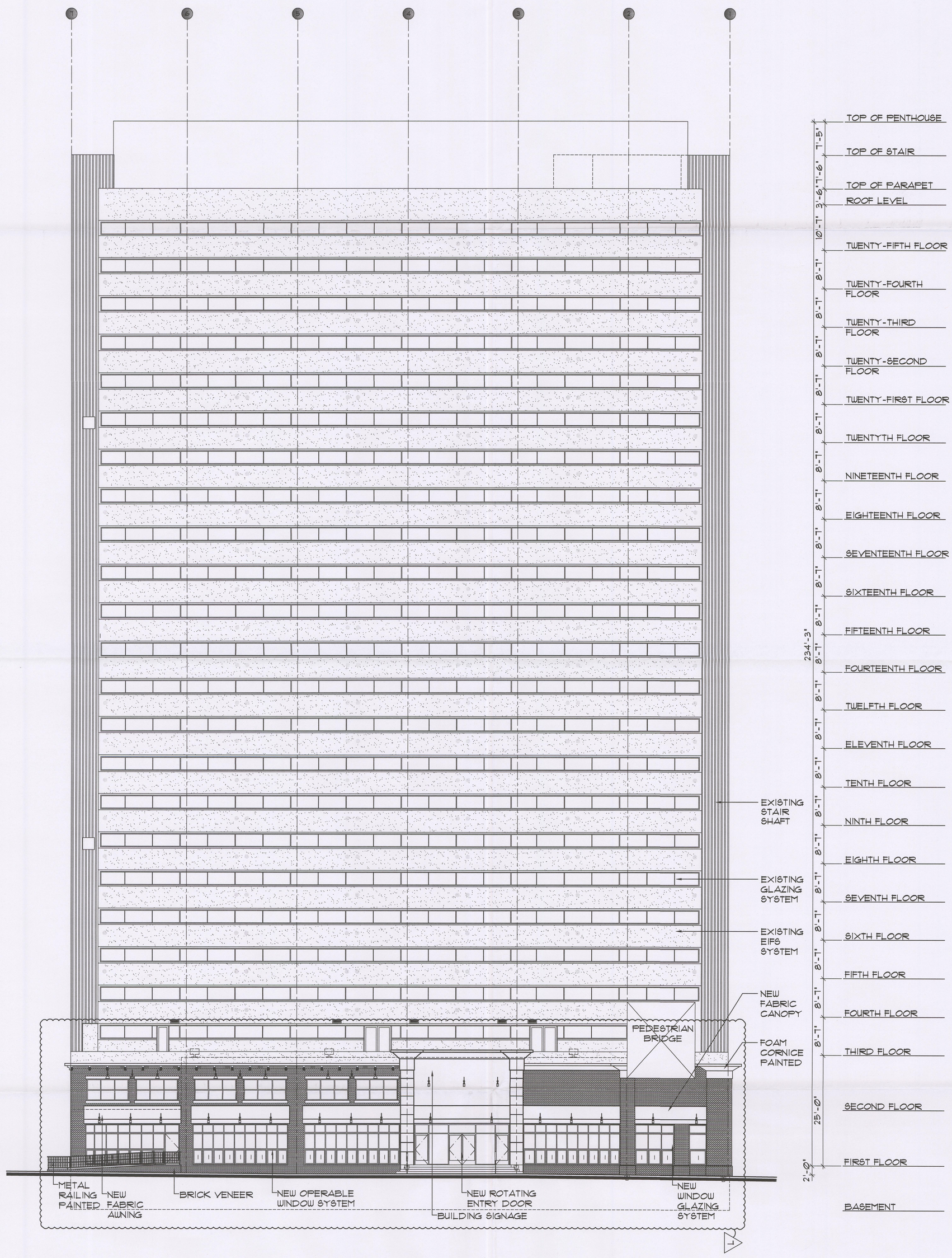

1 / A6.01 EAST ELEVATION

SCALE: 3/32"=1'-0"

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sheet no. A6.01 of sheets

issue dates:
drawn by: KKG/MS/FT/CL
checked by: RCG
project no.: 09-150
revisions:
1 12/22/11

sheet title:
WEST TOWER- EAST
EXTERIOR ELEVATION
LAND USE SUBMITTAL

project title:
Lady Luck
RENOVATION / EXPANSION
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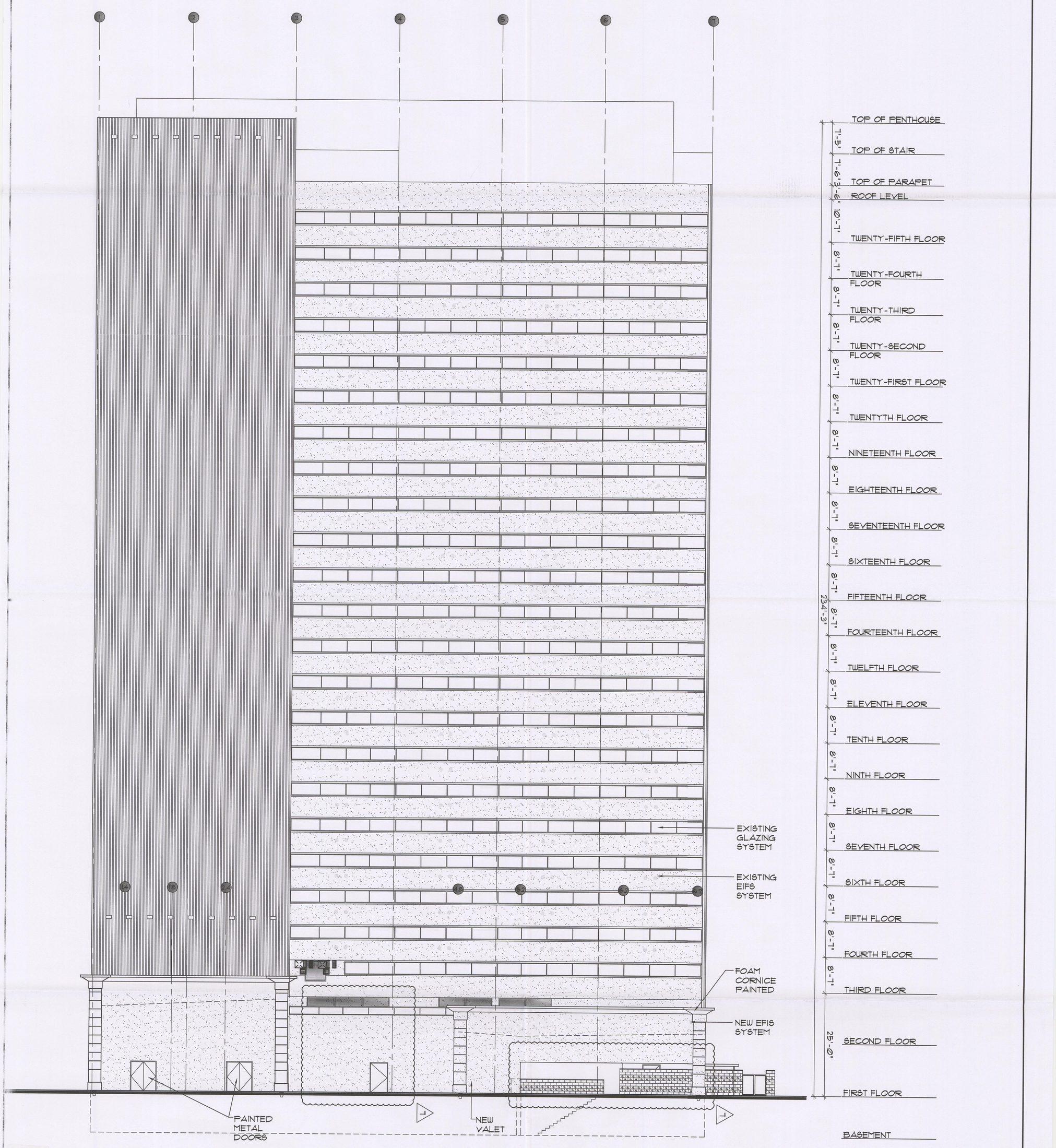

1 / A6.02 WEST ELEVATION

SCALE: 3/32"=1'-0"

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sheet no. A6.02 of sheets

revisions: 1/24/2012

project no.: 09-150

checked by: RCG

drawn by: KK/JH/MS/FT/CL

issue dates:

sheet title:
WEST TOWER - WEST
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

project title:
Lady Luck
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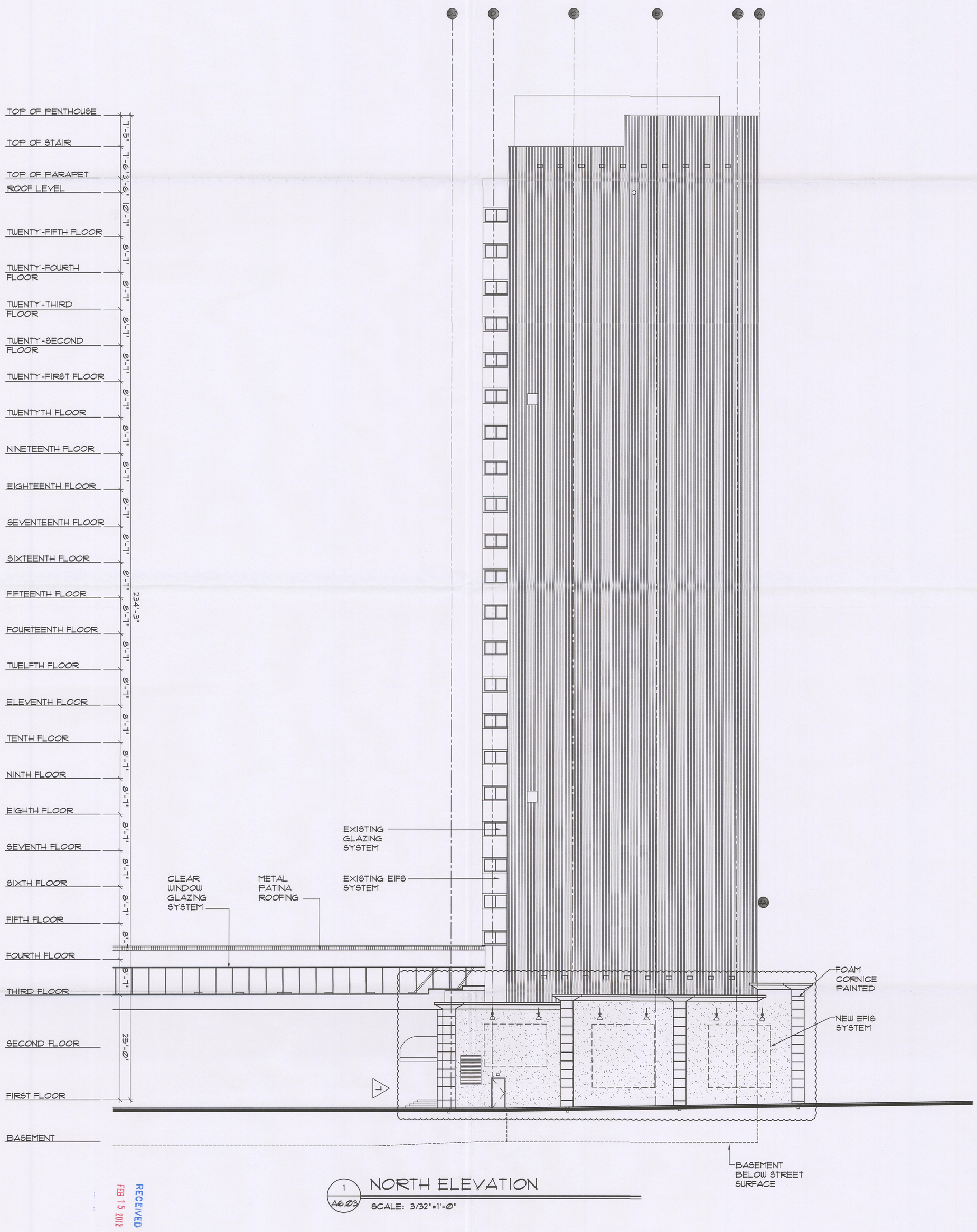
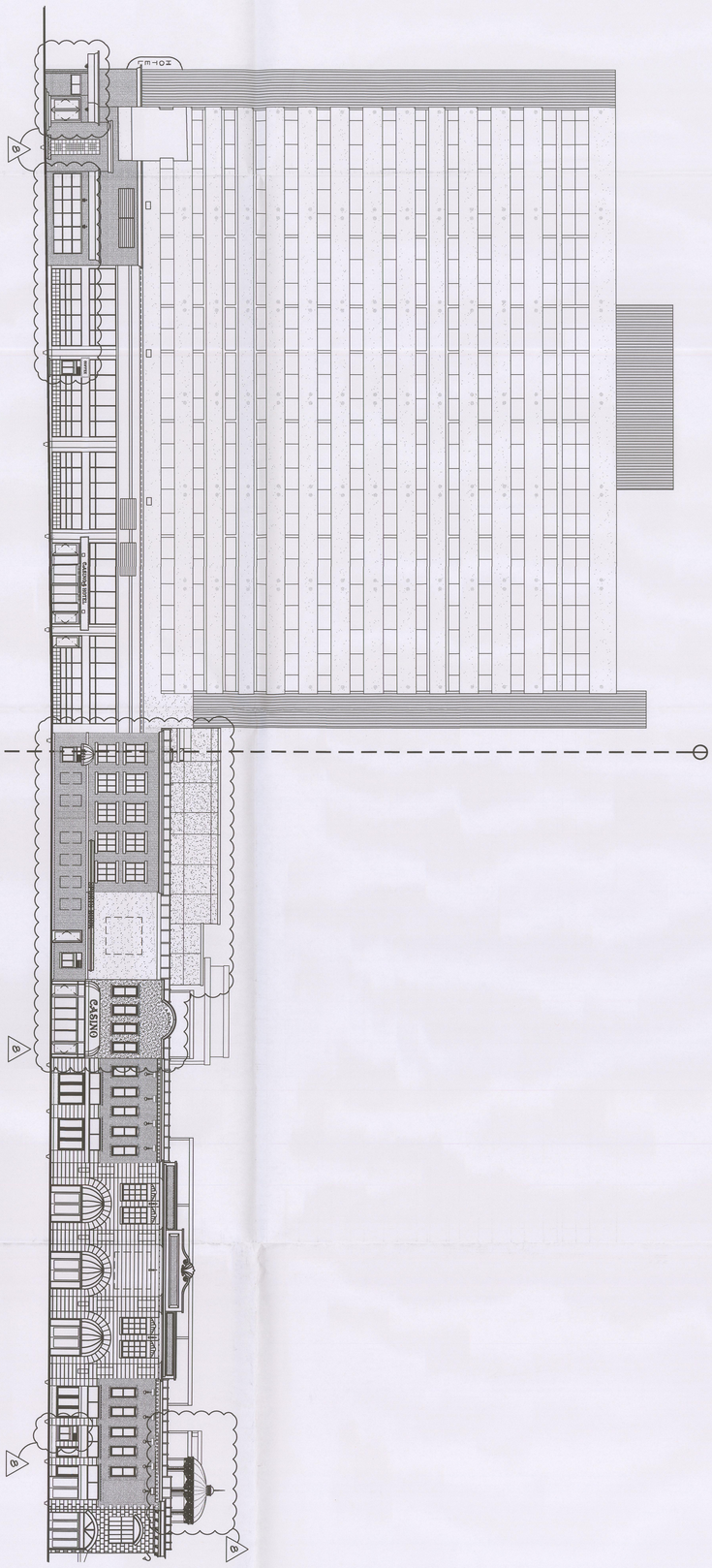
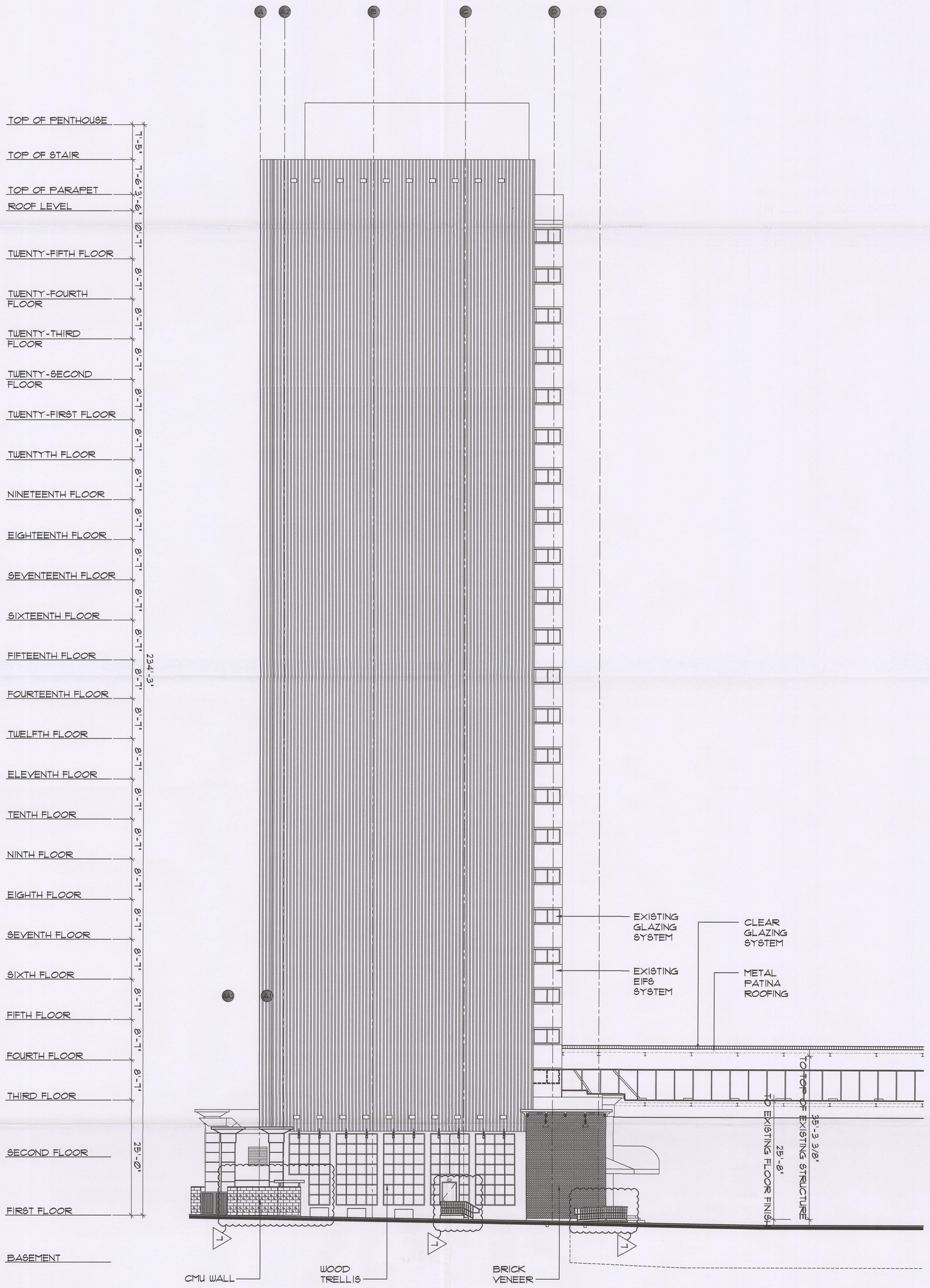

B2
B1
C
B
A2
A
TOP OF PENTHOUSE
TOP OF STAIR
TOP OF PARAPET
ROOF LEVEL
TWENTY-FIFTH FLOOR
TWENTY-FOURTH FLOOR
TWENTY-THIRD FLOOR
TWENTY-SECOND FLOOR
TWENTY-FIRST FLOOR
TWENTYTH FLOOR
NINETEENTH FLOOR
EIGHTEENTH FLOOR
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT
1'-5"
1'-6 3/8"
9'-0"
10'-1"
8'-1"
8'-1"
8

P:\09-150 George\LUS\SDR Admin\East Tower-A611.dwg plotted: 1/24/2012 1:23 PM by: KAREN GRAVLIN

T.O. PENTHOUSE
T.O. STAIR
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR


MATCH LINE
CASINO
CASINO
CASINO

P:\09-150 George\LUS\SDR Admin\West Tower-A604.dwg plotted: 1/11/2012 11:07 AM by: CARLOS LAUSSO



1 / A6.04 SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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sheet no. A6.04 of sheets

issue dates:
12/02/11

drawn by: KKG/MB/FT/CL
checked by: RCG
project no.: 09-150
revisions:

sheet title:
WEST TOWER - SOUTH EXTERIOR ELEVATION

project title:
Lady Luck
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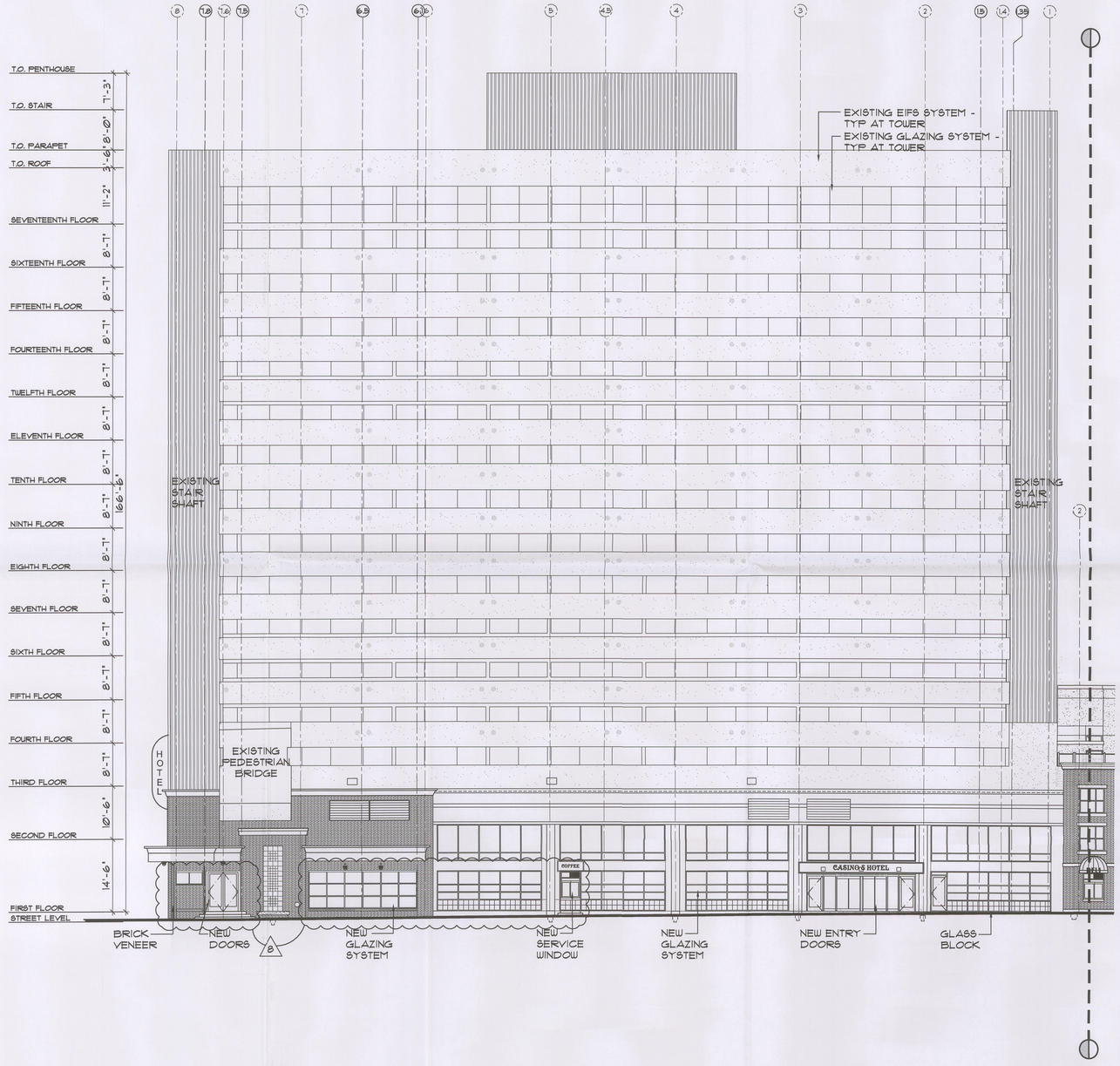
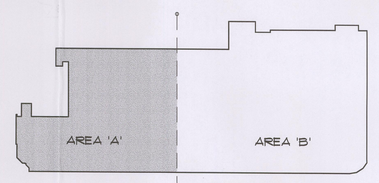


1 / A6.11.1 EAST TOWER WEST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

KEY PLAN



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project title •
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sheet title •
EAST TOWER - WEST EXTERIOR ELEVATION - AREA 'A' (LUS)

Issue dates •

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checked by • RCG
project no. • 09-150
revisions • 1/24/2012

sheet no. A6.11.1
of sheets

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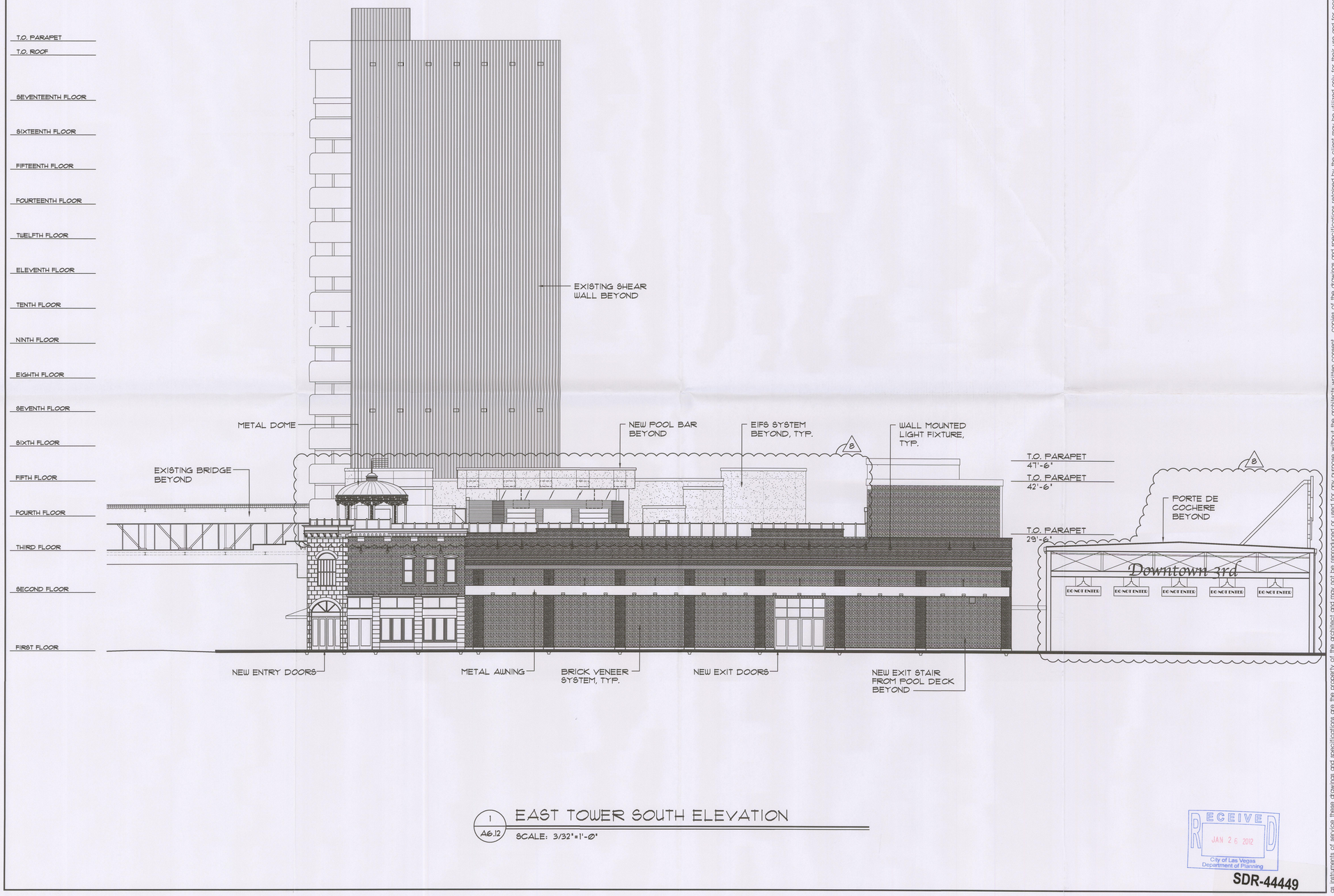

1 / A6.12 EAST TOWER SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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sheet title :
EAST TOWER - SOUTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates :

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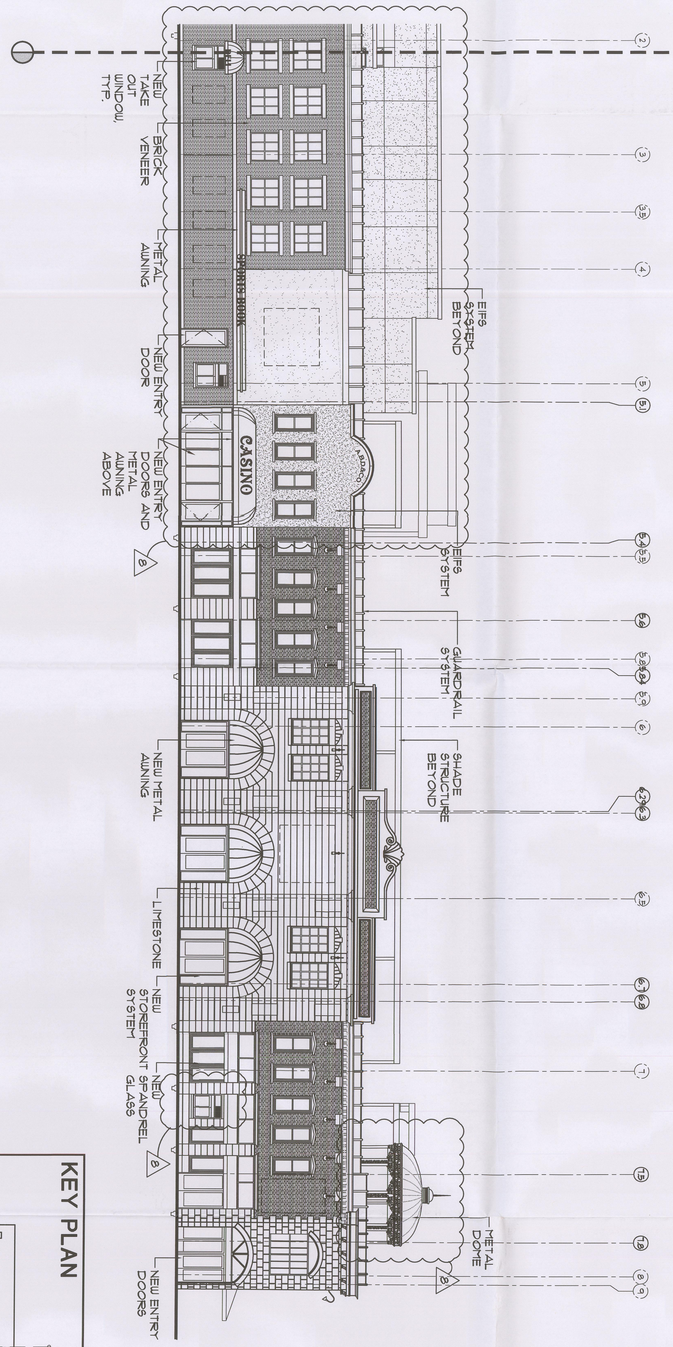
sheet no. A6.12
of sheets

P:\09-150 George\LUS\SDR Admin\East Tower-A611.2.dwg plotted: 1/24/2012 1:25 PM by: KAREN GRAVLIN

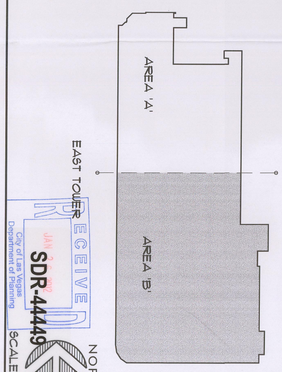


1 A6.11.2 EAST TOWER WEST ELEVATION - AREA 'B'

SCALE: 3/32"=1'-0"

NORTH

KEY PLAN



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issue dates:

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checked by: RCG

project no.: 09-150

revisions: 1/24/2012

sheet no.: A6.11.2

of sheets

sheet title: EAST TOWER - WEST EXTERIOR ELEVATION - AREA 'B' (LUS)

project title: Lady Luck RENOVATION / EXPANSION
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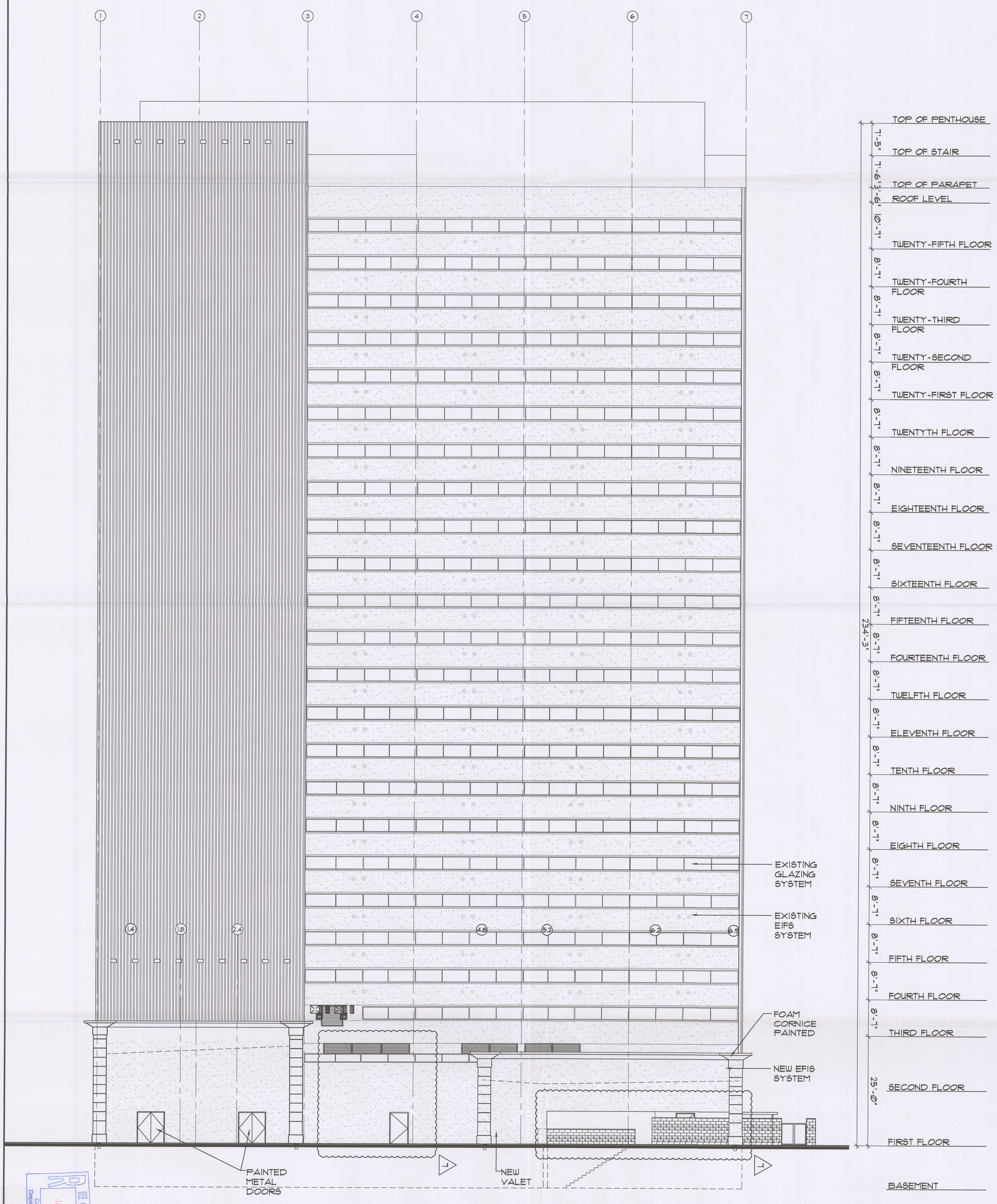

1 / A6.02 WEST ELEVATION

SCALE: 3/32"=1'-0"

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sheet title:
WEST TOWER - WEST
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

project title:
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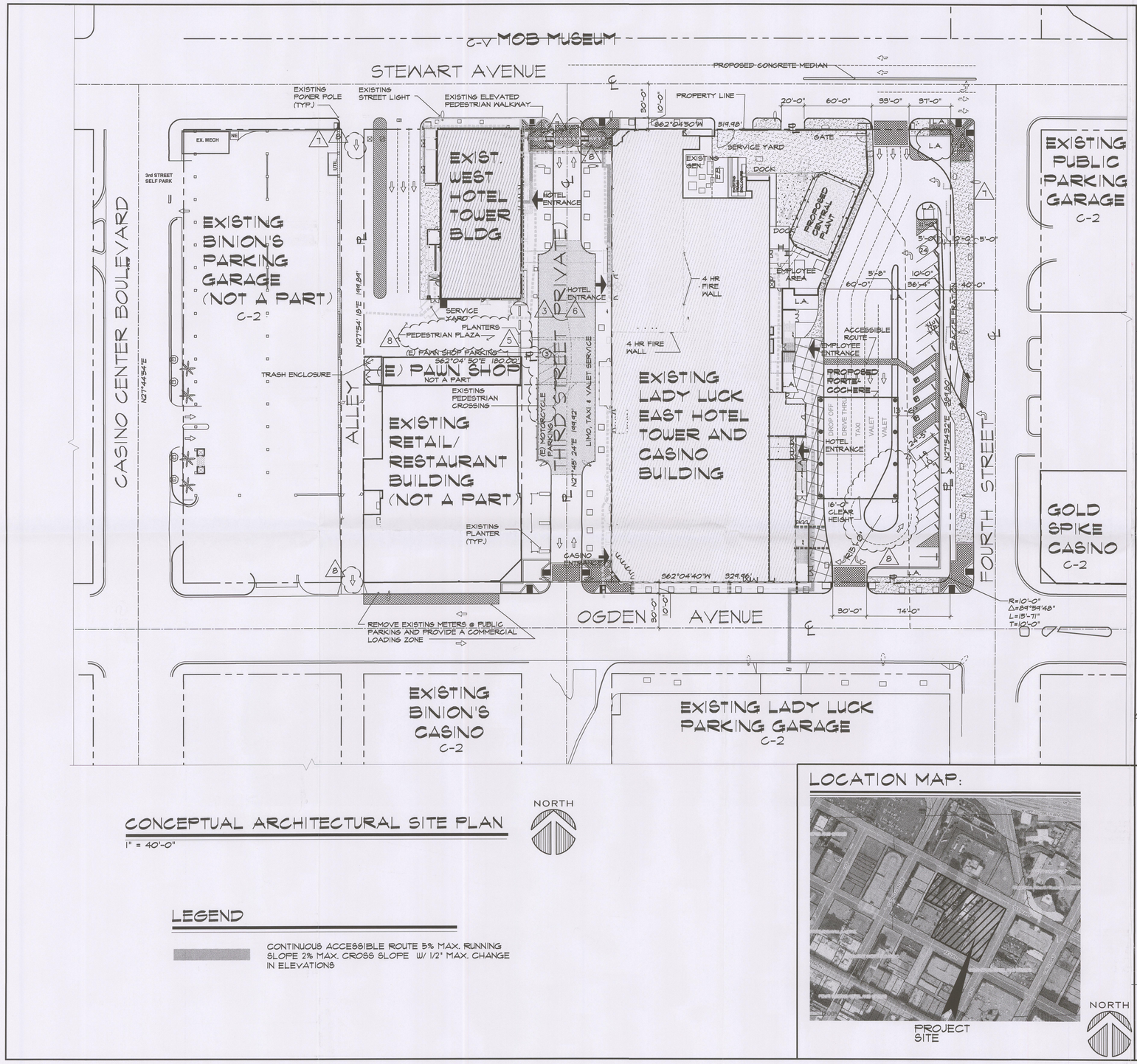


CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

PROJECT DATA:

ASSESSORS PARCEL NUMBER:(S)	139-34-501-010 139-34-510-019 139-34-514-007 139-34-514-008 139-34-514-009
ACTION REFERENCE NUMBER:(S)	SDR-37946,(6UP-43968
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S)	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	4.46 ACRES/ 194, 277.6 SQ. FT.

BUILDING AREA:

EXISTING EAST TOWER AREA:

BASEMENT:	8, 744 SQ. FT.
1ST FLOOR:	55, 004 SQ. FT.
2ND FLOOR:	10, 451 SQ. FT.
3RD FLOOR:	42, 725 SQ. FT.
4TH THROUGH 17 TH FLOOR: (11, 012 SQ. FT. X 13) =	143, 936 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	260, 860 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1, 120 SQ. FT.

BUILDING AREA:

EXISTING WEST TOWER AREA:

BASEMENT:	9, 847 SQ. FT.
1ST FLOOR:	11, 202 SQ. FT.
2ND FLOOR:	10, 496 SQ. FT.
3RD FLOOR:	9, 454 SQ. FT.
4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) =	198, 534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239, 533 SQ. FT.
EXIST. RETAIL/REST. BLDG. TOTAL AREA:	22, 510 SQ. FT.
TOTAL BUILDING AREA:	524, 023 SQ. FT.

FLOOR AREA RATIO :	2.70
EAST TOWER:	
BUILDING HEIGHT:	168'-0"
NUMBER OF STORIES:	17 W/ BASEMENT
WEST TOWER:	
BUILDING HEIGHT:	237'-0"
NUMBER OF STORIES:	25 W/ BASEMENT

PARKING ANALYSIS:

PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) =	634 SPACES
EXISTING PARKING GARAGE: (INCLUDING 1 VAN & 5 ACCESSIBLE)	445 SPACES
PROPOSED SURFACE PARKING: (INCLUDING 1 VAN & 2 ACCESSIBLE)	24 SPACES
TOTAL PARKING PROVIDED:	469 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

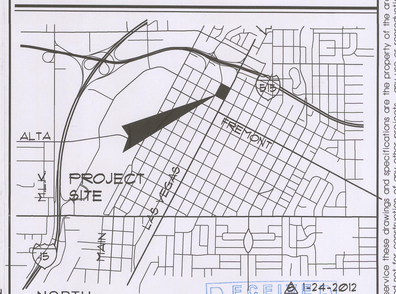
NOTE: TOTAL OF ACCESIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESIBLE STALLS

LOCATION MAP:

PROJECT SITE

NORTH

VICINITY MAP



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project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates :

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checked by : RCG
project no. : 09-150
revisions :
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2 5-12-2010
3 6-8-2010
4 6-10-2010
5 6-16-2010
6 12-02-2011

sheet no. AS1.01/2

of sheets

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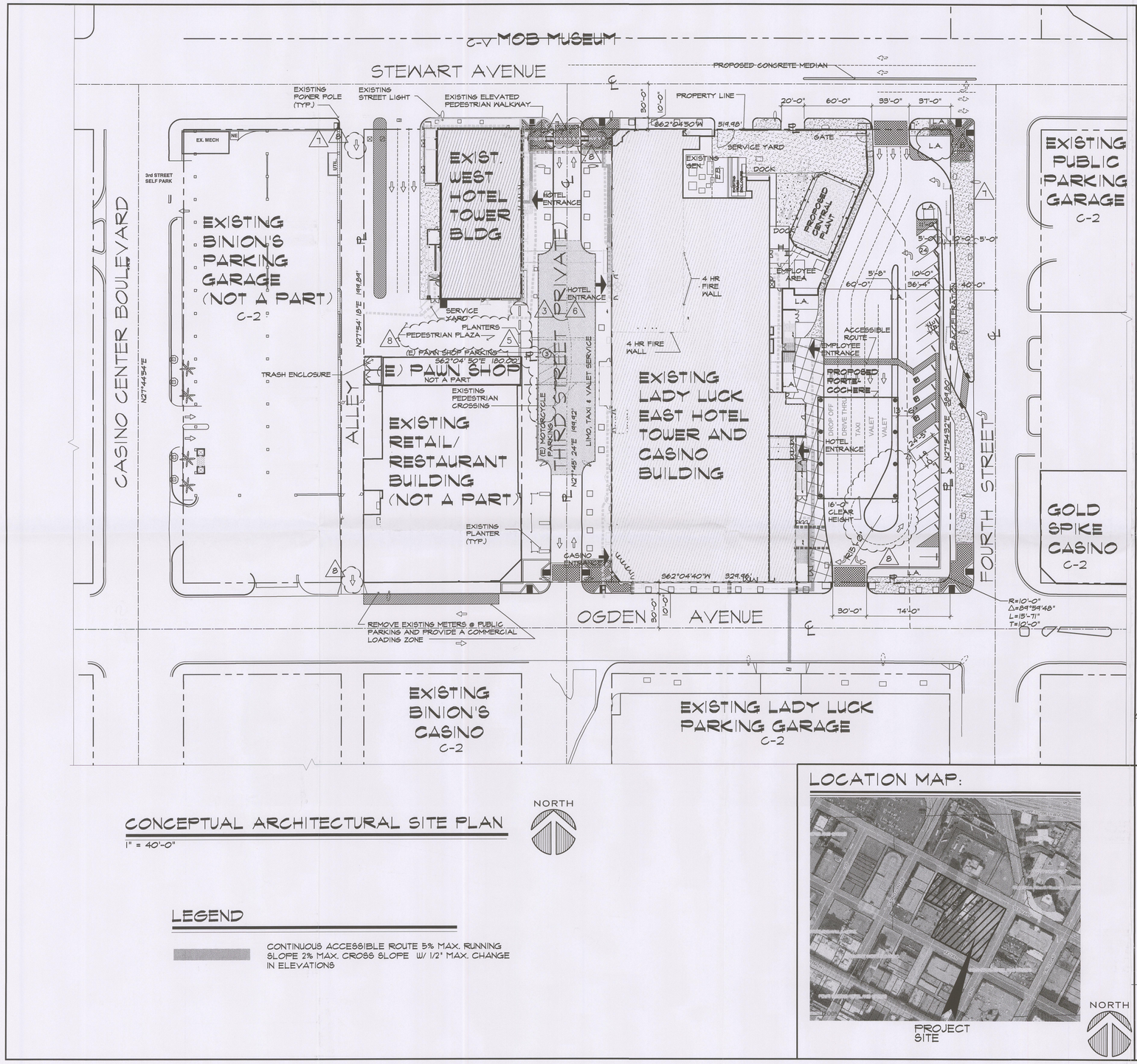

CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

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DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S)	N/A
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4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) =	198, 534 SQ. FT.
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TOTAL PARKING PROVIDED:	469 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

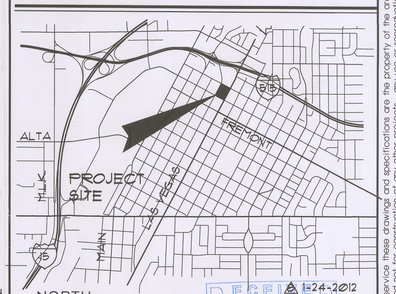
NOTE: TOTAL OF ACCESIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESIBLE STALLS

LOCATION MAP:

PROJECT SITE

NORTH

VICINITY MAP



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project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates :

drawn by : KKG/MB/PT/CL
checked by : RCG
project no. : 09-150
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1 5-4-2010
2 5-12-2010
3 6-8-2010
4 6-10-2010
5 6-16-2010
6 12-02-2011

sheet no. AS1.01/2

of sheets

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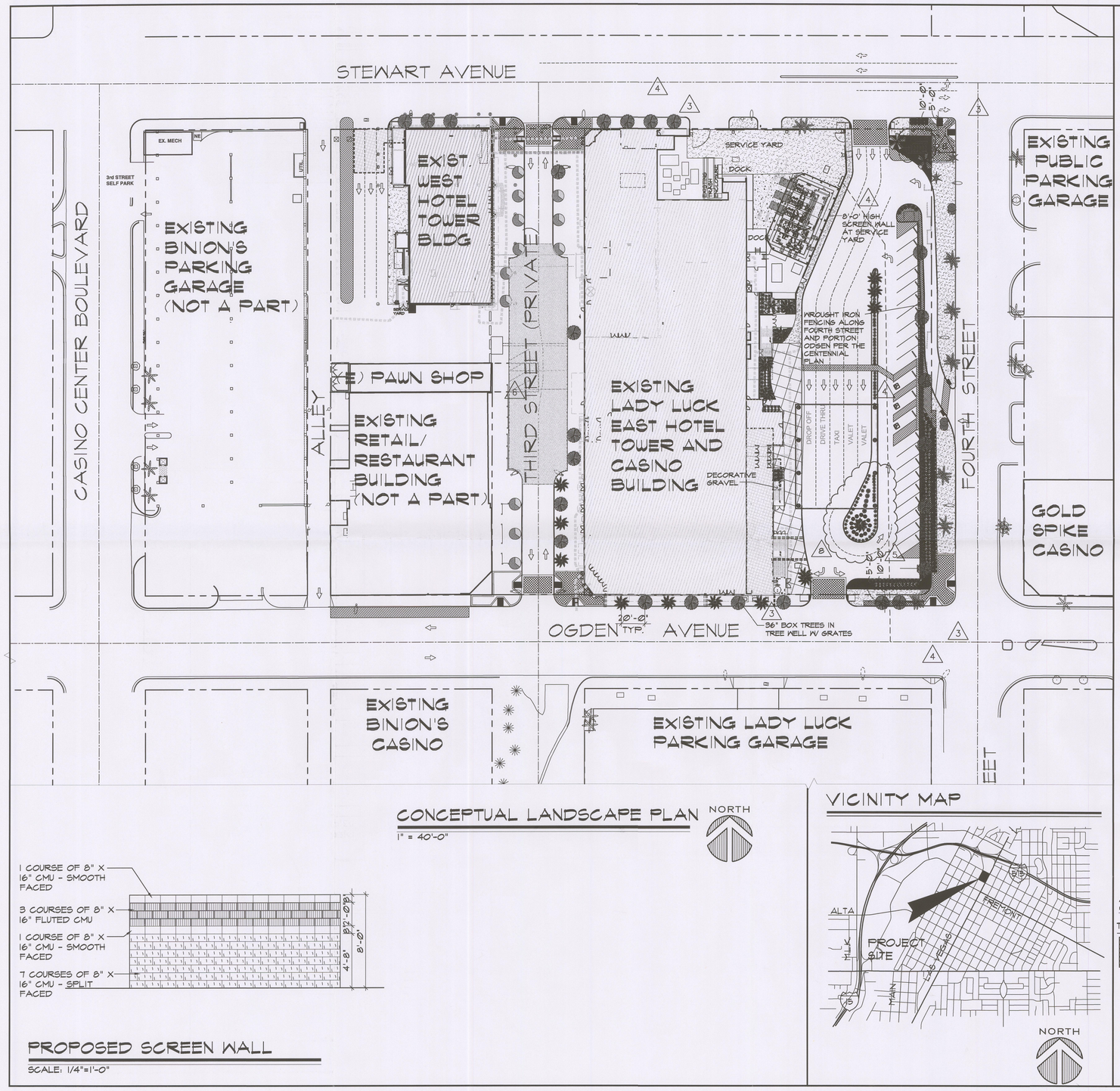

CONCEPTUAL LANDSCAPE PLAN

1" = 40'-0"

NORTH

PROPOSED SCREEN WALL

SCALE: 1/4"=1'-0"

VICINITY MAP

NORTH

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. TREE GRATES OR DECOMPOSED GRANITE IN TREE WELLS ARE ACCEPTABLE. TREE GRATES SHALL COMPLY WITH THE CITY OF LAS VEGAS CENTENNIAL PLAN DESIGN GUIDELINES. (3)

PROPOSED LANDSCAPE LEGEND

SYM.	DESCRIPTIONS
	TREES
	MEXICAN FAN PALM - SKINNED (Washingtonia robusta) See Plan for Trunk Height (BTH)
	MEDITERRANEAN FAN PALM (Chamaerops humilis) 36" box
	SOUTHERN LIVE OAK (Quercus virginiana) 36" box
	EXISTING PALMS
	EXISTING OAKS
	SHRUBS
	COMPACT MYRTLE (Myrtus communis 'Compacta') 15 gal.
	COMPACT XYLOSMA (Xylosma congestum) 15 gal.
	FORTNIGHT LILY (Dietes bicolor) 5 gal.
	GROUNDCOVERS
	TRAILING ROSEMARY (Rosemarinus officinalis 'prostratus') 5 gal.
	FLOWERS
	SEASONAL ANNUALS — 230 SF
	MISC. ITEMS
	DECORATIVE POT W/ 15 GAL. ACCENT (2 qty.) SUBMIT PHOTOS OF POTS FOR OWNER APPROVAL PRIOR TO PLACING ANY ORDER
	ROCK MULCH
	1/2"minus 'Palomino Gold' rock throughout all planter areas...2" UNIFORM DEPTH...(3,470 sq. ft.)

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4,054 SQ. FT.

DENOTES BUFFER AREA

(1) 1-24-2012

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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
CONCEPTUAL LANDSCAPE PLAN
LAND USE SUBMITTAL

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5 6-10-2010
6 6-16-2010
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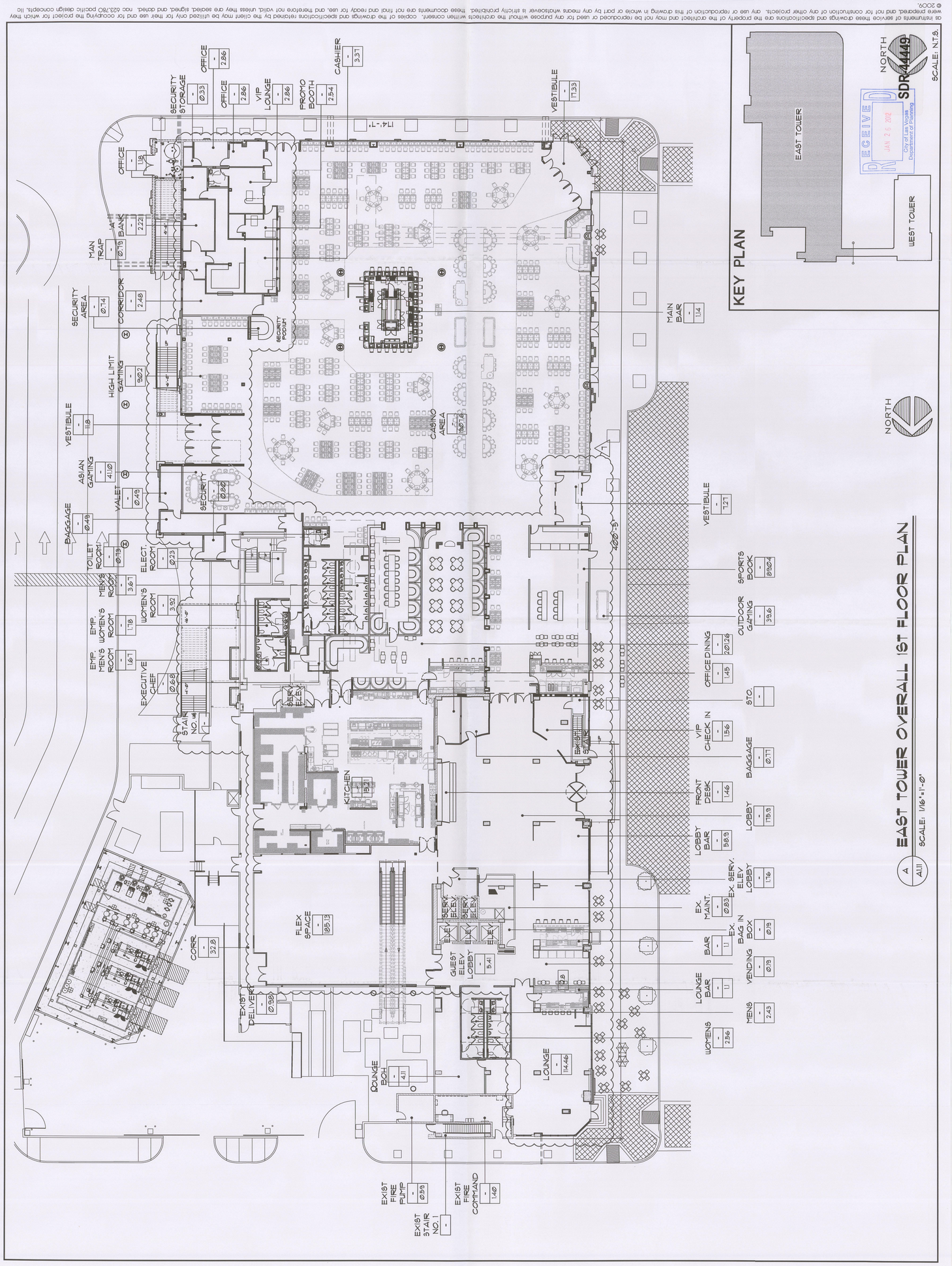

A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN

SCALE: 1/16"=1'-0"

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sheet title : EAST TOWER OVERALL 1ST FLOOR PLAN LAND USE SUBMITTAL

project title : Lady Luck RENOVATION / EXPANSION 206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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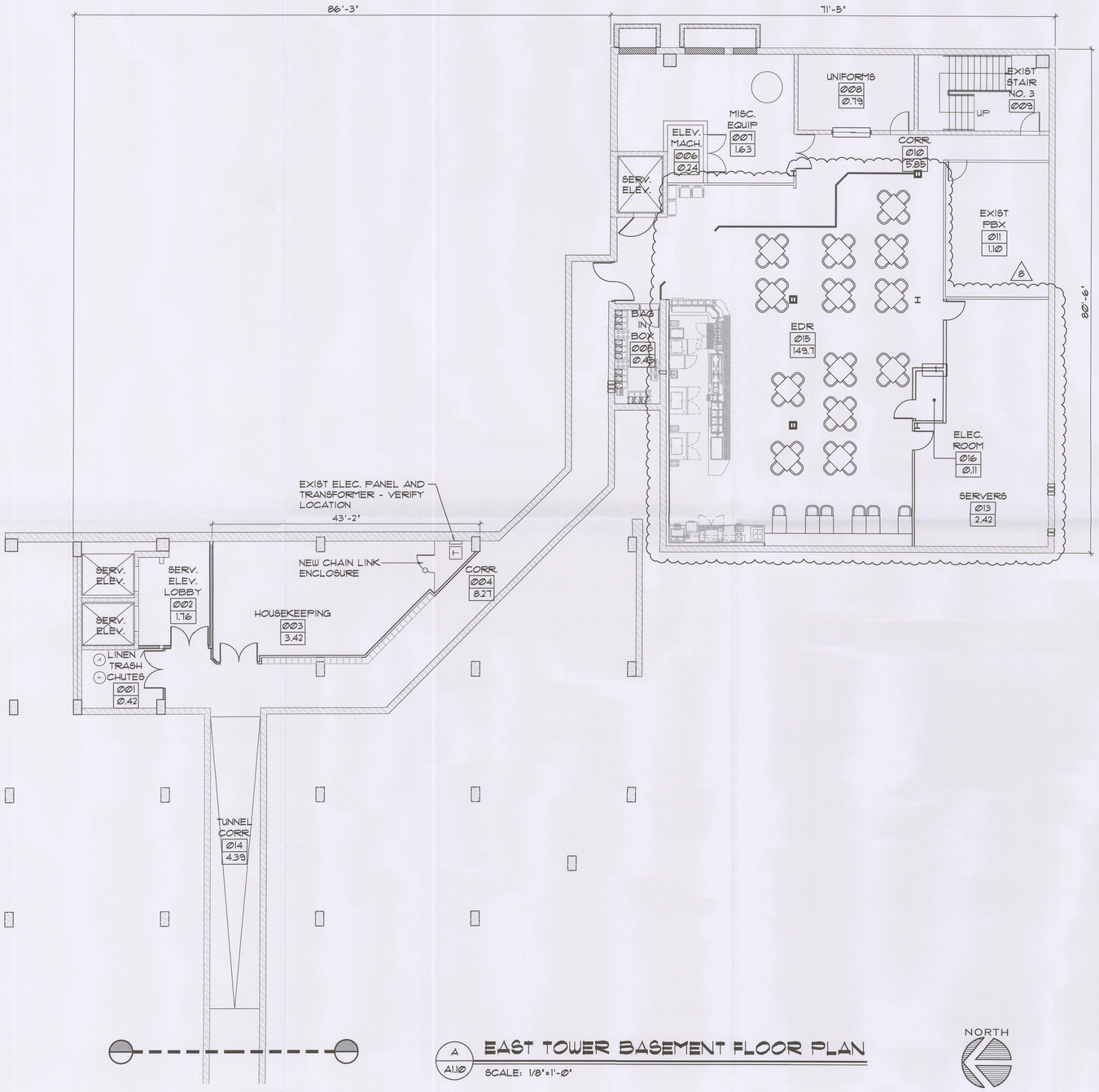
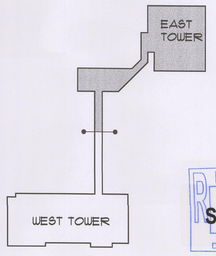


A
A1.10
EAST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

KEY PLAN



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BASEMENT FLOOR PLAN
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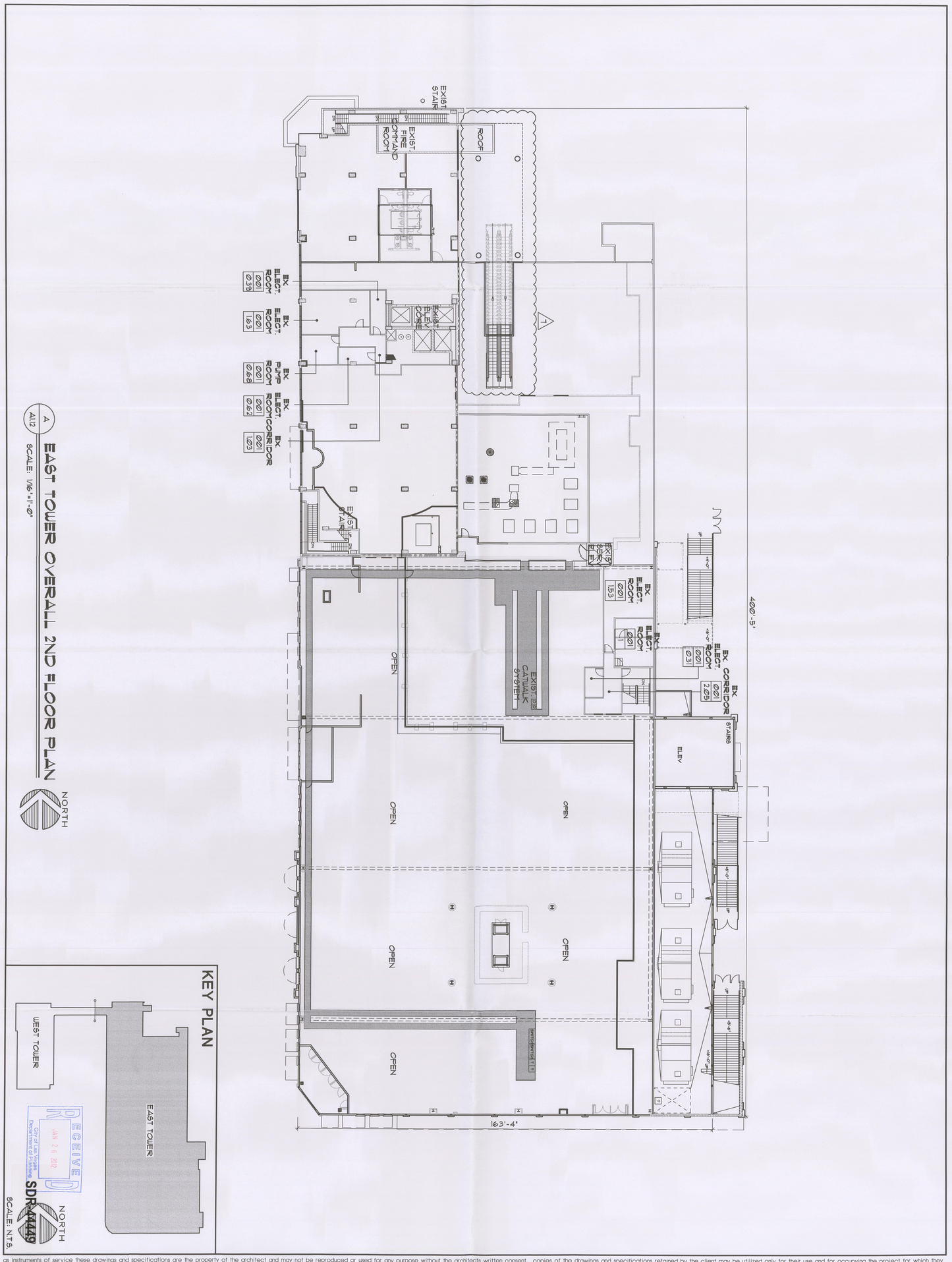

A
A1.12
EAST TOWER OVERALL 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

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KEY PLAN

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OVERALL 2ND FLOOR PLAN
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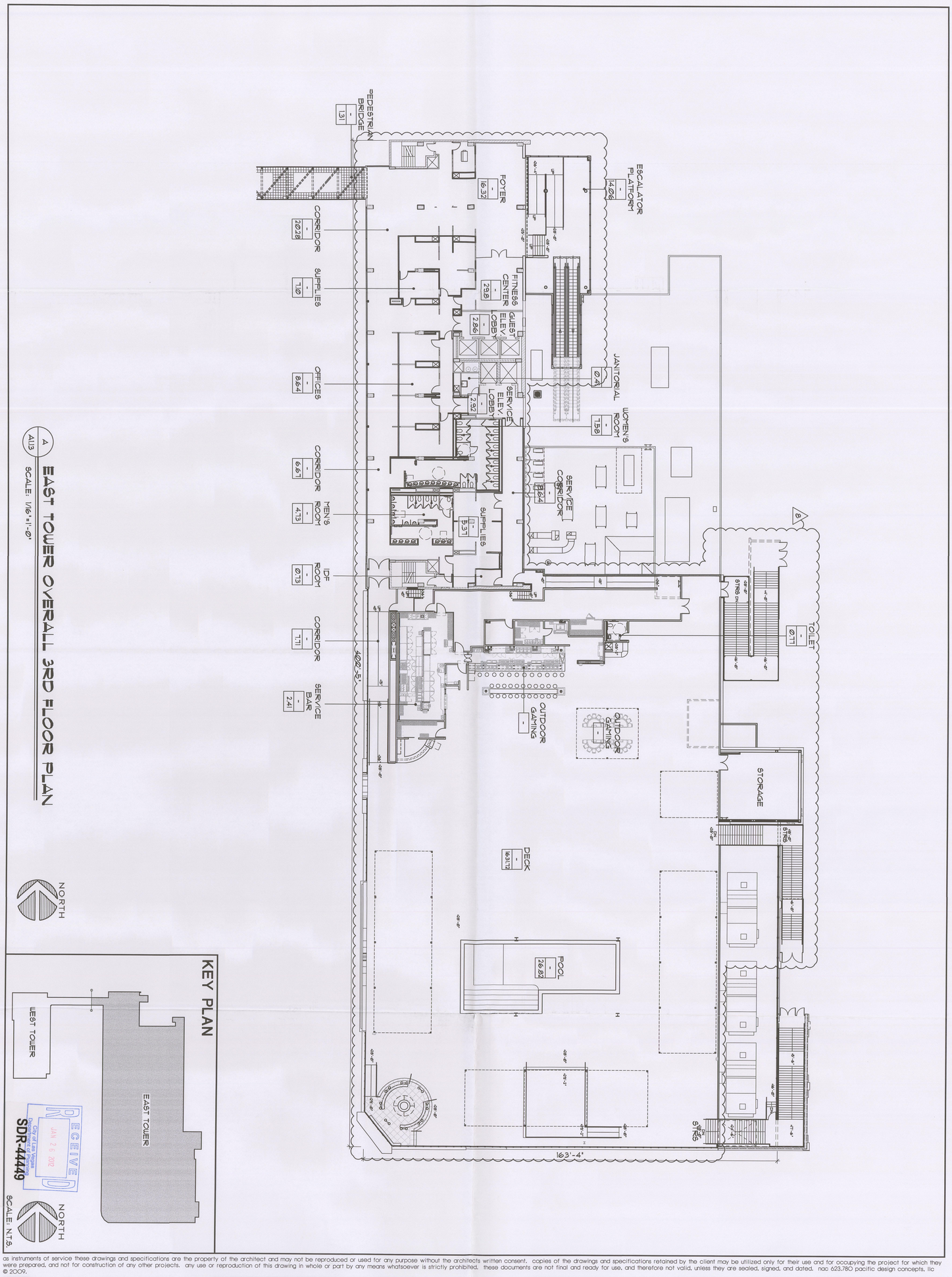

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1 11-22-2011
2 1/24/2012

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EAST TOWER
OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

project title:
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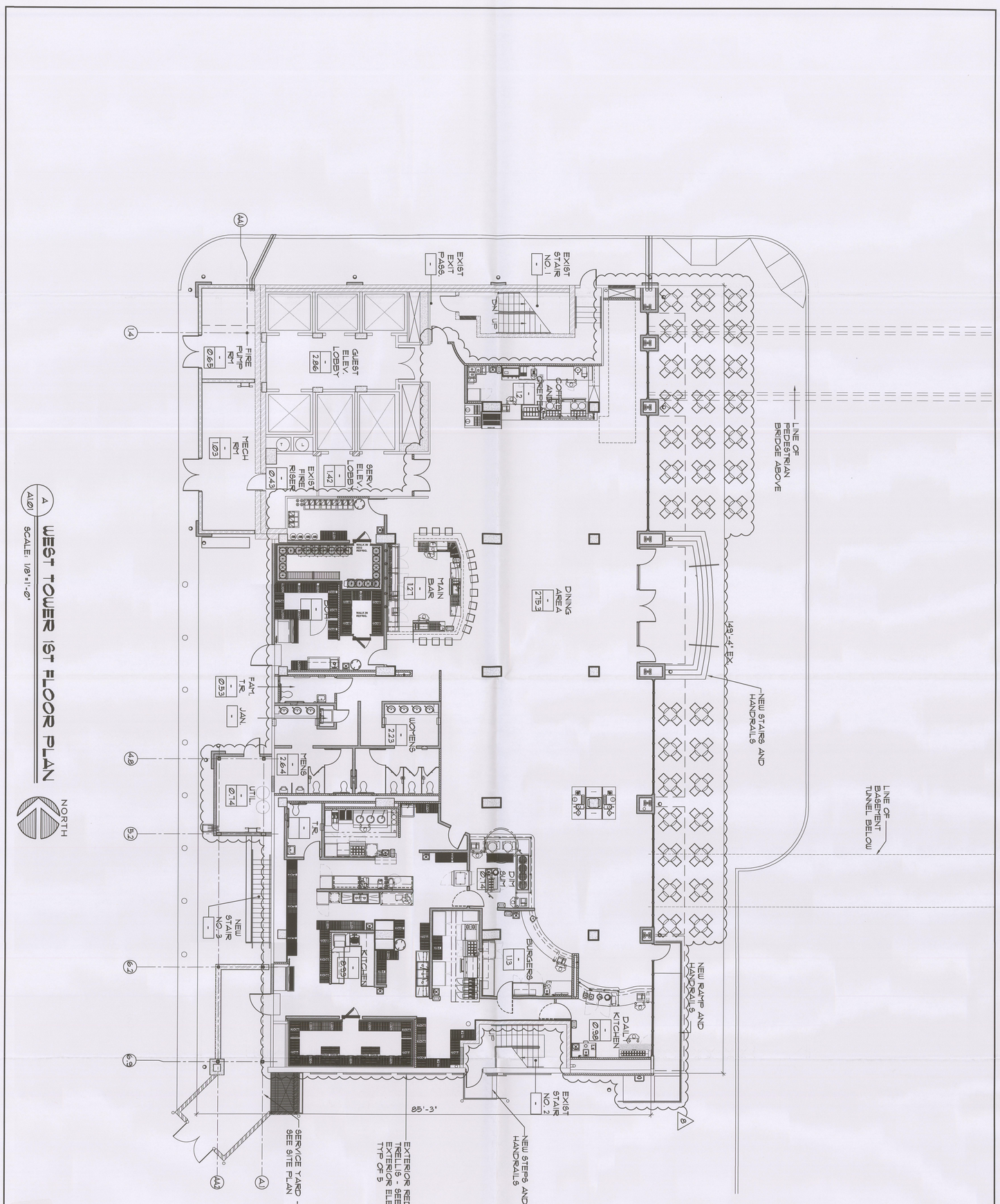

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WEST TOWER
1ST FLOOR
LAND USE SUBMITTAL

issue dates ·
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checked by · RCG
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revisions · 1/24/2012
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project title ·
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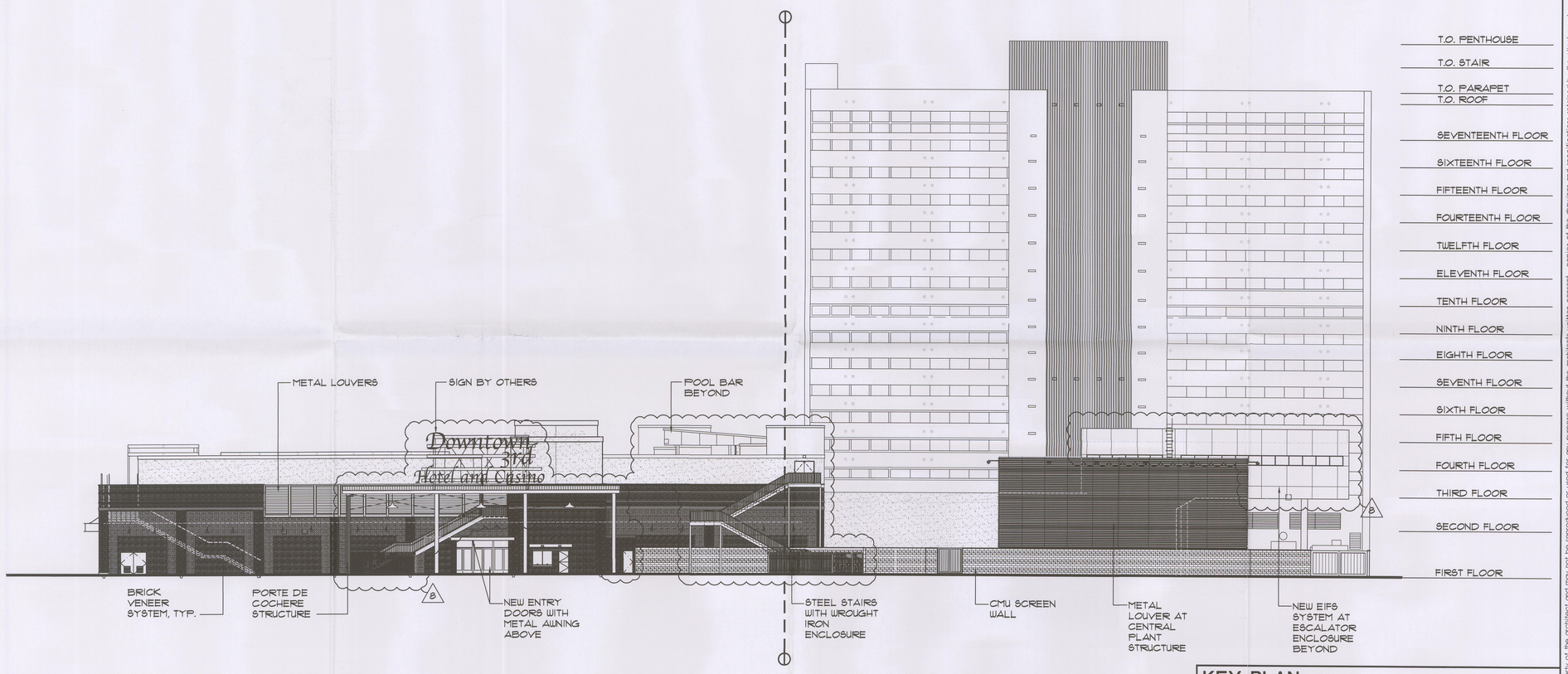
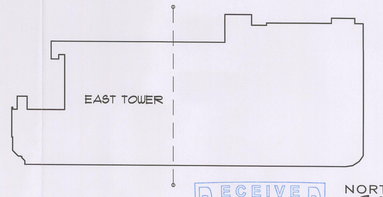


A6.13 EAST TOWER OVERALL EAST ELEVATION

SCALE: 1/16"=1'-0"

KEY PLAN



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sheet title •
EAST TOWER - OVERALL
EAST EXT. ELEVATIONS
LAND USE SUBMITTAL

issue dates •

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project no. •
09-150
revisions •
1/24/2012

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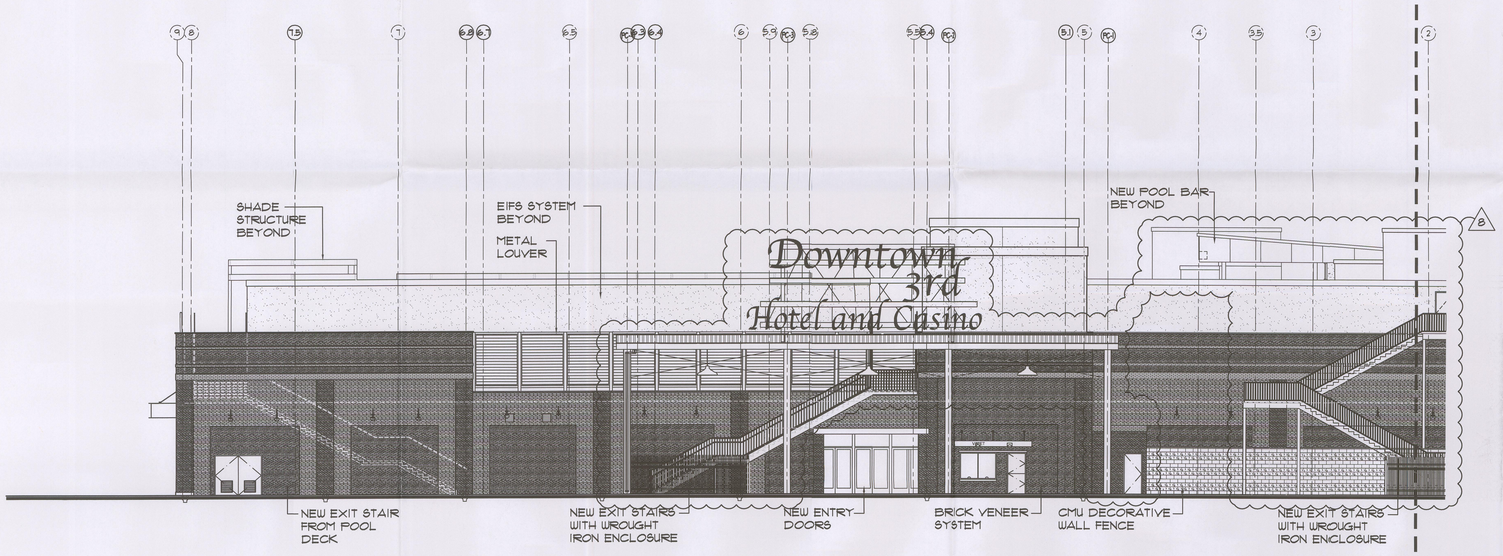
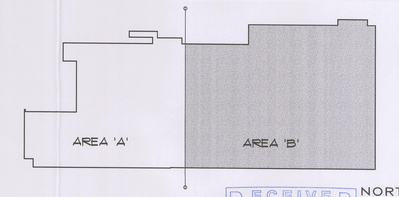


1 A6.13.2 EAST TOWER EAST ELEVATION - AREA 'B'

SCALE: 3/32"=1'-0"

KEY PLAN



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Lady Luck
RENOVATION / EXPANSION
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sheet title:
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'B' (LUS)

issue dates:

drawn by: KKG/MS/PT/CL
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project no.: 09-150
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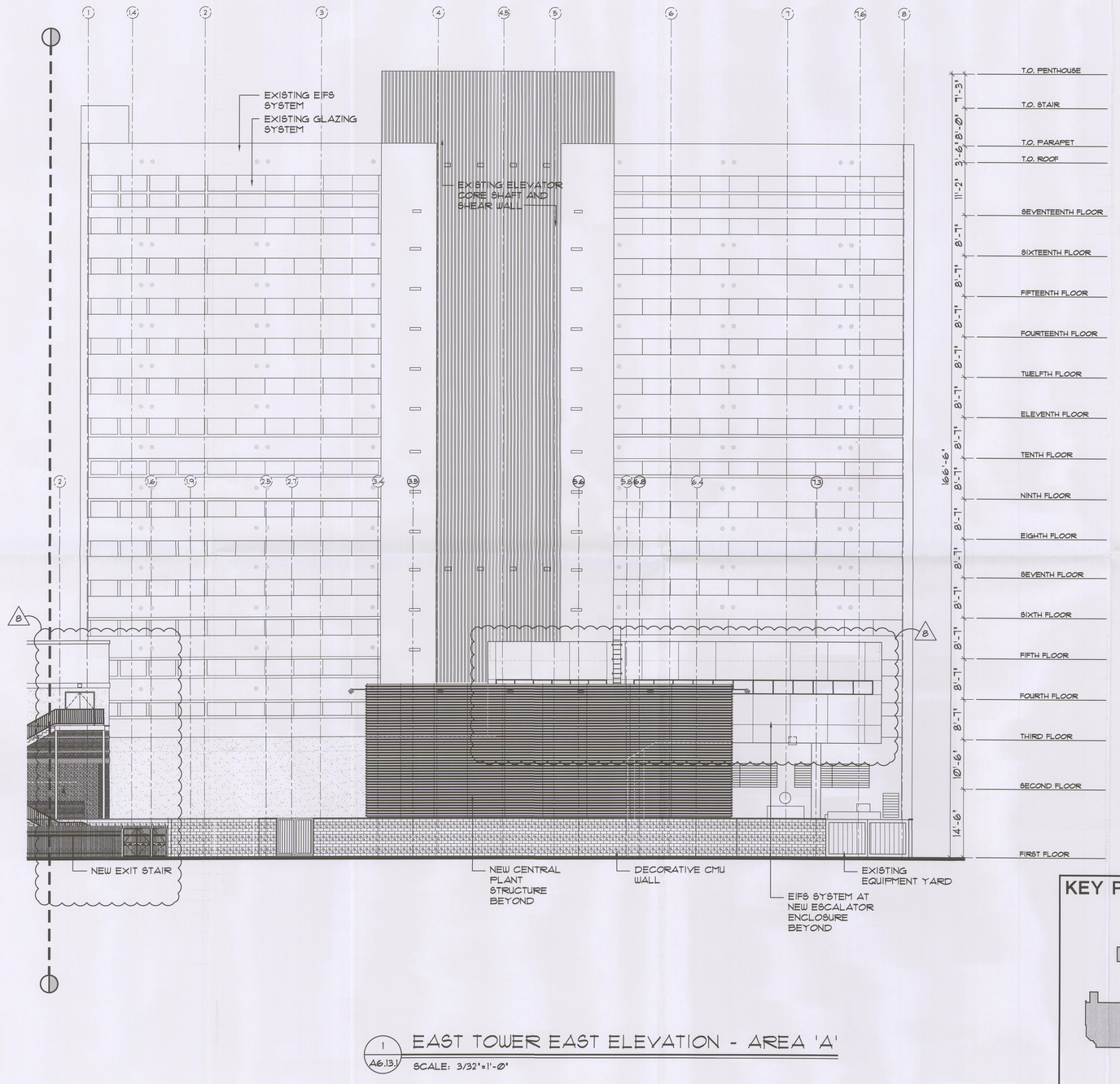
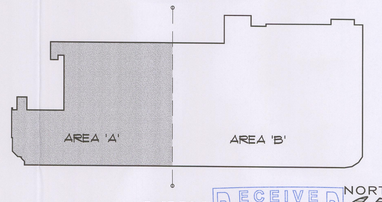


1 / A6.13.1 EAST TOWER EAST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

KEY PLAN



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EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'A' (LUS)

issue dates '

drawn by '
KKG/MB/PT/CL

checked by '
RCG

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09-150

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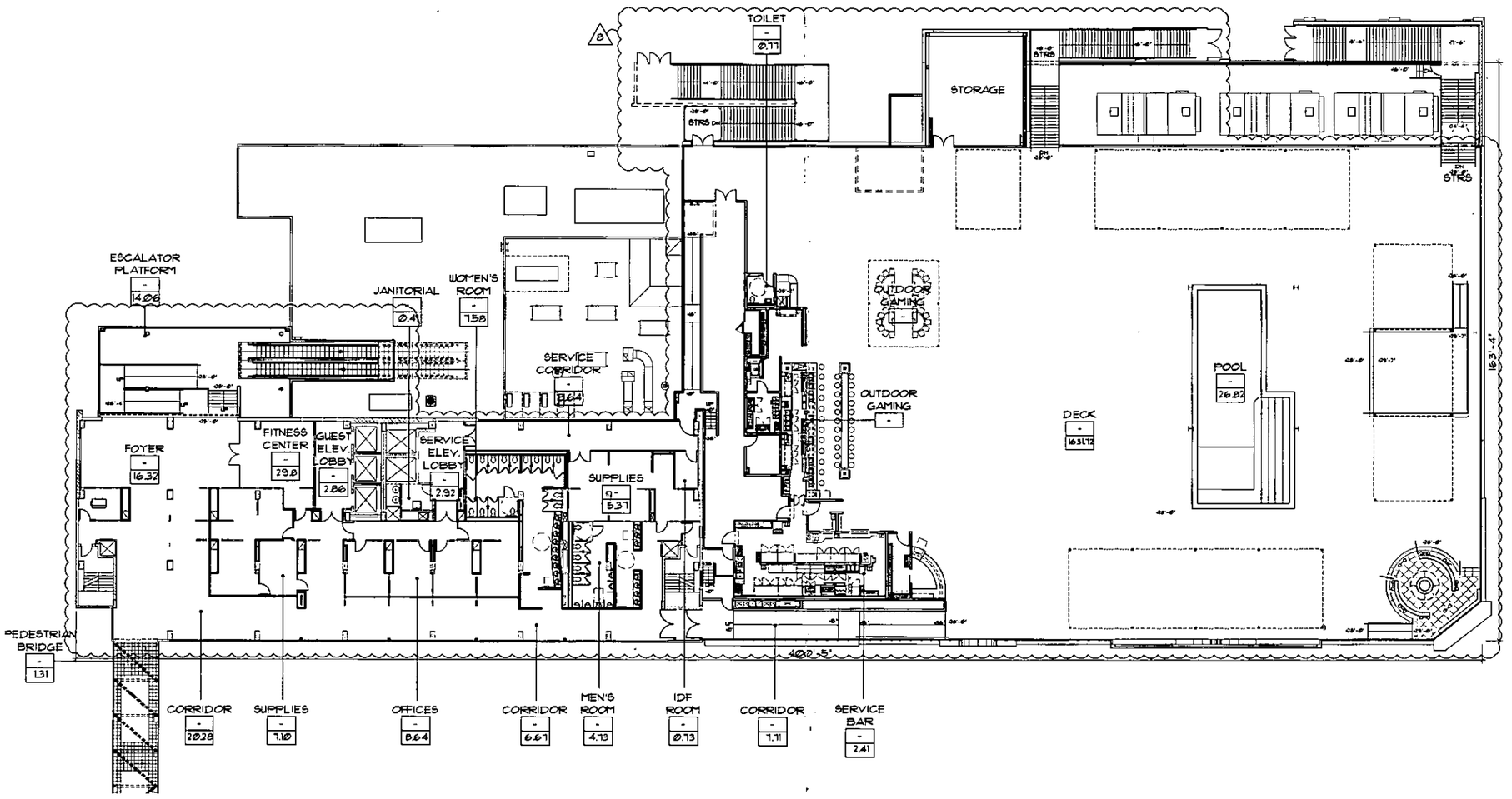

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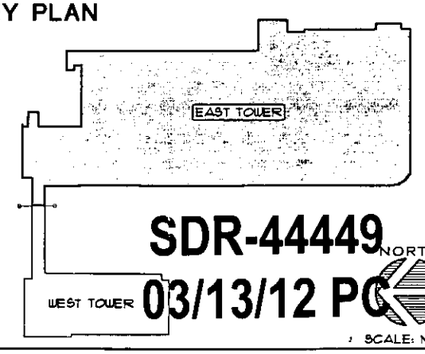
A1.13 EAST TOWER OVERALL 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



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sheet title:
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OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

issue dates:

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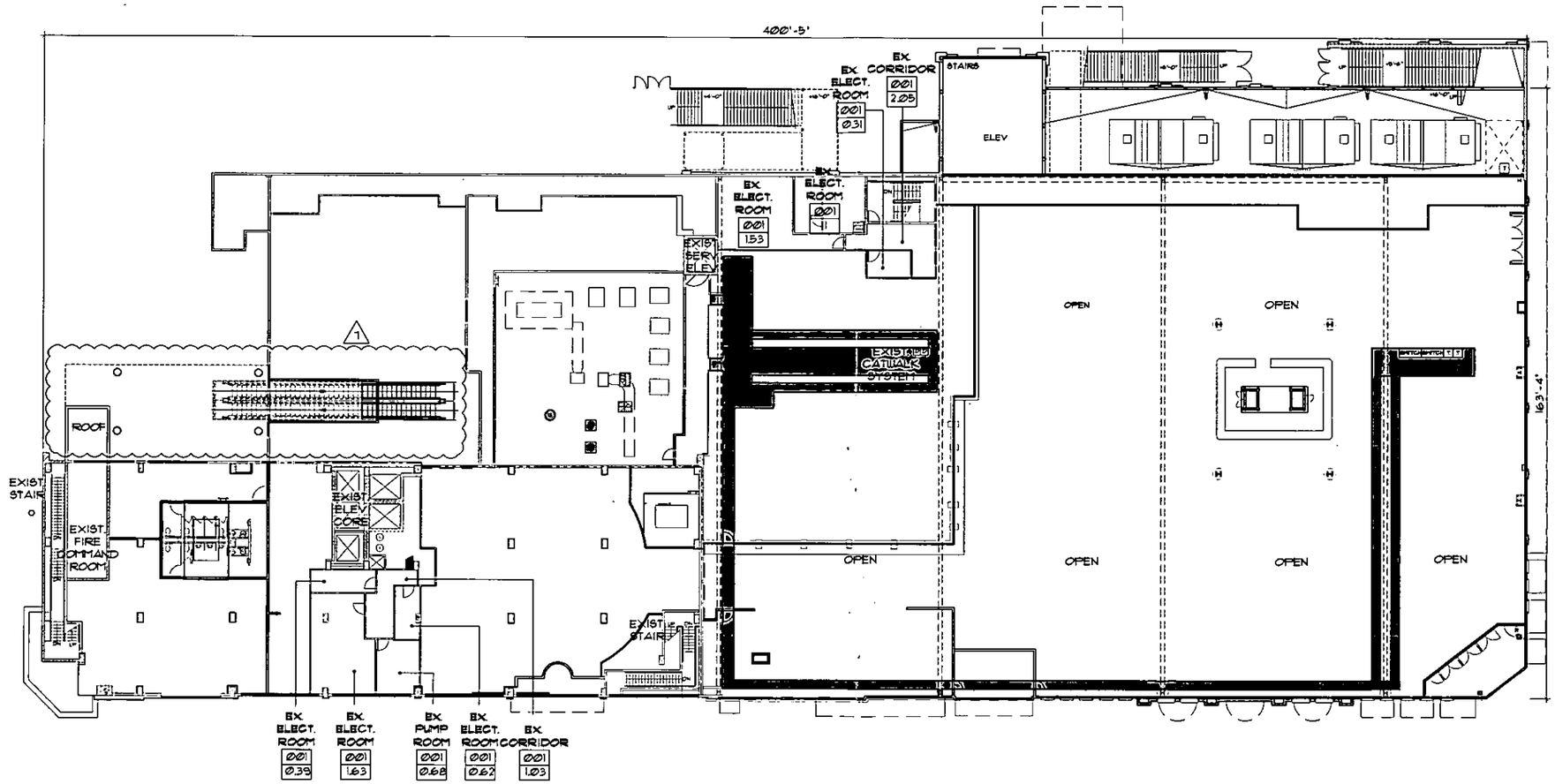

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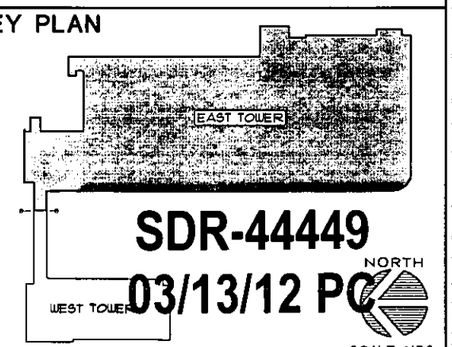
A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



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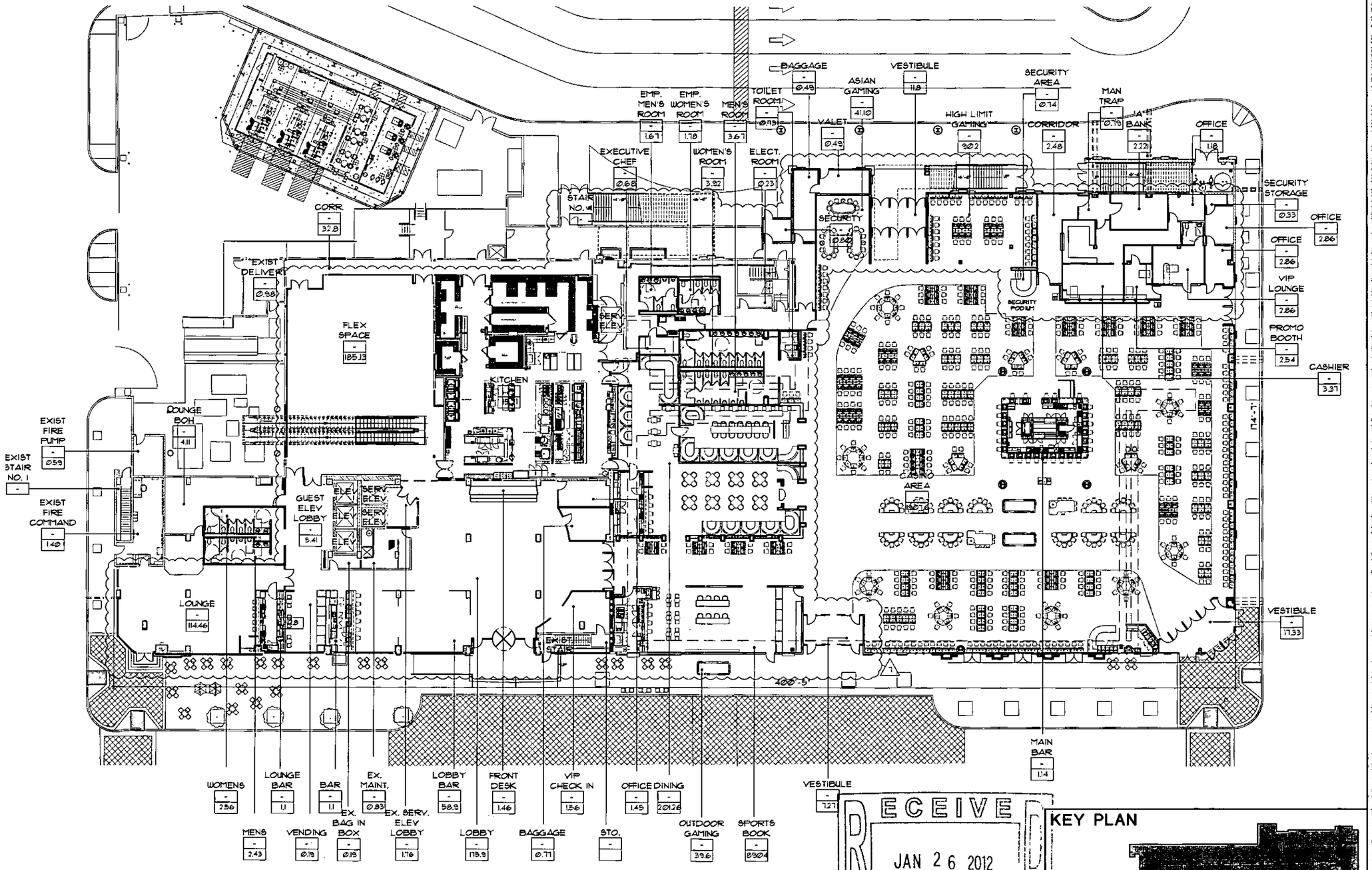

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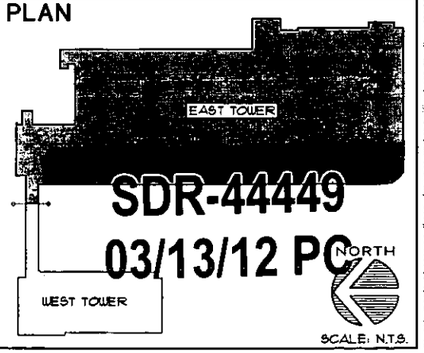
A
A1.11
EAST TOWER OVERALL 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-80
revisions: A 1/24/2012

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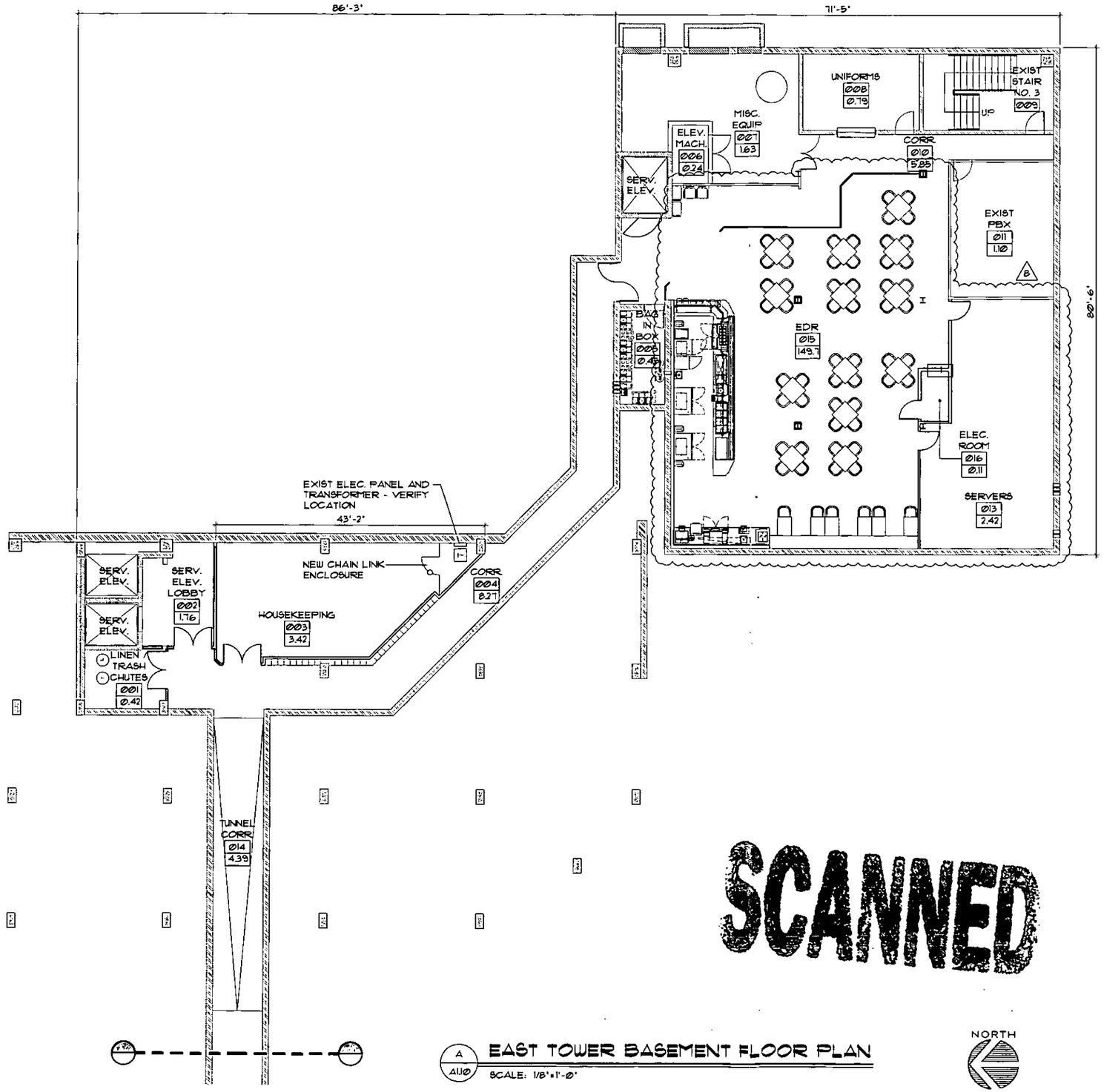

A
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EAST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

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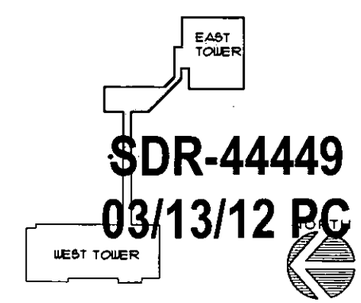

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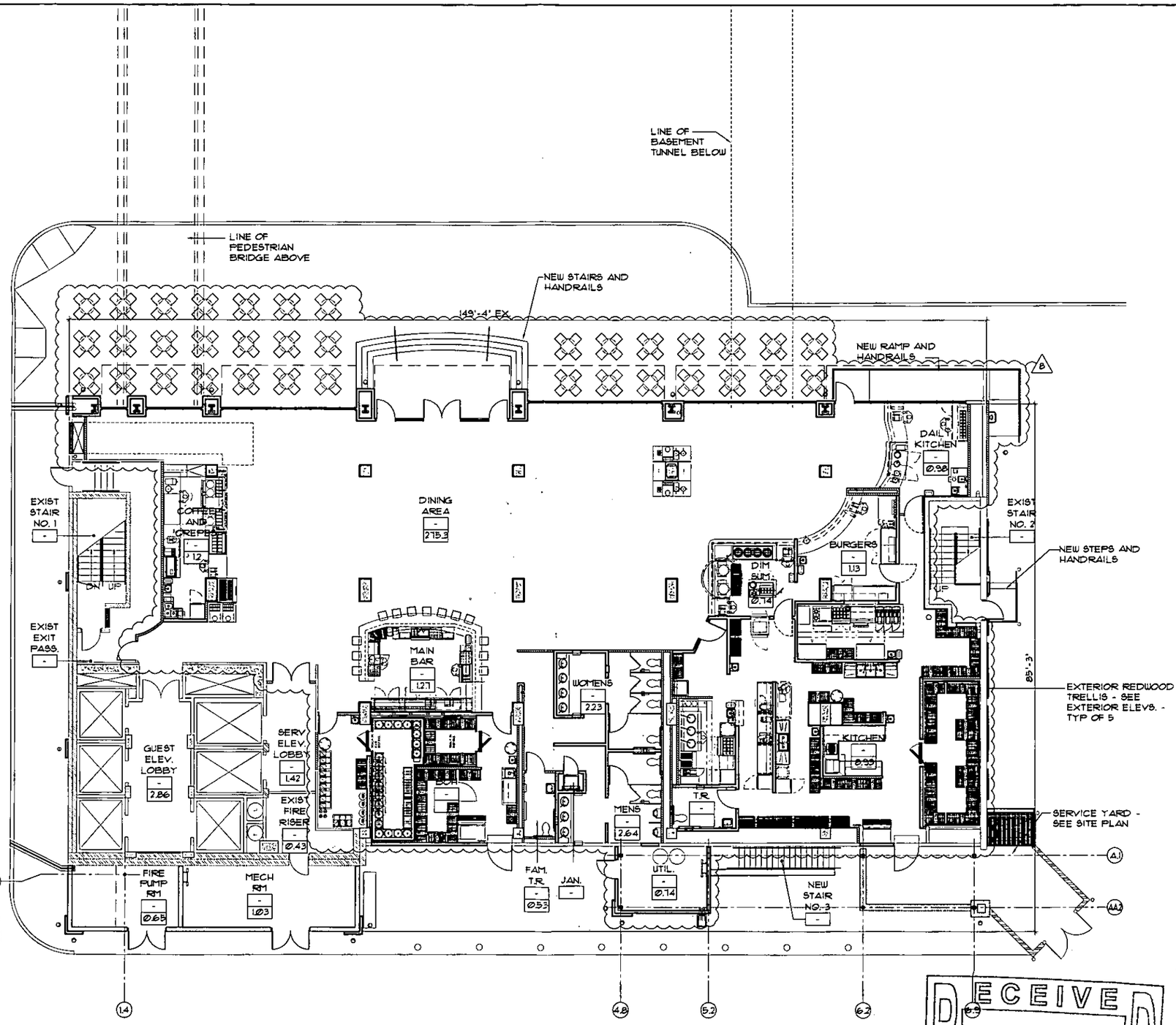

A / A1.01 WEST TOWER 1ST FLOOR PLAN

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

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1ST FLOOR
LAND USE SUBMITTAL

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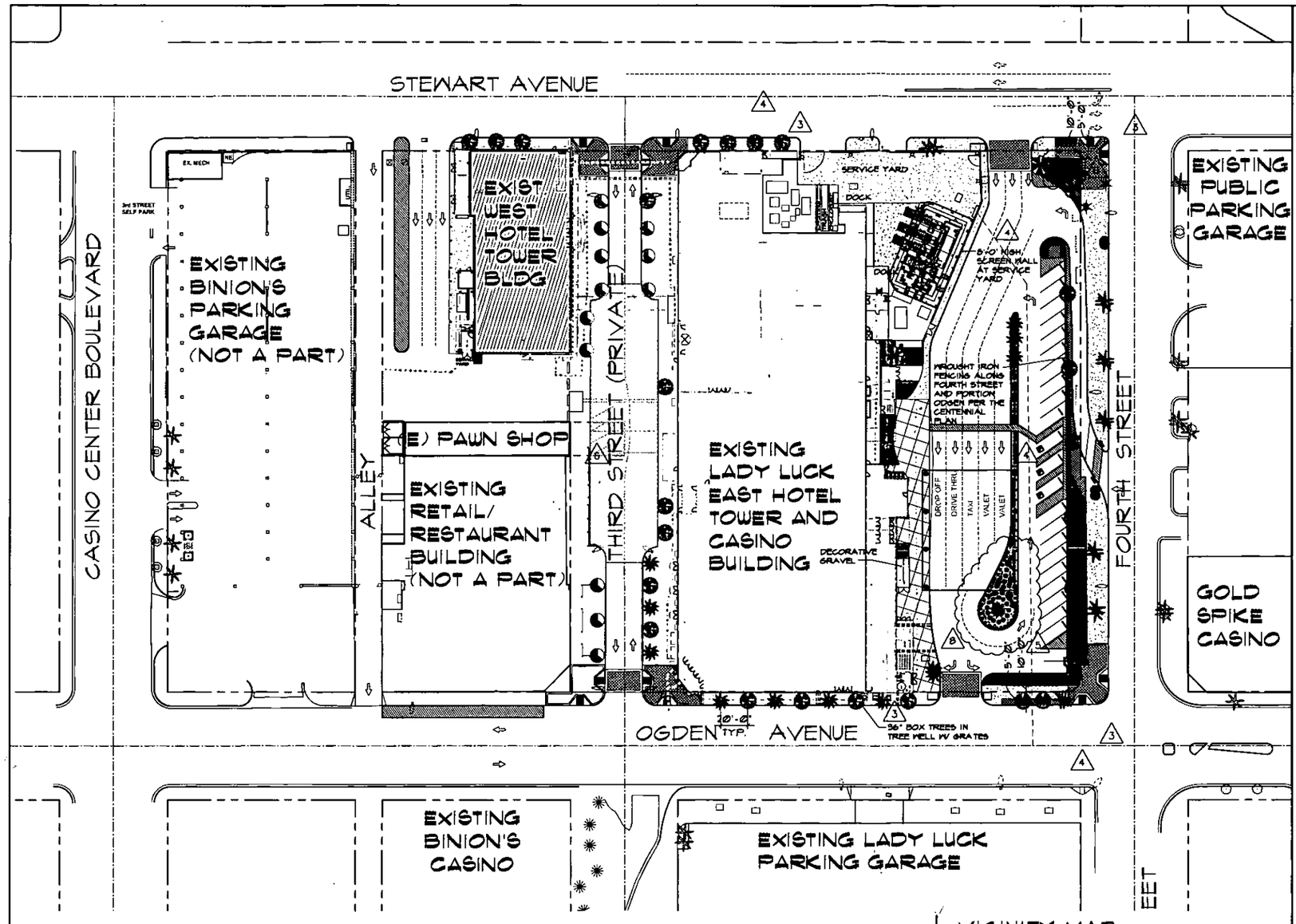

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
5. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. TREE GRATES OR DECOMPOSED GRANITE IN TREE WELLS ARE ACCEPTABLE. TREE GRATES SHALL COMPLY WITH THE CITY OF LAS VEGAS CENTENNIAL PLAN DESIGN GUIDELINES. (3)

PROPOSED LANDSCAPE LEGEND

SYM.	DESCRIPTIONS	
	TREES	
	MEXICAN FAN PALM - SKINNED (Washingtonia robusta) See Plan for Trunk Height (BTH)	
	MEDITERRANEAN FAN PALM (Chamaerops humilis) 36" box	
	SOUTHERN LIVE OAK (Quercus virginiana) 36" box	
	EXISTING PALMS	
	EXISTING OAKS	
	SHRUBS	
	COMPACT MYRTLE (Myrtus communis 'Compacta') 15 gal.	
	COMPACT XYLOSMA (Xylosma congestum) 15 gal.	
	FORTNIGHT LILY (Dietes bicolor) 5 gal.	
	GROUNDCOVERS	
	TRAILING ROSEMARY (Rosemarinus officinalis 'prostratus') 5 gal.	
	FLOWERS	
	SEASONAL ANNUALS	230 SF
	MISC. ITEMS	
	DECORATIVE POT W/ 15 GAL. ACCENT (2 qty.) SUBMIT PHOTOS OF POTS FOR OWNER APPROVAL PRIOR TO PLACING ANY ORDER	
	ROCK MULCH	
	1/2"minus 'Palomino Gold' rock throughout all planter areas_2" UNIFORM DEPTH_(9,410 sq. ft.)	

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4054 SQ. FT.

DENOTES BUFFER AREA (1)

1-24-2012

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PROPOSED SCREEN WALL
SCALE: 1/4"=1'-0"

CONCEPTUAL LANDSCAPE PLAN
1" = 40'-0"
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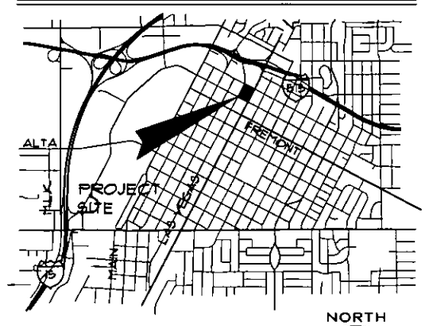
VICINITY MAP



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sheet title:
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LAND USE SUBMITTAL

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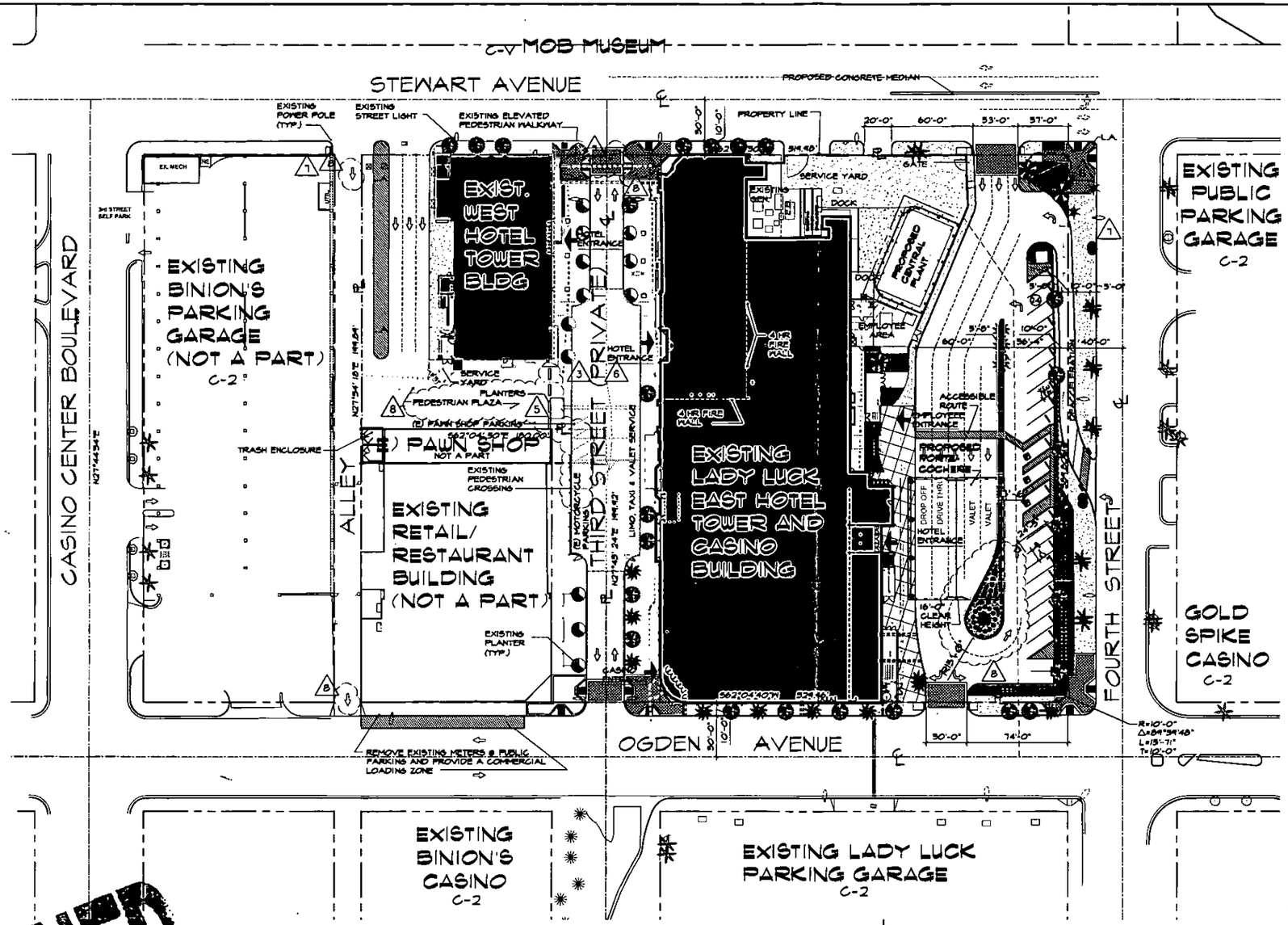


CONCEPTUAL ARCHITECTURAL SITE PLAN

NORTH

LEGEND

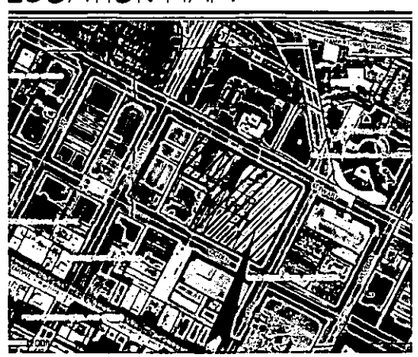
CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

PROJECT DATA:

ASSESSORS PARCEL NUMBER:(S)	139-34-501-010 139-34-510-013 139-34-514-001 139-34-514-008 139-34-514-009 (B)
ACTION REFERENCE NUMBER:(S)	SDR-37946 (B)SUP-43968
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S)	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	4.46 ACRES/ 194, 2776 SQ. FT.
BUILDING AREA:	
EXISTING EAST TOWER AREA:	
BASEMENT:	8, 744 SQ. FT.
1ST FLOOR:	55, 004 SQ. FT.
2ND FLOOR:	10, 451 SQ. FT.
3RD FLOOR:	47, 725 SQ. FT.
4TH THROUGH 17 TH FLOOR: (11, 012 SQ. FT. X 13) =	143, 936 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	260, 860 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1, 120 SQ. FT.
BUILDING AREA:	
EXISTING WEST TOWER AREA:	
BASEMENT:	9, 847 SQ. FT.
1ST FLOOR:	11, 202 SQ. FT.
2ND FLOOR:	10, 486 SQ. FT.
3RD FLOOR:	9, 454 SQ. FT.
4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) =	198, 534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239, 533 SQ. FT.
EXIST. RETAIL/REST. BLDG. TOTAL AREA:	22, 340 SQ. FT.
TOTAL BUILDING AREA:	524, 023 SQ. FT.
FLOOR AREA RATIO :	2.70
EAST TOWER:	
BUILDING HEIGHT:	168'-0"
NUMBER OF STORIES:	17 W/ BASEMENT
WEST TOWER:	
BUILDING HEIGHT:	237'-6"
NUMBER OF STORIES:	25 W/ BASEMENT
PARKING ANALYSIS:	
PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) = (1)	634 SPACES
EXISTING PARKING GARAGE: (3) (INCLUDING 1 VAN & 5 ACCESSIBLE)	445 SPACES
PROPOSED SURFACE PARKING: (2) (INCLUDING 1 VAN & 2 ACCESSIBLE)	24 SPACES
TOTAL PARKING PROVIDED:	469 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

NOTE: TOTAL OF ACCESIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESIBLE STALLS

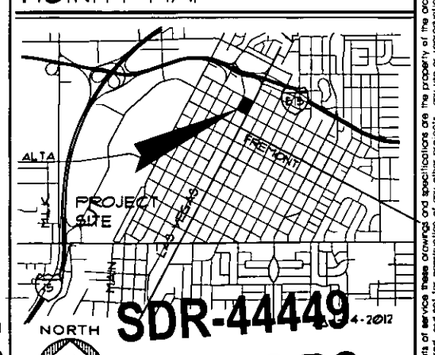
LOCATION MAP:



PROJECT SITE

NORTH

VICINITY MAP



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project title:
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sheet title:
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LAND USE SUBMITTAL

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checked by: RCS
project no.: 09-150
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3 6-8-2010
4 6-10-2010
5 6-16-2010
6 12-02-2011
sheet no.: AS1.01 (2)
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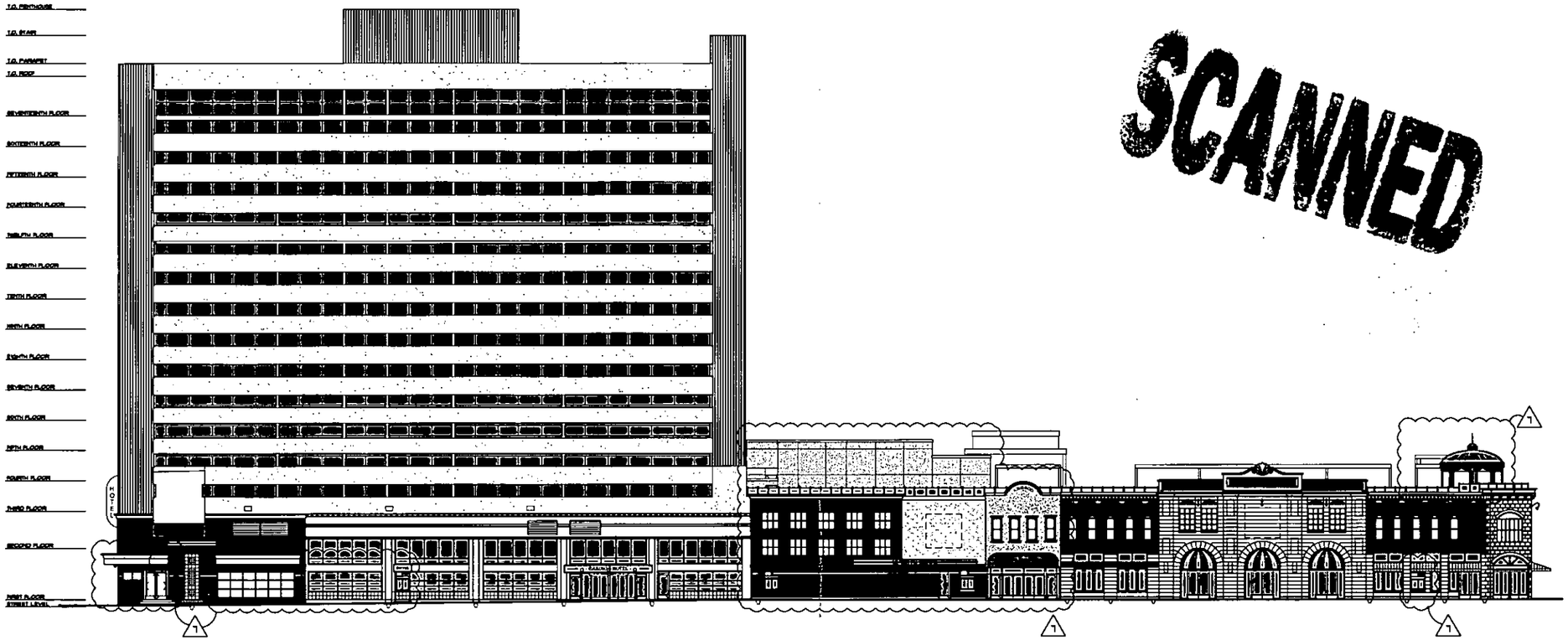

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EAST TOWER OVERALL WEST ELEVATION

SCALE: 1/16"=1'-0"

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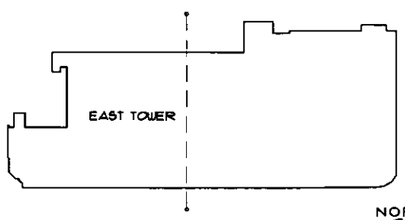

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project no.: 09-150
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1 8/1/2010

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A / A6.12 EAST TOWER OVERALL SOUTH ELEVATION

SCALE: 1/16"=1'-0"

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A6.13 EAST TOWER OVERALL EAST ELEVATION

SCALE: 1/16"=1'-0"

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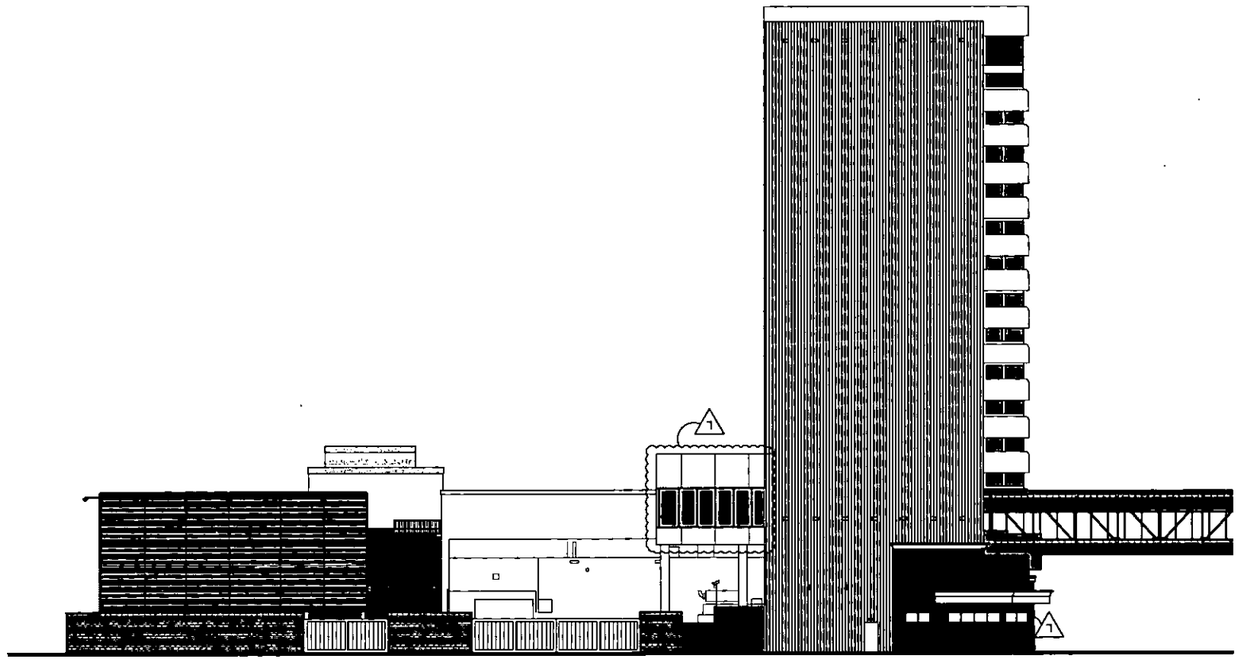

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EAST TOWER OVERALL NORTH ELEVATION
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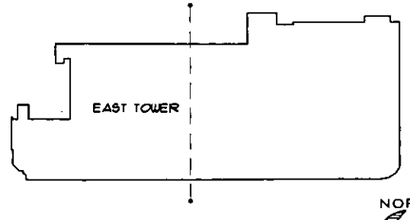

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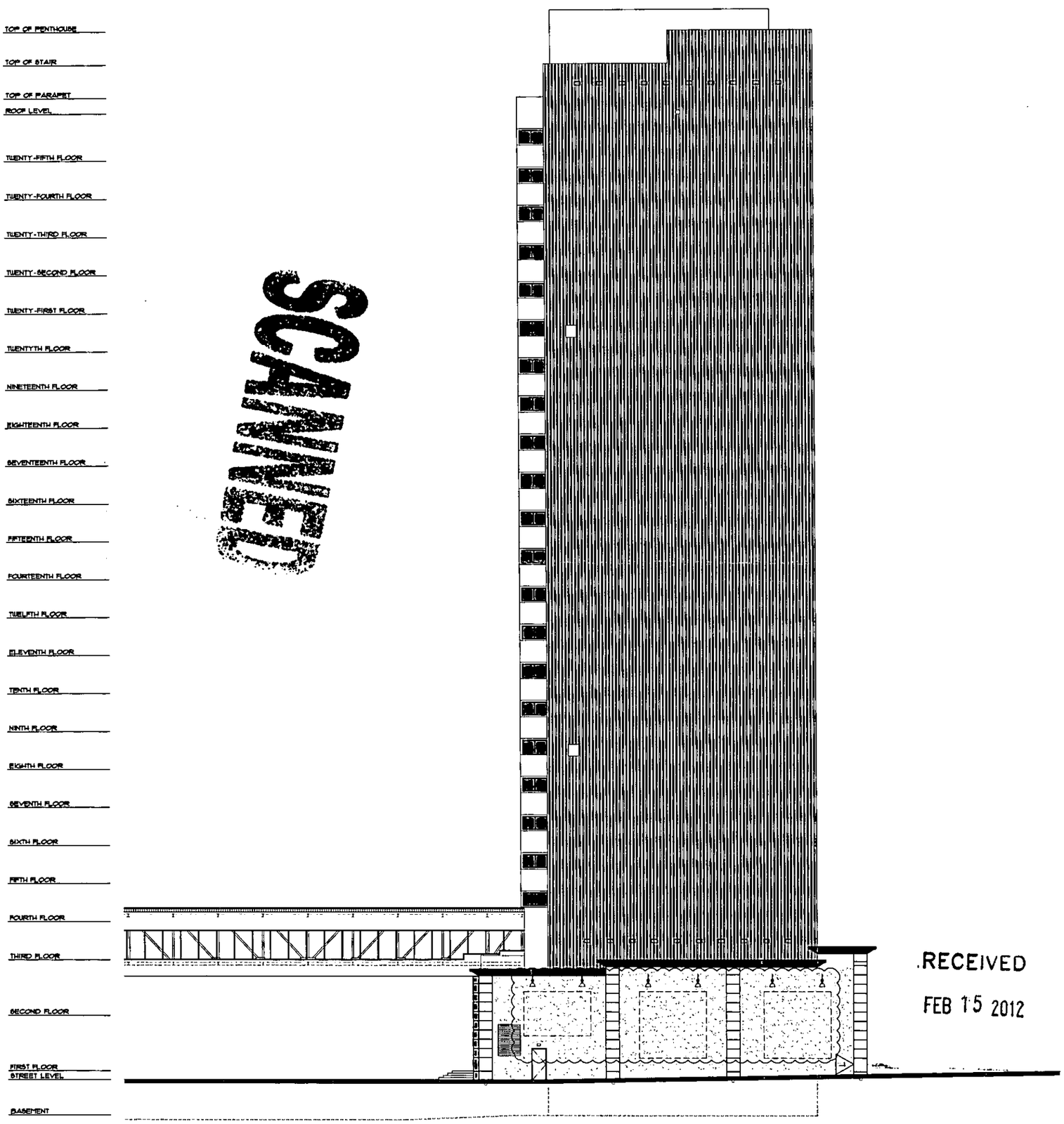

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1 A6.03 NORTH ELEVATION

SCALE: 3/32"=1'-0"

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drawn by: KGG/PM/PTCL
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project no.: 09-150
revisions:
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sheet title:
WEST TOWER - NORTH EXTERIOR ELEVATION LAND USE SUBMITTAL

project title:
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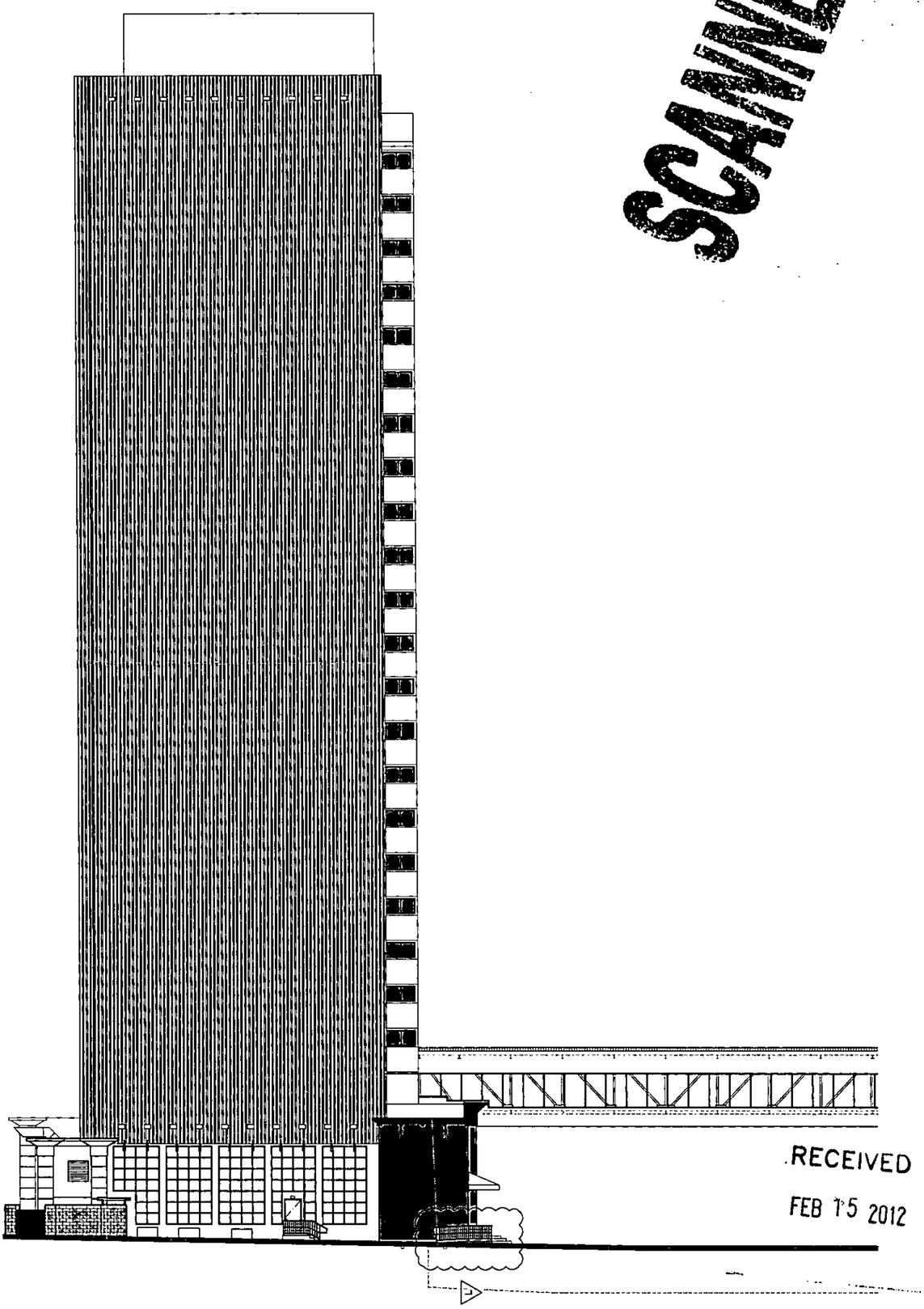

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1 / A6.04 SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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sheet no. A6.04 of sheets

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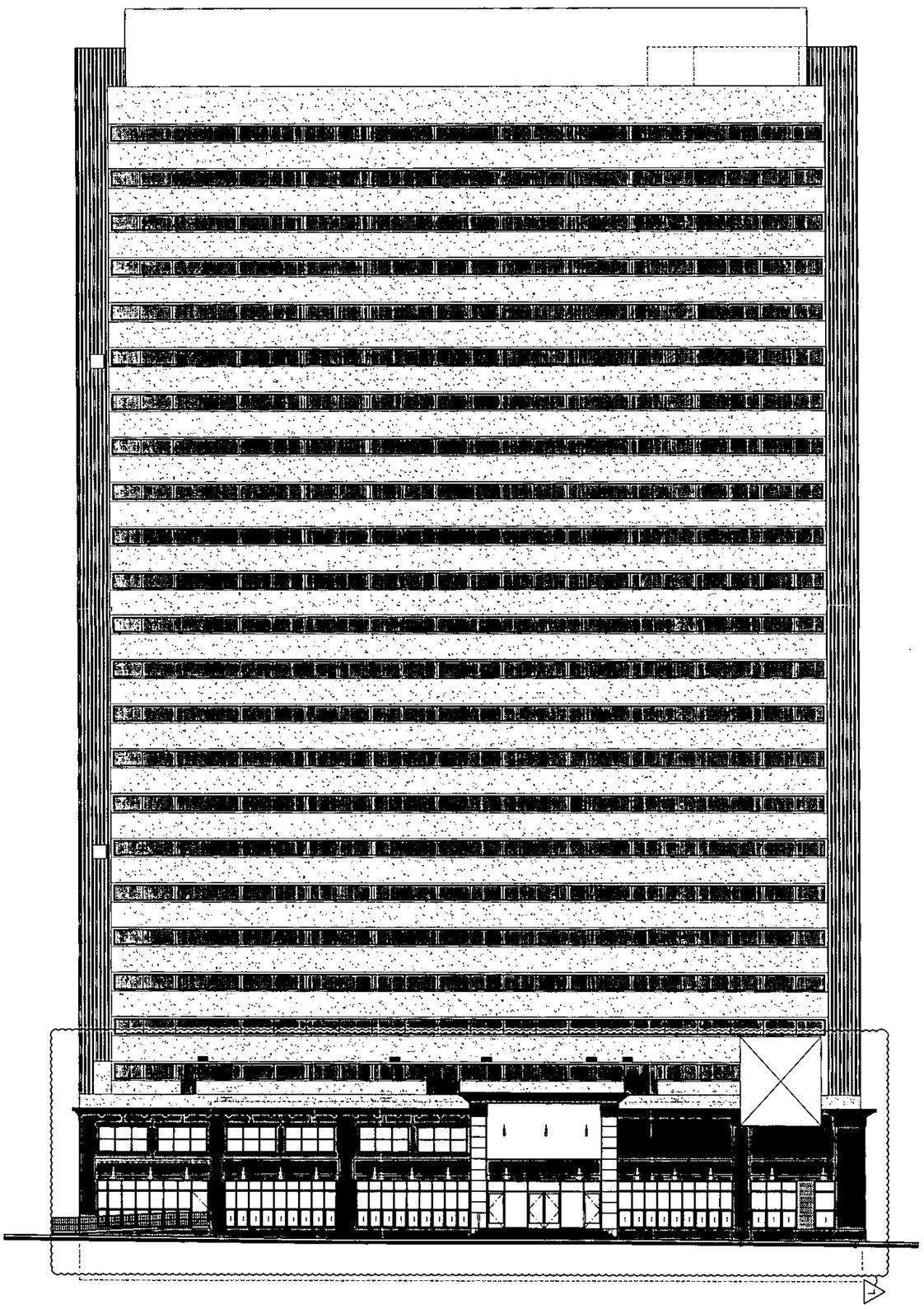

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1 A6.01 EAST ELEVATION

SCALE: 3/32"=1'-0"

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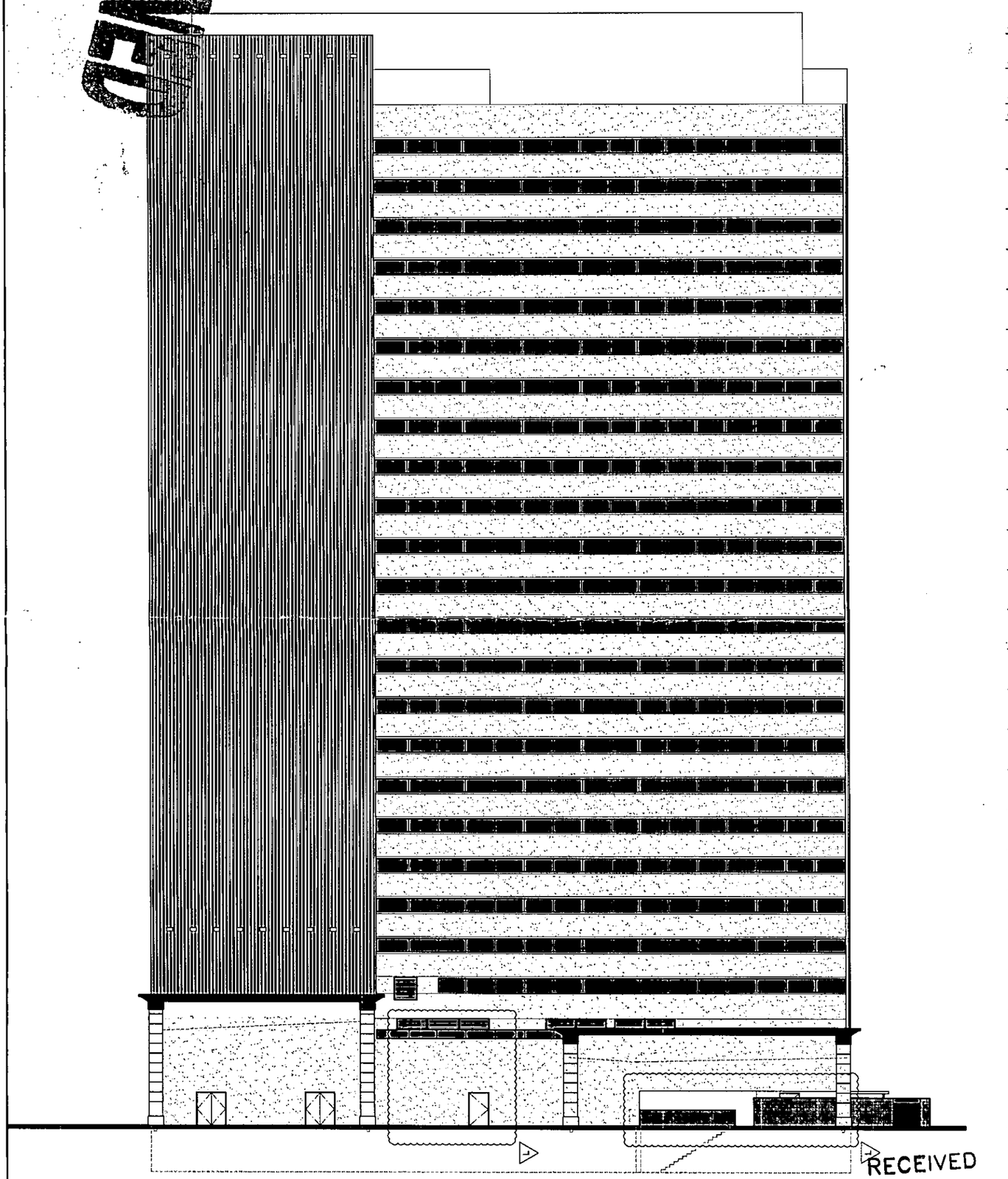

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1 / A6.02 WEST ELEVATION
SCALE: 3/32"=1'-0"

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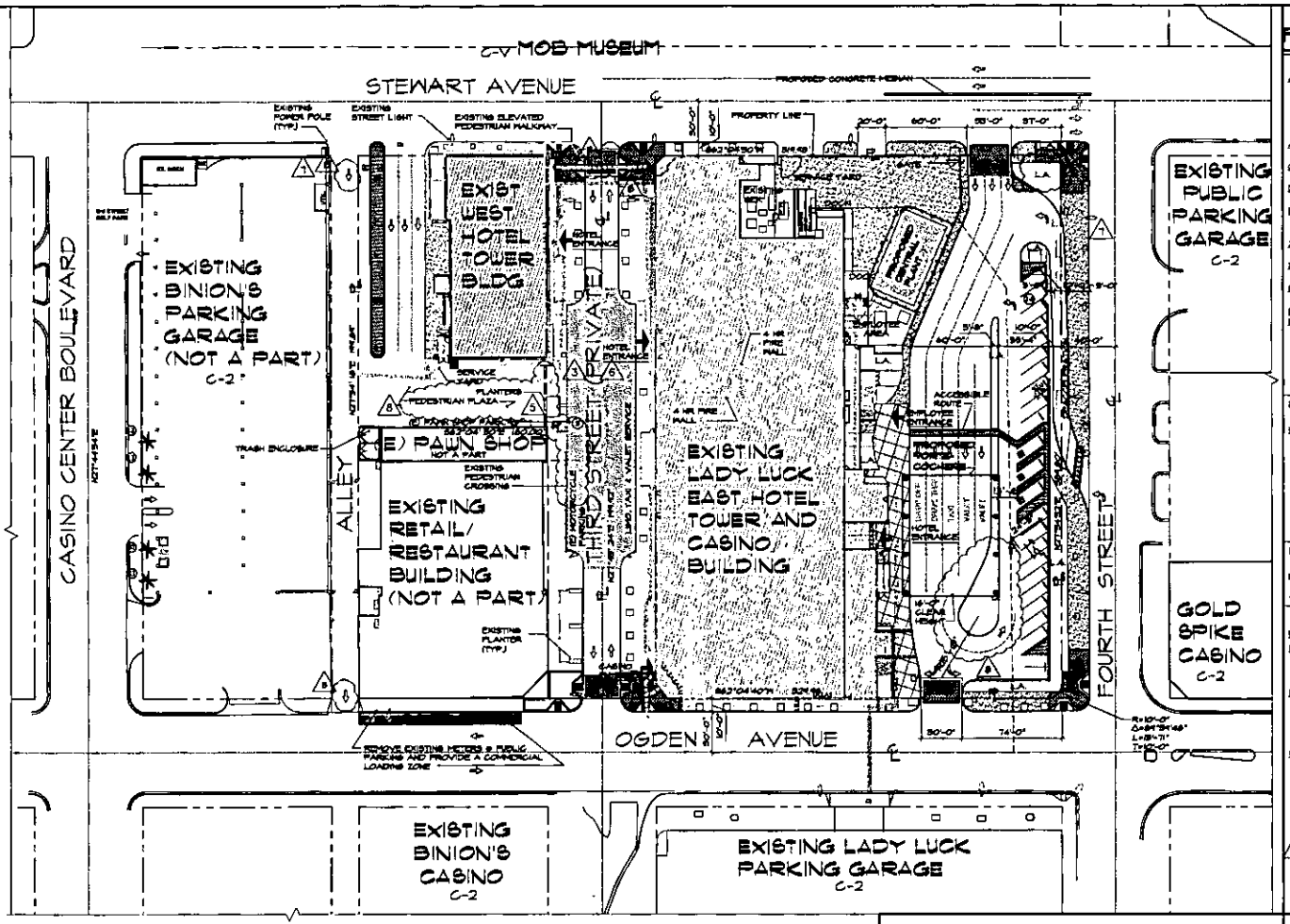

CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

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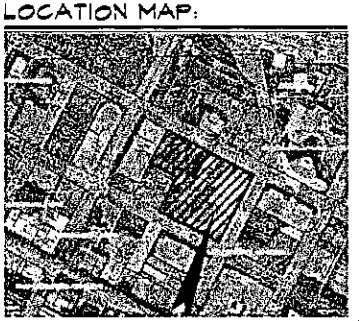
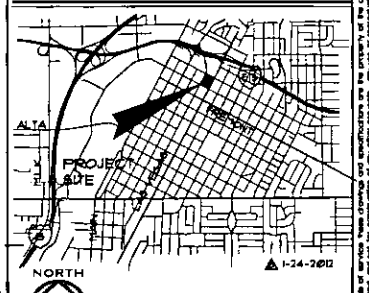
LOCATION MAP:



VICINITY MAP



PROJECT DATA:

ASSESSORS PARCEL NUMBER(S):	139-34-301-010 139-34-310-015 139-34-314-007 139-34-314-008 139-34-314-009
ACTION REFERENCE NUMBER(S):	SDR-31546, SUP-43868
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	4.46 ACRES/ 194,277.6 SQ. FT.
BUILDING AREA:	
EXISTING EAST TOWER AREA:	
BASEMENT:	8,744 SQ. FT.
1ST FLOOR:	38,604 SQ. FT.
2ND FLOOR:	35,481 SQ. FT.
3RD FLOOR:	43,729 SQ. FT.
4TH THROUGH 11TH FLOOR: (11,872 SQ. FT. X 13) =	143,336 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	269,868 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1,029 SQ. FT.
BUILDING AREA:	
EXISTING WEST TOWER AREA:	
BASEMENT:	9,847 SQ. FT.
1ST FLOOR:	8,282 SQ. FT.
2ND FLOOR:	45,498 SQ. FT.
3RD FLOOR:	9,494 SQ. FT.
4TH THROUGH 25TH FLOOR: (6,484 SQ. FT. X 23) =	168,534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239,533 SQ. FT.
EXIST. RETAIL/REST. BLDG. TOTAL AREA:	33,949 SQ. FT.
TOTAL BUILDING AREA:	524,823 SQ. FT.
FLOOR AREA RATIO:	2.70
EAST TOWER:	
BUILDING HEIGHT:	168'-6"
NUMBER OF STORIES:	11 W/ BASEMENT
WEST TOWER:	
BUILDING HEIGHT:	237'-6"
NUMBER OF STORIES:	25 W/ BASEMENT
PARKING ANALYSIS:	
PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) =	634 SPACES
EXISTING PARKING GARAGE: (INCLUDING 1 VAN + 8 ACCESSIBLE)	448 SPACES
PROPOSED SURFACE PARKING: (INCLUDING 1 VAN + 2 ACCESSIBLE)	34 SPACES
TOTAL PARKING PROVIDED:	482 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

NOTE: TOTAL OF ACCESSIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESSIBLE STALLS

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project title:
Lady Luck
RENOVATION / EXPANSION
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sheet title:
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates:
1-24-2012

drawn by: KOA/JMP/TVL
checked by: MCA
project no.: 09-08
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1-6-2010
2-19-2010
3-12-2010
4-5-2010
5-21-2010
1-24-2012

sheet no.: AS1.01

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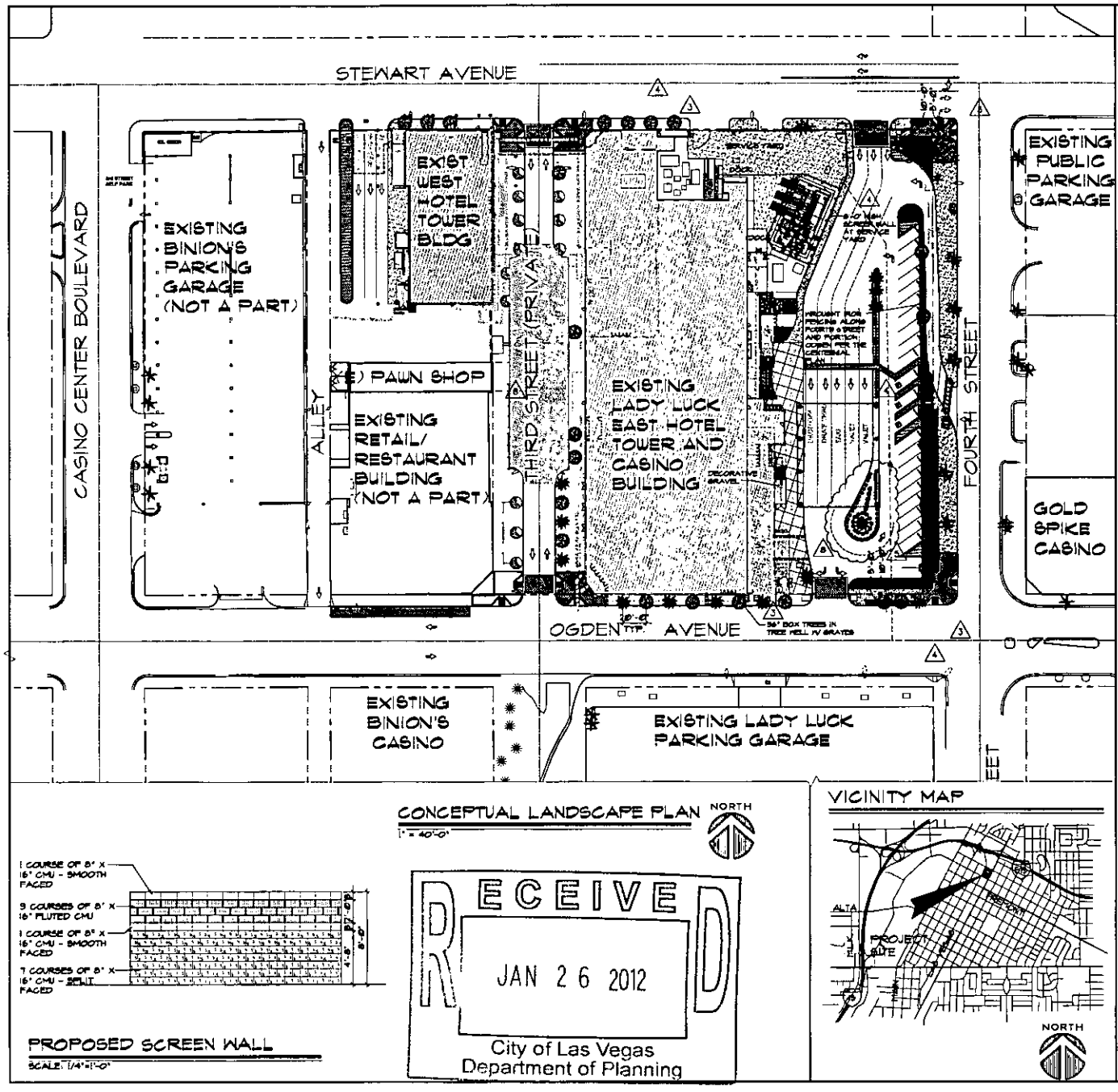

CONCEPTUAL LANDSCAPE PLAN
1" = 40'-0"

NORTH

PROPOSED SCREEN WALL
SCALE: 1/4"=1'-0"

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VICINITY MAP

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 3" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. TREE GRATES OR DECOMPOSED GRANITE IN TREE WELLS ARE ACCEPTABLE. TREE GRATES SHALL COMPLY WITH THE CITY OF LAS VEGAS CENTENNIAL PLAN DESIGN GUIDELINES. (3)

PROPOSED LANDSCAPE LEGEND

BTH.	DESCRIPTIONS
	TREES
	MEXICAN FAN PALM - SKINNED (Washingtonia robusta) See Plan for Trunk Height (BTH)
	MEDITERRANEAN FAN PALM (Chamaerops humilis) 36" box
	SOUTHERN LIVE OAK (Quercus virginiana) 36" box
	EXISTING PALMS
	EXISTING OAKS
	SHRUBS
	COMPACT MYRTLE (Myrtus communis 'Compacta') 15 gal.
	COMPACT XYLOSMA (Xylosma congestum) 15 gal.
	FORTNIGHT LILY (Dietes bicolor) 5 gal.
	GROUNDCOVERS
	TRAILING ROSEMARY (Rosemarinus officinalis 'prostratus') 5 gal.
	FLOWERS
	SEASONAL ANNUALS 230 SF
	MISC. ITEMS
	DECORATIVE POT W/ 15 GAL. ACCENT (2 qty) SUBMIT PHOTOS OF POTS FOR OWNER APPROVAL PRIOR TO PLACING ANY ORDER
	ROCK MULCH
	1/2"minus "Palomino Gold" rock throughout all planter areas 2" UNIFORM DEPTH 8,410 sq. ft.

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4,054 SQ. FT.

DENOTES BUFFER AREA (1)

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sheet title: CONCEPTUAL LANDSCAPE PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: RDA/SUBMITTAL
checked by: RDA
project no.: 03-256
revisions:
1 5-1-2006
2 5-1-2006
3 5-1-2006
4 5-1-2006
5 6-1-2006
6 7-1-2006

AL1.01 (2)

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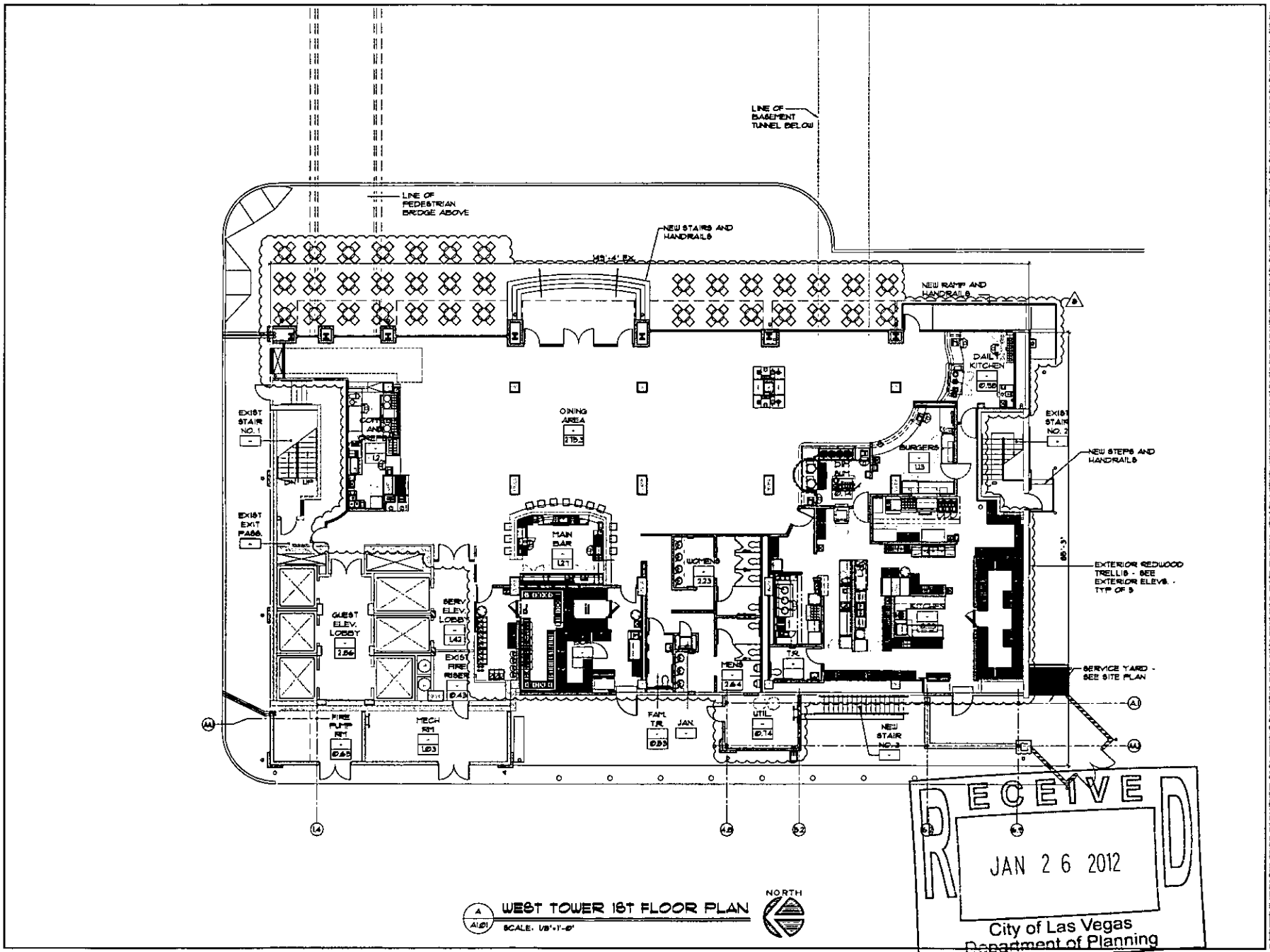

A A1.01 WEST TOWER 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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sheet title:
WEST TOWER
1ST FLOOR
LAND USE SUBMITTAL

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checked by: RCG
project no.: 09-150
revisions: 1/24/2012
sheet no. A1.01
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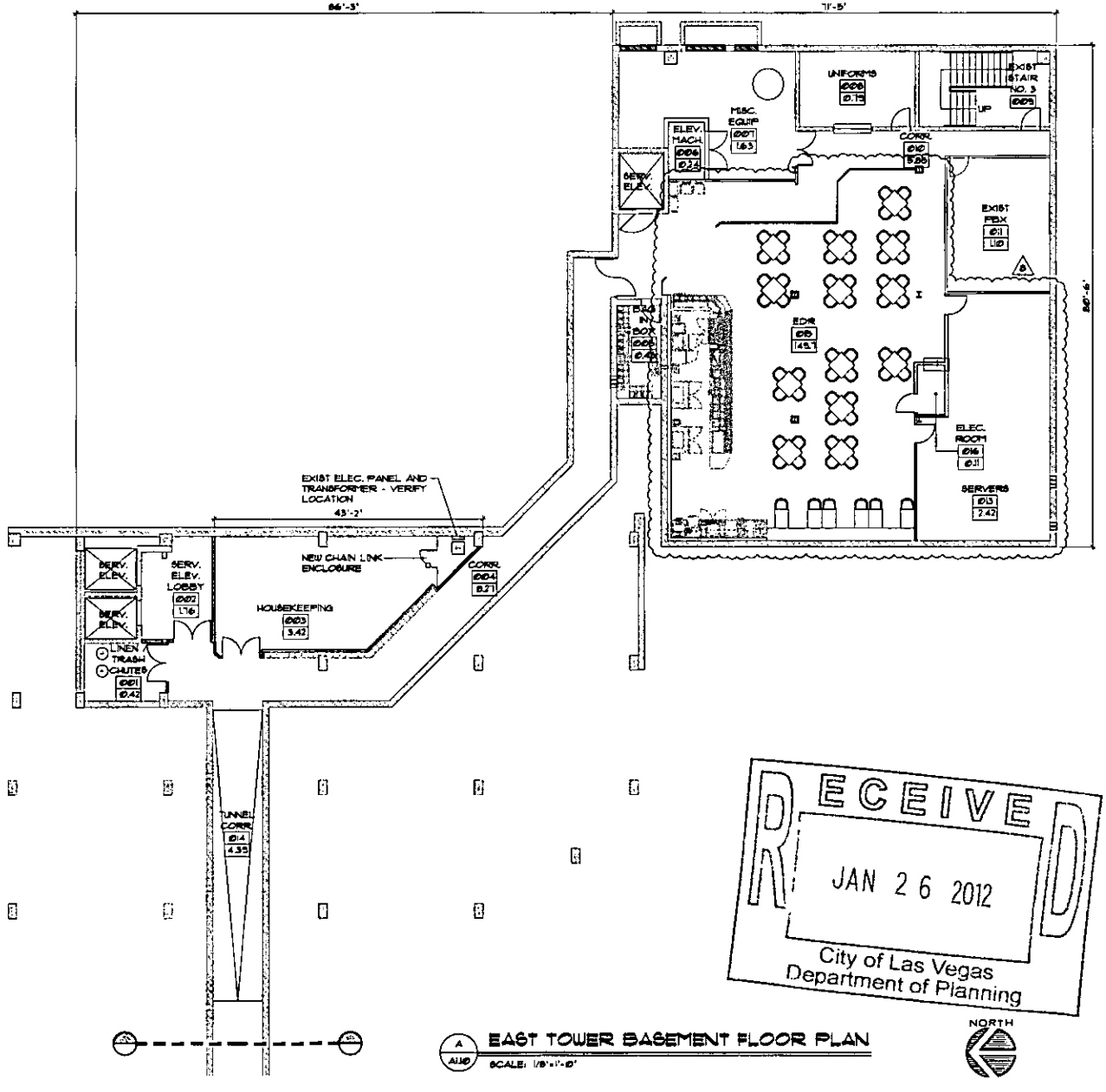

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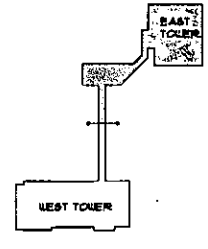
A1.10 EAST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

KEY PLAN



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sheet title:
EAST TOWER
BASEMENT FLOOR PLAN
LAND USE SUBMITTAL

drawn by: RDC/MPT/JCL
checked by: RDC
project no.: 03-B48
revisions: 1/24/2012
sheet no.: A1.10
sheet

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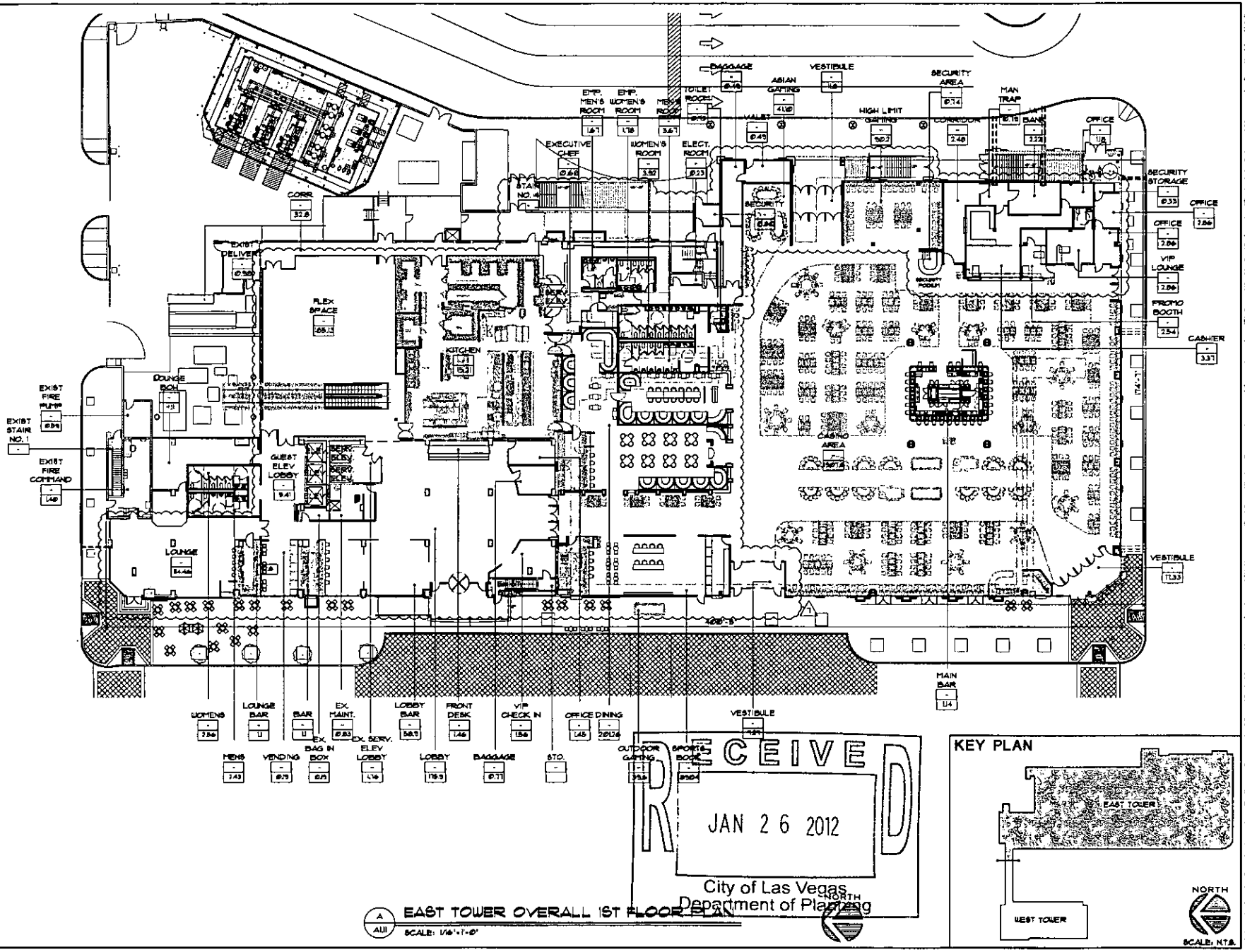

A
A1.11
EAST TOWER OVERALL 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

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sheet title: EAST TOWER OVERALL 1ST FLOOR PLAN LAND USE SUBMITTAL

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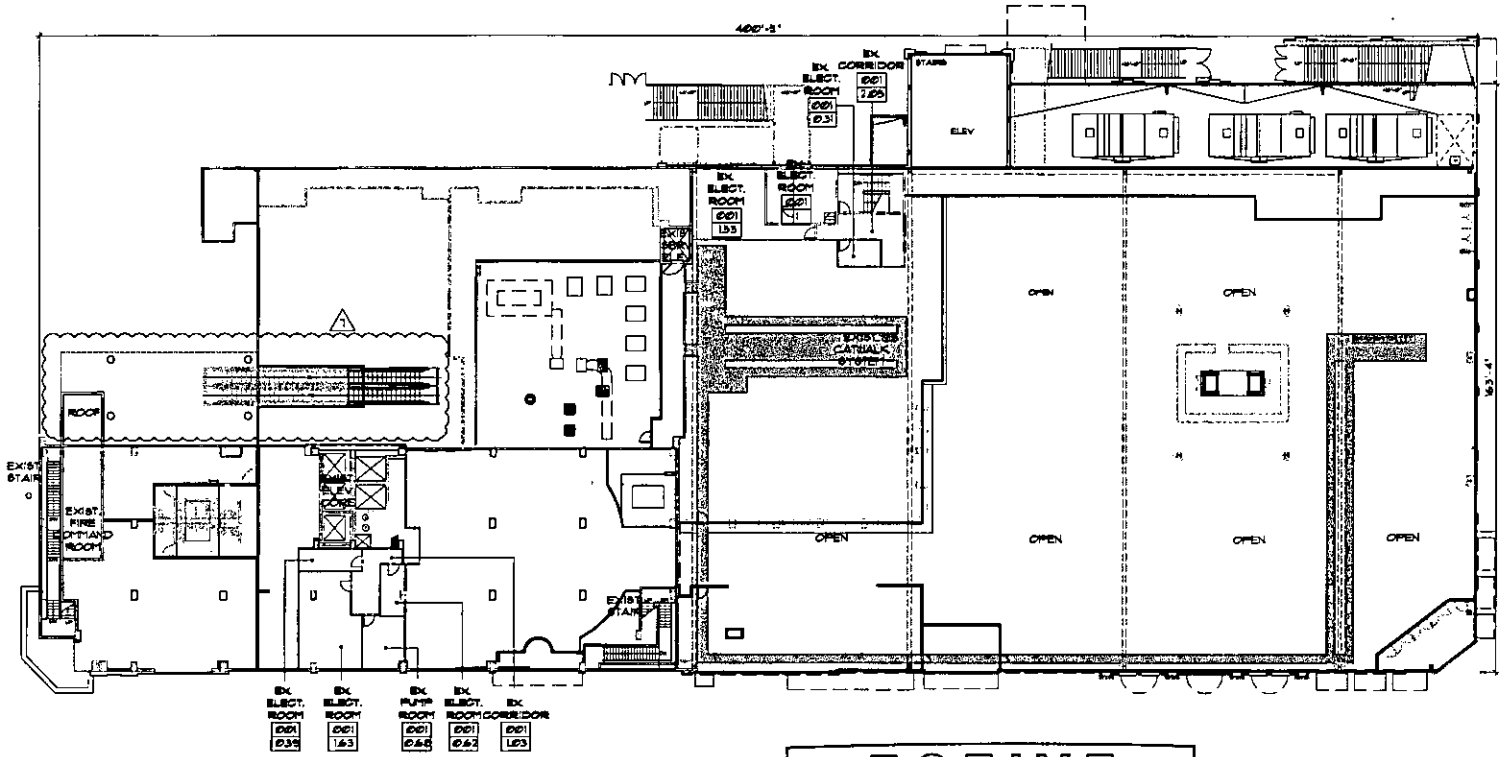

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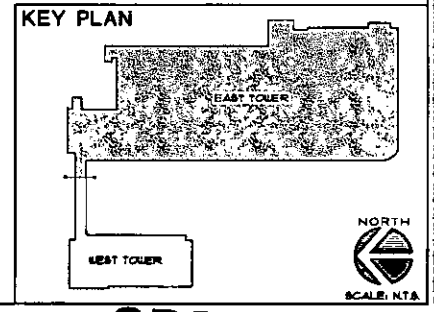
A / A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



SCALE: N.T.S.

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OVERALL 2ND FLOOR PLAN
LAND USE SUBMITTAL

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sheet no.
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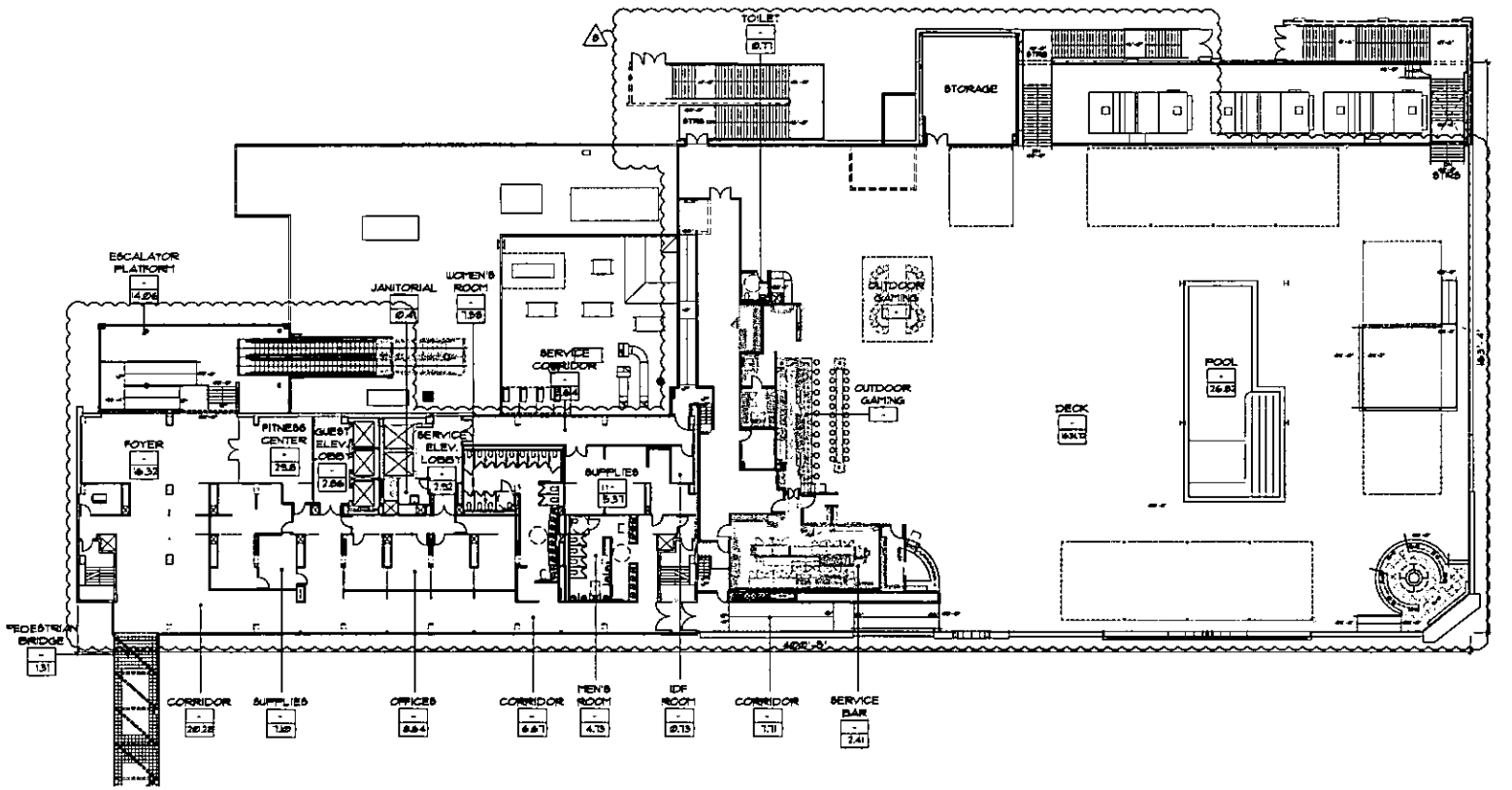

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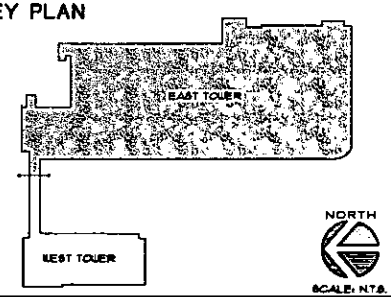
A EAST TOWER OVERALL 3RD FLOOR PLAN
A1.13
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



NORTH
SCALE: N.T.S.

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sheet title:
EAST TOWER
OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

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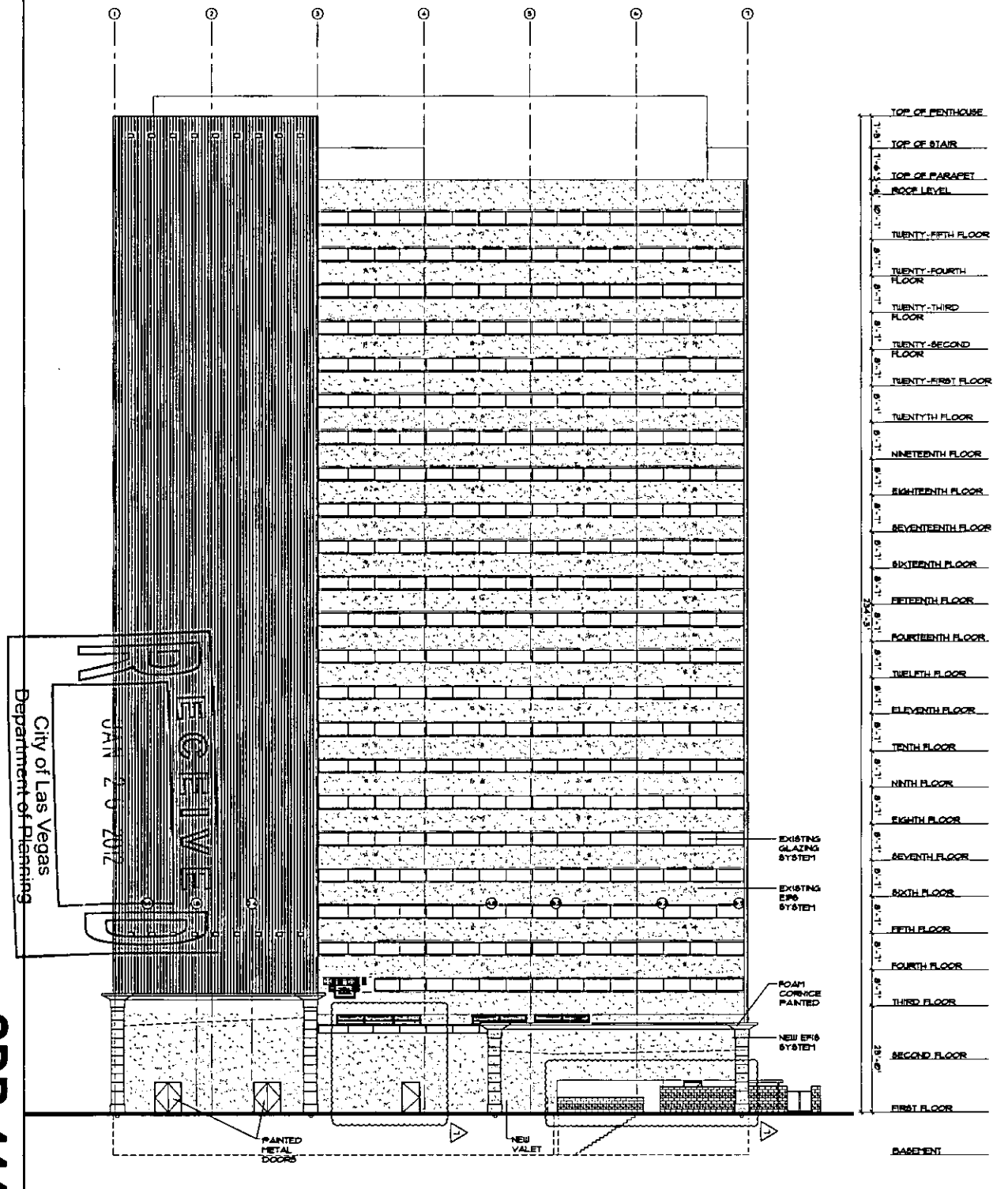

1 A6.02 WEST ELEVATION

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issue date: 1/24/2012

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checked by: RICO

project no.: 08-150

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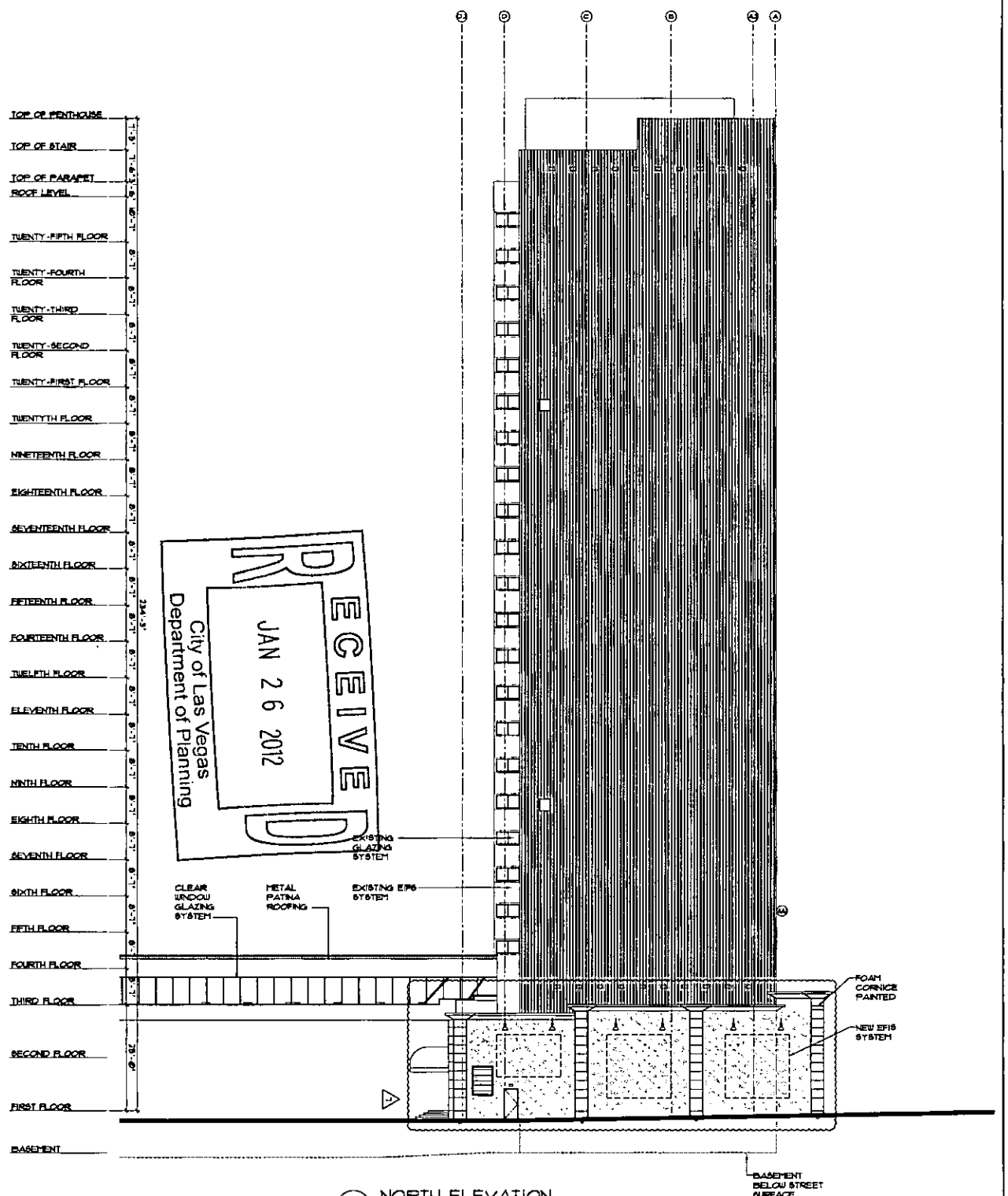

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1 A6.03 NORTH ELEVATION
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sheet title: WEST TOWER - NORTH EXTERIOR ELEVATION

project title: Lady Luck RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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henderson, nevada 89052
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Sausalito, California 94965
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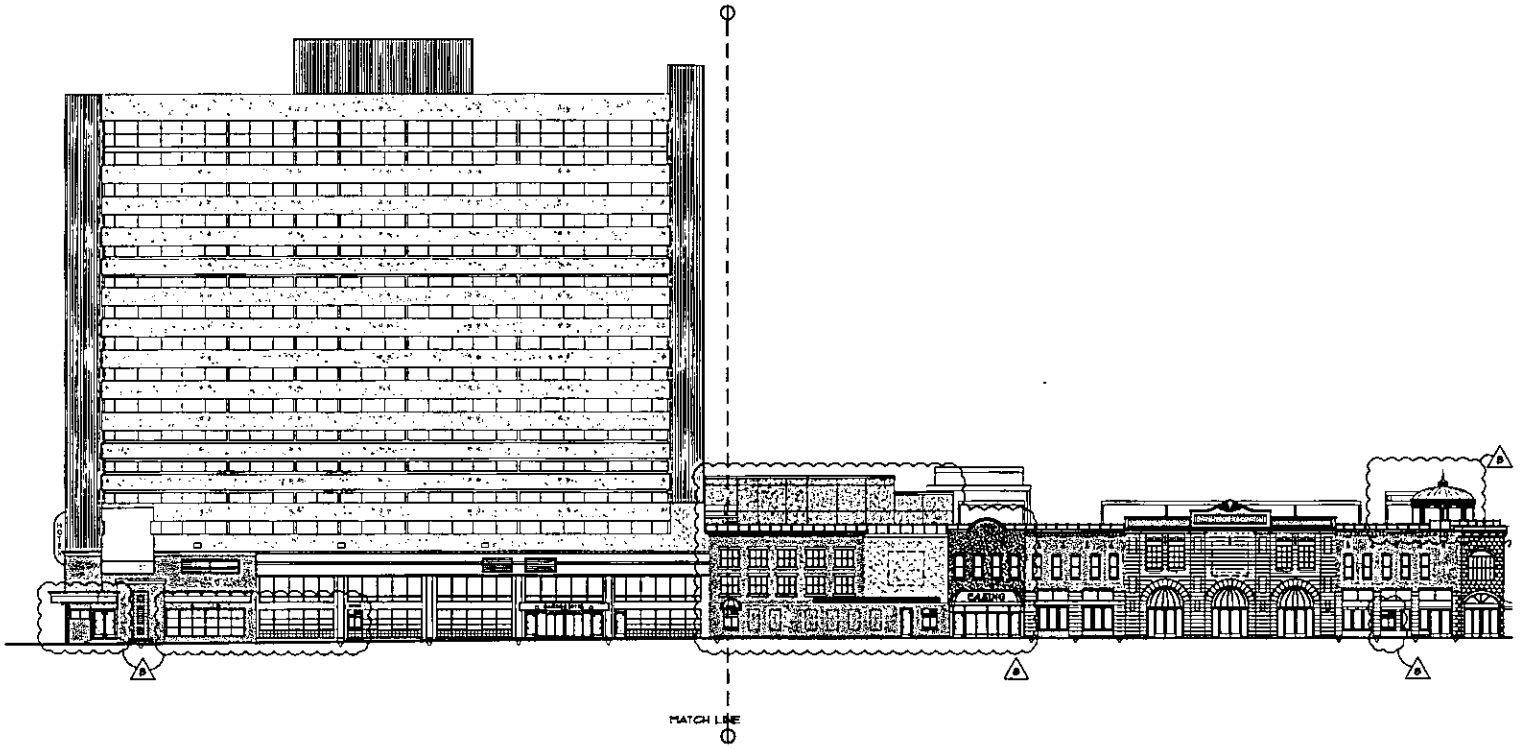
sheet no. A6.03



A / A6.11 EAST TOWER OVERALL WEST ELEVATION

SCALE: 1/8"-1'-0"

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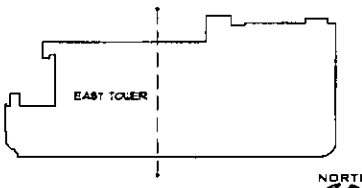
JAN 26 2012
City of Las Vegas
Department of Planning

KEY PLAN



NORTH

SCALE: N.T.S.

HFAI

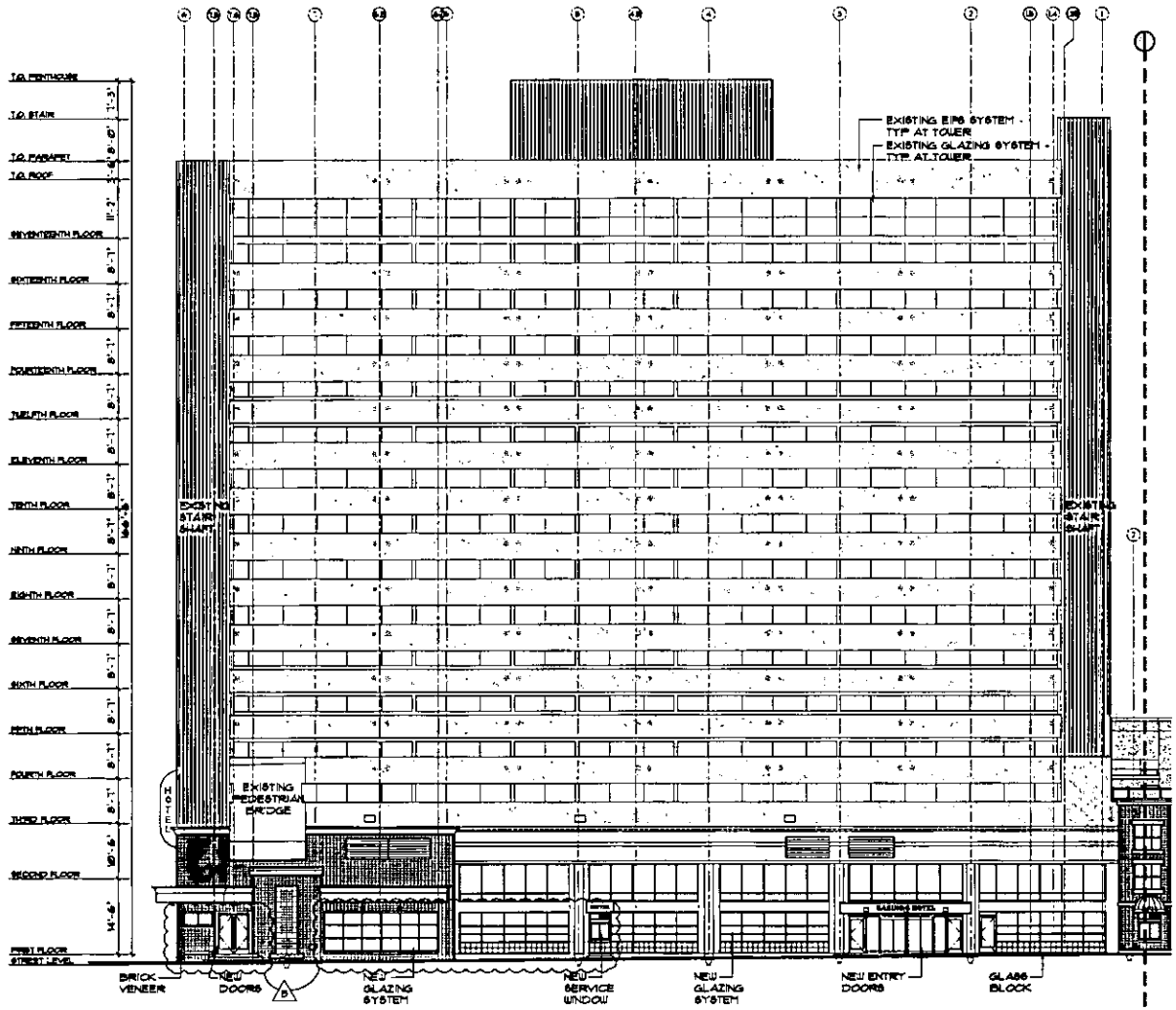
pacific design concepts, llc

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - WEST
EXTERIOR ELEVATION
LAND USE SUBMITTAL

sheet no.
A6.11

SDR-44449



EAST TOWER WEST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

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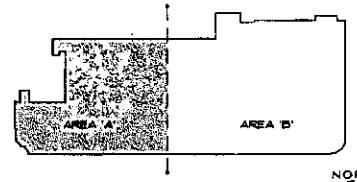
City of Las Vegas
Department of Planning

KEY PLAN



SCALE: N.T.S.

pacific design concepts, llc
HFAI

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - WEST EXTERIOR ELEVATION - AREA 'A' (LUS)

drawn by:
checked by:
project no.:
revisions:
1/24/2012

sheet no.
A6.11.1

SDR-44449

SDR-44449

sheet title	EAST TOWER - WEST EXTERIOR ELEVATION - AREA 'B' (LVS)
drawn by	
checked by	
project no.	4516
revisions	1/24/2012
sheet no.	A8.11.2
date	

project title
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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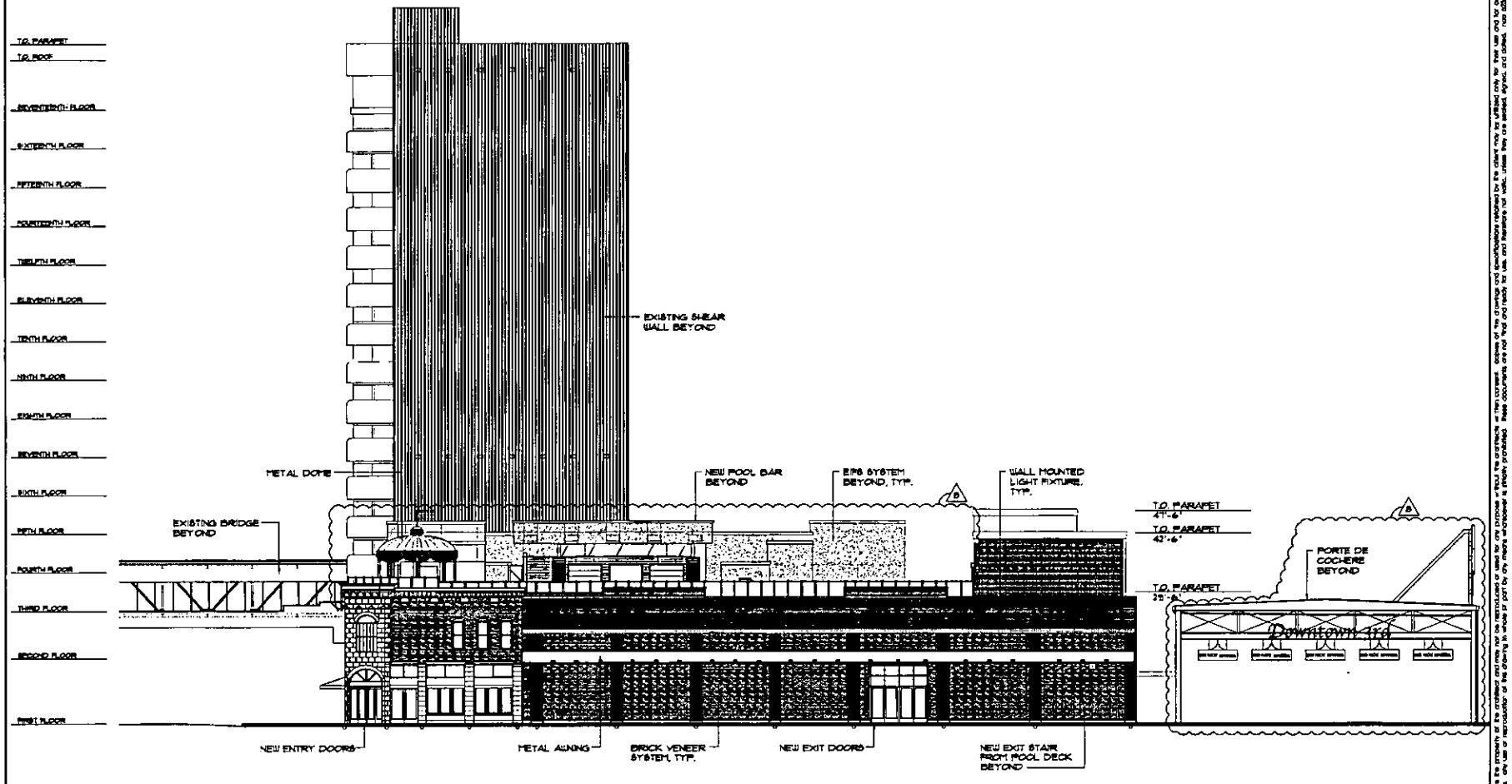

1 / A6.12 EAST TOWER SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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Department of Planning

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www.hfai.com
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Henderson, Nevada 89052
(702) 484-8842 fax (702) 484-7842

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - SOUTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:

drawn by: KG/JH/MP/CL
checked by: RGB
project no.: 08-168
revisions:
1/24/2012

sheet no.
A6.12

of sheets

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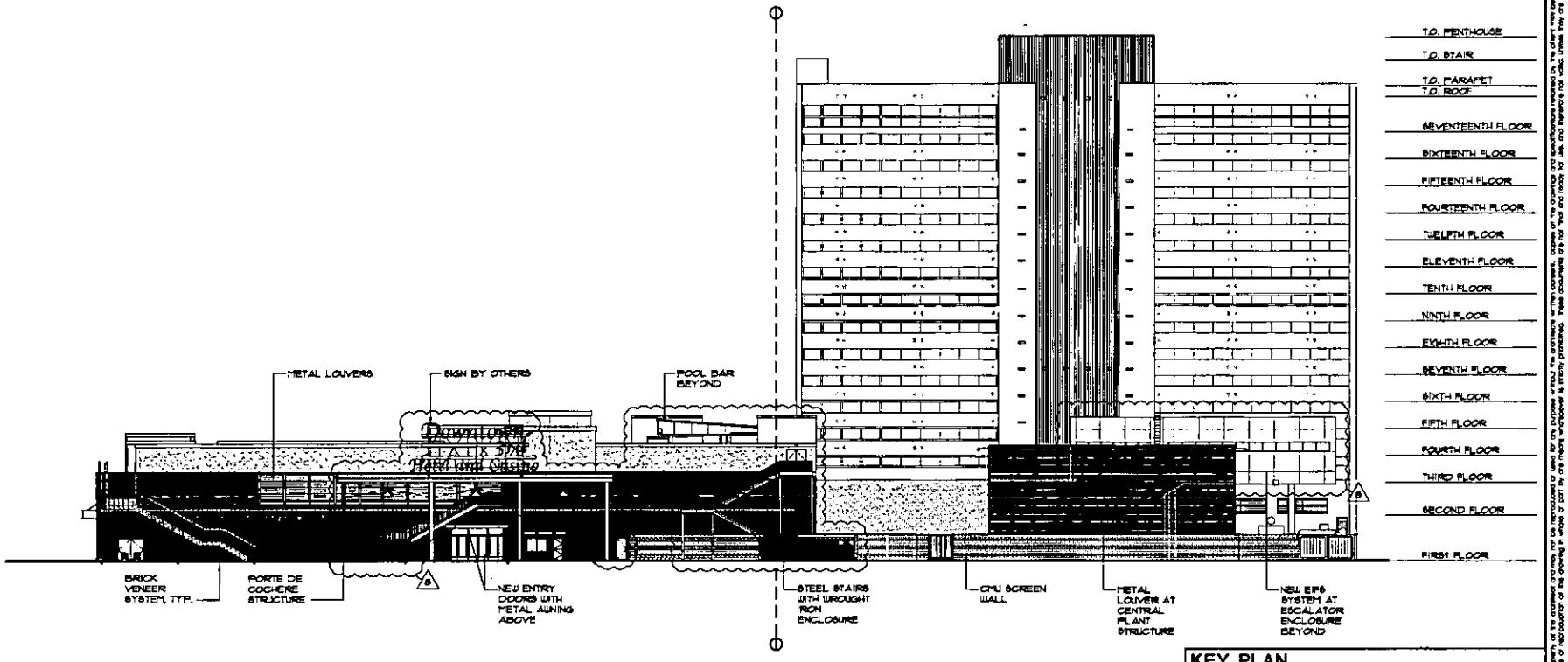
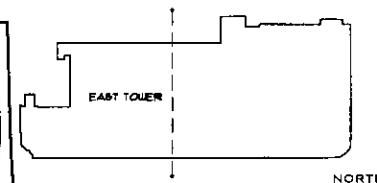


A A6.13 EAST TOWER OVERALL EAST ELEVATION

SCALE: 1/16"=1'-0"

KEY PLAN



NORTH

SCALE: N.T.S.

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project title: Lady Luck RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

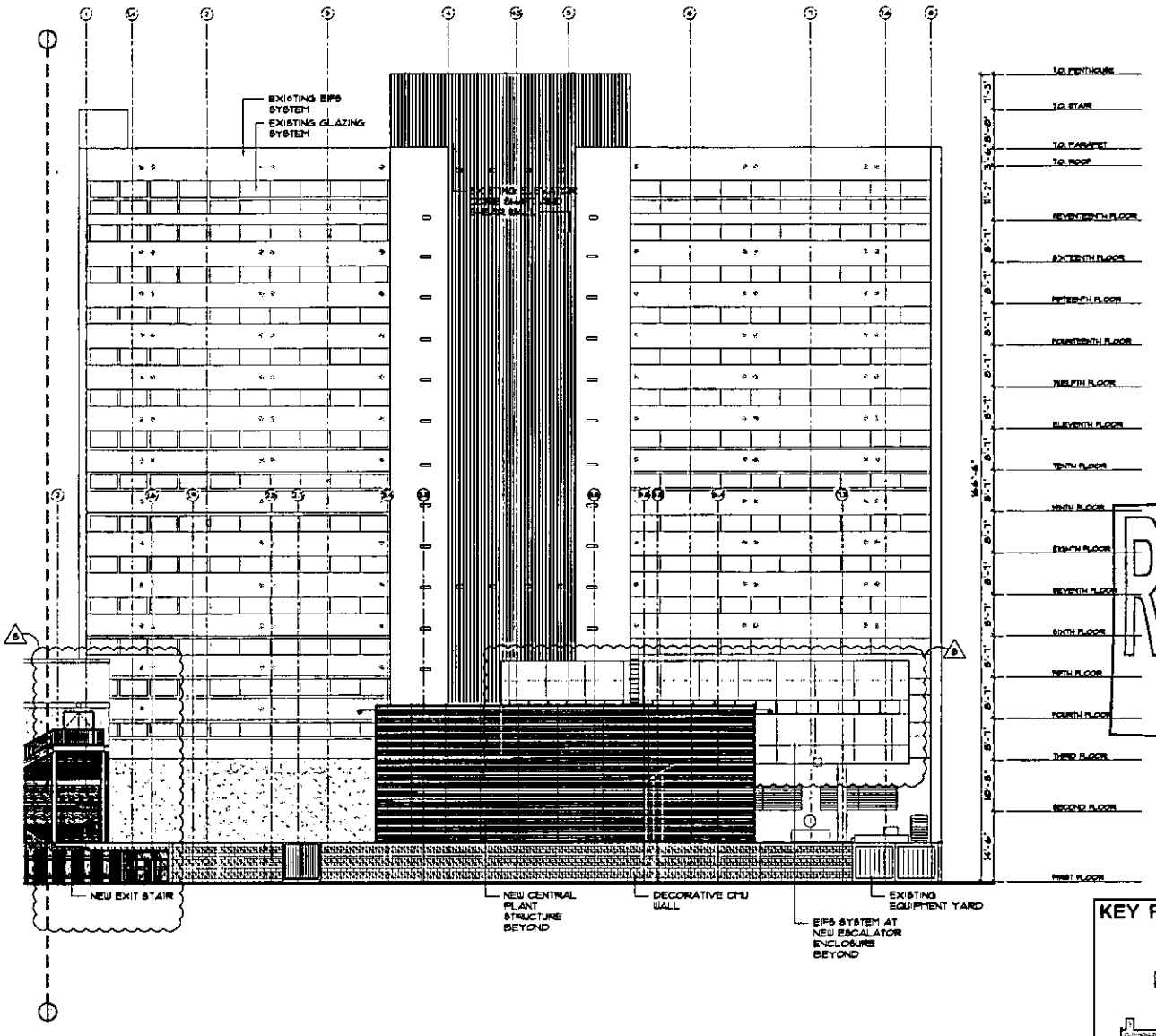
sheet title: EAST TOWER - OVERALL EAST EXT. ELEVATIONS LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-90
revisions: 1/24/2012

sheet no. A6.13

of sheets

SDR-44449



1 A6.13.1 EAST TOWER EAST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

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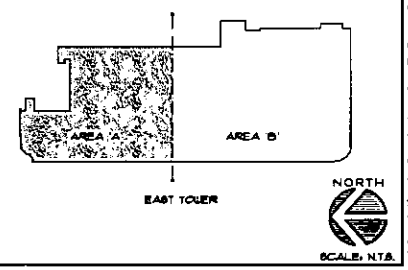
Department of Planning

KEY PLAN



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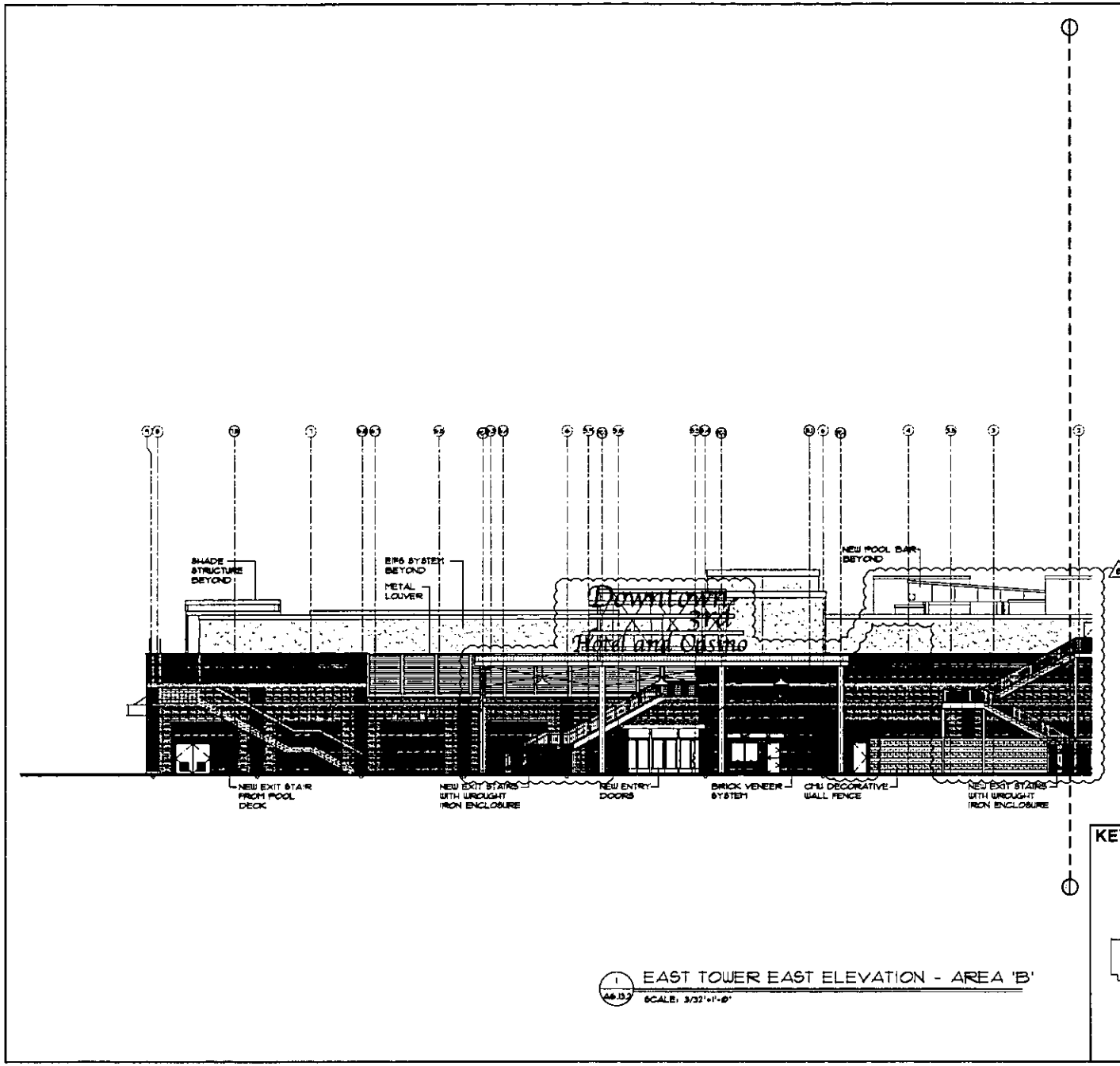
project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'A' (LUS)

issue dates:
drawn by:
checked by:
project no.:
revisions:
1/24/2012
sheet no.
A6.13.1
of sheets

SDR-44449



EAST TOWER EAST ELEVATION - AREA 'B'

SCALE: 3/32"=1'-0"

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City of Las Vegas
Department of Planning

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project title:
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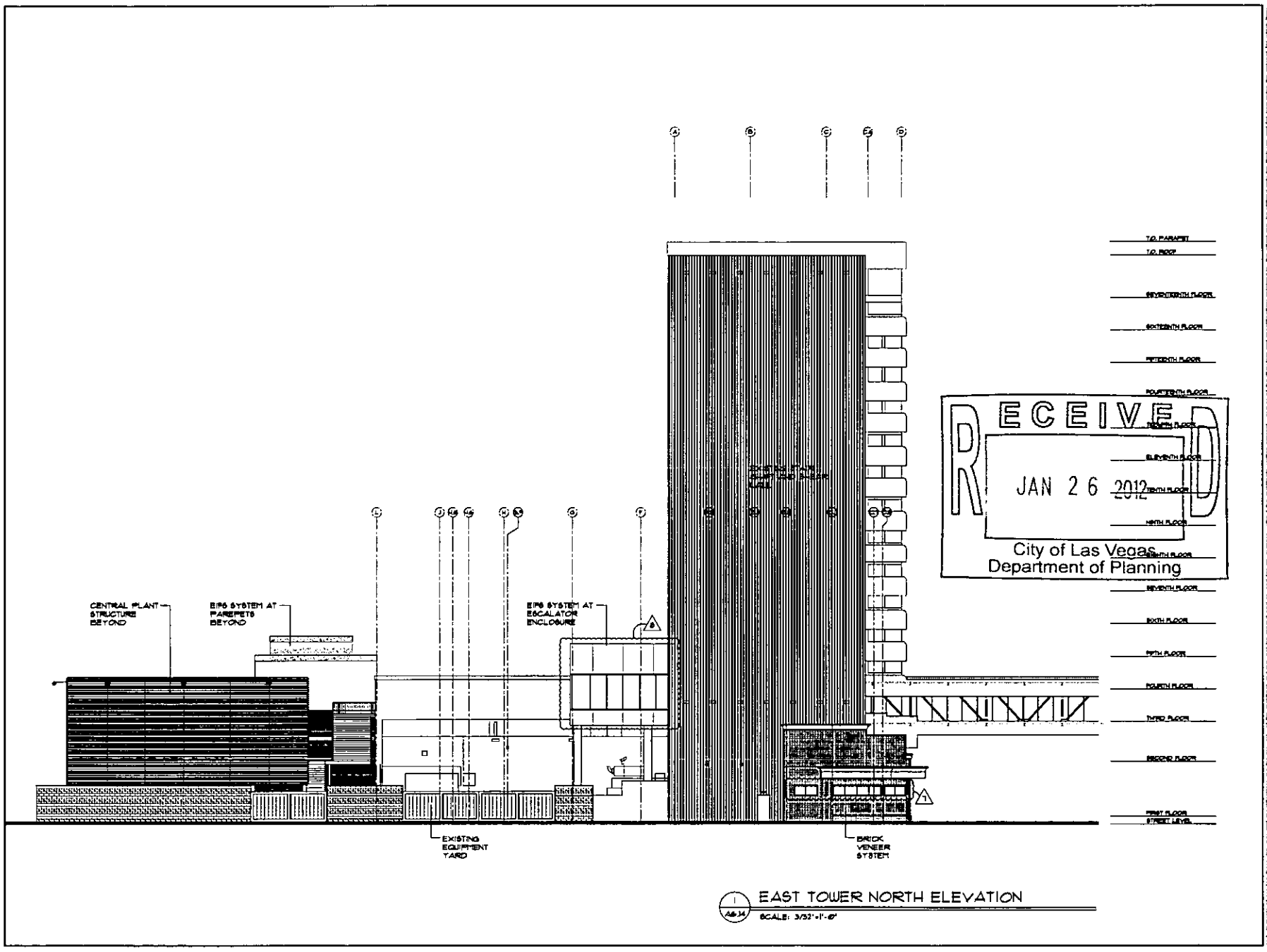
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - EAST
EXTERIOR ELEVATION -
AREA 'B' (LUS)

sheet no.
A6.13.2

SDR-44449



A6.14 EAST TOWER NORTH ELEVATION
SCALE: 3/32"=1'-0"

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City of Las Vegas
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sheet title:
EAST TOWER - NORTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:
4/24/2012

sheet no.
A6.14

SDR-44449

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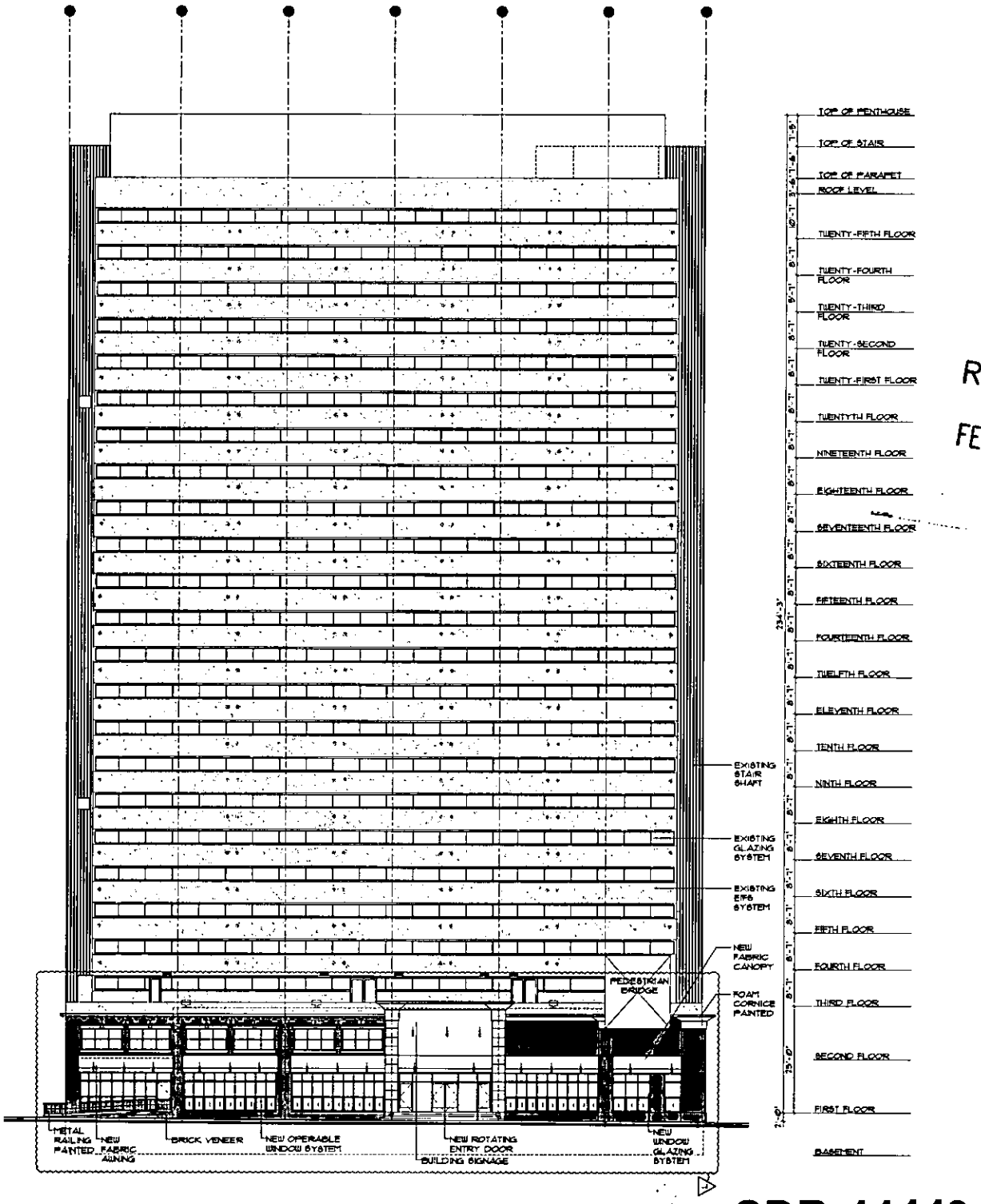

1 A6.01 EAST ELEVATION
SCALE: 3/32"=1'-0"

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sheet title: WEST TOWER- EAST EXTERIOR ELEVATION LAND USE SUBMITTAL

issue date:
drawn by: KRG/MS/PT/CL
checked by: RCS
project no.: 09-150
revisions: 12/02/11
sheet no. A6.01

project title: Lady Luck RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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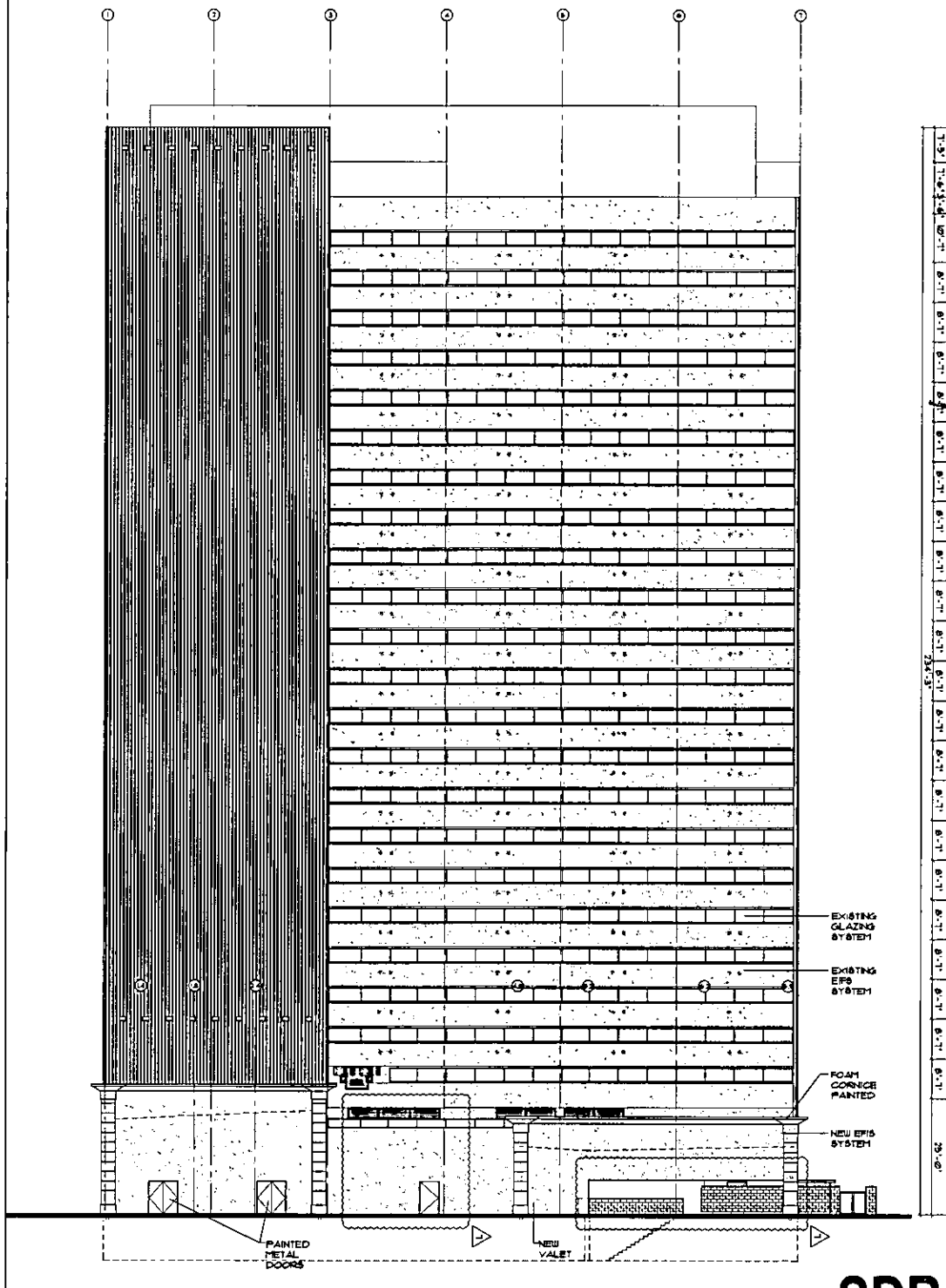

1 WEST ELEVATION
A6.02 SCALE: 3/32"=1'-0"

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sheet A6.02
issue dates: 1/24/2012
drawn by: GRAVLIN
checked by: RDS
project no.: 09-150
scale: 1/8"=1'-0"

sheet title: WEST TOWER - WEST EXTERIOR ELEVATIONS LAND USE SUBMITTAL

project title: Lady Luck RENOVATION / EXPANSION
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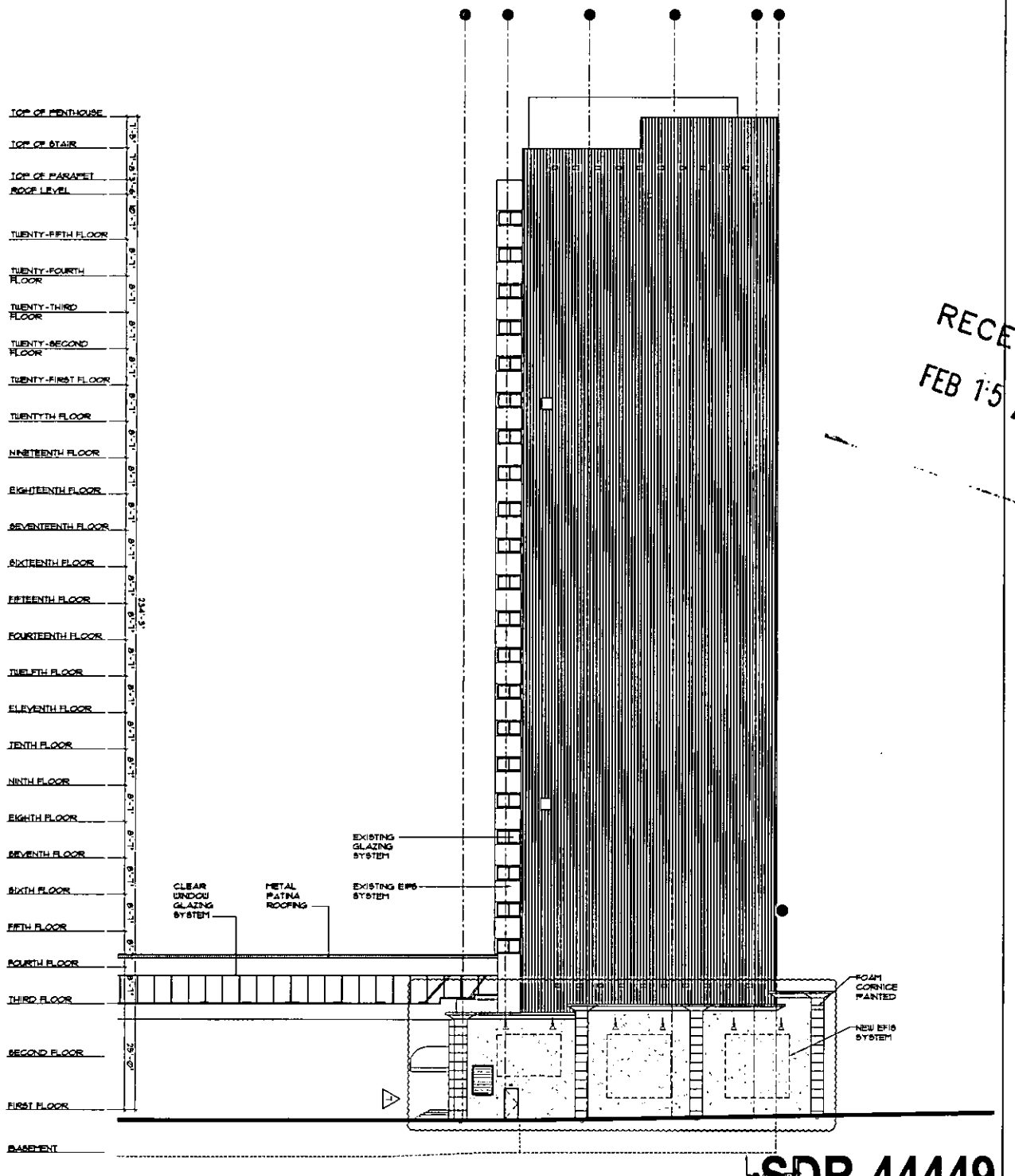

1 A6.03 NORTH ELEVATION
SCALE: 3/32"=1'-0"

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FEB 15 2012

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sheet title: WEST TOWER - NORTH EXTERIOR ELEVATION

project title: Lady Luck RENOVATION / EXPANSION 206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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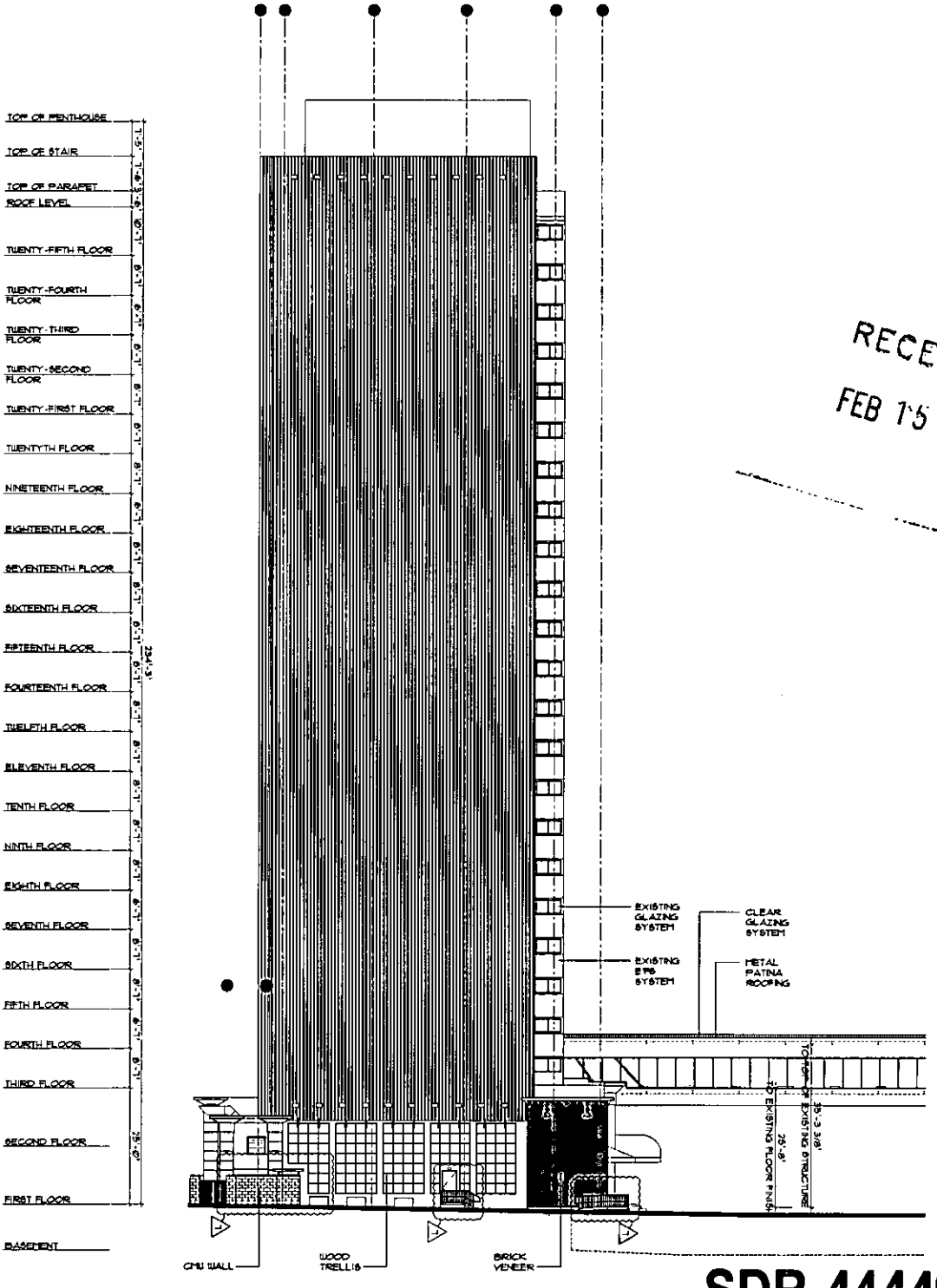

SOUTH ELEVATION

SCALE: 3/32"-1'-0"

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sheet no. A6.04

sheet title: WEST TOWER - SOUTH EXTERIOR ELEVATION

project title: Lady Luck RENOVATION / EXPANSION
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LAS VEGAS
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MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 17, 2012

Mr. Brad Aaronson
220 North Fourth Street LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

RE: SDR-44449 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Mr. Aaronson:

The City Council at a regular meeting held April 18, 2012, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-37946), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan, date stamped 01/26/12, and building elevations, date stamped 01/26/12 and 02/15/12, except as amended by conditions herein.

4. 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 01/26/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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.

8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

10. Site development to comply with all previously approved conditions of approval for SDR-37946 and all other applicable site-related actions.

Sincerely,

Lean Coleman

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

cc: Mr. Jim Germain
Beth Garside, et al
10991 Lauderdale Court
Las Vegas, Nevada 89141

Mr. Todd Kessler
206 North Third Street
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL

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LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 19, 2012

Mr. Brad Aaronson
220 North Fourth Street LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

RE: SDR-44449 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Mr. Aaronson:

The City Council at a regular meeting held April 18, 2012, HELD IN ABEYANCE the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the May 16, 2012 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jim Germain
Beth Garside, et al
10991 Lauderdale Court
Las Vegas, Nevada 89141

Mr. Todd Kessler
206 North Third Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 14, 2012

Mr. Brad Aaronson
220 North Fourth Street LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

RE: SDR-44449 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MARCH 13, 2012

Dear Mr. Aaronson:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 13, 2012

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

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-37946), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan, date stamped 01/26/12, and building elevations, date stamped 01/26/12 and 02/15/12, except as amended by conditions herein.

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

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FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

4. 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 01/26/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

10. Site development to comply with all previously approved conditions of approval for SDR-37946 and all other applicable site-related actions.

This item will be considered by the City Council on ***April 18, 2012***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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: Mr. Jim Germain
Beth Garside, et al
10991 Lauderdale Court
Las Vegas, Nevada 89141

Mr. Todd Kessler
206 North Third Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-44449 - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 13, 2012*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to *Carmen Burney at (702) 385-7268 or cburney@lasvegasnevada.gov* If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MARCH 12, 2012.***

Todd Kessler — Signature

3-12-12 — Date

Todd Kessler — Please Print Name

Authorized Representative for Owner — Company Name

Sincerely,

RECEIVED
MAR 12 2012

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR Amendment

Project Address (Location) 206 N. 3rd Street Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-510-014 **Ward #** 5

General Plan: existing x proposed ____ **Zoning:** existing x proposed ____

Commercial Square Footage 501,531 sf **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER BF Trust **Contact** Howard Bock

Address 215 N. 3rd Street **Phone:** (702) 382-3489 **Fax:** ____

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

E-mail Address bockfam7@yahoo.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

MY APPROVAL IS LIMITED TO CHANGING THIRD STREET BETWEEN STEWART AND OGDEN AVENUES TO TWO LANES FOR TWO WAY TRAFFIC (NORTHBOUND AND SOUTHBOUND.

Property Owner Signature* Howard Bock

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

Print Name Howard C Bock

Subscribed and sworn before me

This 9th day of May, 20 12.

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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: _____ APN: 139-34-510-014

Name of Property Owner: BF Trust

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Howard Bock

Print Name: Howard Bock

Subscribed and sworn before me

This 9th day of May, 2012

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6409-1

20020791
01780

GRANT, BARGAIN, SALE, WARRANTY DEED
(Transfer to Trust without Consideration)

Grantors:	HOWARD GERALD BOCK and CARYL STARR BOCK
Grantee:	HOWARD BOCK and CARYL BOCK, Trustee of the "BF TRUST" dated JUN 25 2002 c/o Johns Loans and Jewelry 128 S. First St., Las Vegas, Nevada 89101

APN:139-34-510-014

On this _____ (date), the undersigned Grantors do hereby convey, grant, bargain, sell and warrant to the above-named Grantee all of the Grantors' right, title, and interest in and to the real property situate in the County of Clark, State of Nevada, described below.

The property is conveyed with all warranties of title, together with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way of record. The Grantors, as Trustees of the above-referenced Trust, or their successor(s) may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantors, under penalties of perjury, declare that the actual consideration received for this conveyance was NIL.

Real Property:	The real property described on Exhibit "A", which is attached hereto and incorporated herein by this reference. Commonly known as 215 N. 3rd St., Las Vegas, Nevada
Assessor's Parcel Number 139-34-510-014	

Signature(s):

Howard Bock
HOWARD GERALD BOCK

Caryl Starr Bock
CARYL STARR BOCK

MAIL TAX NOTICES & RECORDED DEED TO THE GRANTEE, WHOSE ADDRESS IS C/O JOHNS LOANS AND JEWELRY
128 S. FIRST ST., LAS VEGAS, NEVADA 89101. This deed was prepared by Layne T. Rushforth, The Rushforth Firm, Ltd., 9505 Hillwood Drive, Suite 100, Las Vegas, Nevada 89134-0527.

STATE OF NEVADA }
} ss.
COUNTY OF CLARK }

This instrument was acknowledged before me on _____ 2002
by HOWARD GERALD BOCK and CARYL STARR BOCK.

NOTARY PUBLIC

Notary Public - State of Nevada
County of Clark
DEBRA D. SCHUBERT
My Appointment Expires
October 30, 2006
No. 87-4243-1

Form © Copyright 1992-2002 LTR

ASSESSOR'S COPY

EXHIBIT "A"

20020701
.01780

Lot Twenty-four (24) in Block Seventeen (17) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, page 37, in the Office of the County Recorder of Clark County, Nevada

APN: 139-34-510-014.

ASSESSOR'S COPY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

OFFICIAL RECORDS

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

March 2, 2012

Mr. Brad Aaronson
220 North Fourth Street LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

RE: SDR-44449 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MARCH 13, 2012

Dear Mr. Aaronson:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on ***March 13, 2012*** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Wednesday, March 7, 2012*** 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jim Germain
Beth Garside, et al
10991 Lauderdale Court
Las Vegas, Nevada 89141

Mr. Todd Kessler
206 North Third Street
Las Vegas, Nevada 89101

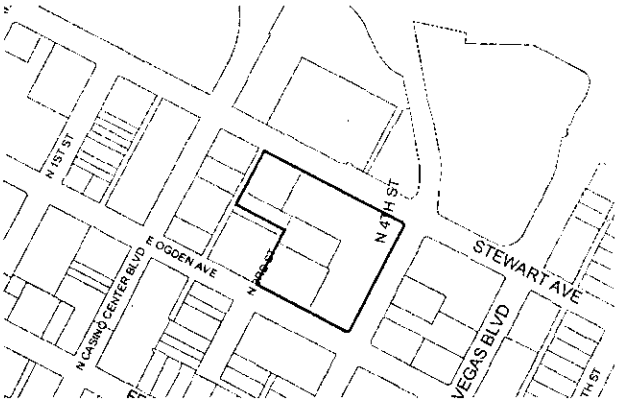
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SDR-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

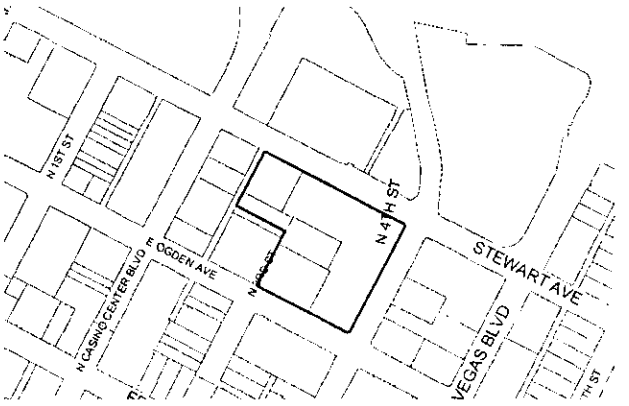
Meeting:	Planning Commission
Date:	***March 13, 2012***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

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-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***March 13, 2012***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

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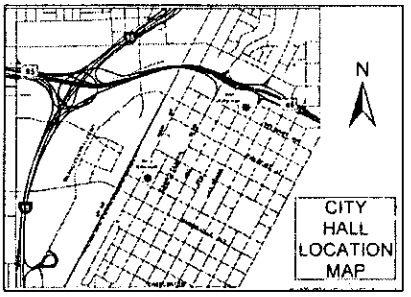
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

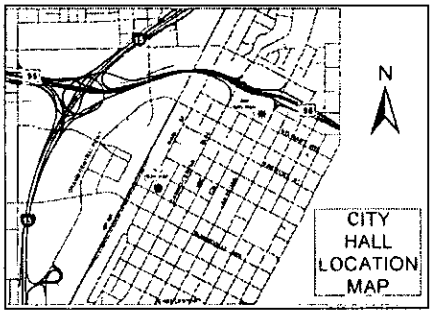
Please use available blank space on card for your comments.

SDR-44449

Planning Commission Meeting of 3/13/2012

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-44449

Planning Commission Meeting of 3/13/2012

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
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: February 14, 2012
Re: **SDR-44449** Cim/LL Las Vegas, LLC 206 N. 3rd St., 220 N. 4th St. and 221 N. 3rd St.
Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946)

CONDITIONS OF APPROVAL:

1. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

2. Site development to comply with all previously approved conditions of approval for SDR-37946 and all other applicable site-related actions.

Agenda Item: #27 (SUP-44443)
APN 139-34-311-140
Parcel has existing services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #32 (SDR-44434)
APN 137-12-114-175 through 190; 218 through 223; 230 through 236; 256 through 262; 282 through 299; 330 through 361 and 368 through 371
Parcels have an existing service agreement which may be in conflict with the new plan. Also, fire protection may be required for this use. Civil plans will need to be submitted to LVVWD.

Agenda Item: #34 (SDR-44449)
APN 139-34-501-009; 139-34-510-019 & 139-34-514-007 through 009
Parcel has existing services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: March 13, 2012

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

SDR-44449

18b The Las Vegas Arts District

Beverly Palms Apartments

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Apartments

Fremont Plaza Apartments

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hewetson Parent Organization

Hoover Apartments

Horizon Studin Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

Mayfair NA

Newport Lofts

Ogden Villas Apartments

Orleans Square HOA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Arms Apartments

Stewart Town HOA

Sunflower Apartments

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

West Huntridge NA

WLV-NAA1

WLV-NAA4

31

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**SDR-44449**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	**OH-SANG KWON**	DSC - 7th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	DSC - 9th Floor
<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)**	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th 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-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - *For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).*

PLANNING COMMISSION: ***MARCH 13, 2012***
CITY COUNCIL: ***APRIL 18, 2012***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***FEBRUARY 9, 2012***

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:

A/P # 44449 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 14:00	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-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC. - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS AND AN EXPANSION OF A PORTE COCHERE, A REDUCTION IN SURFACE PARKING AND OTHER SITE MODIFICATIONS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 37946
Project # 44449 **Project/Phase Name** DOWNTOWN GRAND **Phase #**
Size/Area 3.12 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13934514007

Location

Owner/Tenant

Contact ID AC1844927 **Name** GARSIDE BETH ETAL
Mailing Address 6922 HOLLYWOOD BLVD 9TH FLR **Organization** % CIM GROUP INC
City LOS ANGELES **State/Province** CA
ZIP/PC 90028-6129 **Country** ☐ Foreign
Day Phone **Evening Phone**
Fax **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934501009
13934501010
13934510019

A/P Linked Parcels

13934514007
13934514008

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1844927 ☐ **Foreign**
Effective **Expire**
Name GARSIDE BETH ETAL
Day Phone **Eve Phone** **Organization** % CIM GROUP INC
Pager **PIN #** **Position** % ACCT DEPT
Fax **Mobile** **Profession**
E-Mail
Address 6922 HOLLYWOOD BLVD 9TH FLR

LOS ANGELES, CA 90028-6129
Seasonal Addr

Valid From **To**
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE ($500.00)	Paid
PROCESSING FEE ($500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION ($30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful

Item Description	Item Status
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
ROW	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/26/2012 14:04	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/26/2012 14:04	30.00
PROCESSING FEE	P	01/26/2012 14:04	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
481571	DEVCO	1	Incomplete	☐	01/26/2012 16:17			
481572	NEIGH P&S	1	Incomplete	☐	01/26/2012 16:17			
481573	B&S PLAN	1	Incomplete	☐	01/26/2012 16:17			
481574	FLOOD	1	Incomplete	☐	01/26/2012 16:17			
481575	ROW	1	Incomplete	☐	01/26/2012 16:17			
481576	TRAFFIC	1	Incomplete	☐	01/26/2012 16:17			
481577	TEFO	1	Incomplete	☐	01/26/2012 16:17			
481578	SURVEY	1	Incomplete	☐	01/26/2012 16:17			
481579	SID	1	Incomplete	☐	01/26/2012 16:17			

Review Activities Review # Comments	Review Type	?	Status	Waived	Issued	Started	Complete	Comm. By
481580	SEWER	1	Incomplete	☐	01/26/2012 16:17			
481581	LAND DEV	1	Incomplete	☐	01/26/2012 16:17			
481582	FIRE ENG	1	Incomplete	☐	01/26/2012 16:17			
481583	ENGDESIGN	1	Incomplete	☐	01/26/2012 16:17			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** JMARSHALL **Modified Date/Time** 01/26/2012 13:57

Comments

No Comments

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 Condition	Approval Supervisor Required	Approved By	Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL	N				982998	01/26/2012 14:00	

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.

SITE PLAN REVIEW

N DiNA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

Entitlement Exercised?

Sustainable Component? N

Hearing Type

Public, Non-Public, Admin? PUBLIC

is there a condition of approval for a Required Review?

if yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/13/2012	PC	SCHEDULED		0	0	0
JMARSHALL	01/26/2012					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# RICHARD GALLEGOS; CIM FUND III, LP; CK#6397; 702.454.5842	984728	01/26/2012 14:05		0.00

No Model Home Details

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-501-009, 139-34-501-010 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 201 N. 3rd Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This ____ day of ____, 20 .

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
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

I:\depot Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44449 APN: 139-34-501-009, 139-34-501-010

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

General Plan: existing x proposed ____ **Zoning:** existing x proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER Beth Garside, Etal **Contact** Jim Germain

Address 10991 Lauderdale Court **Phone:** (702) 425-8214 **Fax:** ____

City Las Vegas **State** NV **Zip** 89141

E-mail Address j.f.germain@hotmail.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name James F. Germain

Subscribed and sworn before me

This 23rd day of January, 20 12.

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	JFmill

*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.

Revised 10/27/08

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-007

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: James F. Germain

Subscribed and sworn before me

This 23rd day of January, 20 12

_____

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-25-15
Certificate No: 12-6469-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 221 N. 3rd Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

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City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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Revised 10/27/08

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Bernernan Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-008

Name of Property Owner: 221 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shawl Kuba, Vice President

~~Subscribed~~ and sworn before me see attached

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 N. 4th Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

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REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name Shawl Kuba, Vice President

Subscribed and sworn before me see attached

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
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*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

Revised 10/27/08

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Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1926334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-009, 139-34-510-019

Name of Property Owner: 220 N. 4th Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This _____ day of _____, 20_____

Notary Public in and for said County and State

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
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By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

Todd Kessler
206 N. 3rd Street
Las Vegas, NV 89101

January 26, 2012

Flynn Fagg
City of Las Vegas
Planning & Development
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Amendment Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009

Dear Mr. Fagg:

Please accept this as our official justification letter for an Amendment to the previously approved SDR-37946 encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The following is a summary of the changes to the previous SDR-37946:

1. Façade improvements on the elevations of the buildings;
2. A widening of the 4th & Stewart Entryway;
3. A small reduction in the number of surface parking stalls;
4. Removal of the Hotel entrance for the West Tower;
5. A change in the traffic flow of 3rd St. and the alley between 3rd St. and Casino Center Blvd.; and
6. An elevation change to the porte-cochere along 4th St.

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City of Las Vegas
Department of Planning

SDR-44449

Many of the changes are minor architectural finish elements. The traffic flow deviations were made in order to attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have still added 24 new parking spaces while reducing the existing room base by 162 rooms from when the hotel was previously operated.

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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JAN 26 2012
City of Las Vegas
Department of Planning

SDR-44449

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

September 3, 2010

Mr. Jeff Rosen
CIM/LL Las Vegas, LLC, et al
6922 Hollywood Boulevard, 9th Floor
Los Angeles, California 90028

RE: SDR-37946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2010

Dear Mr. Rosen:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FDOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. APN 139-34-510-014, also known as 215 N. 3rd Street, is not a part of this application.

2. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

3. 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.

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

VOICE 702 229 6011
TTY 702 386 9108
www.lasvegasnevada.gov

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JAN 26 2012
SDR-44449
City of Las Vegas
Department of Planning

4. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 7/30/2010, except as amended by conditions herein. The landscape material and size on Third Street and Ogden Avenue shall be reviewed by Planning and Development staff and may be amended for compatibility with other existing streetscape material.

5. Prior to approval of a final inspection, the proposed alterations to the Third Street pedestrian bridge to reduce the parapel and soffit materials to a minimum and to replace the existing materials with a clear glazing system shall be completed in conformance with the building elevations date stamped 04/13/10.

6. A Waiver from Downtown Centennial Plan Section VII.B.1.e is hereby approved, to allow utilities to remain above ground where required to be underground along Stewart Avenue.

7. A Waiver from Downtown Centennial Plan Section VII.B.3.d is hereby approved, to allow block wall screening adjacent to the service yard where ornamental iron screening is required.

8. A Waiver from Downtown Centennial Plan Section VII.B.4.a is hereby approved, to allow a zero-foot amenity zone where a five-foot amenity zone is required along portions of Stewart Avenue between 3rd Street and east to the parking lot entrance.

9. A Waiver from Downtown Centennial Plan Section VII.B.4.c is hereby approved, to allow no additional trees along Stewart Avenue.

10. Prior to occupancy, the required number of handicap parking spaces shall be provided, in the existing parking structure, in the proposed parking lot, or a combination of structure and lot, in conformance with Title 19.10 requirements.

11. 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 Building and Safety Department.

12. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

13. 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 be revised to include irrigation specifications.

14. 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

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SDR-44449
City of Las Vegas
Department of Planning

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.

15. All proposed signage shall be subject to approval by the Downtown Design Review Committee prior to issuance of sign permits.

16. 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).

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. 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.

20. 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.

21. 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.

22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Provide a copy of a recorded joint access and parking agreement between this site and Assessor's Parcel #139-34-510-014 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

24. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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25. Dedicate a 10 foot radius on the southwest corner of Stewart Avenue and 4th Street prior to the issuance of any permits.

26. A Petition of Vacation to vacate the existing public sewer easement, such as VAC-27995, shall record prior to the issuance of any permits for improvements abutting or overlying the sewer easement.

27. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards modified as necessary to accommodate existing physical obstructions and as amended by conditions herein per the approved Site Plan concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

28. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

29. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

30. Contact the City Engineer's Office (Lorrie Dunford) at 229-6272 to coordinate the development of this project with the Stewart Avenue Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

31. Landscape and maintain all unimproved rights-of-way, if any, on 4th Street, Ogden Avenue and Stewart Avenue 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.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue, Stewart Avenue and (where applicable) 4th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

33. Coordinate all driveway geometrics with the Traffic Engineer to determine final allowable widths and depths prior to the submittal of construction drawings or issuance of permits, whichever occurs first.

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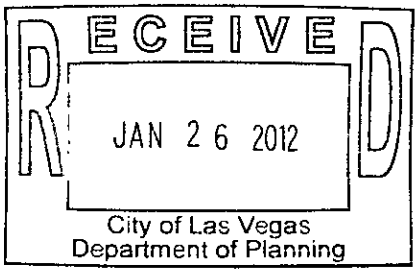
34. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and 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. Alternatively, meet with the Flood Control Section of the Department of Public Works to determine an acceptable alternative, if any, to the Drainage Plan and Technical Drainage Study.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Todd Kessler
Resort Gaming Group, LLC
206 North 3rd Street
Las Vegas, Nevada 89101



SDR-44449

CIM GROUP, INC.

UNANIMOUS WRITTEN CONSENT

OF THE BOARD OF DIRECTORS

(OMNIBUS CONSENT -- CIM FUND III, L.P.)

The undersigned, being all of the directors of CIM Group, Inc., a California corporation (the "Corporation"), being the sole managing member and/or sole manager of CIM Fund III GP, LLC, a California limited liability company (the "General Partner"), hereby adopt the following resolutions, without a meeting, by unanimous written consent as authorized by the Bylaws of the Corporation and Section 307(b) of the California General Corporation Law:

WHEREAS, the Corporation has been named as the sole managing member and/or sole manager of the General Partner pursuant to the Operating Agreement of the General Partner, dated as of May 3, 2006 (the "Operating Agreement"); and

WHEREAS, the General Partner is the general partner of CIM Fund III, L.P.(the "Fund"), pursuant to the Limited Partnership Agreement of the Fund, dated as of May 4, 2006, as amended (the "Limited Partnership Agreement"); and

WHEREAS, the Fund or an entity directly or indirectly controlled by the Fund (i.e., an entity (a "First-Tier Subsidiary") in which the Fund acts as managing member, or an entity (a "Second -Tier Subsidiary") in which a First Tier Subsidiary acts as managing member, or an entity (a "Third -Tier Subsidiary") in which a Second Tier Subsidiary acts as managing member) is the managing member of one or more limited liability companies (collectively, the "Portfolio Companies") governed by the limited liability company/operating agreements set forth on the attached Exhibit B (collectively, the "Portfolio Company Agreements"); and

WHEREAS, an entity directly or indirectly controlled by the Fund (i.e., a First-Tier Subsidiary, a Second -Tier Subsidiary, or a Third -Tier Subsidiary) is the general partner of one or more limited partnerships (collectively, the "Portfolio Partnerships") governed by the limited partnership agreements set forth on the attached Exhibit C (collectively, the "Portfolio Partnership Agreements"); and

WHEREAS, the Fund or an entity directly or indirectly controlled by the Fund (i.e., a First-Tier Subsidiary, a Second -Tier Subsidiary, or a Third -Tier Subsidiary) is a limited partner of one or more of the Portfolio Partnerships; and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier

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Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, is desirous of appointing and/or re-appointing certain officers of each Portfolio Company having the authority to act on behalf such Portfolio Company; and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, is desirous of adopting certain banking resolutions for each Portfolio Company; and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, is desirous of approving, adopting and ratifying each Portfolio Company Agreement and Portfolio Partnership Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation, on behalf of the General Partner, on behalf of the Fund, (to the extent applicable) on behalf of the applicable First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, hereby approves, adopts, and ratifies each Portfolio Company Agreement and each Portfolio Partnership Agreement; and be it further

RESOLVED, that the following named persons be and hereby are appointed or re-appointed to the offices of each Portfolio Company set forth opposite their respective names:

Name	Office
Avraham Shemesh	President and Treasurer
Richard S. Ressler	Vice President
Charles E. Garner II	Vice President
Shaul Kuba	Vice President
Monica Yamada	Vice President
Kelly Eppich	Vice President
Shimon Rojany	Vice President, Chief Financial Officer
Nicholas V. Morosoff	Secretary

and that all the foregoing officers are to serve in the above-mentioned capacities as officers of such Portfolio Company until the election and qualification of their successors; and be it further

RESOLVED, that the banking resolutions set forth on the attached Exhibit A are hereby adopted by the Corporation, on behalf of the General Partner, on behalf of the Fund, (to the

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extent applicable) on behalf of the applicable First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, on behalf of each Portfolio Company; and be it further

RESOLVED, that each of the foregoing officers of each Portfolio Company be, and each of them hereby is, authorized for and on behalf of such Portfolio Company to do all acts and things to make such disbursements and to sign, seal, execute, acknowledge, file, record and deliver all papers, instruments, documents and certificates, from time to time necessary, desirable or appropriate to be done, performed or recorded in order to effectuate the purpose and intent of the foregoing resolutions; and be it further

RESOLVED, that any and all of the prior acts of any of the foregoing officers of each Portfolio Company in carrying out or promoting the purposes, objects, and interests of such Portfolio Company (including without limitation the purpose and intent of the foregoing resolutions) be, and they hereby are, approved, ratified, and made the acts and deeds of such Portfolio Company; and be it further

RESOLVED, that this written consent may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; and be it further

RESOLVED, that an executed copy of this written consent shall be filed in the minute book of the General Partner and of the Company.

Dated: As of June 1, 2008

Richard S. Ressler

Avraham Shemesh

Shaul Kuba

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Exhibit A

RESOLVED:

That any one of the officers of the Portfolio Company be, and each of them hereby is, authorized and directed to open one or more bank accounts for and in the name of the Portfolio Company (and/or for and in the name of any partnership for which the Portfolio Company may act as general partner) with such bank or banks in the United States as such officer deems advisable; that the standard form of banking resolutions (including borrowing resolutions) of any such bank shall be deemed adopted by the Corporation, on behalf of the General Partner, on behalf of the Fund, (to the extent applicable) on behalf of the applicable First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, on behalf of the Portfolio Company (if applicable, on behalf any partnership for which the Portfolio Company may act as general partner), pursuant to the authority of this resolution; that until such authority is changed or revoked by the Corporation by written notice delivered to and received by such bank or banks, all checks, drafts, or other orders for withdrawal of funds drawn on such account or accounts are authorized to be signed on behalf of the Portfolio Company (and/or on behalf of any partnership for which the Company may act as general partner) by each such person or persons (including the designator, if so desired) as may be designated in writing and signed by one of the officers of the Portfolio Company, and submitted from time to time to each bank or banks; and that the signature of any such authorized person may be in facsimile on any such account if stated in the above referred to designation.

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Exhibit B

Portfolio Companies

The limited liability companies governed by the following limited liability company/operating agreements:

[redacted]

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13. Operating Agreement dated June 14, 2007, for CIM/LL Manager, LLC, a Nevada limited liability company

14. Operating Agreement dated October 5, 2007, for CIM/LL Las Vegas, LLC, a Nevada limited liability company

[redacted]

27. Operating Agreement dated September 19, 2007 for 201 North 3rd Street LV, LLC, a Nevada limited liability company

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28. Operating Agreement dated September 19, 2007 for 220 North 4th Street LV, LLC, a Nevada limited liability company

29. Operating Agreement dated September 19, 2007 for 221 North 3rd Street LV, LLC, a Nevada limited liability company

[redacted]

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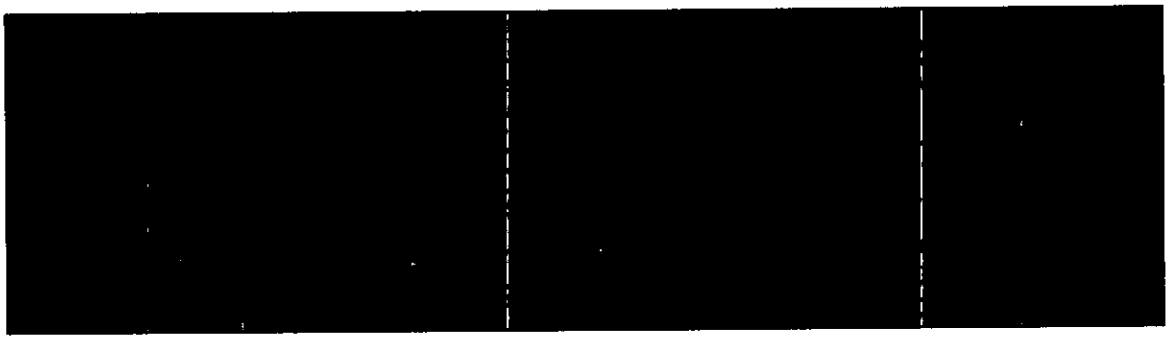
Exhibit C

Portfolio Partnerships

The limited partnerships governed by the following limited partnership agreements:



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APN(S) 139-34-501-009
139-34-501-010

(4)

20071008-0000660

Fee: $16.00 RPTT: EX#009
N/C Fee: $25.00

10/08/2007 09:03:13
T20070178863
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Debbie Conway DBX
Clark County Recorder Pgs: 4

WHEN RECORDED MAIL TO:
c/o 201 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

MAIL PROPERTY TAX STATEMENTS TO:
c/o 201 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

297781-TL (c)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That THIRD STREET PROMENADE, LLC, a Nevada limited liability company, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 201 NORTH 3rd STREET LV, LLC a Nevada limited liability company with an address of 206 North Third Street, 3rd Floor West Tower, Las Vegas, Nevada 89101 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"

[Attached hereto and incorporated herein by this reference.]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this property as the same may now appear of record; and (iii) encumbrances of record.

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Witness my hand this 5th day of October, 2007.

THIRD STREET PROMENADE, LLC, a Nevada limited liability company

By: _____
Name: Andrew B. Donner
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 27, 2007, by Andrew B. Donner, as Manager of Third Street Promenade, LLC, a Nevada limited liability company.

Karen Rodman
(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)

KAREN RODMAN
Notary Public State of Nevada
No. 93-3479-1
My appt. exp. Apr. 26, 2009

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11018\3\1083132.1

EXHIBIT A

NCS-297880-WCLV (THIRD STREET)

PARCEL 1:

ALL OF THAT AREA AS DESCRIBED IN A DEED RECORDED AUGUST 11, 2005 IN BOOK 20050811 AS INSTRUMENT NO. 03732, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OGDEN AVENUE AND THIRD STREET; THENCE ALONG THE CENTERLINE OF SAID THIRD STREET, NORTH 27°45'00" EAST (RECORDED), [NORTH 27°45'24" WEST (MEASURED)], 239.90 FEET (RECORDED), [239.92 (MEASURED)] TO THE POINT OF BEGINNING; THENCE NORTH 62°14'15" WEST (RECORDED), [NORTH 62°13'38" WEST (MEASURED)], 179.99 FEET (RECORDED), [179.98 (MEASURED)]; THENCE NORTH 27°44'57" EAST (RECORDED), [NORTH 27°45'20" EAST (MEASURED)], 49.97 FEET (RECORDED), [49.97 (MEASURED)]; THENCE SOUTH 62°14'19" EAST (RECORDED), [SOUTH 62°13'47" EAST (MEASURED)], 179.99 FEET(R), [179.99 (MEASURED)]; THENCE SOUTH 27°45'00" WEST (RECORDED), [SOUTH 27°45'24" WEST (MEASURED)], 49.98 FEET (RECORDED), [49.98 (MEASURED)] TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF THAT AREA AS DESCRIBED IN A DEED RECORDED APRIL 27, 2004 IN BOOK 20040427 AS INSTRUMENT NO. 02756, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OGDEN AVENUE AND THIRD STREET; THENCE ALONG THE CENTERLINE OF SAID THIRD STREET, NORTH 27°45'00" EAST (RECORDED), [NORTH 27°45'24" WEST (MEASURED)], 40.00 FEET (RECORDED), [40.00 (MEASURED)] TO THE POINT OF BEGINNING; THENCE NORTH 62°14'01" WEST (RECORDED), [NORTH 62°13'04" WEST (MEASURED)], 179.99 FEET (RECORDED), [179.98 (MEASURED)]; THENCE NORTH 27°44'57" EAST (RECORDED), [NORTH 27°45'20" EAST (MEASURED)], 174.90 FEET (RECORDED), [179.98 (MEASURED)]; THENCE SOUTH 62°14'13" EAST (RECORDED), [SOUTH 62°13'34" EAST (MEASURED)], 179.99 FEET(RECORDED), [179.98 (MEASURED)]; THENCE SOUTH 27°45'00" WEST (RECORDED), [SOUTH 27°45'24" WEST (MEASURED)] 174.91 FEET (RECORDED), [174.93 (MEASURED)] TO THE POINT OF BEGINNING.

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20080416-0003598

Fee: $15.00 RPTT: $13,260.00
N/C Fee: $0.00
04/16/2008 16:29:16
T20080064796
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA
Debbie Conway KGP
Clark County Recorder Pgs: 3

~~RECORDING REQUESTED BY~~
~~AND~~ WHEN RECORDED MAIL TO:
220 North 4th Street LV, LLC
C/O CIM Group Inc.
6922 Hollywood Blvd #900
Los Angeles, CA 90028
MAIL TAX NOTICES TO:
220 North 4th Street LV, LLC
C/O CIM Group Inc.
6922 Hollywood Blvd. #900
Los Angeles, CA 90028
APN: 139-34-510-019

(3) -1

ESCROW # NCS-345427-HHLV (AK) C

GRANT, BARGAIN, AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE HAMMELRATH AS SUCCESSOR TRUSTEE OF THE ALFRED W. AND ISABELLE BLACKMAN FAMILY TRUST** ("Grantor") does hereby grant, bargain, and sell to **220 NORTH 4TH STREET LV, LLC**, a Nevada limited liability company ("Grantee"), all right, title, and interest in that certain real property described on Exhibit "A" attached hereto and by this reference made a part hereof, together with all of Grantor's interest, if any, in the easements, leases, licenses, rights of way, permits, and other appurtenances thereunto belonging or in anywise appertaining, subject only to existing taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

DATED this 10th day of April, 2008.

CATHERINE HAMMELRATH AS THE SUCCESSOR TRUSTEE OF THE ALFRED W. AND ISABELLE BLACKMAN FAMILY TRUST,

By: Catherine Hammelrath, Trustee

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 10th day of April, 2008, personally appeared before me, a notary public, Catherine Hammelrath as the successor Trustee of The Alfred W. and Isabelle Blackman Family Trust, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

MELANIE E. MCDANIEL
NOTARY PUBLIC, STATE OF NEVADA
Date Appointment Exp: 09-01-10
Certificate No: 06-106437-1
County of Clark

Melanie McDaniel
NOTARY PUBLIC
My Commission Expires: September 1, 2010

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EXHIBIT 'A'

PARCEL 1:

THE SOUTH THREE (3) FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) THROUGH SIXTEEN (16) IN BLOCK THIRTY-TWO (32) OF CLARKS LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF VACATED ALLEY AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED DECEMBER 16, 1981 IN BOOK 1500 AS INSTRUMENT NO. 1459116 OF OFFICIAL RECORDS ALSO TOGETHER WITH THAT PORTION OF VACATED THIRD STREET AS VACATED BY CITY OF LAS VEGAS BY AN ORDER OF VACATION RECORDED NOVEMBER 19, 2004 IN BOOK 20041119 AS DOCUMENT NO. 01305.

EXCEPTING THEREFROM THE IMPROVEMENTS AFFIXED THEREON AS REAL PROPERTY.

PARCEL 1-A:

THE RIGHT TO USE THOSE PORTIONS OF LAND LYING ADJACENT TO PARCEL 2 HEREINABOVE, AS GRANTED BY THAT RIGHT-OF-WAY ENCROACHMENT AGREEMENT RECORDED APRIL 2, 1986 IN BOOK 860402 AS INSTRUMENT NO. 00428 AND THAT ENCROACHMENT AGREEMENT RECORDED APRIL 2, 1986 IN BOOK 860402 AS INSTRUMENT NO. 00429 OF OFFICIAL RECORDS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED MAY 8, 2006 IN BOOK 20060508 AS DOCUMENT NO. 05022 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

A.P.N. 139-34-510-019

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-34-510-019
   b) _____
   c) _____
   d) _____

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

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

3. Total Value/Sales Price of Property: $2,600,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $2,600,000.00
   Real Property Transfer Tax Due $13,260.00

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: Trustee
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Alfred W. & Isabelle Blackman Family Tst	Print Name: 220 North 4th St. LV, LLC
Address: 3355 Roman Court	Address: 10922 Hollywood Blvd. 9th Fl
City: Las Vegas	City: Los Angeles
State: Nevada Zip: 89121	State: CA Zip: 90028

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-345427-HHLV ak/ak
Address: 3960 Howard Hughes Parkway, S-600
City: Las Vegas State: NV Zip: 89169

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

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City of Las Vegas
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(5)

20060508-0005010

Escrow Number: 203888-TL

Fee: $17.00 RPTT: $7,293.00
N/C Fee: $0.00

05/08/2006 15:13:49
T20060081030
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane JKA
Clark County Recorder Pgs: 5

WHEN RECORDED, MAIL TO
AND FORWARD TAX STATEMENTS TO:
Jim Germain
10991 Laureldale Court
Las Vegas, NV 89141

RPTT:$ 7,293.00
APN#: Ptn. 139-34-510-030

GRANT, BARGAIN and SALE DEED

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

DOWNTOWN RESORTS, LLC, a Nevada limited liability company, f/k/a The Henry Brent Company, a Nevada Limited Liability Company, does hereby GRANT, BARGAIN and SELL to:

JAMES F. GERMAIN, a married man, as his sole and separate property as to an undivided one-sixth (1/6) interest;

JERRIE ANN MARSON, a married woman, as her sole and separate property as to an undivided one-sixth (1/6) interest; and

MARY FRANCES BURNHAM, a married woman, as her sole and separate property as to an undivided one-sixth (1/6) interest;

BETH GARSIDE, a widow as to an undivided one half (½) interest, for her natural life as to a Life Estate; **AARON WILLIAMSON,** a married man, as his sole and separate property, a one-quarter (1/4) undivided remainder interest in and to the one-half interest of Beth Garside upon the death of Beth Garside; **DAWN WILLE,** an unmarried woman, a one-quarter (1/4) undivided remainder interest in and to the one-half interest of Beth Garside upon the death of Beth Garside; **BILL ENLOW**, a married man, as his sole and separate property, a one-quarter (1/4) undivided remainder interest in and to the one-half interest of Beth Garside upon the death of Beth Garside; **NORMAN LEE ENLOW**, a married man, as his sole and separate property, a one-quarter (1/4) undivided remainder interest in and to the one-half interest of Beth Garside upon the death of Beth Garside;

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

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

Subject to:

1. All general and special taxes for the fiscal year 2005-2006.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record; and
3. The First Restated and Amended Ground Lease executed concurrently herewith (the "Amended Lease").

TOGETHER with all tenements, hereditiments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, EXCEPTING and RESERVING unto the Grantor, its heirs, successors and assigns, all improvements located on the property described on Exhibit "A", which improvements are and shall remain real property. Said improvements are subject to the terms and conditions contained in the Amended Lease.

DOWNTOWN RESORTS, LLC, a Nevada limited liability company,

By: RESORT GAMING GROUP, LLC, a Nevada limited liability company, its Manager.

By: _____
Andrew B. Donner, Manager

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

Allison M. Pennington
NOTARY PUBLIC
STATE OF NEVAOA
Date Appointment Exp. June 1F
Certificate No: 04-8989

This instrument was acknowledged before me on December 9, 2005 by Andrew B. Donner, as Manager to Resort Gaming Group, LLC

_____
Notary Public
(My commission expires: June 18, 2008)

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EXHIBIT "A'
LEGAL DESCRIPTION

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January 27, 2006
N. Hauge / J. Copley

Exhibit 'A'

Explanation

This legal describes Parcel 'A', being a portion of Lot 1 of that certain merger and resubdivision final map entitled "Lady Luck", a commercial subdivision. Generally located south of Stewart Avenue and west of Fourth Street.

Legal Description

A subdivision of a portion of Lot 1 as shown in that certain Final Map entitled "Lady Luck", a Commercial Subdivision as shown in Book 131, Page 25 of Plats on file at the Clark County, Nevada Recorder's Office, lying within the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Stewart Avenue and Fourth Street; thence along the centerline of Stewart Avenue North 62°14'29" West, 379.93 feet; thence departing said centerline South 27°45'00" West, 186.93 feet to the **Point of Beginning**; thence South 62°14'36" East, 179.97 feet; thence South 27°44'57" West, 99.96 feet; thence North 62°14'39" West, 179.97 feet; thence North 27°45'00" East, 99.96 feet to the **Point of Beginning**.

Containing 17,990 square feet, more or less.

Basis of Bearing

North 27°45'00" East, being the bearing of the centerline of Third Street between Stewart Avenue and Ogden Avenue, as shown in File 43, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

End of description.

Paul Burn, PLS
Professional Land Surveyor
Nevada License No. 11174

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Department of Planning

Horizon Surveys
9901 Covington Cross Dr. • Suite 190 • Las Vegas, NV 89144 • (702)228-5056 • (702)228-0677 • www.horizonsurveys.com

APN(S) 139-34-514-008

WHEN RECORDED MAIL TO:
c/o 221 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

MAIL PROPERTY TAX STATEMENTS TO:
c/o 221 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101
297781-TL (C)

20071008-0000657

Fee: $17.00 RPTT: EX#009
N/C Fee: $25.00
10/08/2007 09:03:13
T20070178863
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD
Debbie Conway DBX
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHASE TS, LLC, a Nevada limited liability company, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 221 NORTH 3rd STREET LV, LLC, a Nevada limited liability company with an address of 206 North Third Street, 3rd Floor West Tower, Las Vegas, Nevada 89101 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"

[Attached hereto and incorporated herein by this reference.]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this property as the same may now appear of record; and (iii) encumbrances of record.

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Witness my hand this 5th day of October, 2007.

CHASE TS, LLC, a Nevada limited liability company:

By: RESORT GAMING GROUP, LLC, a Nevada limited liability company, its Manager

By: _____
Name: Andrew B. Donner
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 27, 2007, by Andrew B. Donner, as Manager of Resort Gaming Group, LLC, a Nevada limited liability company, as Manager of Chase TS, LLC, a Nevada limited liability company.

Karen Rodman
(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)

KAREN RODMAN
Notary Public State of Nevada
No. 93-3479-1
My appt. exp. Apr. 26, 2009

11018\3\1083129.1

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Department of Planning

EXHIBIT A

LEGAL DESCRIPTION

NCS-297873 (CHASE TS)

PARCEL 1:

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "LADY LUCK", A COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 131, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET; THENCE ALONG THE CENTERLINE OF SAID STEWART AVENUE, NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 379.93 FEET (RECORDED) [379.97(MEASURED)]; THENCE DEPARTING SAID CENTERLINE SOUTH 27°45'00" WEST (RECORDED) [SOUTH 27°45'24" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00(MEASURED)] TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STEWART AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)] TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 27°45'24" WEST (RECORDED) [SOUTH 27°45'00" WEST (MEASURED)], 149.92 FEET (RECORDED) [149.94 (MEASURED)] TO THE BOUNDARY OF SAID LOT 1; THENCE ALONG THE BOUNDARY OF SAID LOT 1 NORTH 62°14'19" WEST (RECORDED), [NORTH 62°14'19" WEST (MEASURED)], 139.99 FEET (RECORDED) [139.99 (MEASURED)] TO A POINT ON THE SOUTHEASTERLY LINE OF THE ALLEYWAY AS SHOWN IN BOOK 1, PAGE 37 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID ALLEYWAY AND THE BOUNDARY OF SAID LOT 1, NORTH 27°45'28" EAST (RECORDED) [NORTH 27°45'20" EAST (MEASURED)], 149.92 FEET (RECORDED) [149.92 (MEASURED)] TO THE SOUTHERLY RIGHT-OF-WAY OF SAID STEWART AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 62°14'29" EAST (RECORDED) [SOUTH 62°14'13" EAST (MEASURED)], 139.99 FEET (RECORDED) [139.99 (MEASURED)] TO THE POINT OF BEGINNING.

NOTE: THE ABOVE RECORDED METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 08, 2006 IN BOOK 20060508 AS INSTRUMENT NO. 05009.

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110183\1086964.2

PARCEL 2:

THE RIGHT TO USE THOSE PORTIONS OF LAND LYING ADJACENT TO PARCEL 1 HEREINABOVE, AS GRANTED BY THOSE ENCROACHMENT AGREEMENTS RECORDED SEPTEMBER 23, 1988 IN BOOK 880923 AS INSTRUMENT NOS. 00490 AND 00491 OF OFFICIAL RECORDS AND THAT ENCROACHMENT AGREEMENT RECORDED MAY 8, 1989 IN BOOK 890508 AS INSTRUMENT NO. 00508 OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED MAY 8, 2006 IN BOOK 20060508 AS DOCUMENT NO. 05022 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GRANT OF EASEMENTS AND DECLARATION OF COVENANTS RECORDED AUGUST 4, 2003 IN BOOK 20030804 AS DOCUMENT NO. 02334 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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Department of Planning

State of Nevada
Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: Date of Orig.
Book: _____ Page: BK
Date of Recording: _____
Notes: Op. agree. Clerk

1. **Assessor Parcel Number(s)**
   a) 139-34-514-008
   b) _____
   c) _____
   d) _____

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

3. **Total Value/Sales Price of Property:** $ _____
   Deed in Lieu of Foreclosure Only (value of property) $ _____
   Transfer Tax Value per NRS 375.010, Section 2: $ _____
   Real Property Transfer Tax Due: $ _____

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: 9
   b. Explain Reason for Exemption: A conveyance of real property to a limited liability company where the person conveying the property owns 100% of the limited liability company to which the conveyance is made.

5. Partial Interest: Percentage being transferred: 100 %

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

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

Signature _____ Capacity Andrew B. Donner, ultimate Manager of Grantor

Signature _____ Capacity Andrew B. Donner, ultimate Manager of Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Chase TS, LLC	Print Name: 221 North 3rd Street LV, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower	Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89101	State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: First American Title Escrow # 297781-TC
Address: 8590 Nature Park #175
City: N. Las Vegas State: NV Zip: 89084

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

657

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City of Las Vegas
Department of Planning

20071008-0000658

APN(S) 139-34-514-009

Fee: $17.00 RPTT: EX#009
N/C Fee: $25.00

10/08/2007 09:03:13
T20070178863
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Debbie Conway DBX
Clark County Recorder Pgs: 5

WHEN RECORDED MAIL TO:
c/o 220 North 4th Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

MAIL PROPERTY TAX STATEMENTS TO:
c/o 220 North 4th Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101
297781-TC (C)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DOWNTOWN RESORTS, LLC, a Nevada limited liability company, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 220 NORTH 4th STREET LV, LLC a Nevada limited liability company with an address of 206 North Third Street, 3rd Floor West Tower, Las Vegas, Nevada 89101 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"
[Attached hereto and incorporated herein by this reference.]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this property as the same may now appear of record; and (iii) encumbrances of record.

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Department of Planning

Witness my hand this 5th day of October, 2007.

DOWNTOWN RESORTS, LLC, a Nevada limited liability company

By: RESORT GAMING GROUP, LLC, a Nevada limited liability company, its Manager

By: _____
Name: Andrew B. Donner
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 27, 2007 by Andrew B. Donner, as Manager of Resort Gaming Group, LLC, a Nevada limited liability company, as Manager of Downtown Resorts, LLC, a Nevada limited liability company.

Karen Rodman
(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)

KAREN RODMAN
Notary Public State of Nevada
No. 93-3479-1
My appt. exp. Apr. 26, 2009

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Department of Planning

EXHIBIT "A"

NCS-297781 (DOWNTOWN)

PARCEL 1:

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "LADY LUCK", A COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 131, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET; THENCE ALONG THE CENTERLINE OF STEWART AVENUE NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 39.99 FEET (RECORDED) [40.00 (MEASURED)]; THENCE DEPARTING SAID CENTERLINE SOUTH 27°45'31" WEST (RECORDED) [SOUTH 27°45'47" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)] TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF FOURTH STREET, SOUTH 27°44'55" WEST (RECORDED) [SOUTH 27°45'25" WEST (MEASURED)], 389.77 FEET (RECORDED) [389.79 (MEASURED)] TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'18" (RECORDED) [89°59'48" (MEASURED)], AN ARC LENGTH OF 15.71 FEET (RECORDED) [15.71 (MEASURED)] TO THE NORTHERLY RIGHT-OF-WAY OF OGDEN AVENUE; THENCE NORTH 62°14'47" WEST (RECORDED) [NORTH 62°14'47" WEST (MEASURED)], ALONG SAID RIGHT-OF-WAY 139.97 FEET (RECORDED) [139.99 (MEASURED)]; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 27°44'57" EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 152.91 FEET (RECORDED) [152.93 (MEASURED)]; THENCE NORTH 62°14'39" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)],10.00 FEET (RECORDED) [10.00 (MEASURED)]; THENCE NORTH 27°44'57" EAST (RECORDED) [NORTH 27°44'24" EAST (MEASURED)], 99.96 FEET (RECORDED) [99.96 (MEASURED)]; THENCE NORTH 62°14'36" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)], 179.97 FEET (RECORDED) [179.99 (MEASURED)]; THENCE SOUTH 27°45'00" WEST (RECORDED) [SOUTH 27°45'24" WEST (MEASURED)], 3.00 FEET (RECORDED) [3.00 (MEASURED)]; THENCE NORTH 62°14'19" WEST (RECORDED) [NORTH 62°14'37" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)]; THENCE NORTH 27°45'00" EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 149.92 FEET (RECORDED) [149.94 (MEASURED)] RETURNING

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TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 62°14'30" EAST (RECORDED) [SOUTH 62°14'13" EAST (MEASURED)], 379.93 FEET (RECORDED) [379.98 (MEASURED)] TO THE POINT OF BEGINNING.

PARCEL 1-A:

THE RIGHT TO USE THOSE PORTIONS OF LAND LYING ADJACENT TO PARCEL 1 HEREINABOVE, AS GRANTED BY THAT RIGHT-OF-WAY ENCROACHMENT AGREEMENT RECORDED APRIL 2, 1986 IN BOOK 860402 AS INSTRUMENT NO. 00428; THAT ENCROACHMENT AGREEMENT RECORDED APRIL 2, 1986 IN BOOK 860402 AS INSTRUMENT NO. 00429 AND THOSE ENCROACHMENT AGREEMENTS RECORDED SEPTEMBER 23, 1988 IN BOOK 880923 AS INSTRUMENT NOS. 00490 AND 00491, ALL OF OFFICIAL RECORDS.

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City of Las Vegas
Department of Planning

State of Nevada
Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # Cert. of Org.
Book: _____ Page: _____
Date of Recording: _____
Notes: Op. agree. OK CCR

1. **Assessor Parcel Number(s)**
   a) 139-34-514-009
   b) _____
   c) _____
   d) _____

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

3. **Total Value/Sales Price of Property:** $ _____
   Deed in Lieu of Foreclosure Only (value of property) $ _____
   Transfer Tax Value per NRS 375.010, Section 2: $ _____
   Real Property Transfer Tax Due: $ _____

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: 9
   b. Explain Reason for Exemption: A conveyance of real property to a limited liability company where the person conveying the property owns 100% of the limited liability company to which the conveyance is made.

5. Partial Interest: Percentage being transferred: 100 %

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

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

Signature _____ Capacity Andrew B. Donner, ultimate Manager of Grantor

Signature _____ Capacity Andrew B. Donner, ultimate Manager of Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Downtown Resorts, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: 220 North 4th Street LV, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: First American Title Escrow # 297781-TL
Address: 2590 Nature Park Dr #175
City: N. Las Vegas State: NV Zip: 89084

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

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Department of Planning

City Of Las Vegas Department Of Planning
Pre-Application Conference Notes

CYCLE 3

Project Name: Lady Luck Exterior Improvements (Downtown Grand)

APN(s):	139-34-510-019; 139-34-514-007, 008 and 009; 139-34-501-009			**Pre-app Date:**	12/21/11
Location:	206 N. 3rd St., 220 N. 4th St., 221 N. 3rd St.			**Meeting Location:**	DSC Conference Room 3E - 333
Ward #:	5 - Barlow	**Acres:**	3.95	**Time:**	1:30 p.m.

Ownership Info:	220 NORTH 4TH STREET L V L L C, et al. %CIM GROUP INC		Last Change of Ownership Date:	05/08/06 10/08/07 04/16/08
	Phone: (702)-	Fax: (702)-	Email:	
Applicant Info:	CIM/LL Las Vegas, LLC			
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	Todd Kessler			
	Phone: (702)-296-2600	Fax: (702)-	Email:	

Use:	**Existing:**	Hotel/Casino
	Proposed:	No change proposed
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:	Airport Overlay (200'), DC-O, DCP-O (Downtown Gateway), LW-O	
	Special Land Use Designation (per plan, if applicable): N/A	

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

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

Name	Company/Department	Phone	Fax	Email
1. Richard Gallegos	Pacific Design Concepts, LLC	454-5842	454-7842	richardg@pacdesignconcepts.co
2.				
3.				
4.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Lucien Paet	CLV - PW - Dev Co	229-6578	474-7599	
11. Victor Bolaños	CLV - PW - Traffic	229-6901 / 6880		
13. Rod Clark	CLV - Building and Safety	229-6251	382-1781	
14. Scott Zelmer	CLV - Fire and Rescue	229-0366	229-0124	
15. Tom Burkart	CLV - Economic Development	229-6551	385-3128	

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OR: ☐ **see Meeting Attendance Sheet**

-- Please return a copy of this completed 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**

City of Las Vegas Department of Planning
Pre-Application Conference Notes

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/sustainininglasvegas for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Site Development Plan Review is needed for proposed façade improvements on all elevations of the East and West Towers of an existing Hotel. Also proposed are improvements to the 4th/Stewart entryway (widening), necessitating expansion of the approved porte cochere. Industrial appearance
2. Improvements will result in reduction in surface parking of at least 30 spaces. A Major Amendment is required when onsite parking is reduced? The site plan must show a turning template demonstrating that turning movements from the south side of the porte cochere to the parking area to the east can be safely negotiated.
3. ADA access to the East Tower from the right-of-way shall be shown on the site plan.
4. Only three handicap spaces are shown in the surface lot. Show compliance with Condition #10 of SDR-37946 or request (in justification letter) to remove this condition as part of the request for an amended SDR.
5. A landscape plan will not be required if no changes to landscaping are proposed.
6. A Minor Amendment to SDR-37946 may be submitted only for the façade improvements.

New escalator to 3rd Flr, which bridges to the West Tower –
Removal of Hotel entrance at West Tower
Third Street proposed to be two-way with pickup/drop-off on E side of 3rd
New dome structure on E Tower

Traffic: alley direction should be southbound only.
– study further two-way traffic on 3rd – sensitive area (signal?)
recommend angling parking opposite direction to eliminate
to get turning radius
how would traffic circulate from West Tower to 3rd Street?
(at Pawn Shop)

Fire: no comment

B&S: no comment

(Applicant to..)
* Meet w/ Traffic to agree on design for 3rd St., parking lot and alley.

City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)

Pre-Application Conference Item Required

YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR *EACH* APPLICATION TYPE, unless indicated otherwise)	Appl. Type	Fees: Application	Notification	Recordation	Sub-Total
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots					
☒	☐	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)	SDR	$ 500.00	$ 500.00	$ 30.00	$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		$	$	$	$
☒	☐	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) – requested, but submittals will be accepted without		$	$	$	$
☒	☐	Cop(ies) of approval letter(s) for SDR-37946				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

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")

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

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)

YES	NO	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application): 8
		All property lines and present dimensions labeled	Colored, Rolled Plans: 1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application): 1
		All adjacent existing land uses and street names labeled	NOTES:
		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	

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YES	NO	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS
		North arrow, scale, and vicinity map	Folded Plans (1 per application):
		All property lines and present dimensions labeled	Colored, Rolled Plans:
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):
		All required parking lot fingers/islands shown	NOTES: only if changes are proposed
		Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover	

YES	NO	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS
		Scale and building dimensions labeled	Folded Plans (1 per application):
		North, south, east, and west elevations of ***all*** buildings	Colored, Rolled Plans:
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per applicatio
		All wall sign locations shown and sizes noted	NOTES:

YES	NO	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS
		Scale and building dimensions labeled	Folded Plans (1 per application):
		North arrow and scale	Rolled Plans:
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application
		Use of ***all*** rooms noted/labeled	NOTES:
		Maximum Occupancy (per I.B.C.)	
		Seating Capacity (where applicable)	

CONTINUED NEXT PAGE

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	139-34-510-019; 139-34-514-007, 008 and 009; 139-34-501-009	**Application Type:**	Site Development Plan Review
Location:	206 N. 3rd St., 220 N. 4th St., 221 N. 3rd St.	**Application Purpose:**	for proposed façade improvements, expansion of porte cochere, removal of parking, circulation modification at existing Hotel
Ward:	5 - Barlow		
Planner's Signature:	01/09/12	**Pre-App. Meeting Date:**	12/21/11
		Submittal Deadline:	***01/26/12 - no later than 2:00 pm***
Planner:	Steve Swanton, Senior Planner - 229-4714	**Earliest PC / CC Meeting Dates:**	**03/13/12 PC - 04/18/12 CC (Cycle 3)**

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.