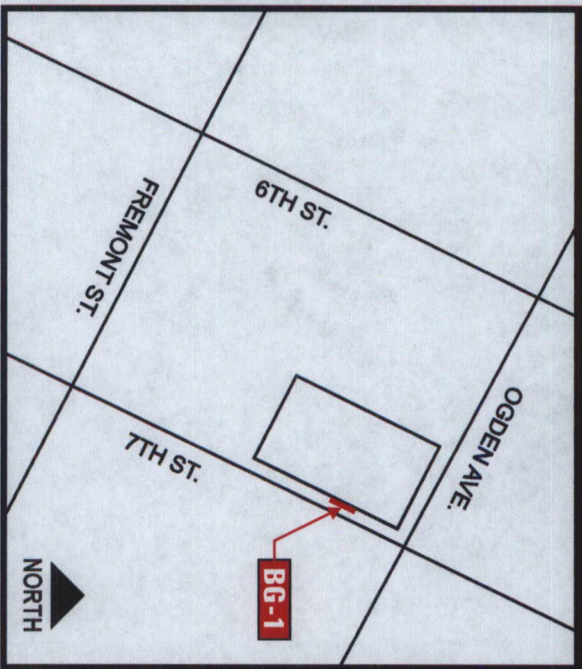


LOCATION MAP



NOTES

- 1 MANUFACTURE AND INSTALL ONE (1) CHANNEL ARROW PAINTED WHITE W/ BULB PACK ILLUMINATION. BULBS TO ANIMATE. **TOTAL = 40 SQ. FT.**
- 2 MANUFACTURE AND INSTALL ONE (1) SET OF CHANNEL LETTERS READING "EL CORTEZ". SINGLE STROKE NEON ILLUMINATION. 12MM RED NEON. **TOTAL = 24 SQ. FT.**
- 3 MANUFACTURE AND INSTALL ONE (1) S/F ILLUMINATED CABINET. WHITE ACRYLIC FACES W/ DIGITALLY PRINTED GRAPHICS. RETURNS PAINTED BLACK. **TOTAL = 11 SQ. FT.**
- 4 RACEWAY. PAINTED TO MATCH BUILDING.

SIGN ANALYSIS TABLE

WALL SIGN

SIGNS ARE LOCATED ON THE EAST ELEVATION WHICH IS 399' IN LENGTH AND 65' IN HEIGHT.

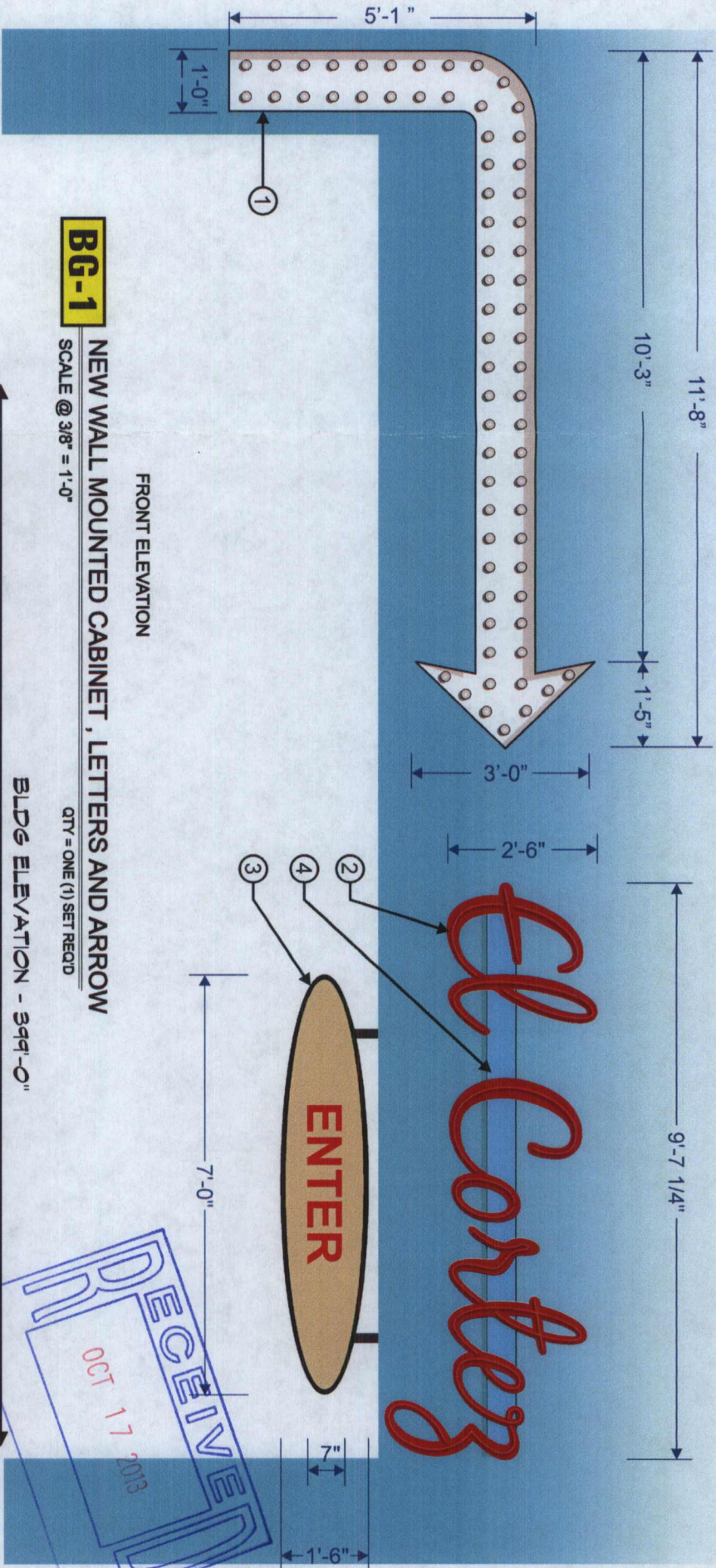
HEIGHT / SIGNS DO NOT EXTEND ABOVE THE WALL

SIGNAGE AREA = (ALLOWED=5187 / PROPOSED=75) (EXISTING EAST ELEVATION SIGNAGE = 499)

NEON ILLUMINATION (50% REQUIRED / 90% PROPOSED)

THE "ARROW" SIGN HAS BULB PACK ILLUMINATION THAT ANIMATES.

NEON/ANIMATION PERCENTAGE REQUIRED BY CODE = 50%
PERCENTAGE OF NEON ON THE "EL CORTEZ" SIGN = 90%



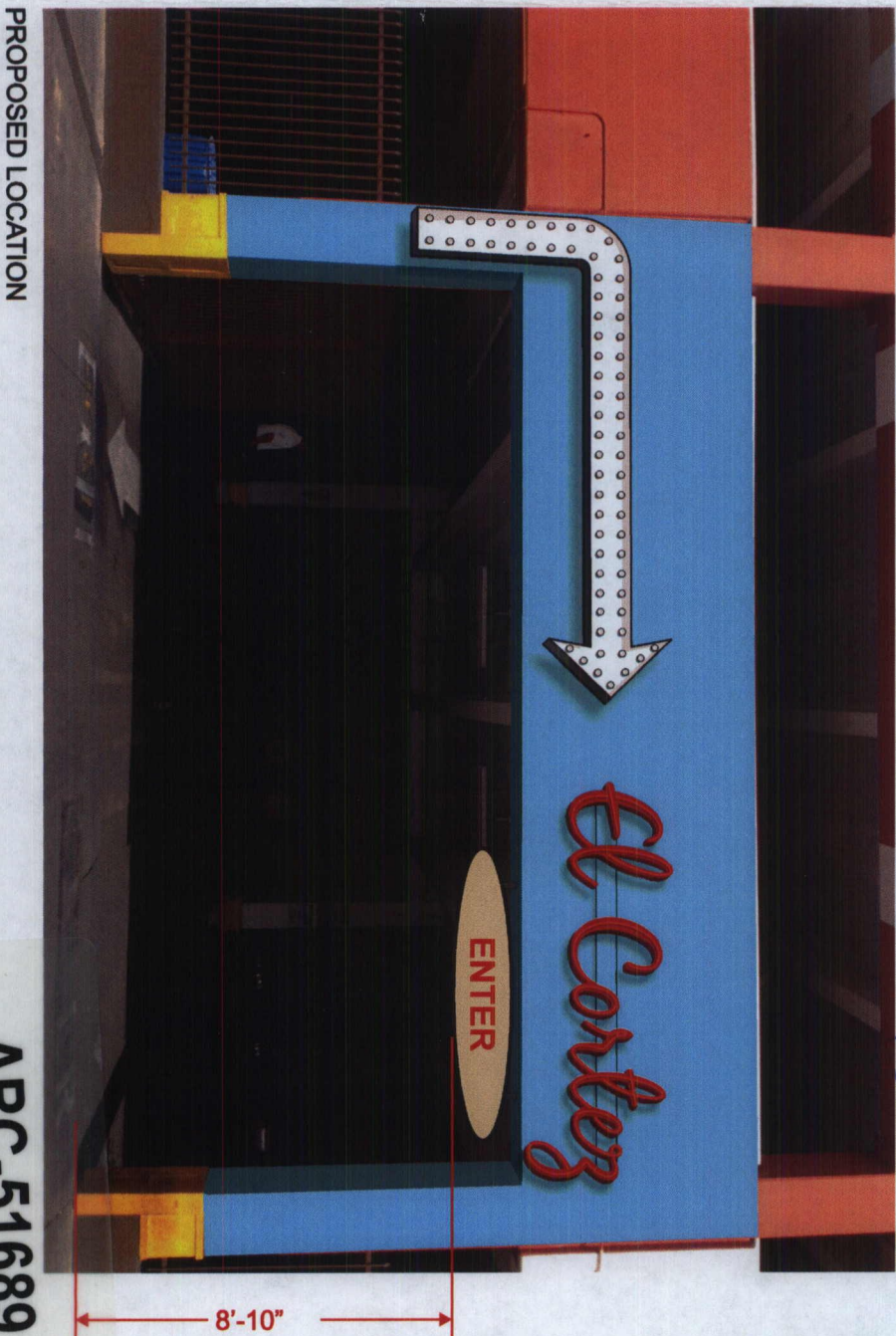
FRONT ELEVATION

BG-1

NEW WALL MOUNTED CABINET, LETTERS AND ARROW
QTY = ONE (1) SET REQD

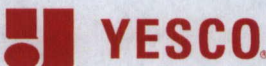
BLDG ELEVATION - 399'-0"

HEIGHT OF BLDG - 65'-0"



PROPOSED LOCATION

ARC-51689



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

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Client Name & Address:

EL CORTEZ
600 FREMONT ST.
LAS VEGAS, NV 89101

Project Tracking Number:
434570

Project Name:
EL CORTEZ

Account Executive:
MITCH
OLORENSHAW

Designer:
JAMIE
PETERSON

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

04/12/13 - JP

09/23/13 - JP

10/07/13 - JP

Description:
REFACE

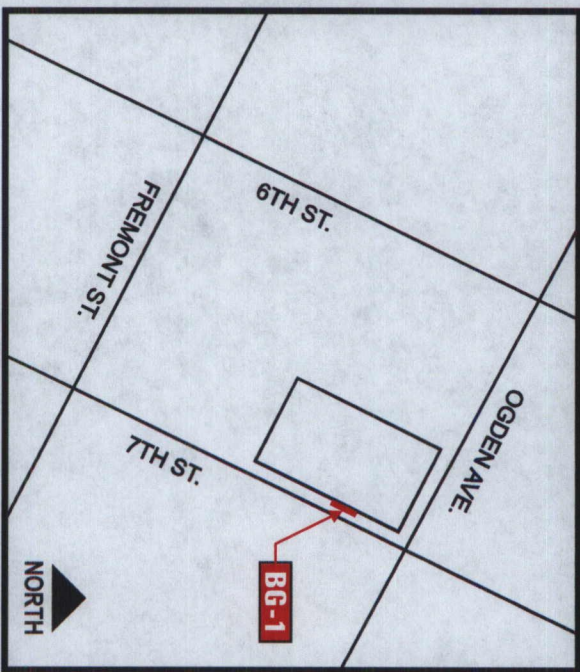
Classification:
RF-1

Reference Design:

© E.M. Serial

Sheet:
1.0

LOCATION MAP



NOTES

- ① MANUFACTURE AND INSTALL ONE (1) CHANNEL ARROW PAINTED WHITE W/ BULB PACK ILLUMINATION. BULBS TO ANIMATE. **TOTAL = 40 SQ FT.**
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SIGN ANALYSIS TABLE

WALL SIGN

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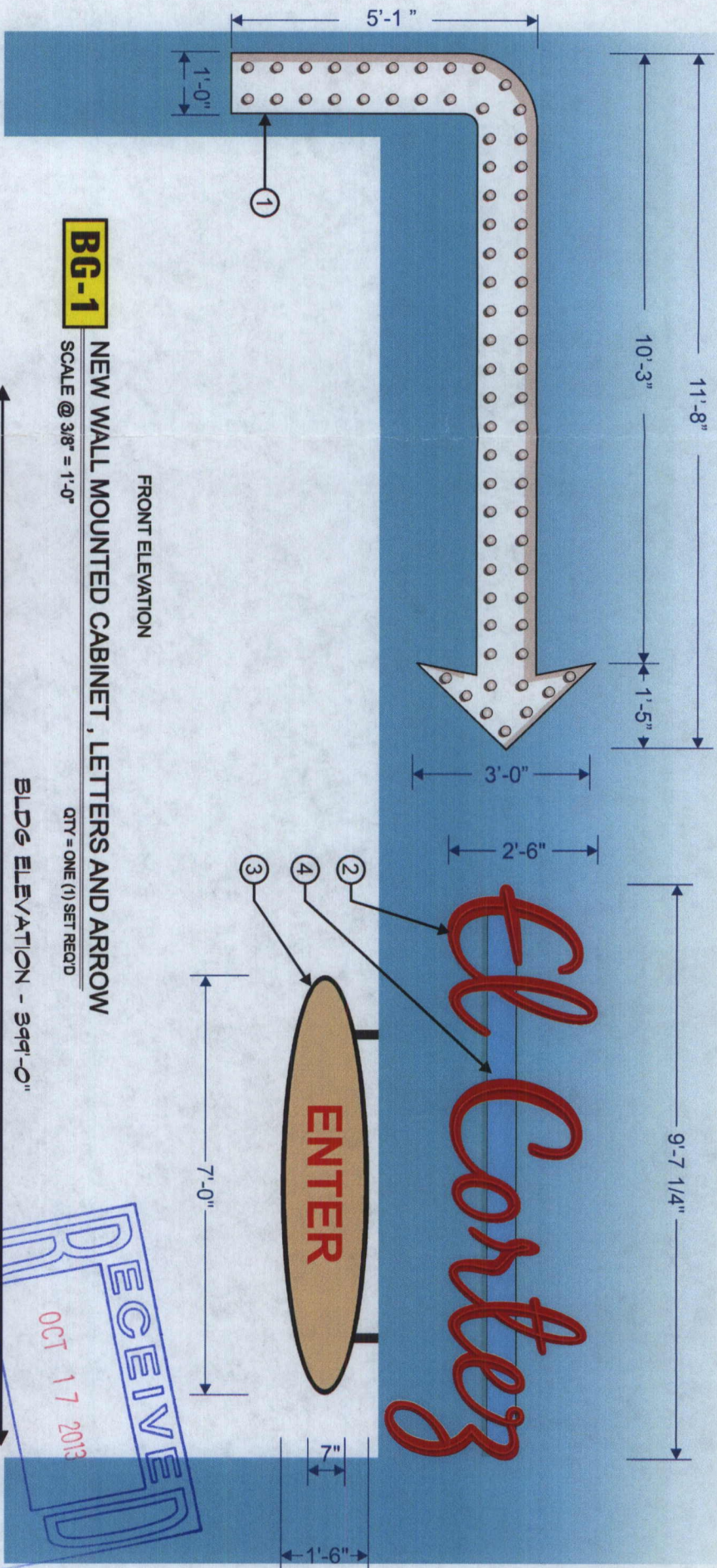
HEIGHT / SIGNS DO NOT EXTEND ABOVE THE WALL

SIGNAGE AREA = (ALLOWED=5187 / PROPOSED=75) (EXISTING EAST ELEVATION SIGNAGE = 499)

NEON ILLUMINATION (50% REQUIRED / 90% PROPOSED)

THE "ARROW" SIGN HAS BULB PACK ILLUMINATION THAT ANIMATES.

NEON/ANIMATION PERCENTAGE REQUIRED BY CODE = 50%
PERCENTAGE OF NEON ON THE "EL CORTEZ" SIGN = 90%



FRONT ELEVATION

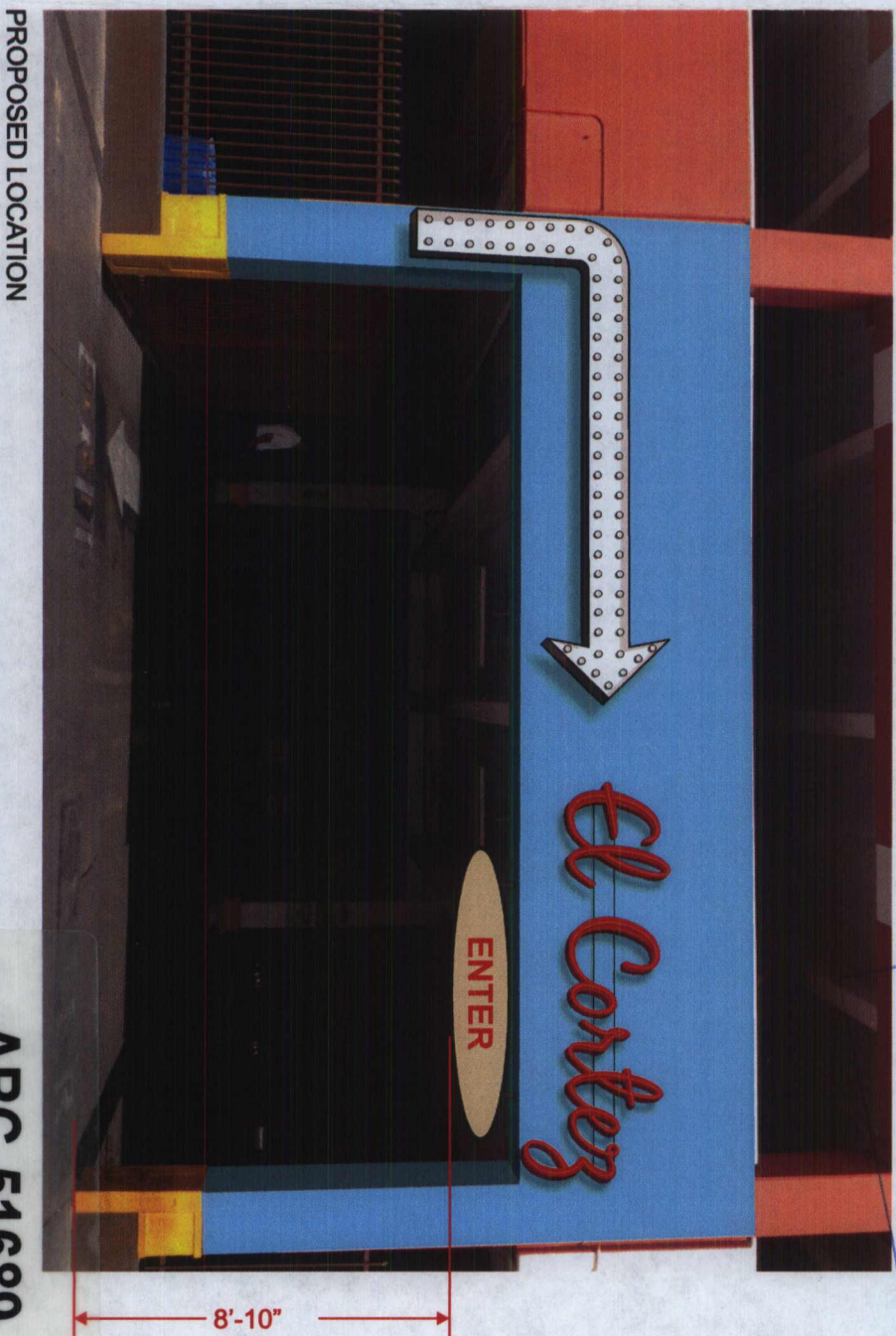
BG-1

NEW WALL MOUNTED CABINET, LETTERS AND ARROW
SCALE @ 3/8" = 1'-0"

QTY = ONE (1) SET REQD

BLDG ELEVATION - 399'-0"

HEIGHT OF BLDG - 65'-0"



PROPOSED LOCATION

ARC-51689



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

NV CONTRACTOR LICENSE: #0074289, #0074290 & #0075739

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Client Name & Address:
EL CORTEZ
600 FREMONT ST.
LAS VEGAS, NV 89101

Project Tracking Number:
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PETERSON

Design Approvals
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Creative Director:

Estimating:

Account Executive:

Client:

Rev / Date / Designer

04/12/13 - JP

09/23/13 - JP

10/07/13 - JP

Description:
REFACE

Classification:
RF-1

Reference Design:

O E M Serial

Sheet:

1.0



Young Electric Sign Company

El Cortez

Art # 434570

DATE 10-10-13

600 Fremont St.

Las Vegas, NV

BY BWM

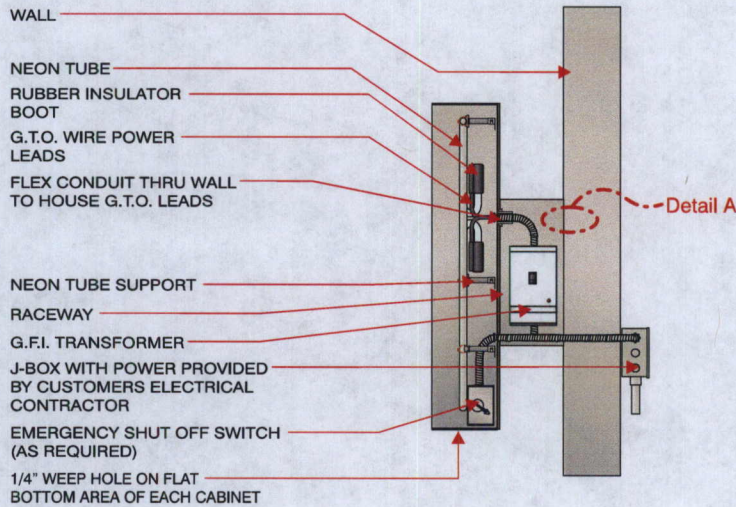
Open P/C Ltrs. on Raceway

Salesman: Olorenshaw

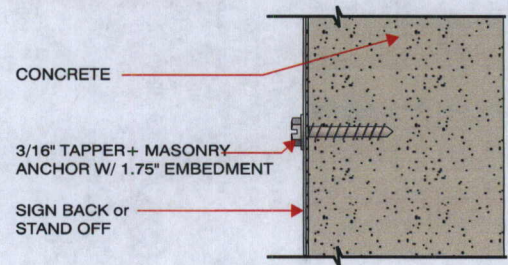
SCALE Not to Scale

SHEET MOA 1

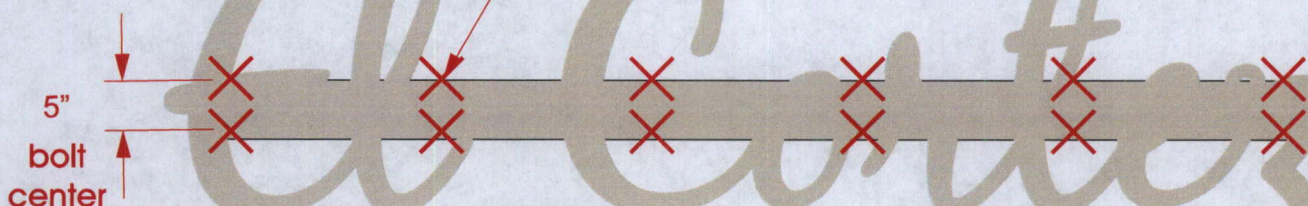
METHOD OF ATTACHMENT



DETAIL A



Connection Point



ARC-51689

5119 SOUTH CAMERON STREET, LAS VEGAS, NEVADA 89118 (702)876-8080



Young Electric Sign Company

El Cortez

Art # 434570

DATE 10-10-13

600 Fremont St.

Las Vegas, NV

BY BWM

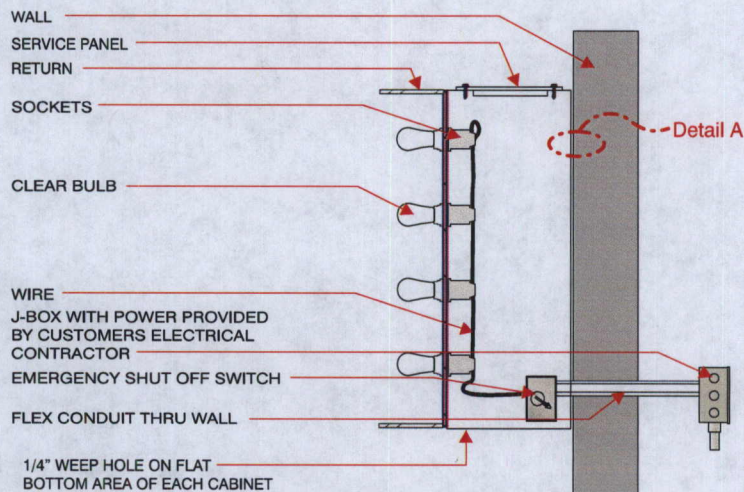
S/F Box Channel Arrow

Salesman: Olorenshaw

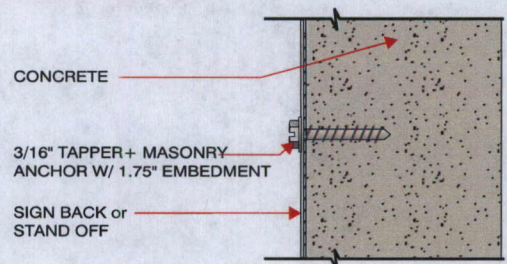
SCALE Not to Scale

SHEET MOA 2

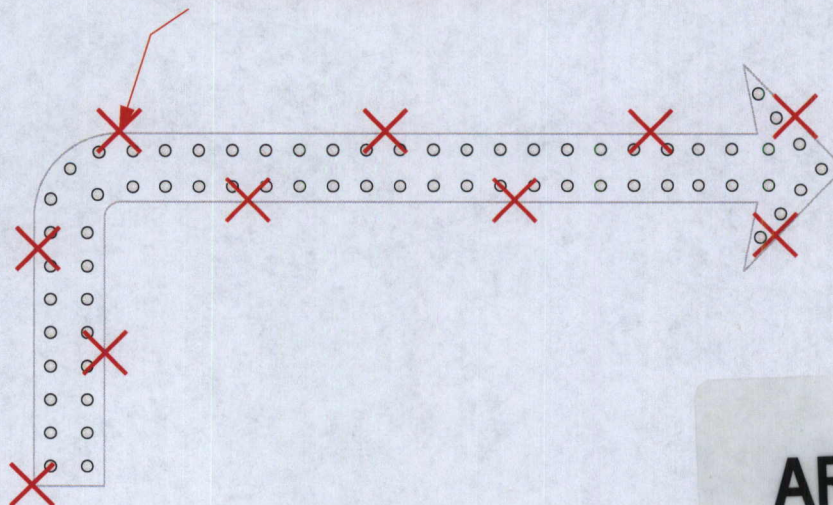
METHOD OF ATTACHMENT



DETAIL A



Connection Point



ARC-51689



Young Electric Sign Company

El Cortez

Art # 434570

DATE 10-10-13

600 Fremont St.

Las Vegas, NV

BY BWM

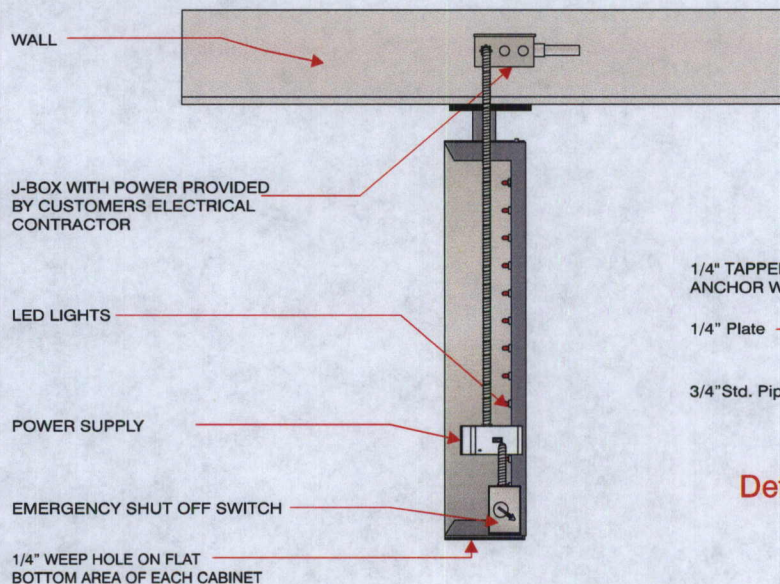
S/F Ceiling Hung Cabinet

Salesman: Olorenshaw

SCALE Not to Scale

SHEET MOA 3

METHOD OF ATTACHMENT



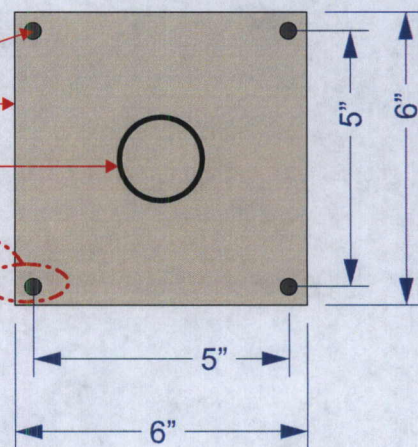
DETAIL AA

1/4\" TAPPER+ MASONRY ANCHOR W/ 1.75\" EMBEDMENT

1/4\" Plate

3/4\" Std. Pipe

Detail B

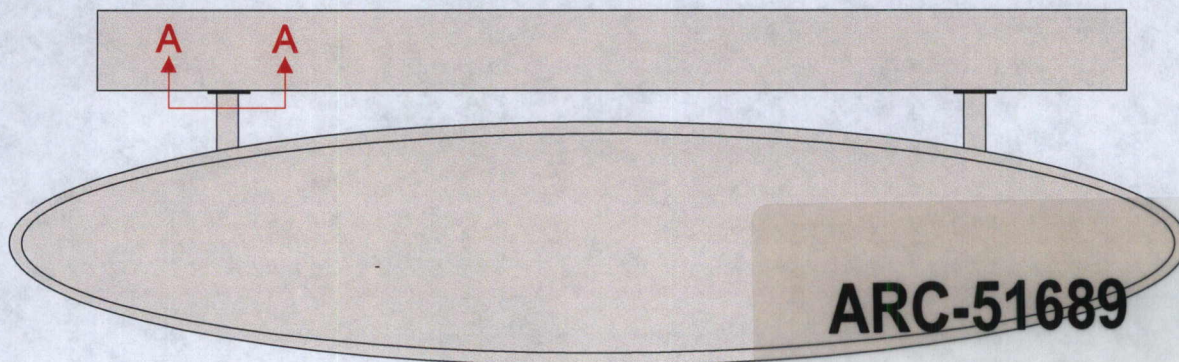
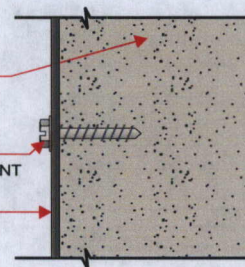


DETAIL B

CONCRETE

1/4\" TAPPER+ MASONRY ANCHOR W/ 1.75\" EMBEDMENT

1/4\" Plate



ARC-51689

A map of the intersection of Ogden Ave., Fremont St., and 7th St. in San Francisco. A red rectangle labeled 'BG-1' is placed on Ogden Ave. between 7th St. and Fremont St. A north arrow is in the top right corner.

- ① MANUFACTURE AND INSTALL ONE (1) CHANNEL ARROW PAINTED WHITE W/ BULB PACK ILLUMINATION. BULBS TO ANIMATE. **TOTAL = 40 SQ FT.**
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- ④ RACEWAY. PAINTED TO MATCH BUILDING.

THE "ARROW" SIGN HAS BULB PACK ILLUMINATION THAT ANIMATES.

11'-8"

10'-3"

1'-5"

5'-1"

9'-7 1/4"

2'-6"

3'-0"

1'-0"

1'-5"

7'-0"

1'-0"

FRONT ELEVATION

BG-1

NEW WALL MOUNTED CABINET, LETTERS AND ARROW

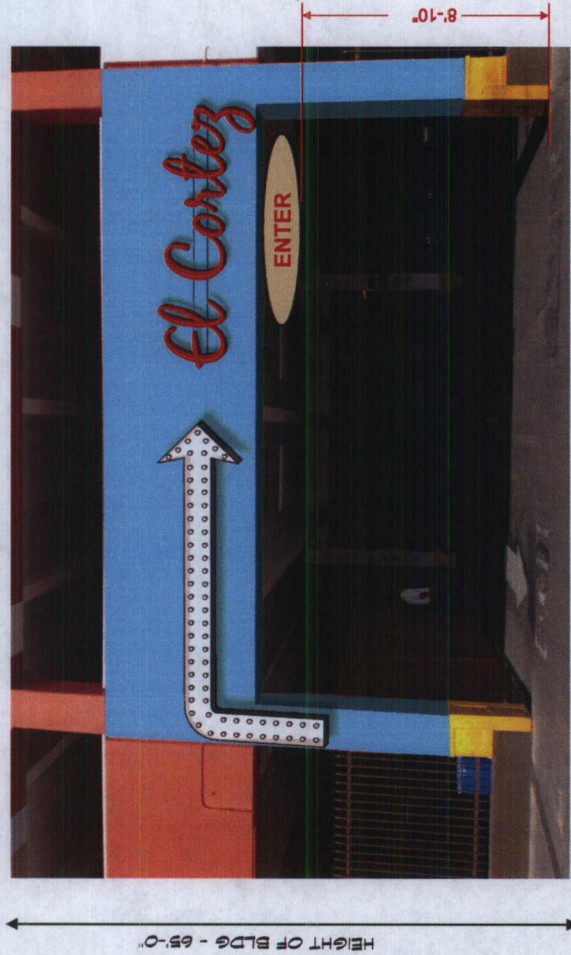
SCALE @ 3/8" = 1'-0"

QTY = ONE (1) SET REQ'D

BLDG ELEVATION - 944-0

BG-1 NEW WALL MOUNTED CABINET, LETTERS AND ARROW
SCALE @ 3/8" = 1'-0" QTY = ONE (1) SET REQ'D

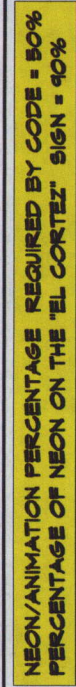
BLDG ELEVATION - 344'-0"



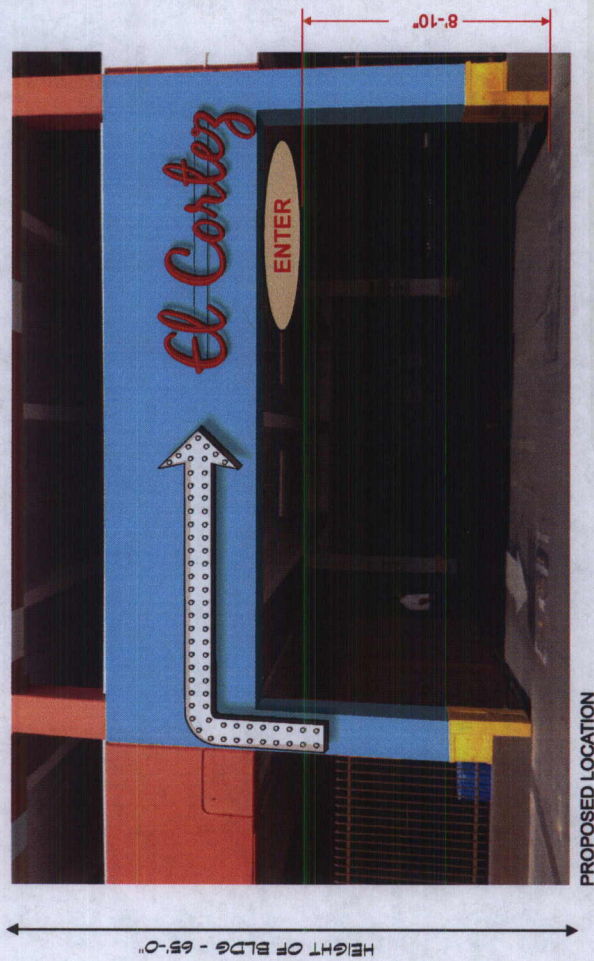
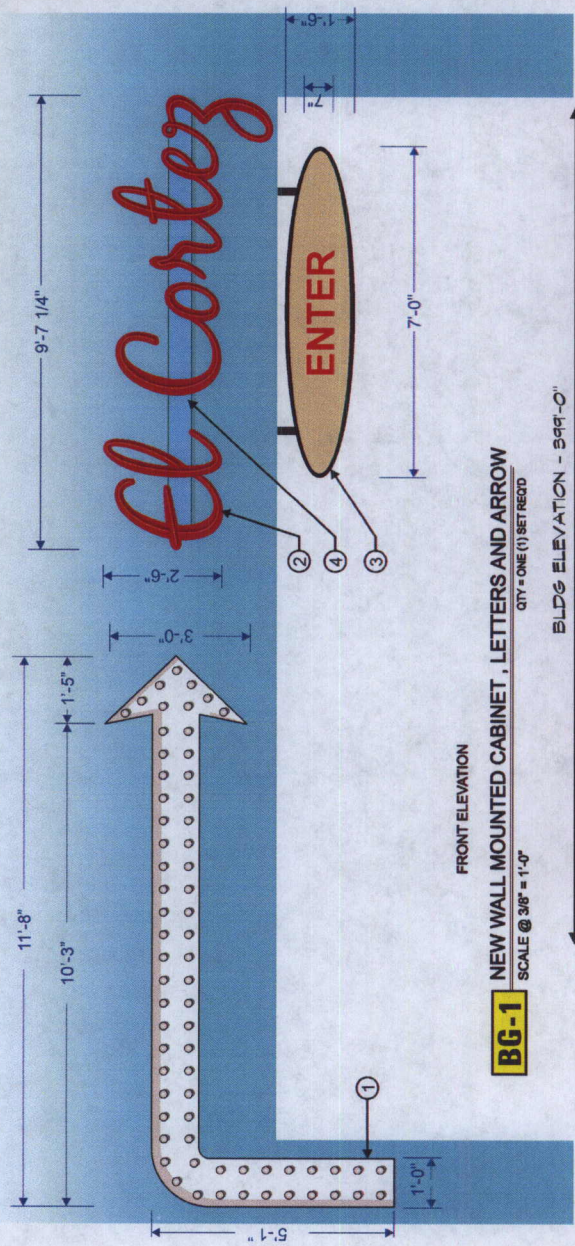
PROPOSED LOCATION

1.0

ARC-51689



- BG-1** FRONT ELEVATION
NEW WALL MOUNTED CABINET, LETTERS AND ARROW
SCALE @ 3/8" = 1'-0"
QTY = ONE (1) SET REQ'D



SIGNS ARE LOCATED ON THE EAST ELEVATION WHICH IS 399' IN LENGTH AND 65' IN HEIGHT.

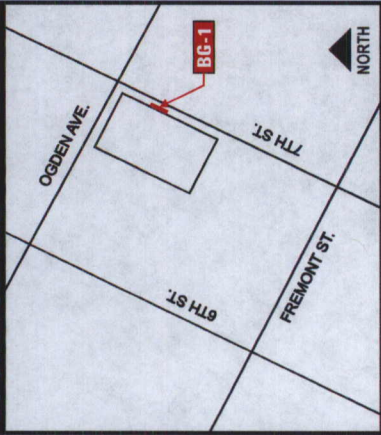
HEIGHT / SIGNS DO NOT EXTEND ABOVE THE WALL

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(EXISTING EAST ELEVATION SIGNAGE = 499)

NEON ILLUMINATION (50% REQUIRED / 90% PROPOSED)

THE "ARROW" SIGN HAS BULB PACK ILLUMINATION THAT ANIMATES.

LOCATION MAP



NOTES

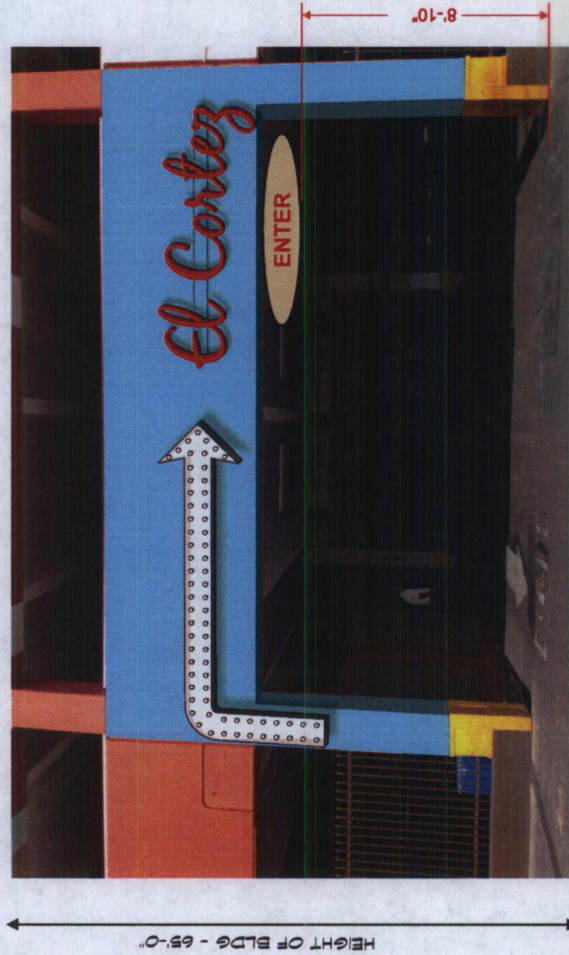
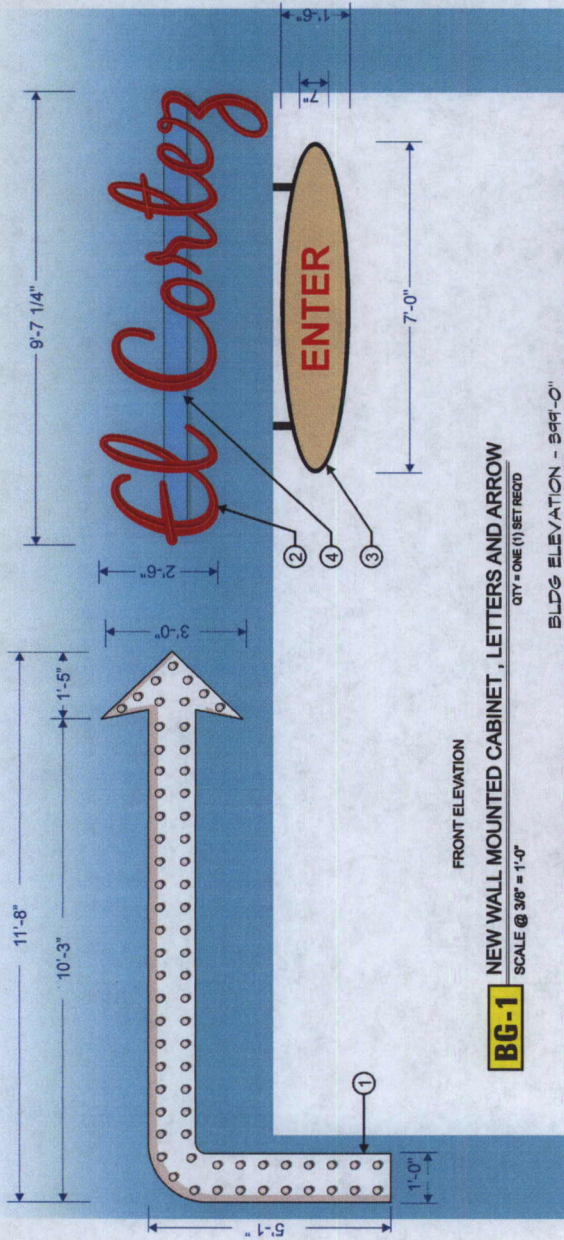
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SIGN ANALYSIS TABLE

WALL SIGN

SIGNS ARE LOCATED ON THE EAST ELEVATION WHICH IS 399' IN LENGTH AND 65' IN HEIGHT. HEIGHT / SIGNS DO NOT EXTEND ABOVE THE WALL SIGNAGE AREA = (ALLOWED=5187 / PROPOSED=75) (EXISTING EAST ELEVATION SIGNAGE = 499) NEON ILLUMINATION (50% REQUIRED / 90% PROPOSED) THE "ARROW" SIGN HAS BULB PACK ILLUMINATION THAT ANIMATES.

NEON/ANIMATION PERCENTAGE REQUIRED BY CODE = 50% PERCENTAGE OF NEON ON THE "EL CORTEZ" SIGN = 90%



PROPOSED LOCATION

ARC-51689

DDRC ADMIN

1.0

RF-1

Reference Design

Sheet

Client Name & Address:
EL CORTEZ
600 FREMONT ST
LAS VEGAS, NV 89101

434570

Project Name:
EL CORTEZ

Account Executive:
KIM OLORENHAW
Designer:
JAMES PETERSON

Design Approved:
Checked By:
Creative Director:
Estimating:
Account Executive:
Client:

With Code Designer:
04/12/13 - JP
08/22/13 - JP
10/07/13 - JP

Description:
REFACE

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 576-8080
WWW.YESCO.COM

YESCO

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LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

October 22, 2013

Mr. Mike Nolan
Ike Gaming, Inc.
107 North 6th Street, 3rd Floor
Las Vegas, Nevada 89101

RE: ARC-51689 - ADMINISTRATIVE SIGN DESIGN REVIEW

Dear Mr. Nolan:

Your request for possible action on a request for Signage Design Review FOR AN EXISTING HOTEL/CASINO PARKING FACILITY at 600 Fremont Street (APN 139-34-612-004), C-2 (General Commercial) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff

The Department of Planning has administratively **APPROVED** your request subject to the following conditions:

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 10/17/13 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. Minor modifications may be approved by the Department of Planning.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

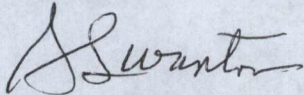
www.lasvegasnevada.gov



Mr. Mike Nolan
ARC-51689 – Page Two
October 22, 2013

This action by the Department of Planning staff on October 22, 2013 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

cc: Mr. Mike Nolan
El Cortez Hotel & Casino
600 East Fremont Street
Las Vegas, Nevada 89101

Mr. Michael LeBlue
YESCO
5119 South Cameron Street
Las Vegas, Nevada 89117

*City of Las Vegas***AGENDA MEMO - PLANNING****DOWNTOWN DESIGN REVIEW COMMITTEE****ADMINISTRATIVE REVIEW DATE: OCTOBER 2013****DEPARTMENT: PLANNING****ITEM DESCRIPTION: ARC-51689 – APPLICANT: EL CORTEZ HOTEL AND CASINO - OWNER: IKE GAMING, INC.****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-51689	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

ARC-51689 CONDITIONS

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 10/17/13 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. Minor modifications may be approved by the Department of Planning.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
October 2013 - Downtown Design Review Committee

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of one illuminated wall sign on the east elevation of the existing Hotel/Casino (El Cortez) parking garage at 600 Fremont Street. The intent of the sign is to identify the property and direct traffic to the parking garage entrance. The commercial message of the sign consists of channel letters in scripted style reading "El Cortez" totaling 24 square feet. The letters would be mounted on a raceway painted blue to match the building; the letters would be 100% illuminated by exposed red neon. Below these words, an oval-shaped, single-faced internally illuminated cabinet with the word "ENTER" would hang from the soffit of the garage entry. To the left of these two components is proposed a white channel arrow illuminated by two rows of incandescent bulbs to flash animate. The arrow points to the direction traffic must take upon entering the garage.

The sign meets the criteria established for the Fremont East District of the Downtown Centennial Plan Overlay District and the Downtown Entertainment Overlay District. Staff is therefore approving this request administratively, with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/09/07	The Downtown Design Review Committee approved a Signage Design Review (ARC-18586) for an illuminated freestanding pylon sign at 112 North Las Vegas Boulevard (El Cortez pedestrian plaza area) with way finding information. Staff recommended approval.
06/18/13	The Downtown Design Review Committee approved a Signage Design Review (ARC-49619) for two painted wall signs on the south elevation of the existing parking facility with a waiver to allow no exposed neon, LED, animation or combination of these where such is required on at least 50 percent of the surface area of the signs at 600 Fremont Street. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
04/28/72	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits related to this request.	

Staff Report Page Two
October 2013 - Downtown Design Review Committee

<i>Pre-Application Meeting</i>	
10/16/13	It was determined that the sign could be reviewed administratively, as Title 19 and Entertainment Overlay District requirements would be met. The proposed sign would be reviewed as a single coherent entity rather than a collection of smaller signs.

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
DCP-O (Downtown Centennial Plan Overlay District) – Fremont East District	Y
DE-O (Downtown Entertainment Overlay District)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Las Vegas Redevelopment Plan Area	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, Title 19.10.100 and Title 19.10.120, the following standards apply:

<i>Wall Signs [BG-1]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	Limited by total area	One sign on east elevation	Y
Maximum Area	1,500 SF	24 SF message, plus 51 SF incidental	Y
Maximum Coverage	50% of eligible signage area (max. 10,972 SF)	75 SF	Y
Maximum Height	20 feet above top of wall or parapet	13 feet from grade	Y
Minimum Clearance	N/A if sign less than 65 SF	9 feet	Y
Maximum Projection	2 feet from structure	9 inches	Y
Illumination	Min. 50% exposed neon, LED and/or animation	75% exposed neon and incandescent illumination and animation	Y

Staff Report Page Three
October 2013 - Downtown Design Review Committee

ANALYSIS

The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay District (DCP-O). Design, installation and maintenance of all signage within the Fremont East District are subject to the standards contained in Title 19.10.100, in addition to the illumination/animation standards required by the Downtown Entertainment Overlay District (DE-O) (Title 19.10.120). The DE-O District is intended to encourage the restoration of downtown Las Vegas as a dynamic, vibrant center for the Las Vegas Valley. All new signage within this area shall incorporate exposed neon, LED, animation or any combination thereof, in at least 50 percent of the total surface area of each sign, excluding awning signs. The components of the sign are to be considered as a whole; taken together, the 50 percent standard is reached by the proposal.

FINDINGS

The proposed sign conforms to all Title 19 sign requirements, including the illumination requirements of the Downtown Entertainment Overlay District. Therefore, staff is approving the request with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

*City of Las Vegas***AGENDA MEMO - PLANNING**

DOWNTOWN DESIGN REVIEW COMMITTEE

ADMINISTRATIVE REVIEW DATE: OCTOBER 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: ARC-51689 – APPLICANT: EL CORTEZ HOTEL AND CASINO - OWNER: IKE GAMING, INC.

DRAFT*No Comments***** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-51689	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

ARC-51689 CONDITIONS

Planning

- 2✓+
1. Conformance to the sign elevations and documentation as submitted and date stamped 10/17/13 in conjunction with this request, except as modified herein.
 2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
 3. Minor modifications may be approved by the Department of Planning.
 4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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10/16/13	It was determined that the sign could be reviewed administratively, as Title 19 and Entertainment Overlay District requirements would be met. The proposed sign would be reviewed as a single coherent entity rather than a collection of smaller signs.
----------	--

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
DCP-O (Downtown Centennial Plan Overlay District) – Fremont East District	Y
DE-O (Downtown Entertainment Overlay District)	Y
Other Plans or Special Requirements	Compliance
Las Vegas Redevelopment Plan Area	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, Title 19.10.100 and Title 19.10.120, the following standards apply:

Wall Signs [BG-1]			
Standards	Allowed	Provided	Compliance
Maximum Number	Limited by total area	One sign on east elevation	Y
Maximum Area	1,500 SF	24 SF message, plus 51 SF incidental	Y
Maximum Coverage	50% of eligible signage area (max. 10,972 SF)	75 SF	Y
Maximum Height	20 feet above top of wall or parapet	13 feet from grade	Y
Minimum Clearance	N/A if sign less than 65 SF	9 feet	Y
Maximum Projection	2 feet from structure	9 inches	Y
Illumination	Min. 50% exposed neon, LED and/or animation	75% exposed neon and incandescent illumination and animation	Y

ANALYSIS

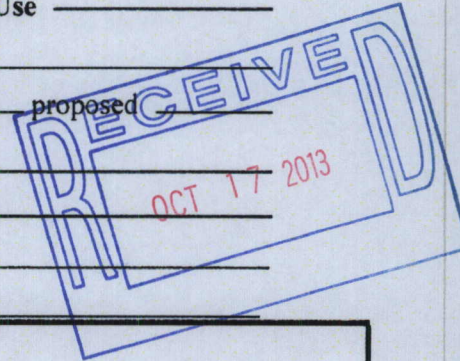
The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay District (DCP-O). Design, installation and maintenance of all signage within the Fremont East District are subject to the standards contained in Title 19.10.100, in addition to the illumination/animation standards required by the Downtown Entertainment Overlay District (DE-O) (Title 19.10.120). The DE-O District is intended to encourage the restoration of downtown Las Vegas as a dynamic, vibrant center for the Las Vegas Valley. All new signage within this area shall incorporate exposed neon, LED, animation or any combination thereof, in at least 50 percent of the total surface area of each sign, excluding awning signs. The



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Cortez Hotel + Casino
 Project Address (Location) 600 E. Fremont Street
 Project Name El Cortez Parking Garage Proposed Use _____
 Assessor's Parcel #(s) 139-34-612-004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.77 Lots/Units _____ Density _____
 Additional Information _____



PROPERTY OWNER Ike Gaming Inc Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT El Cortez Hotel + Casino Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
 Address 5119 S. Cameron St Phone: 348-7414 Fax: 944-4500
 City Las Vegas State NV Zip 89117
 E-mail Address mleblue@yesco.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name FRANCIS KENNETH EPSTEIN

Subscribed and sworn before me

This 17th day of October, 20 13.

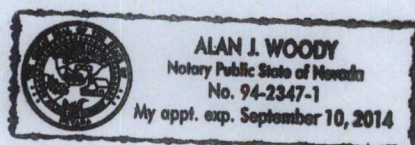
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ARC-51689</u>
Meeting Date:	<u>Admin</u>
Total Fee:	<u>0</u>
Date Received:*	<u>10-17-13</u>
Received By:	<u>[Signature]</u>

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

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Cortez Hotel & Casino
 Project Address (Location) 600 E. Fremont Street
 Project Name El Cortez Parking Garage Proposed Use _____
 Assessor's Parcel #(s) 139-34-612-004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.77 Lots/Units _____ Density _____
 Additional Information _____



PROPERTY OWNER Ike Gaming Inc Contact Mike Nolan
 Address 107 N. 6th St. 3rd Floor Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT El Cortez Hotel & Casino Contact Mike Nolan
 Address 600 E. Fremont St Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
 Address 5119 S. Cameron St Phone: 348-7414 Fax: 944-4500
 City Las Vegas State NV Zip 89117
 E-mail Address mleblue@yesco.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Mike Nolan

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

Print Name Mike Nolan C.O.O.

Subscribed and sworn before me

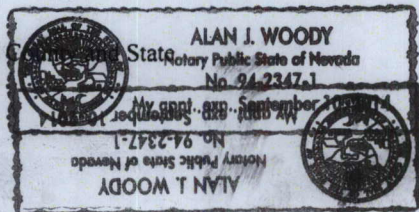
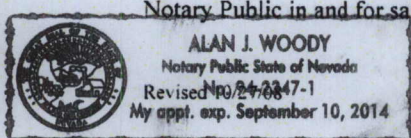
This 16th day of October, 20 13.

FOR DEPARTMENT USE ONLY

Case # ARC-51689
 Meeting Date: Adm. m
 Total Fee: 0
 Date Received:* 10-17-13
 Received By: [Signature]

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

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





STATEMENT OF FINANCIAL INTEREST

Name of Representative: YESCO LLC - Michael LeBlue

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?

✓ 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: _____

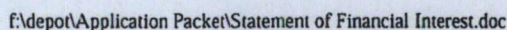
Signature of Property Owner: Neil Vincent Hosten

Print Name: IRVING KENNETH EUSTICE

Subscribed and sworn before me

This 17th day of October, 2013

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ARC-51689** APN: **139-34-612-004**
Name of Property Owner: **IKE Gaming Inc.**
Name of Applicant: **El Cortez Hotel + Casino**
Name of Representative: **YESCO LLC - Michael LeBlue**

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: _____

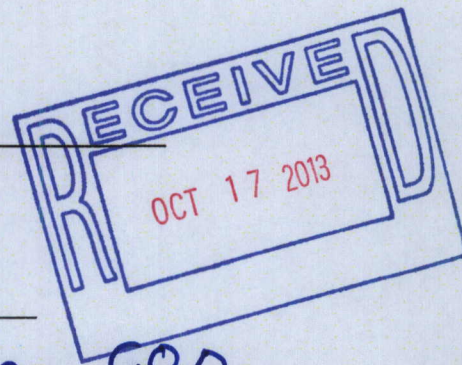
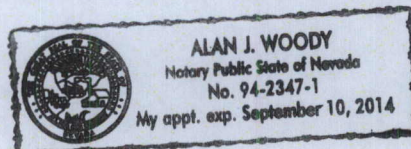
Signature of Property Owner: *Mike Nolan*

Print Name: Mike Nolan C.O.O.

Subscribed and sworn before me

This 16th day of October, 2013

Alan J. Woody
Notary Public in and for said County and State



September 23, 2013

City of Las Vegas
Planning Department
333 N. Rancho Dr
Las Vegas, NV 89107

JUSTIFICATION LETTER

Please accept this letter as the request for new signage on the East elevation of the El Cortez parking garage entrance at 600 Fremont St. The proposed series of new signs, will contain two sections with the words "El Cortez", thus considered a commercial message (sign).

The signage " El Cortez" will be executed with approx. 90% Neon tubing and thus satisfy the minimum 50% neon or animation requirements as outlined in the Downtown Centennial Plan for any new signage within the Entertainment District.

The Arrow, "Welcome to" and "Entry" signs are all EXEMPT per section 19.08.120.E(2)(b), which states: "The following signs shall be exempt from regulations under this section: (b) Non-commercial messages unless otherwise regulated by this Section."

Please see the enclosed signage exhibit as reference to the above.

Thank you,

Gisela Lacayo
DIG Deisign Group –Client Representative
817 S.Main Street
Las Vegas, NV 89101

RECEIVED

OCT 17 2013

City of Las Vegas
Department of Planning
ARC-51689

September 23, 2013

City of Las Vegas
Planning Department
333 N. Rancho Dr
Las Vegas, NV 89107

JUSTIFICATION LETTER

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Please see the enclosed signage exhibit as reference to the above.

Thank you,

Gisela Lacayo
D!G Deisign Group –Client Representative
817 S.Main Street
Las Vegas, NV 89101

ARC-51689

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That Hotel Cortez Co. (who acquired title to a portion of the premises hereinafter described as Hotel Cortez Company, Inc.)

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Exber Inc., a Nevada Corporation

all that real property situate in the City of Las Vegas County of Clark State of Nevada, bounded and described as follows:

as per Exhibit "A" attached hereto and made a part hereof



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

Witness my hand this 25th day of April 1972

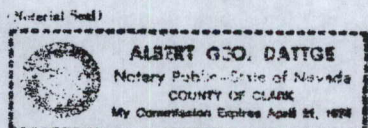
STATE OF NEVADA }
COUNTY OF Clark }

HOTEL CORTAZ CO.
By John D. Gaughan PRESIDENT

On April 25, 1972
personally appeared before me, a Notary Public,
John D. Gaughan

who acknowledged that he executed the above instrument.

Signature *Albert G. Dattge*
(Notary Public)



EX-100 NO. 1
ORDER NO. 1
RECORDED MAIL TO: ORDER INC. Box 578
Las Vegas, Nevada
ATT: JOHN D. GAUGHAN 84101

EXHIBIT A

ALL AVE in the City of Las Vegas, County of Clark,
State of Nevada, further defined as follows:

PARCEL 1

A portion of Lots Sixteen (16) and Seventeen (17) in Block Seven (7) of Hawkins Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 40, and a portion of Lot Six (6) in Block Three (3) of Buck's Subdivision of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 15, in the Office of the County Recorder of Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of Lot 6 in Block 3 of said Buck's Subdivision, thence North 62°15' West along the South line of said Lot 6 and along the South line of Lot 17 in Block 7 of said Hawkins Addition, a distance of 75 feet to the Southwest corner of the parcel of land conveyed by Deed dated and recorded May 28, 1923, in Book 9 of Deeds, page 284, Clark County, Nevada records, being the true point of beginning; thence North 27°45' East along the West line of the parcel of land so conveyed to the American Baptist Home Mission Society, a distance of 67.97 feet to a point on the boundary of said Buck's Subdivision and said Hawkins Addition thence continuing along the West line of the parcel so conveyed to the American Baptist Home Mission Society North 26°27' East, a distance of 61.23 feet to a point on the South line of the parcel of land conveyed by Phillip Buck and Lucy Buck, his wife, to Peter Buol, by Deed dated April 15, 1914 and recorded May 27, 1921, in Book 7 of Deeds, page 407, Clark County, Nevada records; thence North 69°41' West along the South line of the parcel of land so conveyed to said Peter Buol a distance of 32.85 feet to a point on the West line of said Buck's Subdivision; thence North 0°09'31" West along the West line of said Buck's Subdivision a distance of 22.68 feet to the Northeast corner of said Lot 6 in Block 3 of Buck's Subdivision, said point being the Northeast corner of Lot 17 in Block 7 of said Hawkins Addition; thence North 62°15' West along the North line of said Lot 17 a distance of 20.41 feet to the Northwest corner of said Lot 17; thence South 27°45' West along the West line of said Lot 17 a distance of 20 feet to the Northeast corner of Lot 16 in Block 7 of said Hawkins Addition; thence North 62°15' West along the North line of said Lot 16 a distance of 10 feet to the Northeast corner of the parcel of land conveyed by Colorado River Exploration Co., Ltd., a corporation, to Marion B. Hicks, Trustee, by deed dated May 16, 1940 and recorded May 23, 1940, in Book 27 of Deeds, at page 46, Clark County, Nevada records; thence South 27°45' West along the East line of the parcel of land so conveyed to said Marion B. Hicks, Trustee, a distance of 130 feet to a point in the South line of said Lot 16; thence South 62°15' East along the South line of Lots 16 and 17, in Block 7 of said Hawkins Addition, a distance of 73.86 feet more or less, to the true point of beginning.

All of Lots 8, 9, 10, 11, 12, 13, 14, 15 and the West 25 feet of Lot 16, in Block 7 of Hawkins Addition as per plat thereof on file in Book of Plats, page 40, Clark County, Nevada records.

Parcel 2. Being Lots One (1) to Five (5) inclusive and the North 20 feet of Lot Six (6) in Block Three (3) of Buck's Subdivision of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 15, in the Office of the County Recorder of Clark County, Nevada.

Together with those portions of Vacated Alley, as to all of the above described premises.

Parcel 3. All of Lot C, the South 61.23 feet and the West 32.75 feet of Lot Six (6), in Block Three (3) of aforesaid Buck's Subdivision and Irregular Lots One (1) to Seven (7), inclusive in aforesaid ~~Buck's~~ subdivision.

HAAS & CO. subdivision
Together with any portion of Vacated Alley

SCHEDULE "A"

A portion of Lot Six (6) in Block Three (3) of Buck's Subdivision of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 15, in the Office of the County Recorder of Clark County, Nevada; and a portion of Lot Seventeen (17) in Block Seven (7) of Hawkins Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 40, in the Office of the County Recorder of Clark County, Nevada, described as a whole as follows:

COMMENCING at the Southeast Corner of Lot 6 in Block 3 of said Buck's Subdivision; thence North $63^{\circ}33'$ West along the South line of said Lot 6 a distance of 39 feet to the boundary of Buck's Subdivision and Hawkins Addition; thence North $62^{\circ}15'$ West along the South line of Lot 17 in Block 7 of Hawkins Addition a distance of 36 feet to the Southeast corner of the parcel of land conveyed by Earl M. Dobbs and Mildred Dobbs, husband and wife, to First State Bank of Las Vegas, Nevada, Inc., by deed dated February 15, 1924 and recorded February 18, 1924 in Book 10 of Deeds at page 82 in the Office of the County Recorder of Clark County, Nevada; thence North $27^{\circ}45'$ East along the East line of the parcel of land as conveyed to said First State Bank of Las Vegas, Nevada, Inc., a distance of 67.97 feet to the boundary of Buck's Subdivision and Hawkins Addition; thence North $26^{\circ}27'$ East along the East line of the parcel of land so conveyed to said First State Bank of Las Vegas, Nevada, Inc., a distance of 61.23 feet to a point on the South line of the parcel of land conveyed by Philip Buck and Lucy K. Buck to Peter Buol by deed dated April 15, 1914 and recorded May 27, 1921 in Book 7 of Deeds, page 407; thence South $63^{\circ}33'$ East along the South line of the parcel of land so conveyed to said Peter Buol a distance of 73.46 feet to a point on the East line of Lot 6 in Block 3 of said Buck's Subdivision; thence South $26^{\circ}27'$ West along the East line of said Lot 6 a distance of 130 feet to the point of beginning.

NO 338499
RECORDED AT THE REQUEST OF

Bank of Nevada

FEB 7 4 43 PM 63

OFFICIAL RECORDS BOOK NO. 420
CLARK COUNTY, NEVADA
PAUL E. HOEN, RECORDER
FEE \$ *2.00* 90. DEPUTY

INDEXED M. A.

250

Affix I. R. S. \$

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

✓ J. K. Houssels, Sr.

in consideration of \$ - - 10.00 - -

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

✓ John D. Gaughan

all that real property situate in the City of Las Vegas

County of Clark

State of Nevada, bounded and described as follows:

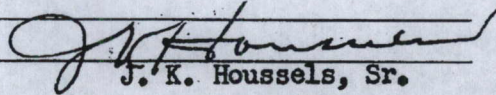
(SEE SCHEDULE "A" ATTACHED FOR LEGAL DESCRIPTION)



ORIGINAL IN SAFE

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

Witness my hand this 1st day of January 1963


 J. K. Houssels, Sr.

STATE OF

County of Clark

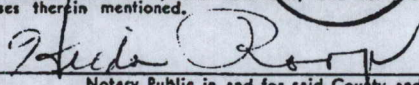
On this 1st day of January 1963

personally appeared before me, a Notary Public in and for said

County and State, J. K. Houssels, Sr.

 known to me to be the person described who executed
 the foregoing instrument, who acknowledged to me that he
 executed the same freely and voluntarily and for the uses and
 purposes therein mentioned.

SEAL


 Notary Public in and for said County and State.

 My Commission expires
 April 19 1966

ESCROW NO. 25-641

 WHEN RECORDED MAIL TO: Bank of Nevada, Trust Dept, P. O.
 Box 1720, Las Vegas, Nevada

LEGAL DESCRIPTION

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

PARCEL I:

A PORTION OF LOTS SIXTEEN (16) AND SEVENTEEN (17) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, AND A PORTION OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 3 OF SAID BUCK'S SUBDIVISION, THENCE NORTH 62°15' WEST ALONG THE SOUTH LINE OF SAID LOT 6 AND ALONG THE SOUTH LINE OF LOT 17 IN BLOCK 7 OF SAID HAWKINS ADDITION, A DISTANCE OF 75 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED BY EARL M. DOBBS AND WIFE, TO THE AMERICAN BAPTIST HOME MISSION SOCIETY BY DEED DATED AND RECORDED MAY 28, 1923, IN BOOK 9 OF DEEDS, PAGE 284, CLARK COUNTY, NEVADA RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27°45' EAST ALONG THE WEST LINE OF THE PARCEL OF LAND SO CONVEYED TO THE AMERICAN BAPTIST HOME MISSION SOCIETY, A DISTANCE OF 67.97 FEET TO A POINT ON THE BOUNDARY OF SAID BUCK'S SUBDIVISION AND SAID HAWKINS ADDITION; THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL SO CONVEYED TO THE AMERICAN BAPTIST HOME MISSION SOCIETY NORTH 26°27' EAST, A DISTANCE OF 61.23 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY PHILLIP BUCK AND LUCY BUCK, HIS WIFE, TO PETER BUOL, BY DEED DATED APRIL 15, 1914 AND RECORDED MAY 27, 1921, IN BOOK 7 OF DEEDS, PAGE 407, CLARK COUNTY, NEVADA RECORDS; THENCE NORTH 63°33' WEST, ALONG THE SOUTH LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID PETER BUOL A DISTANCE OF 32.85 FEET TO A POINT ON THE WEST LINE OF SAID BUCK'S SUBDIVISION; THENCE NORTH 0°09'3" WEST ALONG THE WEST LINE OF SAID BUCK'S SUBDIVISION A DISTANCE OF 22.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK 3 OF BUCK'S SUBDIVISION, SAID POINT BEING THE NORTHEAST CORNER OF LOT 17 IN BLOCK 7 OF SAID HAWKINS ADDITION; THENCE NORTH 62°15' WEST ALONG THE NORTH LINE OF SAID LOT 17 A

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EXHIBIT "A"
Page 1 of 5



DISTANCE OF 20.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 27°45' WEST ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 20 FEET TO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 7 OF SAID HAWKINS ADDITION; THENCE NORTH 62°15' WEST ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY COLORADO RIVER EXPLORATION CO., LTD., A CORPORATION, TO MARION B. HICKS, TRUSTEE, BY DEED DATED MAY 16, 1940 AND RECORDED MAY 23, 1940, IN BOOK 27 OF DEEDS, AT PAGE 46, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 27°45' WEST ALONG THE EAST LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID MARION B. HICKS, TRUSTEE, A DISTANCE OF 130 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 62°15' EAST ALONG THE SOUTH LINE OF LOTS 16 AND 17, IN BLOCK 7 OF SAID HAWKINS ADDITION, A DISTANCE OF 73.86 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALL OF LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND THE WEST 25 FEET OF LOT 16, IN BLOCK 7 OF HAWKINS ADDITION AS PER PLAT THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, CLARK COUNTY, NEVADA RECORDS.

PARCEL II:

BEING LOTS ONE (1) TO FIVE (5) INCLUSIVE AND THE NORTH 20 FEET OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY, AS TO ALL OF THE ABOVE DESCRIBED PREMISES.

PARCEL III:

ALL OF LOT C, THE SOUTH 61.23 FEET AND THE WEST 32.75 FEET OF LOT SIX (6), IN BLOCK THREE (3) OF AFORESAID BUCK'S SUBDIVISION AND IRREGULAR LOTS ONE (1) TO SEVEN (7), INCLUSIVE IN AFORESAID SUBDIVISION.

TOGETHER WITH ANY PORTION OF VACATED 20 FOOT ALLEY.

PARCEL IV:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK FIVE (5) OF BUCK'S SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

LOTS ONE (1) THROUGH SEVEN (7) AND IRREGULAR LOT EIGHT (8) IN BLOCK FOUR (4) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL VI:

IRREGULAR LOT "B" IN HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL VII:

LOTS SEVEN (7) THROUGH TEN (10) AND TWENTY-THREE (23) THROUGH TWENTY-SIX (26) IN BLOCK TWO (2) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED SEPTEMBER 15, 1988 IN BOOK 880915 AS DOCUMENT NO. 01024, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MAY 15, 2007 IN BOOK 20070515 AS DOCUMENT NO. 0001258 OF OFFICIAL RECORDS.

PARCEL VIII:

LOTS 20, 21 AND 22 IN BLOCK 2 OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA,

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TOGETHER WITH THAT PORTION OF LOT 19 OF SAID BLOCK 2 OF THE HAWKINS ADDITION IN THE CITY OF LAS VEGAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 10 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL TO AND DISTANT 10 FEET FROM THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 20 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 20 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII-A:

AN EXCLUSIVE EASEMENT OVER THE NORTH 10 FEET OF LOT 19 IN BLOCK 2 OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, FOR USE AS A TRUCK LOADING ZONE.

PARCEL IX:

LOTS EIGHT (8), NINE (9), TEN (10), TWELVE (12), IN BLOCK SIX (6) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL X:

LOT NINE (9) IN BLOCK FOUR (4) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL XI:

LOTS ONE (1) THROUGH EIGHT (8) INCLUSIVE IN BLOCK ELEVEN (11) OF BUCKS SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA:

PARCEL I:

LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOT THREE (3) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

THE NORTH TWENTY (20) FEET OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND THAT PART OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TWENTY (20) FEET NORTH 27°45' EAST FROM THE NORTHEAST CORNER OF LOT SIXTEEN (16) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE SOUTH 62°15' EAST 20.41 FEET TO THE EAST LINE OF THE SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34;

THENCE NORTH 0°09'30" WEST WITH THE EAST LINE OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TO ITS INTERSECTION WITH THE EAST LINE OF THE ALLEY IN BLOCK SEVEN (7) OF HAWKINS ADDITION; THENCE SOUTH 27°45' WEST 38.53 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:

LOTS FOUR (4) AND FIVE (5) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

IRREGULAR LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK SEVEN OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONTINUED . . .

PARCEL VI:

THE NORTH 75 FEET OF IRREGULAR LOT C OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL VII:

LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL VIII:

THAT PORTION OF LOT "C" IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT FOUR (4) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;
THENCE EASTERLY WITH AN EXTENSION OF THE NORTHERLY LINE OF SAID LOT FOUR (4) IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF LOT "C" OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;
THENCE SOUTHERLY WITH THE EASTERLY LINE OF THE SAID LOT "C" TO ITS MOST SOUTHERLY CORNER;
THENCE NORTHERLY WITH THE WEST LINE OF THE SAID LOT "C" TO THE PLACE OF BEGINNING.

PARCEL IX:

A PORTION OF LOTS SIXTEEN (16) AND SEVENTEEN (17) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, AND A PORTION OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT SIX (6) IN BLOCK THREE (3) OF SAID BUCK'S SUBDIVISION;
THENCE NORTH $62^{\circ}15'$ WEST ALONG THE SOUTH LINE OF SAID LOT SIX (6) AND ALONG THE SOUTH LINE OF LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF SAID HAWKINS ADDITION, A DISTANCE OF 75 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED BY EARL M. DOBBS AND WIFE, TO THE AMERICAN BAPTIST HOME MISSION SOCIETY, BY DEED DATED AND RECORDED MAY 28, 1923, IN BOOK 9 OF DEEDS, PAGE 284, CLARK COUNTY, NEVADA RECORDS, BEING THE TRUE POINT OF BEGINNING;

CONTINUED . . .

THENCE NORTH 27°45' EAST, ALONG THE WEST LINE OF THE PARCEL OF LAND SO CONVEYED TO THE AMERICAN BAPTIST HOME MISSION SOCIETY, A DISTANCE OF 67.97 FEET TO A POINT ON THE BOUNDARY OF SAID BUCK'S SUBDIVISION AND SAID HAWKINS ADDITION;
THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL SO CONVEYED TO THE AMERICAN BAPTIST HOME MISSION SOCIETY NORTH 26°27' EAST, A DISTANCE OF 61.23 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO PHILLIP BUCK AND LUCY BUCK, HIS WIFE, TO PETER BUOL, BY DEED DATED APRIL 15, 1914 AND RECORDED MAY 27, 1921, IN BOOK 7 OF DEEDS, PAGE 407, CLARK COUNTY, NEVADA RECORDS;
THENCE NORTH 63°33' WEST ALONG THE SOUTH LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID PETER BUOL A DISTANCE OF 32.85 FEET TO A POINT ON THE WEST LINE OF SAID BUCK'S SUBDIVISION;
THENCE NORTH 0°09'30" WEST ALONG THE WEST LINE OF SAID BUCK'S SUBDIVISION A DISTANCE OF 22.68 FEET TO THE NORTHWEST CORNER OF SAID LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION;
THENCE ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF SAID HAWKINS ADDITION;
THENCE NORTH 62°15' WEST ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17) A DISTANCE OF 20.41 FEET TO THE NORTHWEST CORNER OF SAID LOT SEVENTEEN (17);
THENCE SOUTH 27°45' WEST ALONG THE WEST LINE OF SAID LOT SEVENTEEN (17) A DISTANCE OF TWENTY (20) FEET TO THE NORTHEAST CORNER OF LOT SIXTEEN (16) A BLOCK SEVEN (7) OF SAID HAWKINS ADDITION;
THENCE NORTH 62°15' WEST ALONG THE NORTH LINE OF SAID LOT SIXTEEN (16) A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY COLORADO RIVER EXPLORATION CO., LTD., A CORPORATION, TO MARION B. HICKS, TRUSTEE, BY DEED DATED MAY 16, 1940 AND RECORDED MAY 23, 1940, IN BOOK 27 OF DEEDS, PAGE 46, CLARK COUNTY, NEVADA RECORDS;
THENCE SOUTH 27°45' WEST ALONG THE EAST LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID MARION B. HICKS, TRUSTEE, A DISTANCE OF 130 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT SIXTEEN (16);
THENCE SOUTH 62°15' EAST ALONG THE SOUTH LINE OF LOTS SIXTEEN (16) AND SEVENTEEN (17) OF SAID HAWKINS ADDITION, A DISTANCE OF 73.86 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL X:

LOTS EIGHT (8) THRU FIFTEEN (15) AND THE WEST 25 FEET OF LOT SIXTEEN (16) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL XI:

A PORTION OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, AND A PORTION OF LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS A WHOLE AS FOLLOWS:

CONTINUED . . .

COMMENCING AT THE SOUTHEAST CORNER OF LOT SIX (6) IN BLOCK THREE (3) OF SAID BUCK'S SUBDIVISION;
THENCE NORTH $63^{\circ}33'$ WEST ALONG THE SOUTH LINE OF SAID LOT SIX (6) A DISTANCE OF 39 FEET TO THE BOUNDARY OF BUCK'S SUBDIVISION AND HAWKINS ADDITION;

THENCE NORTH $62^{\circ}15'$ WEST ALONG THE SOUTH LINE OF LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF SAID HAWKINS ADDITION, A DISTANCE OF 36 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY EARL M. DOBBS AND MILDRED DOBBS, HUSBAND AND WIFE, TO FIRST STATE BANK OF LAS VEGAS, NEVADA, INCORPORATED, BY DEED DATED FEBRUARY 15, 1924, AND RECORDED FEBRUARY 18, 1924 IN BOOK 10 OF DEEDS, PAGE 32;

THENCE NORTH $27^{\circ}45'$ EAST ALONG THE EAST LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID FIRST STATE BANK OF LAS VEGAS, NEVADA, INCORPORATED, A DISTANCE OF 67.97 FEET TO THE BOUNDARY OF BUCK'S SUBDIVISION AND HAWKINS ADDITION;

THENCE NORTH $26^{\circ}27'$ EAST ALONG THE EAST LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID FIRST STATE BANK OF LAS VEGAS, NEVADA, INCORPORATED, A DISTANCE OF 61.23 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY PHILIP BUCK AND LUCY K. BUCK TO PETER BUOL, BY DEED DATED APRIL 15, 1914 AND RECORDED MAY 27, 1921, IN BOOK 17 OF DEEDS, PAGE 407;

THENCE SOUTH $63^{\circ}33'$ EAST ALONG THE SOUTH LINE OF THE PARCEL OF LAND SO CONVEYED TO SAID PETER BUOL, A DISTANCE OF 73.46 FEET TO A POINT ON THE EAST LINE OF LOT SIX (6) IN BLOCK THREE (3) OF BUCK'S SUBDIVISION;
THENCE SOUTH $26^{\circ}27'$ WEST ALONG THE EAST LINE OF SAID LOT SIX (6), A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

PARCEL XII:

THAT CERTAIN VACATED ALLEY LOCATED IN BLOCK SEVEN (7) OF HAWKINS ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 40 AND IN BLOCK THREE (3) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, AS VACATED BY ORDER OF VACATION DATED DECEMBER 20, 1967, A COPY OF WHICH WAS RECORDED FEBRUARY 13, 1968 AS DOCUMENT NO. 685094.

City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Item Required?		These documents are required for <u>EACH</u> application to be submitted:	
YES	NO		
☒	☐	APPLICATION(S) signed and notarized by the property owner or authorized agent for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	STATEMENT(S) OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	
☐	☒	Cop(ies) of approval letter(s) for	
☐	☒	Cop(ies) of sign permits for existing signs on property	

Item Required?		This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:	
YES	NO		
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1
☒	☐	SITE PLAN – Colored ONLY - North arrow, graphic scale, and vicinity map - All property lines and present dimensions labeled - All adjacent existing land uses and street names labeled - All points of ingress and egress shown - Existing and proposed sign locations labeled and keyed to elevations	Folded, 8-1/2"x11" min to 11"x17" max: 1 Reduced Copy 8-1/2"x11" 1
☒	☐	SIGN ANALYSIS TABLE - Type of sign - Location of sign (reference) - Setback (if applicable, allowed and provided) - Height, width, area (allowed and provided) - Type of illumination (allowed and provided) - Whether sign is animated or not - The sign analysis table may be submitted as a separate file, or combined with the Private Restrictions and/or Sign Criteria in the DOCUMENTS folder	Folded, 8-1/2"x11" min to 11"x17" max 1 Reduced Copy 8-1/2"x11" 1
☒	☐	SIGN ELEVATIONS – Colored ONLY - Graphic scale and building dimensions labeled - North, south, east, and west elevations of all buildings containing signage - All wall sign locations shown and sizes noted	Folded, 8-1/2"x11" min to 11"x17" max: 1
☒	☐	BUILDING ELEVATIONS (may be combined with sign elevations) Graphic scale and all building dimensions labeled	Folded, 8-1/2"x11" min to 11"x17" max 1 Reduced Copy 8-1/2"x11" 1

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





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

DDRC

Project Name: El Cortez Parking Garage Sign (DDRC)

APN(s):	139-34-612-004	Ward #:	3 - Coffin	Acres:	2.76
Location:	600 Fremont Street	Pre-app Date:	10/16/13		
Planner's Signature:	Sent by e-mail 10/16/13 to Mike LeBlue SSwanton	Location / Time:	DSC Conference Room 3A - 321 at 1:30 p.m.		
Planner:	Steve Swanton, Senior Planner 229-4714 or email at sswanton@lasvegasnevada.gov	Submittal Deadline:	Minor Review - within 60 days		
		Earliest DDRC Meeting Date:	Minor Review		

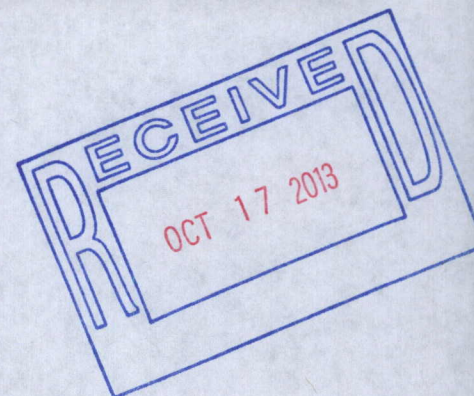
APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Downtown Design Review Committee (DDRC)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
			SUB-TOTAL:	\$ 0.00
			TOTAL:	\$ 0.00

-- Please submit a copy of this completed form with the application submittal --

Completed Submittals **MUST be received by Planning staff no later than **4:00 PM** of the Submittal Deadline Date, no exceptions**
This form is valid for no more than 60 days after the Pre-App date.

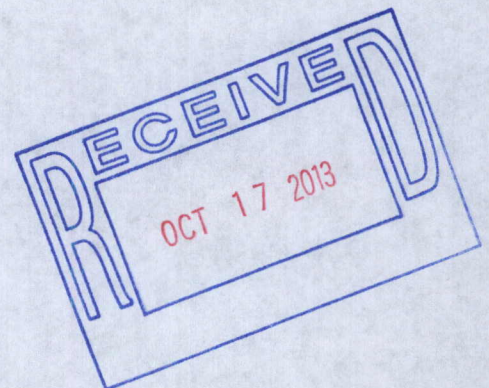
Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey



City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Ownership Info:	IKE GAMING INC			Last Change of Ownership Date:	04/28/72
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	Same as above (El Cortez Hotel)				
	Phone: (702)	Fax: (702)	Email:		
Representative Info:	Mike LeBlue		YESCO		
	Phone: (702) 348-7414	Fax: (702) 944-4500	Email: mleblue@yesco.com		
Use:	Existing:	Hotel and Casino			
	Proposed:	no change			
General Plan:	Existing:	C (Commercial)			
	Proposed:	no change			
Zoning:	Existing:	C-2 (General Commercial)			
	Proposed:	no change			
Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan Overlay, Live/Work Overlay, Downtown Redevelopment Area, Downtown Entertainment Overlay				
	Special Land Use Designation (per plan, if applicable): Fremont East District				
☒ Meeting ☐ Email ☐ Conversation Record ☐ Telephone Record					
Between CLV Planning Representative (see Planner info listed on page 1), and:					
Name	Organization	Phone	Fax	Email	
1. See Representative Information, Above					
OR: ☐ see Meeting Attendance Sheet					



City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO

If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

Application needed (tentative, subject to change):

ARC-XXXXX - (DDRC) - ADMINISTRATIVE - APPLICANT/OWNER: IKE GAMING, INC. - For possible action on a request for Signage Design Review FOR AN EXISTING HOTEL/CASINO PARKING FACILITY at 600 Fremont Street (APN 139-34-612-004), C-2 (General Commercial) Zone, Ward 3 (Coffin).

1. Applicability: The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay District (DCP-O). Design, installation and maintenance of all signage within the Fremont East District are subject to the standards contained in Title 19.10.100, in addition to the illumination/animation standards required by the Downtown Entertainment Overlay District (DE-O) (Title 19.10.120).
2. Illumination: All new signage shall incorporate exposed neon, LED, animation or any combination thereof, in at least 50% of the total surface area of each sign, excluding awning signs. The components of the sign are to be considered as a whole; taken together, the 50% standard is reached by the proposal.
3. The proposal consists of one illuminated wall sign on the east elevation of the El Cortez parking garage. The commercial message of the sign consists of channel letters in scripted style reading "El Cortez" totaling 24 square feet. The letters would be mounted on a raceway painted blue to match the building; the letters would be 100% illuminated by exposed red neon. Below these words, an oval-shaped, single-faced internally illuminated cabinet with the word "enter" would hang from the soffit of the garage entry. To the left of these two components would be a white channel arrow illuminated by two rows of incandescent bulbs to animate by flashing. The arrow points to the direction traffic must take upon entering the garage.
4. Include a full sign analysis table indicating the area of the east elevation of the parking garage (Title 19.10.100 uses eligible wall area rather than the standard 20% area requirement). The total area of any other wall signage should also be indicated.
5. Based on sign elevations received 10/07/13, the proposed signage meets requirements for administrative review and approval per 19.10.100(D).

