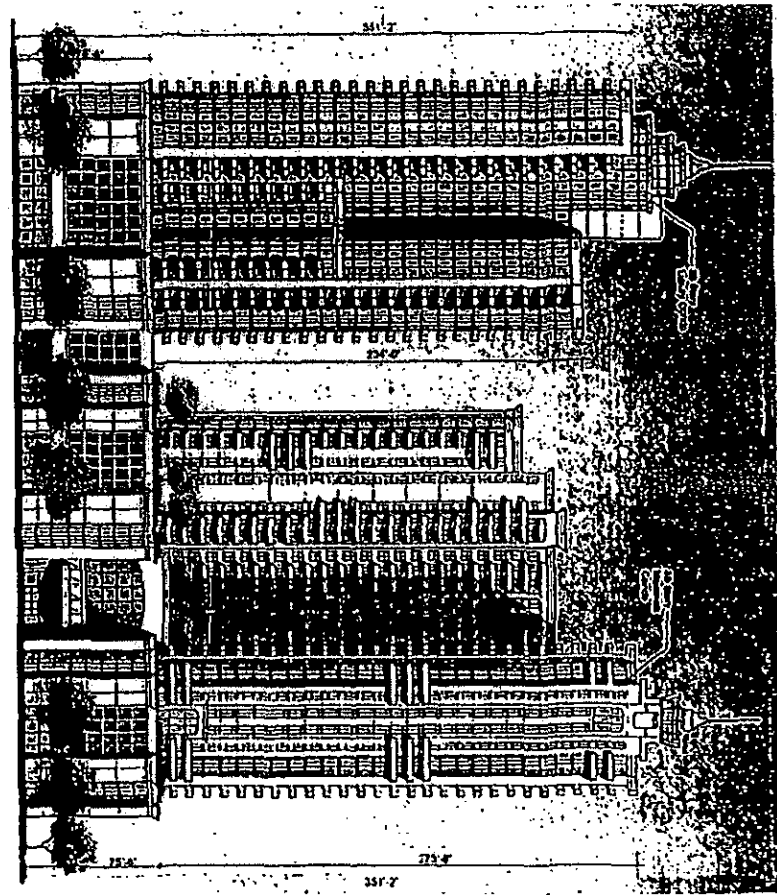
**A103**

**EOT-37652**  
**04/21/10 CC**





NORTH ELEVATION



WEST ELEVATION

- Finish Legend:
- ① Silver Front Glass with blue screen
  - ② Aluminum
  - ③ Rustication on smooth light gray wood
  - ④ Cast-in-place concrete
  - ⑤ Aluminum grid #1
  - ⑥ Aluminum grid #1 paint finish
  - ⑦ Aluminum overhead door paint to match rustication color
  - ⑧ Specialty glass #1
  - ⑨ Specialty glass #2

**601 Fremont**  
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601 Fremont Street  
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APTUSA Architecture

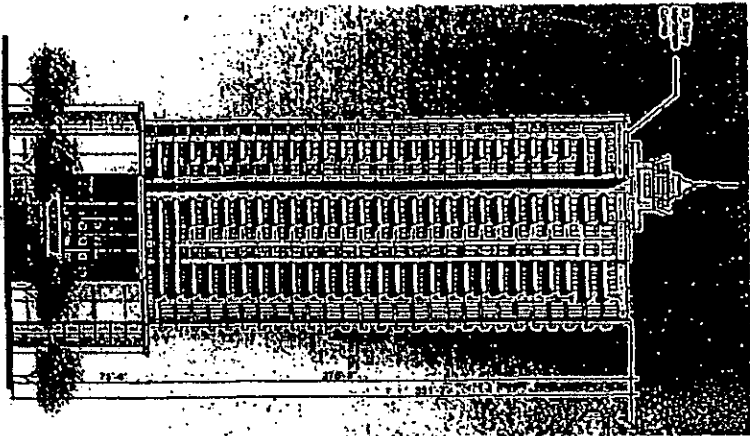
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9	Issue for Construction	11/18
10	Issue for Construction	11/18

EXTERIOR ELEVATIONS

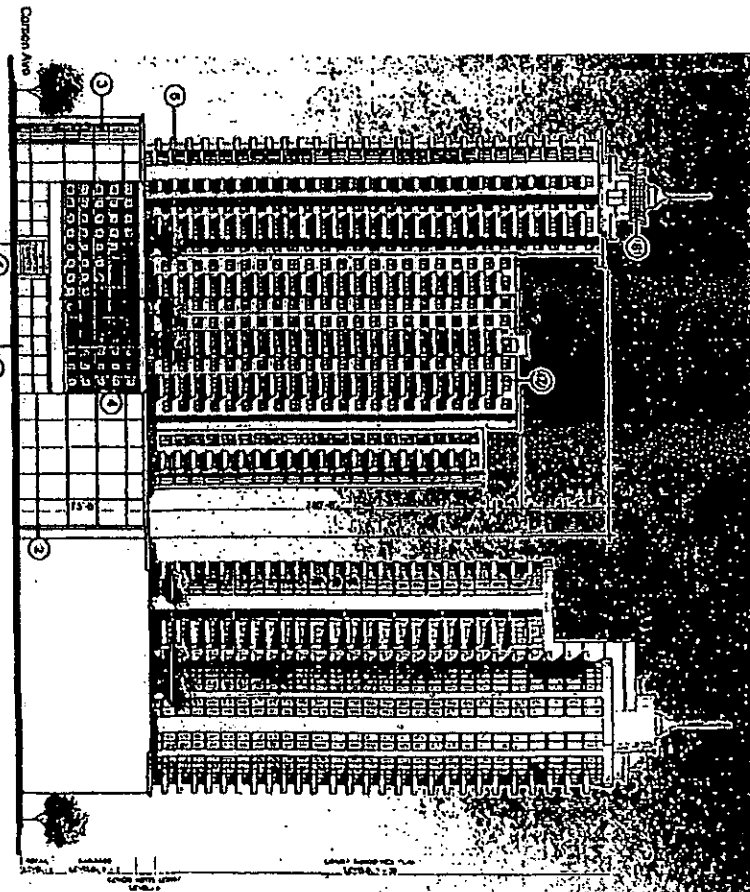
A200

EOT-37652

04/21/10 CC



SOUTH ELEVATION  
 7/27/09



EAST ELEVATION  
 7/27/09

601 Fremont  
 Mixed Use  
 601 Fremont Street  
 Las Vegas, Nevada 89101

APTUSA Architecture  
 1000 S. Las Vegas Blvd., Suite 1000  
 Las Vegas, NV 89101  
 Phone: 702.735.1100  
 Fax: 702.735.1101  
 www.aptsusa.com

Scale: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	07/27/09	ISSUED	AP
2			
3			
4			
5			
6			
7			
8			
9			
10			

FOR EXTERIOR ELEVATIONS

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A201

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04/21/10 CC



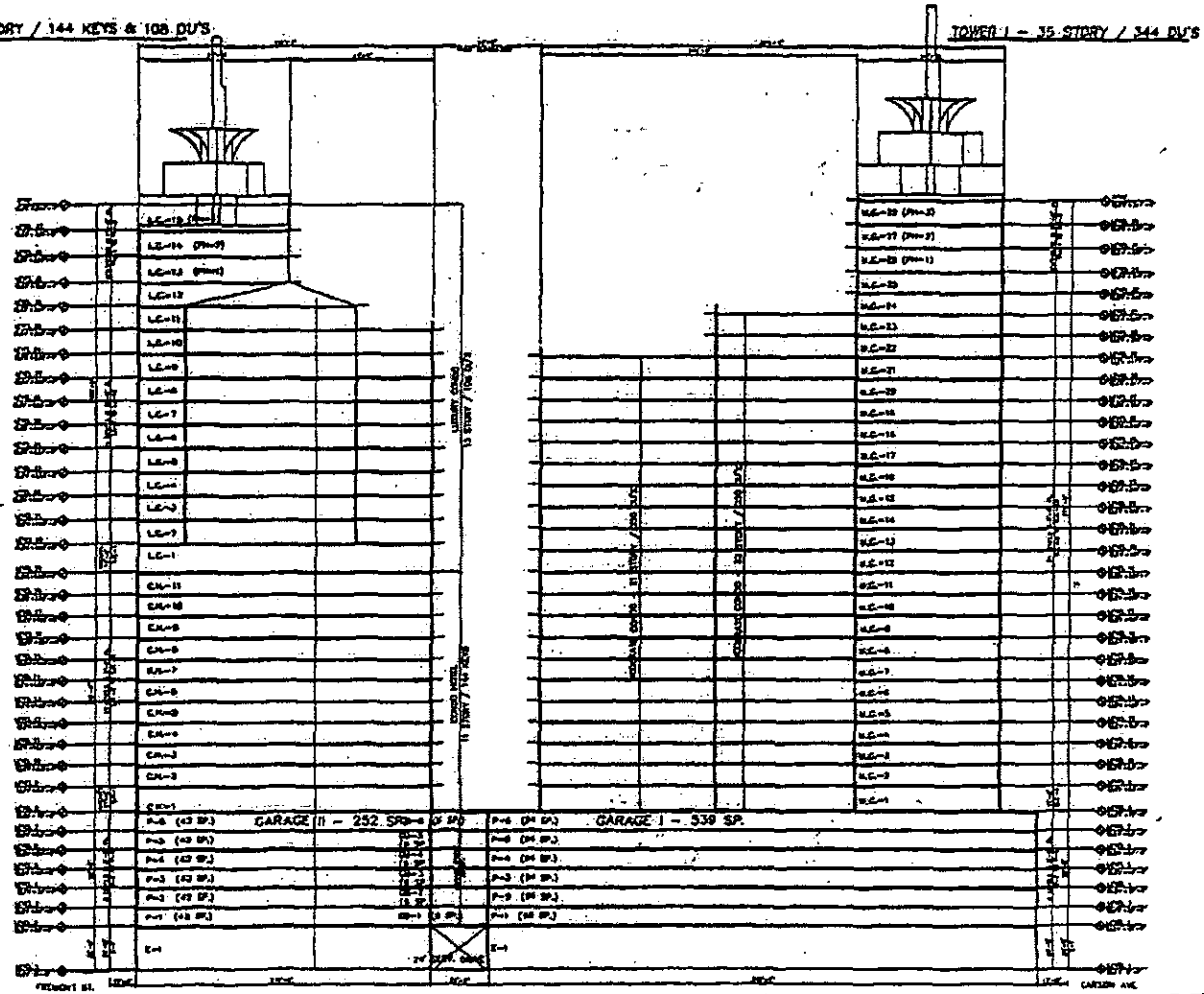
TOWER II - 33 STORY / 144 KEYS & 108 DU'S

TOWER I - 35 STORY / 144 DU'S

DEVELOPMENT LEGEND

- DEPARTMENT/PUBLIC AREA  
38,902 S.F.
- PARKING GARAGE  
64,800 S.F.
- MODERATE CONDOMINIUMS  
104,220 S.F.
- CONDOMINIUMS  
162,779 S.F.
- LUXURY CONDOMINIUMS  
107,330 S.F.

GRAND AVE DEVELOPMENT: 600,000 S.F.



601 Fremont  
Mixed Use

601 Fremont Street  
Las Vegas, Nevada 89101

APTUSA Architecture

1000 PROJECT NO. 01.001

NO.	DESCRIPTION	DATE
1	ISSUED	

DIAGRAMMATIC SECTION

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A300

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