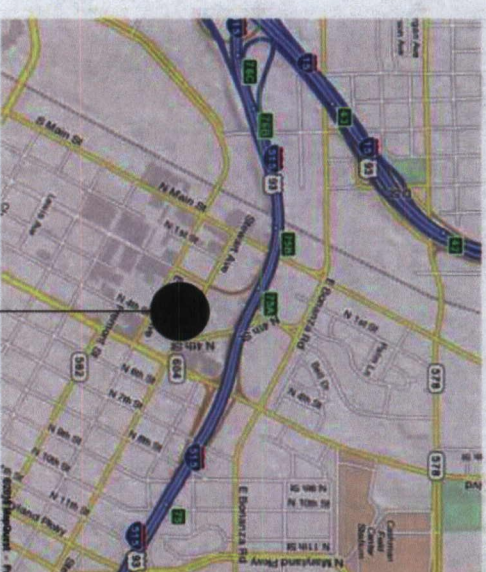


NAME	SETBACK	SIGN SIZE
SIGN 13	5'-0"	5'-7" X 9' 0-1/4"



206 N. 3rd Street
Las Vegas, Nevada 89101

APN: 139-34-514-007, 008, 009

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OCT 31 2013

MSP-51851

SITE PLAN 1" = 80'-0"

DATE
06-22-2012

VOLTAGE
VERIFY

SALESPERSON
LYNSEE VETTRE
MARK WHITEHOUSE
DESIGNER
BRANDI W.
DAVID GREEN
SKETCH NO
DOWNTOWN GRAND 01

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT. PERFECTLY COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

17	12-19-2012	BMW	16	02-06-2013	BMW
12	01-09-2013	BMW	17	02-13-2013	BMW
13	01-21-2013	BMW	18	02-18-2013	BMW
14	01-29-2013	BMW	19		
15	02-04-2013	BMW	20		

CLIENT APPROVAL

Page 4 of 45

ultrasigns

ELECTRICAL ADVERTISING

TEL: 658-569-1400 FAX: 658-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

COMING SOON
DOWNTOWN CHAMP
(ON PREMISES ADVERTISING ONLY)

117'-0"

22'-8"

BUILDING ELEVATION = 14,689

Page 5 of 45

OCT 31 2013

MSP-51851

ultrasigns

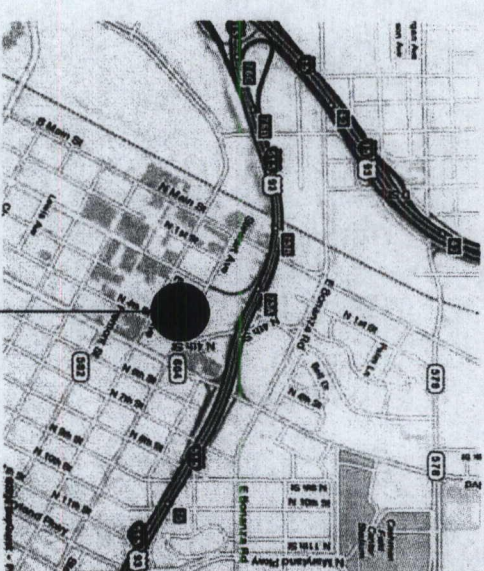
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

APN:139-34-514-007, 008, 009

TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520



FREE STANDING SIGN DATA			
NAME	SETBACK	SIGN SIZE	
SIGN 13	5'-0"	5'-7" X 9'-0-1/4"	



VICINITY MAP

206 N. 3rd Street
Las Vegas, Nevada 89101

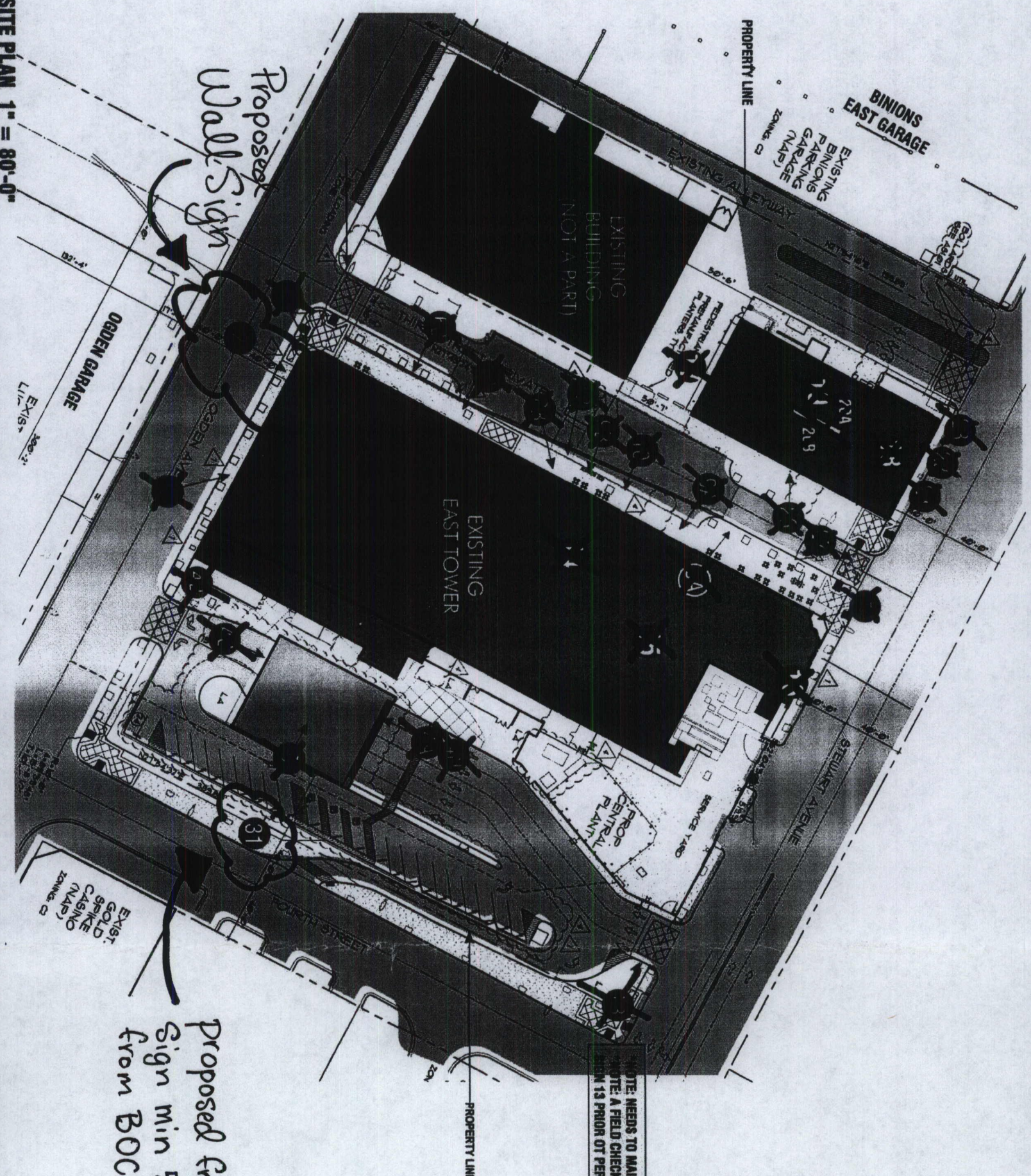
APN: 139-34-514-007, 008, 009

RECEIVED

OCT 31 2013

MSP-51851

Proposed freestanding
Sign min 5' setback
from BOC



SITE PLAN 1" = 80'-0"

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

SALESPERSON
LYNDSÉE VELTRE
MARK WHITEHOUSE
DESIGNER
BRANDI W.
DAVID GREEN
SKETCH NO
DOWNTOWN GRAND 01

DATE
06-22-2012
VOLTAGE
VERIFY

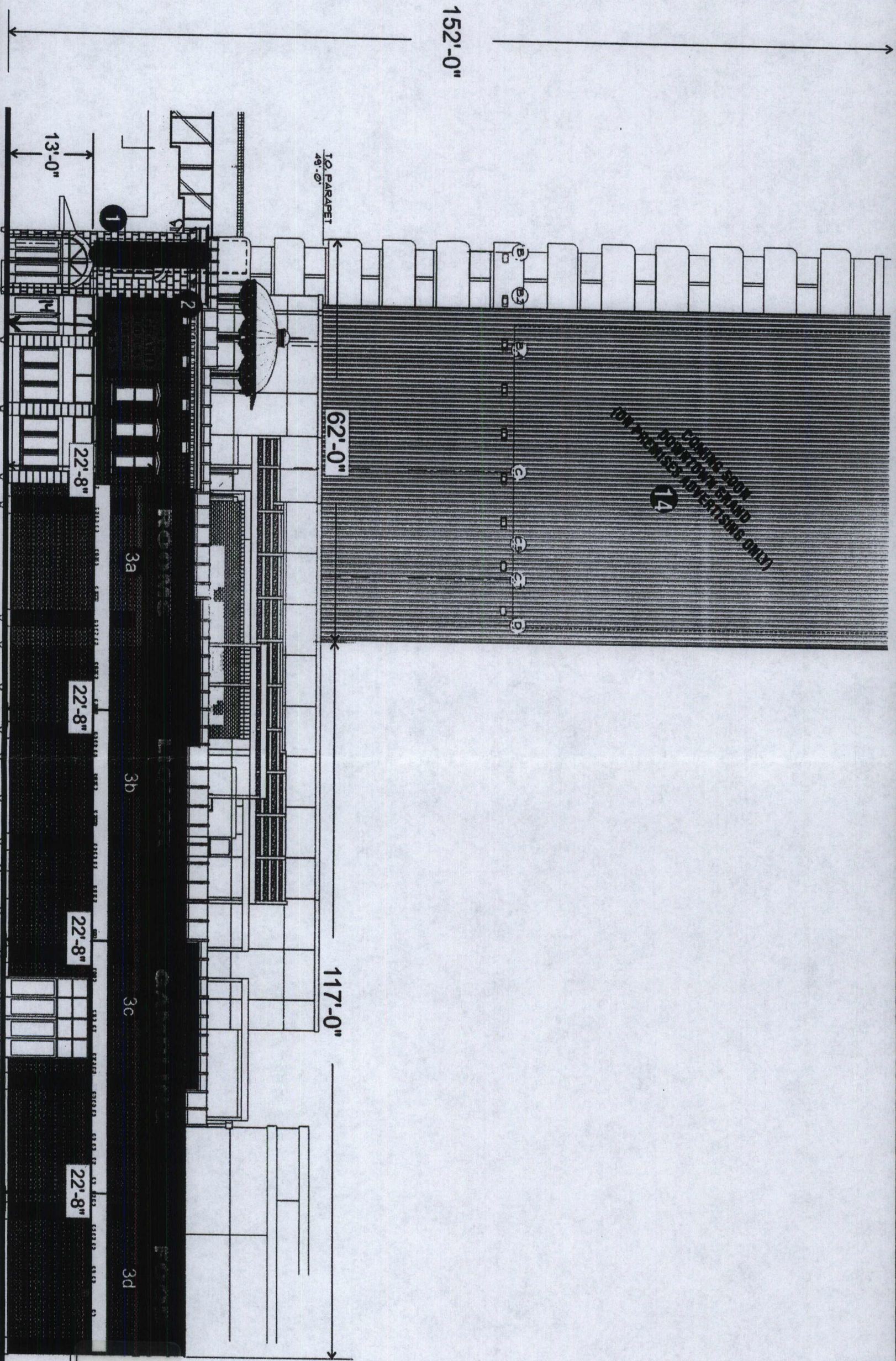
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REVISION DATES
17 12-19-2012 BMW 16 02-06-2013 BMW
12 01-09-2013 BMW 17 02-13-2013 BMW
13 01-21-2013 BMW 18 02-18-2013 BMW
14 01-29-2013 BMW 19
15 02-04-2013 BMW 20

CLIENT APPROVAL

Page 4 of 45

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520



BUILDING ELEVATION - EAST TOWER SOUTH ELEVATION

BUILDING ELEVATION = 14,689 sq ft

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

SALESPERSON
LYNDEE VEITRE
MARK WHITEHOUSE
DESIGNER
BRANDI W.
DAVID GREEN
SKETCH NO
DOWNTOWN GRAND 01

DATE
06-22-2012
VOLTAGE
VERIFY

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REVISION DATES	
11	12-19-2012 BMW
12	01-09-2013 BMW
13	01-21-2013 BMW
14	01-29-2013 BMW
15	02-04-2013 BMW
16	02-06-2013 BMW
17	02-13-2013 BMW
18	02-18-2013 BMW
19	
20	

CLIENT APPROVAL
Page 5 of 45

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

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JOB INFORMATION
DOWNTOWN GRAND
206 N. 3rd Street
Las Vegas, NV 89101

APN:139-34-514-007, 008, 009
SALESPERSON
Mark Whitehouse

DESIGNER
Miguel Reiman
SKETCH NO
DTGRAN09-EXTERIOR
DATE
03-30-2013

REVISION DATES

- 1
- 2
- 3
- 4
- 5

VOLTAGE
120V

PRIMARY ELECTRICAL TO SIGN
LOCATIONS IS TO BE PROVIDED BY
OTHERS. 20 AMP DEDICATED
CIRCUIT(S) WITH
NO SHARED NEUTRALS AND A
GROUND RETURNING TO THE PANEL
IS REQUIRED FOR ALL
INSTALLATIONS.

COLORS REPRESENTED IN THIS
DRAWING ARE FOR PRESENTATION
PURPOSES ONLY. THEY
MAY NOT MATCH THE FINISHED
PRODUCT PERFECTLY. COLOR CAL-
IBRATIONS ARE FOR A MATCH AS CLOSE
AS POSSIBLE.

THIS SIGN IS INTENDED TO BE
INSTALLED IN ACCORDANCE WITH
THE REQUIREMENTS OF ARTICLE 600
OF THE NATIONAL
ELECTRICAL CODE AND THE
CALIFORNIA ELECTRIC CODE. THIS
INCLUDES PROPER GROUNDING AND
BONDING OF THE SIGN.

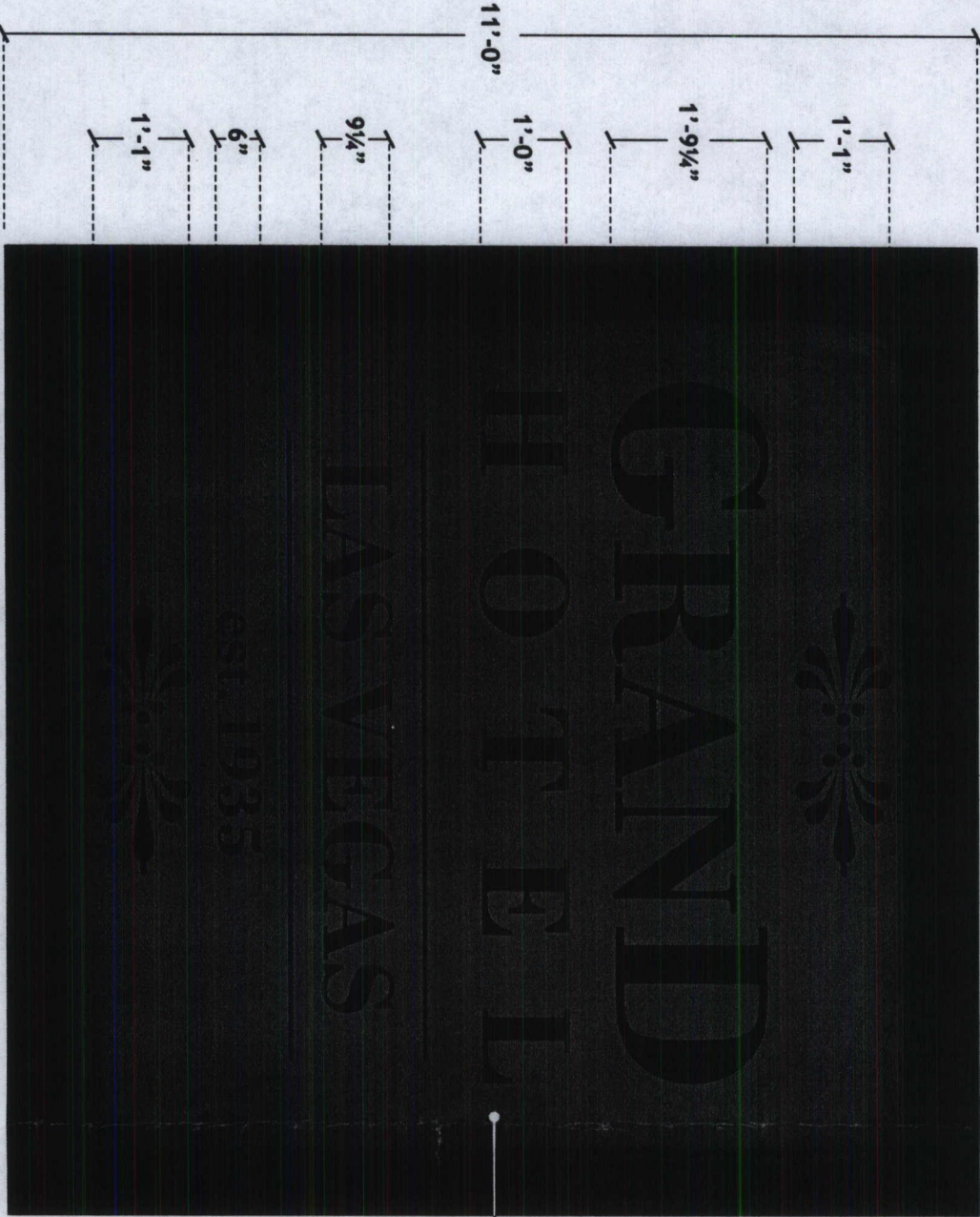
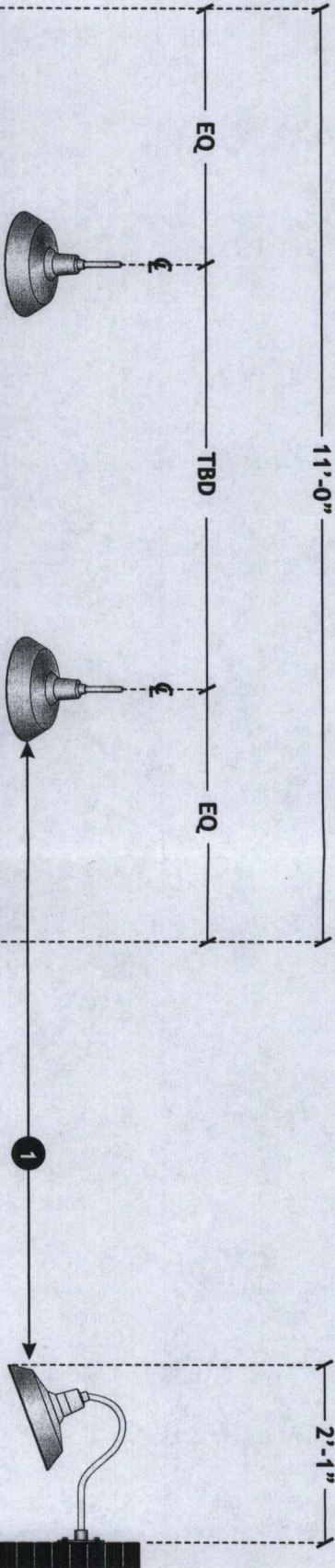
Page 57 of 57

PRODUCTION APPROVAL

CLIENT APPROVAL

ultrasigns

TEL: 858-568-1400 FAX: 858-568-1453
9025 BALBOA AVENUE, STE 190
SAN DIEGO, CA 92123-1520



1 SIGN 2 - EXTERNALLY ILLUMINATED PAINTED WALL MURAL

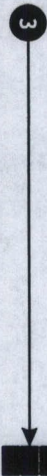
One required

Scale: 1/2" = 1'-0"

1. External illumination provided by classic style gooseneck lamps (by others). Secure to building via 3/16 Tapcon concrete screws.
2. Copy and graphics painted directly on wall surface.
3. Finished brick building surface.

2 PROFILE

Scale: 1/2" = 1'-0"



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OCT 31 2013

MSP-51851

RECEIVED
OCT 31 2013

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3rd Street
Las Vegas, NV 89101

APN:139-34-514-007, 008, 009

SALESPERSON
Mark Whitehouse

DESIGNER
Miguel Reiman
SKETCH NO
DTGRAN09-EXTERIOR
DATE
03-30-2013

REVISION DATES

1
2
3
4
5

VOLTAGE
120V

PRIMARY ELECTRICAL TO SIGN
LOCATIONS IS TO BE PROVIDED BY
OTHERS. 20 AMP DEDICATED
CIRCUIT(S) WITH
NO SHARED NEUTRALS AND A
GROUND RETURNING TO THE PANEL
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AS POSSIBLE.

THIS SIGN IS INTENDED TO BE
INSTALLED IN ACCORDANCE WITH
THE REQUIREMENTS OF ARTICLE 800
OF THE NATIONAL
ELECTRICAL CODE AND THE
CALIFORNIA ELECTRIC CODE. THIS
INCLUDES PROPER GROUNDING AND
BONDING OF THE SIGN.

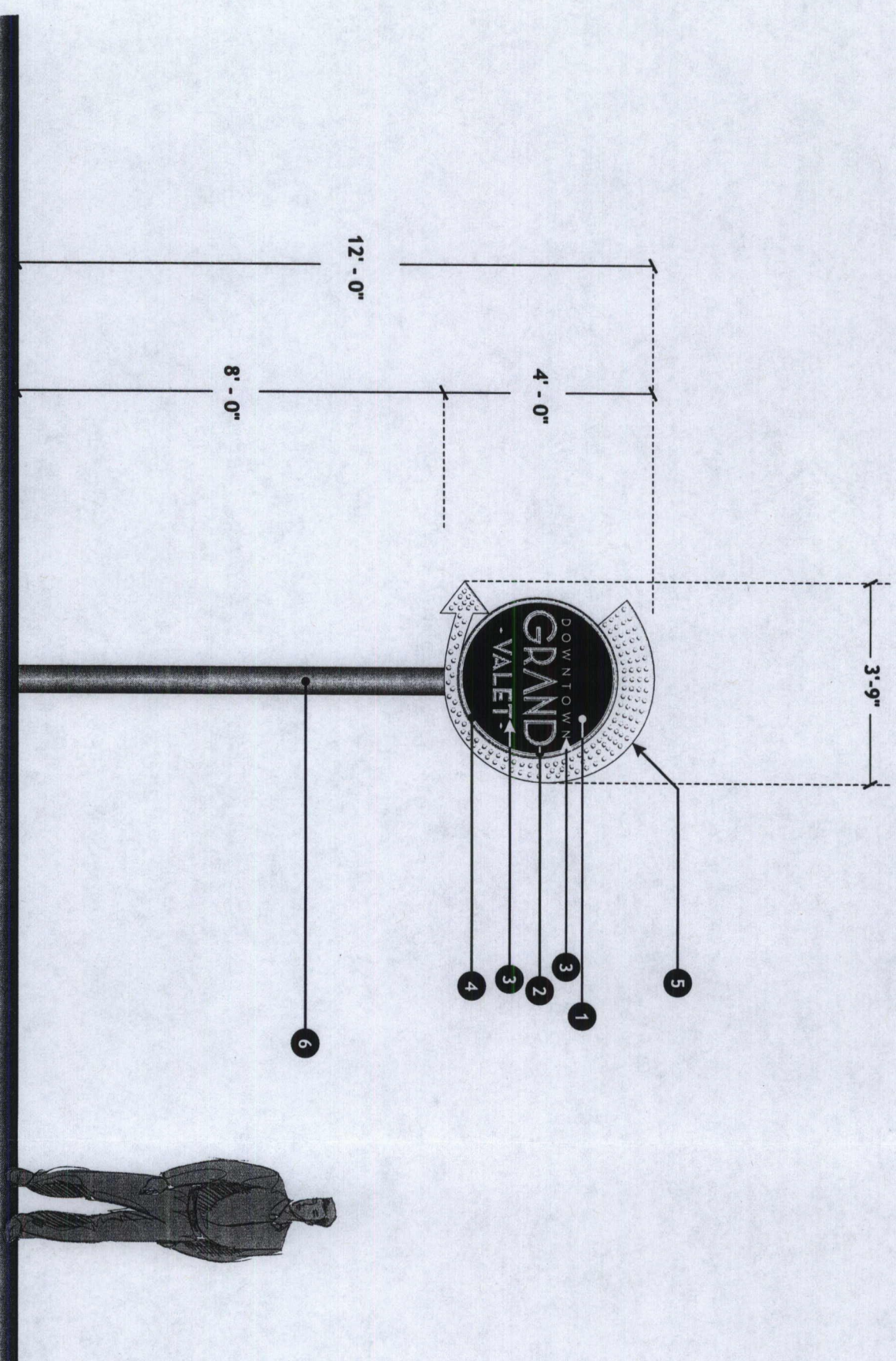
Page 56 of 57

PRODUCTION APPROVAL

CLIENT APPROVAL

ultrasigns

TEL: 858-868-1400 FAX: 858-468-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520



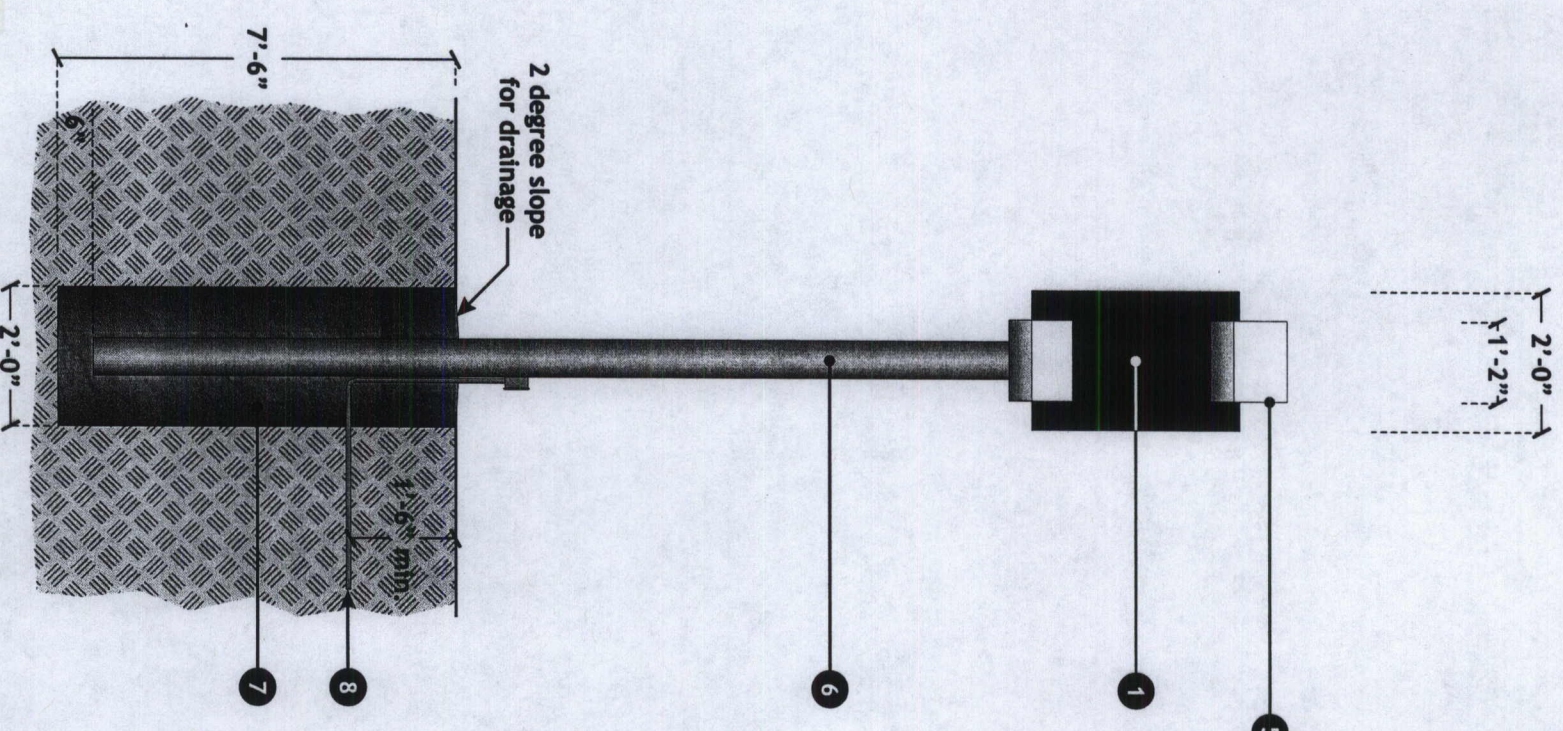
1 SIGN 31 - S/F VALET DIRECTIONAL POLE SIGN

Scale: 3/8" = 1'-0"

1. Custom fabricated aluminum S/F sign cabinet with 3" deep open faced pan painted satin black.
 2. 3" deep open faced channel letters. Letter exteriors to be painted satin black. Letter interiors to be painted satin white. Letters to be illuminated with single stroke 12mm 6500 white exposed neon luminous tubing.
 3. 12mm 6500 white exposed neon luminous tubing
 4. 15mm 6500 white exposed neon luminous tubing
 5. Custom fabricated aluminum wrap-around arrow painted satin white. 3" deep open faced pan to have incandescent light bulb array wired to chaser unit. Animation to sweep from top of arrow to point of arrow via 4 point flasher, sequential animation.
 6. 6" diameter x .375" wall upright steel pipe support with galvanized finish.
 7. Poured in place consolidated concrete footing. fc=2,500 psi
 8. Primary electrical circuit provided by others.
- * All cabinet framing to be 1 1/2" x 1 1/2" x 3/16" aluminum angle welded at all intersections. Cabinet cladding to be .080" aluminum sheet.
- * Final location of sign to be determined via field survey prior to application for permit.

Two 20amp, 120v dedicated electrical circuits required.

MSP-51851



2 END VIEW

Scale: 3/8" = 1'-0"

FREE STANDING SIGN DATA

NAME	SETBACK	SIGN SIZE
SIGN 13	5'-0"	5'-7" X 9'-0-1/4"



VICINITY MAP

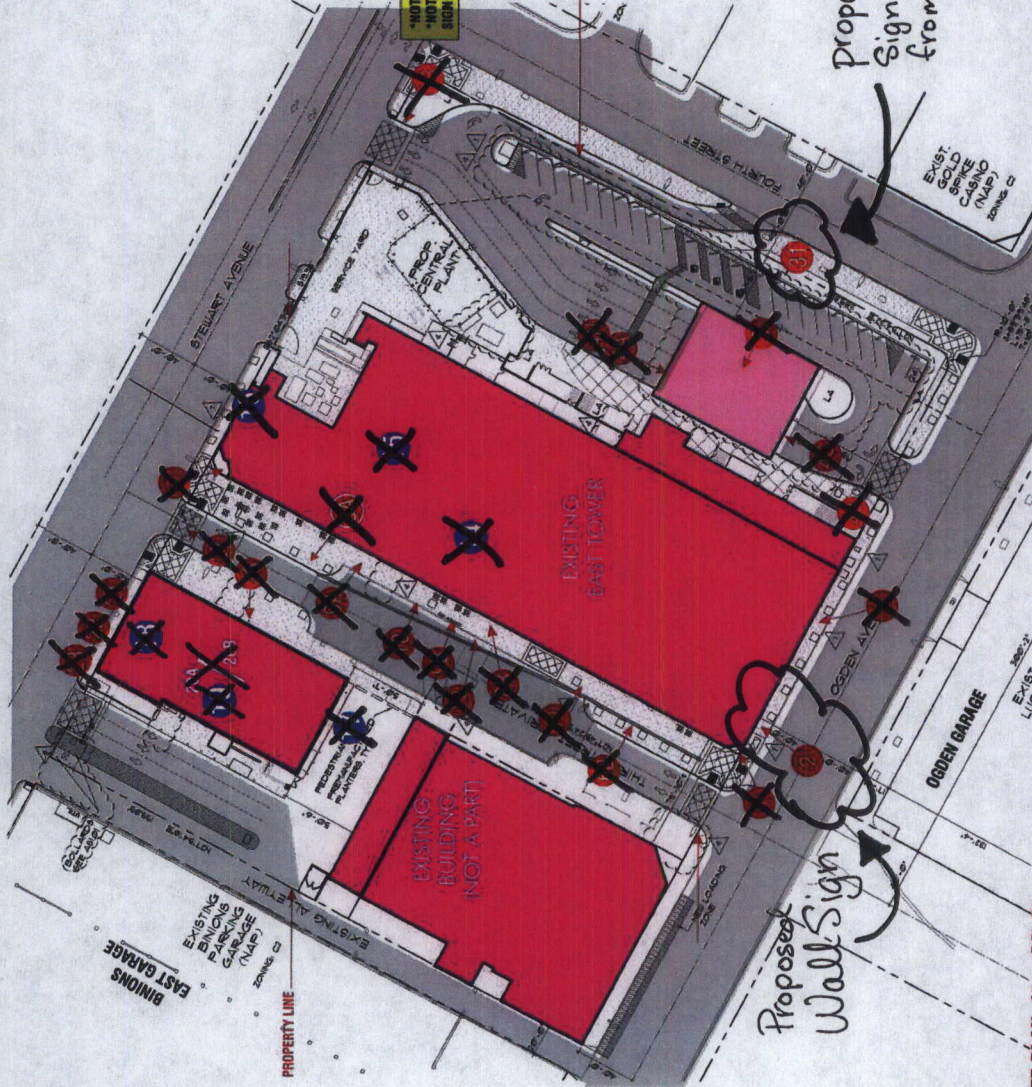
206 N. 3rd Street
Las Vegas, Nevada 89101

APN: 139-34-514-007, 008, 009

NOTE: NEED TO MAINTAIN A 5'-0" SETBACK
NOTE: A FIELD CHECK WILL BE REQUIRED FOR
SIGN 13 PRIOR TO PERMIT SUBMITTAL

PROPERTY LINE

Proposed freestanding
Sign min 5' setback
from BOC



SITE PLAN 1" = 80'-0"

ultrasigns
TELEPHONE: 858-468-1400 FAX: 858-468-1453
9025 BALBOA AVENUE, STE 100
SAN DIEGO, CA 92123-1520

CLIENT APPROVAL
Page 4 of 45

REVISION DATES	12-19-2012	02-06-2013
12-19-2012	12-19-2012	02-06-2013
01-09-2013	01-09-2013	02-13-2013
01-21-2013	01-21-2013	02-18-2013
01-29-2013	01-29-2013	02-18-2013
02-04-2013	02-04-2013	02-18-2013

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY COLOR CALIBRATIONS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

DATE	06-22-2012
DATE	06-22-2012
VOLTAGE	VERIFY
DESIGNER	BRANDI W. GREEN
SKETCH NO	DAVID NO
SALES PERSON	LYNDSEE VOLTRE
MARK WHITEHOUSE	
DOWNTOWN GRAND 01	

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

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MSP-51851

FOR INTERIOR ADVERTISING ONLY
14

152'-0"

TO PARAPET
45'-0"

62'-0"

117'-0"

BUILDING ELEVATION - EAST TOWER SOUTH ELEVATION

BUILDING ELEVATION = 14,689

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

SALESPERSON
LYNDEE YELTRE
MARK WHITEHOUSE
DESIGNER
BRANDI W.
DAVID GREEN
SKETCH NO.
DOWNTOWN GRAND 01

DATE
06-22-2012
VOLTAGE
VERIFY

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REVISION DATES
17 12-19-2012 BMW
18 01-09-2013 BMW
19 01-21-2013 BMW
20 01-28-2013 BMW
21 02-04-2013 BMW

15 02-06-2013 BMW
16 02-13-2013 BMW
17 02-18-2013 BMW
18 02-18-2013 BMW
19 02-18-2013 BMW
20 02-18-2013 BMW
21 02-18-2013 BMW

CLIENT APPROVAL
Page 5 of 45

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-588-1400 FAX: 858-588-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

RECEIVED

OCT 3 1 2013

MSP-51851

JOB INFORMATION
DOWNTOWN GRAND
 206 N. 3rd Street
 Las Vegas, NV 89101

APK:139-34-514-007, 008, 009
 SALESPERSON
 Mark Whitehouse

DESIGNER
 Miguel Reiman
 SKETCH NO
 DTGRAN09-EXTERIOR
 DATE
 03-30-2013

REVISION DATES

1 2 3 4 5

VOLTAGE
120v

PRIMARY ELECTRICAL TO SIGN
 LOCATIONS IS TO BE PROVIDED BY
 OTHERS. 20 AMP DEDICATED
 CIRCUITS WITH
 NO SHARED NEUTRALS AND A
 GROUND RETURNING TO THE PANEL
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 INSTALLATIONS.

COLORS REPRESENTED IN THIS
 DRAWING ARE FOR PRESENTATION
 PURPOSES ONLY THEY
 MAY NOT MATCH THE FINISHED
 PRODUCT PERFECTLY COLOR CAL-
 OUTS ARE FOR A MATCH AS CLOSE
 AS POSSIBLE

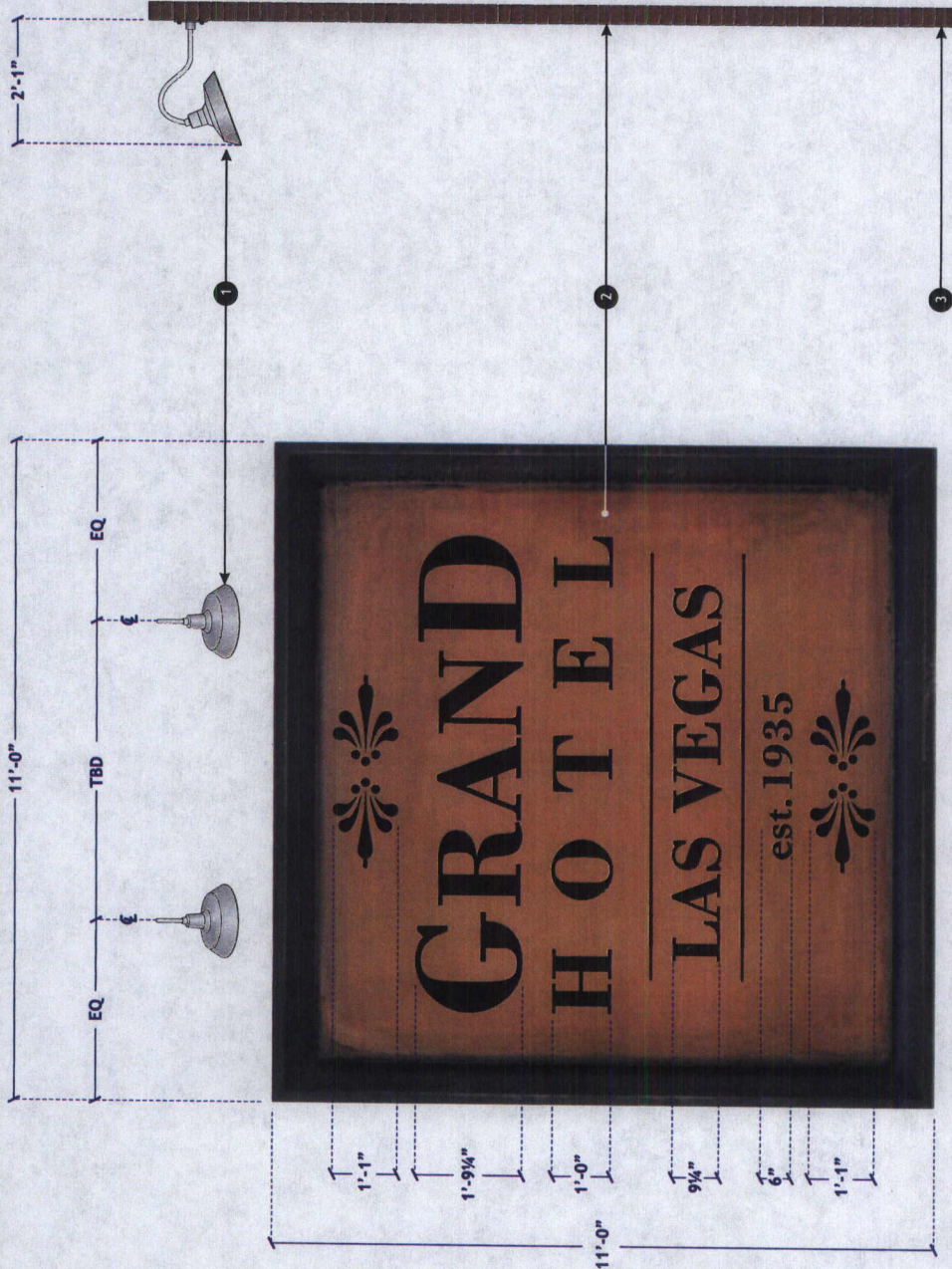
THIS SIGN IS INTENDED TO BE
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 CALIFORNIA ELECTRIC CODE. THIS
 INCLUDES PROPER GROUNDING AND
 BONDING OF THE SIGN.

Page 57 of 57

PRODUCTION APPROVAL

CLEAR APPROVAL

ultrasigns
 TEL: 954-885-1400 FAX: 954-885-1401
 8400 N. W. 13th Avenue, STE 100
 MIAMI, FL 33150



1 SIGN 2 - EXTERNALLY ILLUMINATED PAINTED WALL MURAL
 One required

Scale: 1/2" = 1'-0"

1. External illumination provided by classic style gooseneck lamps (by others).
Secure to building via 3/16 Tapcon concrete screws.
2. Copy and graphics painted directly on wall surface.
3. Finished brick building surface.

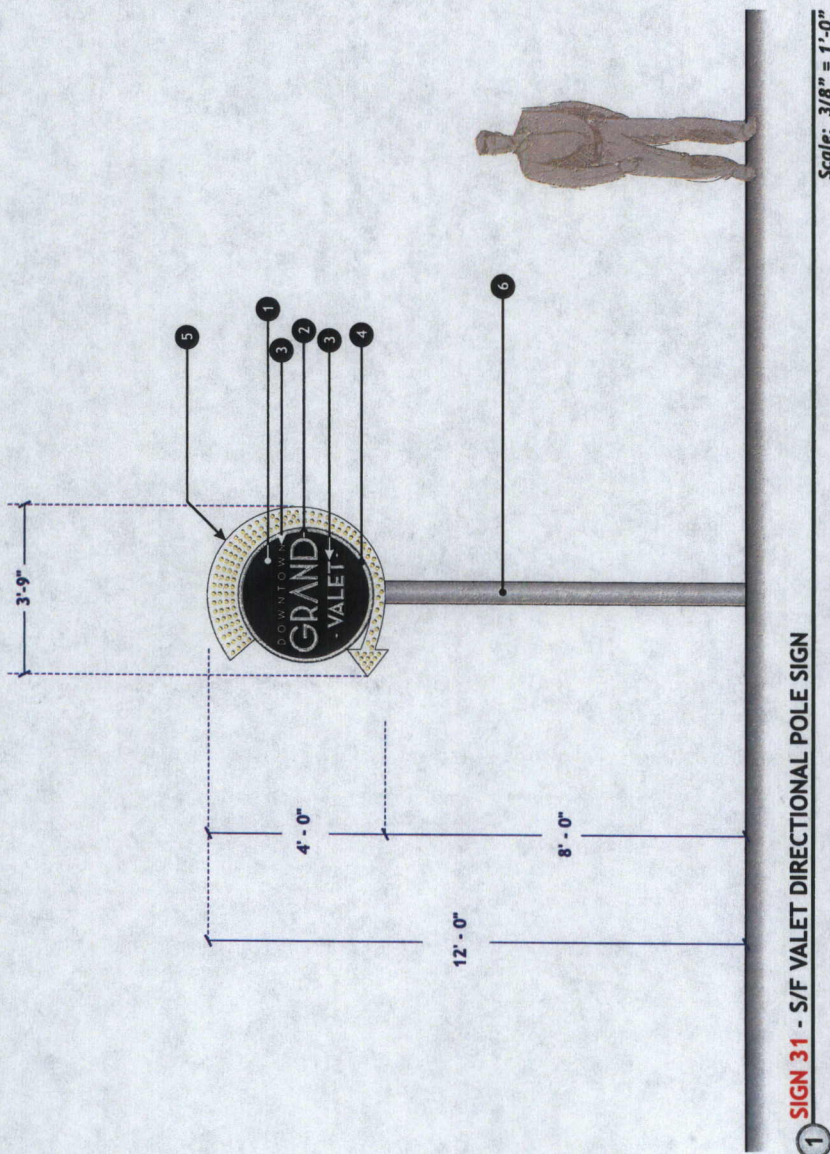
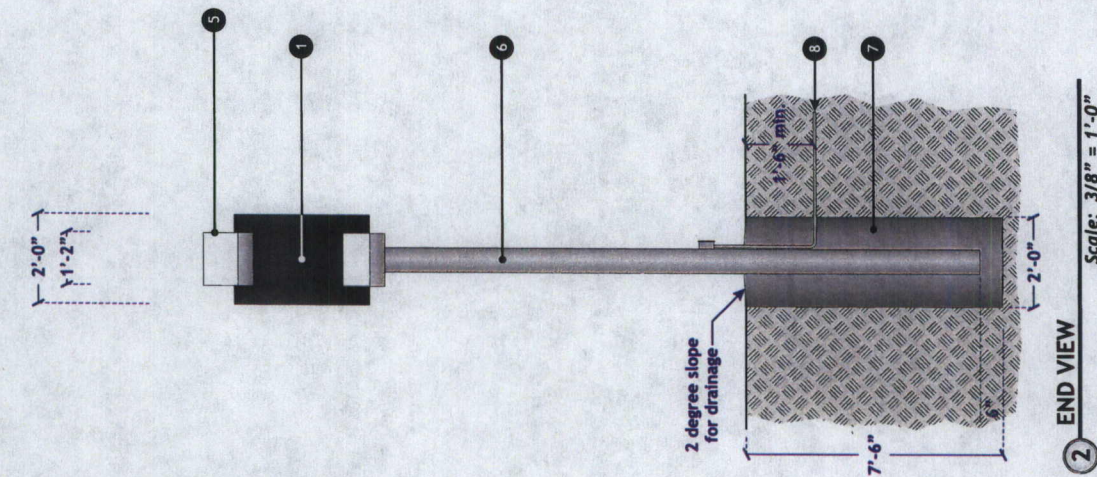
2 PROFILE

Scale: 1/2" = 1'-0"

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OCT 31 2013

MSP-51851



SIGN 31 - S/F VALET DIRECTIONAL POLE SIGN

1. Custom fabricated aluminum S/F sign cabinet with 3" deep open faced pan painted satin black.
2. 3" deep open faced channel letters. Letter exteriors to be painted satin black. Letter interiors to be painted satin white.
3. 12mm 6500 white exposed neon luminous tubing over single stroke 12mm 6500 white exposed neon luminous tubing.
4. 15mm 6500 white exposed neon luminous tubing over die-cut opaque white vinyl copy
5. Custom fabricated aluminum wrap-around arrow painted satin white. 3" deep open faced pan to have incandescent light bulb array wired to chaser unit. Animation to sweep from top of arrow to point of arrow via 4 point flasher, sequential animation.
6. 6" diameter x .375" wall upright steel pipe support with galvanized finish.
7. Poured in place consolidated concrete footing. fc=2,500 psi
8. Primary electrical circuit provided by others.
 - All cabinet framing to be 1 1/2" x 1 1/2" x 3/16" aluminum angle welded at all intersections. Cabinet cladding to be .080" aluminum sheet.
 - Final location of sign to be determined via field survey prior to application for permit.

Two 20amp, 120v dedicated electrical circuits required.

RECEIVED

OCT 31 2013

MSP-51851

DOWNTOWN GRAND

Sign	Sign Type	Req. Setback	Proposed Setback	Req. Height	Proposed Height	Req. Area	Proposed Area	Req. Lighting	Proposed Lighting	Projection Distance	Sign Height Above Grade
31	Freestanding	5' BOC	5' BOC	20'	12'	100	15	yes	Neon w/ animation	N/A	12'
2	Wall	<4' off wall	<4' off wall	N/A	11'	<25%	22	no	Indirect goosenecks	0	14'

MSP-51851



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

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

February 12, 2014

Mr. Brad Aaronson
220 North 4th St., LV LLC
221 North 3rd LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

**RE: MSP-51851 - MASTER SIGN PLAN
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Your request for a Major Amendment of an approved Master Sign Plan (MSP-45918) TO ADD ONE FREESTANDING SIGN AND INCREASE THE AREA OF AN APPROVED WALL SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 11, 2014.

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

Planning

1. Conformance to the Conditions of Approval for Master Sign Plan (MSP-45919) shall be required, except as amended herein.
2. Conformance to the sign elevations and documentation submitted in conjunction with this request, date stamped 10/31/13.
3. The elevation for Sign 31 shall be revised, prior to submittal for building permits, to show a minimum eight-inch support at the base of the sign per Title 19.08.120(I).
4. Prior to installation, a Waiver of Downtown Casino Overlay District illumination requirements for Sign 2 shall be reviewed as part of the sign design review by the Downtown Design Review Committee. If the waiver is denied, Sign 2 shall conform to Title 19 requirements for illumination.
5. Minor modifications that conform to Title 19 requirements and/or the approved Master Sign Plan may be approved by the Department of Planning.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



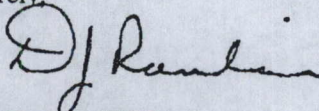
Mr. Brad Aaronson
220 North 4th St., LV LLC
221 North 3rd LV, LLC
MSP-51851 - Page Two
February 12, 2014

Public Works

7. Submit an Encroachment Agreement for all signage and private improvements located in the Fourth Street public right-of-way adjacent to this site prior to this issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
8. Site development to comply with all applicable conditions of approval for MSP-45919 and all other applicable site-related actions.

This action by the Planning Commission on **February 11, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 24, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Brad Aaronson
DTG Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Ms. Lyndsee Veltre
Ultrasigns Inc.
10 Research Lane
Las Vegas, Nevada 89101



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

January 30, 2014

Mr. Brad Aaronson
220 North 4th St., LV LLC
221 North 3rd LV, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

**RE: MSP-51851 - MASTER SIGN PLAN
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *February 11, 2014* 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 be available on-line on *Wednesday, February 5, 2014* 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Brad Aaronson
DTG Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Ms. Lyndsee Veltre
Ultrasigns Inc.
10 Research Lane
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

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Land Development, Building & Safety; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 16, 2014
Re: **MSP-51851** DTG Las Vegas, LLC 206 N 3rd St., 221 N. 3rd St. and 220 N. 4th St.
Request for a Major Amendment of an approved Master Sign Plan

CONDITIONS OF APPROVAL:

1. Submit an Encroachment Agreement for all signage and private improvements located in the Fourth Street public right-of-way adjacent to this site prior to this issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
2. Site development to comply with all applicable conditions of approval for MSP-45919 and all other applicable site-related actions.



November 8, 2012

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

Mr. James Germain
Beth Garside, et al
10620 Southern Highlands Parkway, Suite #110-441
Las Vegas, Nevada 89141

RE: VAR-45918 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO MSP-45919

Dear Mr. Germain:

The City Council at a regular meeting held September 19, 2012, APPROVED the request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY CONTAINING A FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED, A PROJECTING SIGN TO PROJECT EIGHT FEET FROM A BUILDING WHERE SIX FEET IS THE MAXIMUM ALLOWED, THREE PROJECTING SIGNS TO BE 59 SQUARE FEET, 105 SQUARE FEET AND 51 SQUARE FEET WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED, A ROOF SIGN TO BE 300 SQUARE FEET AND 22 FEET ABOVE THE ROOFLINE WHERE 150 SQUARE FEET IN AREA AND EIGHT FEET IN HEIGHT ARE THE MAXIMUM ALLOWED AND TO ALLOW WALL SIGNAGE TO COVER 20.4 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE EAST TOWER, 42 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE WEST TOWER, AND 37 PERCENT OF THE SURFACE AREA OF THE SOUTH ELEVATION OF THE WEST TOWER WHERE 20 PERCENT IS THE MAXIMUM ALLOWED FOR EACH ELEVATION on 3.73 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Deleted at City Council.
2. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-45919) shall be required, if approved.
3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.

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

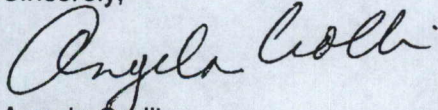
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



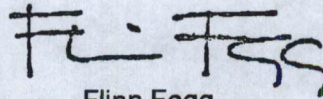
Mr. James Germain
VAR-45918 – Page Two
November 8, 2012

4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



Flinn Fagg
Director
Planning

cc: Mr. Brad Aaronson
CIM/LL Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
PO Box 1570
Las Vegas, Nevada 89125



November 8, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. James Germain
Beth Garside, et al
10620 Southern Highlands Parkway, Suite #110-441
Las Vegas, Nevada 89141

RE: MSP-45919 – MASTER SIGN PLAN
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO VAR-45918

Dear Mr. Germain:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Deleted at City Council.
2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-45918) and a Sign Design Review (ARC-45917) by the Downtown Design Review Committee prior to the issuance of permits for signage on the subject site.
3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.
4. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 06/28/12 and 07/09/12, except as amended by conditions herein.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



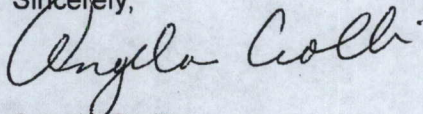
Mr. James Germain
MSP-45919 – Page Two
November 8, 2012

7. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning. Downtown Design Review Committee approval is also required, subject to the provisions of Title 19.10.100.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

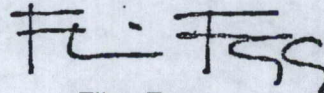
Public Works

9. All signage 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 and shall comply with the requirements of the Downtown Centennial Plan standards.
10. No sign or surface structure shall be allowed to encroach within the 34-foot wide public sewer easement reserved by Document #20041119:01305, located from 13 feet on the southeast side through 21 feet on the northwest side of the centerline of former 3rd Street right-of-way. Any proposed sign or structure in the public sewer easement area must have an unobstructed vertical clearance of at least 20 feet from the ground.
11. Submit an Encroachment Agreement for all signage and private improvements located in the Stewart Avenue and Ogden Avenue public rights-of-way adjacent to this site prior to issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Sincerely,



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



Flinn Fagg
Director
Planning

cc: Mr. Brad Aaronson
CIM/LL Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
PO Box 1570
Las Vegas, Nevada 89125



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

July 17, 2012

Beth Garside, Et Al
Mr. James Germain
10620 Southern Highlands Pkwy #110-441
Las Vegas, Nevada 89141

RE: ARC-45917

Dear Applicant:

Your request FOR A MASTER SIGN PLAN DESIGN REVIEW FOR AN EXISTING HOTEL/CASINO AND WAIVERS TO ALLOW INDIVIDUAL SIGNS TO CONTAIN LESS THAN 50 PERCENT ILLUMINATION AND/OR ANIMATION, TO ALLOW A SINGLE WALL SIGN TO EXCEED 1,500 SQUARE FEET, AND TO ALLOW THE TOTAL AREA OF ALL SIGNS ON THE SOUTH ELEVATION OF THE EAST TOWER TO EXCEED 50 PERCENT OF THE ELIGIBLE SIGN AREA at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on July 17, 2012. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2012.

The Downtown Design Review voted to *APPROVE* of your request subject to the following amended conditions:

Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.

1. A horizontal neon band shall be added to the metal canopy on the south elevation of the East Tower on the north side of Ogden Avenue.
2. Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.
3. Approval of a Variance (VAR-45918) prior to issuance of any permits for signage on the subject site not in conformance with Title 19.08 requirements.
4. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department prior to installation.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Minor modifications may be approved by the Department of Planning.
7. 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
9RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

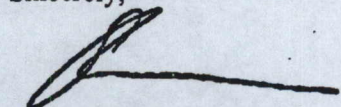
TTY 702.386.9108

www.lasvegasnevada.gov

Beth Garside, Et Al
Mr. James Germain
ARC-45917 – Page Two

This action by the Downtown Design Review Committee on July 17, 2012 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,



Steve Gebeke, AICP
Senior Planner
Case Planning Division

SG:nl

Cc:

CIM/LL Las Vegas, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
P.O. Box 1570
Las Vegas, Nevada 89125

220 North 4th St LV, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

221 North 3rd St LV, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

MSP Application

Report Date 01/13/2014 09:52 AM

Submitted By

Page 1

A/P # 51851 MASTER SIGN PLAN

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/31/2013 15:11	983922	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

MSP-51851 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45918) TO ADD ONE FREESTANDING SIGN AND INCREASE THE AREA OF AN APPROVED WALL SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P #	45918	Project/Phase Name	MASTER SIGN PLAN - MAJOR AMEND	Phase #	
Project #	51851	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 13934510019

Location

Owner/Tenant

Contact ID	AC1631602	Name	220 NORTH 4TH STREET L V L L C	Organization	% CIM GROUP INC	
Mailing Address	6922 HOLLYWOOD BLVD 9TH FLR			State/Province	CA	
City	LOS ANGELES			Country		☐ Foreign
ZIP/PC	90028-6117			Evening Phone		
Day Phone				Mobile #		
Fax						

Contact ID	AC2137966	Name	220 NORTH 4TH STREET L V L L C	Organization	% CIM GROUP	
Mailing Address	6922 HOLLYWOOD BLVD 9TH FLR			State/Province	CA	
City	LOS ANGELES			Country		☐ Foreign
ZIP/PC	90028-6117			Evening Phone		
Day Phone				Mobile #		
Fax						

Contact ID	AC2057348	Name	221 NORTH 3RD STREET L V L L C	Organization	% CIM GROUP INC	
Mailing Address	6922 HOLLYWOOD BLVD 9TH FLR			State/Province	CA	
City	LOS ANGELES			Country		☐ Foreign
ZIP/PC	90028-6117			Evening Phone		
Day Phone				Mobile #		
Fax						

Contact ID	AC2146095	Name	JERMAIN JAMES F ETAL	Organization	% 220 N 4TH ST LV LLC	
Mailing Address	206 N 3RD ST			State/Province	NV	
City	LAS VEGAS			Country		☐ Foreign
ZIP/PC	89101-2931			Evening Phone		
Day Phone				Mobile #		
Fax						

Report Date 01/13/2014 09:52 AM

Submitted By

Page 2

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

206 N 3RD ST
LAS VEGAS, 89101-

216 STEWART AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934510019
13934514007
13934514008
13934514009

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC2057348 ☐ Foreign
Effective		Expire			
Name	221 NORTH 3RD STREET L V L L C				
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 90028-6117				
Seasonal Addr					

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card #
Expiration Date

0

City of Las Vegas495 S Main St
Las Vegas, NV 89101**MSP Application****Report Date** 01/13/2014 09:52 AM**Submitted By**

Page 3

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

Orientation Attended

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC2146095 ☐ Foreign
Effective		Expire			
Name	JERMAIN JAMES F ETAL				
Day Phone		Eve Phone		Organization	% 220 N 4TH ST LV LLC
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	206 N 3RD ST 3RD FL WEST TOWER LAS VEGAS, NV 89101-2931				

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

Orientation Attended

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC1631602 ☐ Foreign
Effective		Expire			
Name	220 NORTH 4TH STREET L V L L C				
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 90028-6117				

Seasonal Addr**Valid From** **To****Comments** No Comments

Report Date 01/13/2014 09:52 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC2137966	☐ Foreign
Effective		Expire				
Name	220 NORTH 4TH STREET L V L L C					
Day Phone		Eve Phone		Organization	% CIM GROUP	
Pager		PIN #		Position	% ACCT DEPT	
Fax		Mobile		Profession		
E-Mail						
Address	6922 HOLLYWOOD BLVD 9TH FLR					

LOS ANGELES, CA 90028-6117

Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONALWORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 01/13/2014 09:52 AM

Submitted By

Page 5

Applicants/Contacts

Primary N Capacity APPL Contact ID AC2171113 ☐ Foreign
Effective Expire
Name BRAD AARONSON DTG LAS VEGAS, LLC
Day Phone (323)860-4988 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6922 HOLLYWOOD BLVD, 9TH FLOOR
HOLLYWOOD, CA 90028
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1340577 ☐ Foreign
Effective Expire
Name ULTRASIGNS
Day Phone (702)431-1729 x Eve Phone Organization
Pager PIN # Position
Fax (702)431-3585 Mobile Profession
E-Mail
Address 10 RESEARCH LANE
LAS VEGAS, NEVADA 89101
Seasonal Addr

Valid From To
Comments Lyndsee Veltre

Report Date 01/13/2014 09:52 AM

Submitted By

Page 6

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

MASTER SIGN PLAN

Y Parent Project link required? Hearing Type
Y Will this go to City Council? Public or Admin? PUBLIC

Staff Recommendation APPROVAL

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/11/2014	PC	SCHEDULED		0	0	0
NEDDOWES	10/31/2013	CBURNEY	12/31/2013			

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

MSP Application

Report Date 01/13/2014 09:52 AM

Submitted By

Page 7

Employee Employee ID	Last	First	MI	Comments
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	11/13/2013 14:04		0.00
	LINDSEY VELTRE, ULTRASIGNS INC CK 020295, 702.431.1729. AP 248877, PRJ 51851				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED

OCT 31 2013

Application/Petition For: MASTER SIGN PLAN - MAJOR AMENDMENT
Project Address (Location) 206 NORTH THIRD ST. LAS VEGAS, NV 89101
Project Name DOWNTOWN GRAND HOTEL CASINO Proposed Use HOTEL CASINO
Assessor's Parcel #(s) 139-34-514-008 Ward # 5
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 501,531 Floor Area Ratio 2.92
Gross Acres 3.12 Lots/Units NA Density NA
Additional Information _____

PROPERTY OWNER 221 NORTH 3RD LV, LLC Contact BRAD AARONSON
Address 6922 HOLLYWOOD BLVD 9TH FLOOR Phone: (323) 860-4988 Fax: _____
City HOLLYWOOD State CA Zip 90028BA
E-mail Address BAaronson@cimgroup.com

APPLICANT DTG 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 ULTRASIGNS INC. Contact LYNDSEE VELTRE
Address 10 RESEARCH LANE Phone: (702) 431-1729 Fax: (702) 431-3585
City LAS VEGAS State NV Zip 89101
E-mail Address LVeltre@Ultrasigns.com

By: 221 North 3RD LV, LLC:

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 Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20 _____.

(see attached notary)

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>MSP-51851</u>
Meeting Date:	<u>01/14/14</u> <u>02/11/14</u>
Total Fee:	<u>830.00</u>
Date Received:	<u>10/31/13</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

RECEIVED

OCT 31 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5

6
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

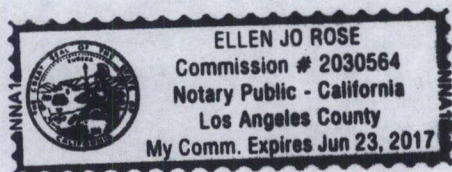
on this 7th day of October, 2013,
by Date Month Year

(1) Shaul Kuba

(2) _____

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Place Notary Seal Above

Signature

Ellen Jo Rose
Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: 221 North 3rd LV, LLC - Master Sign Plan Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

MSP-51851



RECEIVED
OCT 31 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MASTER SIGN PLAN - MAJOR AMENDMENT
Project Address (Location) 206 N. THIRD STREET. LAS VEGAS, NV 89101
Project Name DOWNTOWN GRAND HOTEL & CASINO Proposed Use HOTEL CASINO
Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 Ward # 5
General Plan: existing X proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage 501,531 Floor Area Ratio 2.92
Gross Acres 3.12 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER 220 NORTH 4TH ST., LV LLC Contact BRAD AARONSON
Address 6922 HOLLYWOOD BLVD Phone: (323) 860-4988 Fax: _____
City HOLLYWOOD State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

APPLICANT DTG LAS VEGAS, LLC Contact BRAD AARONSON
Address 6922 HOLLYWOOD BLVD Phone: (323) 860-4988 Fax: _____
City HOLLYWOOD State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE ULTRASIGNS INC. Contact LYNDSEE VELTRE
Address 10 RESEARCH LANE Phone: (702) 431-1729 Fax: (702) 431-3585
City LAS VEGAS State NV Zip 89101
E-mail Address LVeltre@Ultrasigns.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.

By: 220 North 4th St. LV, LLC
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 Shawn Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____.
(see attached notary)

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # MSP-51851

Meeting Date: 02/11/14 PC

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.

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

RECEIVED
OCT 31 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

State of California

County of Los Angeles

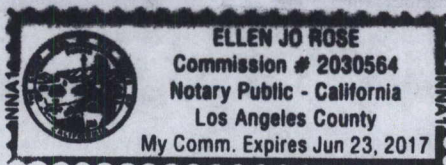
Subscribed and sworn to (or affirmed) before me

on this 7th day of October, 2013,
by *Date* *Month* *Year*

(1) Shaul Kuba

(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Place Notary Seal Above

Signature
Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: 220 North 4th Street LV, LLC - Master Sign Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

MSP-51851



DEPARTMENT OF PLANNING

RECEIVED
OCT 31 2013

STATEMENT OF FINANCIAL INTEREST

MSP-51851

Case Number: MSP - 49989

APN: 139-34-514-009, 139-34-510-019

Name of Property Owner: 220 NORTH 4TH ST. LV, LLC

Name of Applicant: DTG LAS VEGAS, LLC

Name of Representative: LYNDSEE VELTRE

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: _____

By: 220 North 4th St. LV, LLC:

Signature of Property Owner: By:

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

(see attached notary)

Notary Public in and for said County and State

MSP-51851



DEPARTMENT OF PLANNING

RECEIVED

OCT 31 2013

STATEMENT OF FINANCIAL INTEREST

MSP-51851

Case Number: MSP - 49989 APN: 139-34-514-008

Name of Property Owner: 221 NORTH 3RD LV, LLC

Name of Applicant: DTG LAS VEGAS, LLC

Name of Representative: LYNDSEE VELTRE

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: _____

By: 221 North 3RD LV, LLC:

Signature of Property Owner: [Signature]

Print Name: Shawn Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

(see attached notary)

Notary Public in and for said County and State

RECEIVED
OCT 31 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5

6
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

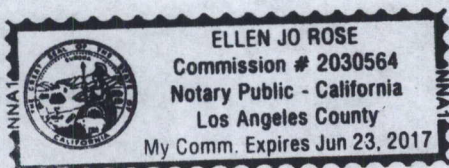
on this 7th day of October, 2013,
by Date Month Year

(1) Shaul Kuba

(2) _____

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Place Notary Seal Above

Signature

Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: 221 North 3rd LV, LLC - Master Sign Plan Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

MSP-51851

Lyndsee Veltre

From: Steve Swanton <sswanton@LasVegasNevada.GOV>
Sent: Wednesday, September 18, 2013 1:05 PM
To: Lyndsee Veltre
Subject: RE: DOWNTOWN GRAND

Hi Lyndsee,

We archived a couple of them so they are no longer available. The one that's still hanging out there, **PREAPP2013-000264**, is empty (nothing was uploaded to it). I thought you were all finished with DTG, but I guess not!

Here is the electronic agenda link to the Minor. You should be able to download the PDF from there ("Supporting Documentation").

<http://www5.lasvegasnevada.gov/sirepub/pubmtgframe.aspx?meetid=1370&doctype=Agenda>

Steve Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
Voice: 702-229-4714
Fax: 702-474-7463

sswanton@lasvegasnevada.gov

DTG - MSP - 45919

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.

From: Lyndsee Veltre [<mailto:lveltre@ultrasigns.com>]
Sent: Wednesday, September 18, 2013 12:20 PM
To: Steve Swanton
Subject: DOWNTOWN GRAND

Hey Steve,

I hope the week is going well for you. I have been so busy trying to get this Downtown Grand project finished up I haven't had a lot of time to do much else but I still need to talk to you about the PBR sign. I was wondering if you could do me a HUGE favor, it seems that I did not save an electronic copy of the application & SOFI for the MSP minor amendment we did and I was hoping that you could email this to me by chance? I filled out an application on EPLAN awhile back for the major amendment we need on the Downtown Grand but never heard anything about a pre-app meeting. I swear, everything I do on EPLAN never works out for me! Is that request/application on EPLAN or did it get erased? If you could send me the old application & SOFI on the minor so I have it that would be great! I need to get this major amendment going on the Downtown Grand like yesterday so if you could let me know where I stand on this & I can figure out what I need to do to get this going, I would really appreciate it!! Please let me know if you have any questions or concerns. Have a great day!

Thanks,

Lyndsee Veltre

RECEIVED

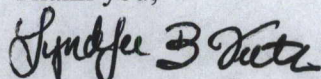
OCT 31 2013

City of Las Vegas
Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

To Whom it May Concern,

This letter is in regards to the Downtown Grand Hotel & Casino located at 206 N. Third Street in Downtown Las Vegas. We are requesting a major amendment to the Master Sign Plan #45919 that has already been approved and also had a minor amendment done administratively. We are requesting an additional freestanding sign, Sign #31, that is 12 in height and 15 square feet of sign area. This sign's functionality is as a directional sign due to the unique entrance conditions as the main entrance to the Port Cochere area, where the main casino valet is located is along Stewart Ave. The main entrance to the Casino faces Fourth Street and there is a small turn in opening along Fourth Street. Since Fourth Street is a one way street only this poses a hardship on getting patrons into the Valet area at the Port Cochere. We are requesting this sign to be located along Fourth Street before the small drive so that it can catch passing traffic to turn into the casino before they pass it and back up traffic. This sign will alleviate any confusion for entry and also help with the flow of traffic along Fourth Street and into the Casino. Due to the existing layout of the area with the landscaping, curbs and sidewalks we will be able to fully maintain the required setback, this being said, this is why we are requesting a 12' tall sign. I understand this sign's functionality is actually a directional but due to the location we need to get it up off the ground and the maximum height of 7' for a directional sign will not be enough height here to grab attention so this is the main reason why we are asking for a 12' sign here. Also we are requesting a painted on sign, Sign #2, that originally had an animated LED display in this location which was relocated to the large tri-sided marquee sign on Third Street. With this relocation, this left a large blank wall. In going with the whole "Old era warehouse" design motif, we already have some painted on letters that have a distressed look on the brick wall on this elevation that are indirectly lit with goosenecks so we are requesting the same type of sign here. This painted on sign we are requesting will also have a distressed look as to seem like it has been up for years and faded after time. This sign does not meet the illumination requirements due to the indirect goosenecks so we are requesting a waiver for the illumination. This property is very different than any other in the downtown area and we would like to maintain the integrity of this very different design model.

Thank you,



Lyndsee B. Veltre
Ultrasigns Inc
Las Vegas Division
10 Research Lane
Las Vegas, NV 89101

MSP-51851

APN(S) 139-34-514-008

WHEN RECORDED MAIL TO:

c/o LL Timeshare LV, LLC
6922 Hollywood Blvd., Suite 900
Los Angeles, CA 90028

MAIL PROPERTY TAX STATEMENTS TO:

LL Timeshare LV, LLC
6922 Hollywood Blvd., Suite 900
Los Angeles, CA 90028

297781-TL (c)

(110-1)

20071008-0000656

Fee: \$22.00 RPTT: \$938.40
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: 10

QUITCLAIM DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHASE TS, LLC, a Nevada limited liability company, does hereby release and forever quitclaim to LL TIMESHARE LV, LLC a Nevada limited liability company with an address of 6922 Hollywood Blvd., Suite 900, Los Angeles, CA 90028, all of its right, title and interest in and to that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to any restrictions of record.

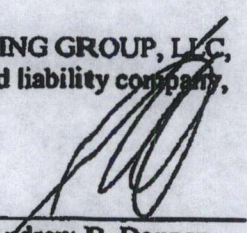
RECEIVED

OCT 3 1.2013

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

CHASE TS, LLC, a Nevada limited liability company:

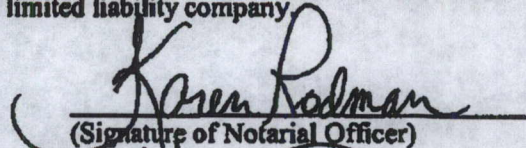
By: RESORT GAMING GROUP, LLC,
a Nevada limited liability company,
its Manager

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.


(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)

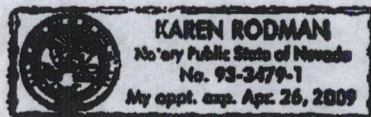


EXHIBIT "A"

Commitment No.: TS-2072332-LV27

The land situate in the State of Nevada, County of Clark and being more particular described as follows:

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), 1379.97 (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 (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 Records 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 (Measured) to the southerly right-of-way South 62 14'29" East (Recorded) South 62 14'13" East (Measured), 139.99 feet (Recorded) 1139.99 (Measured) to the point of beginning.

EXHIBIT "A"
(continued)

Commitment No.: TS-2072332-LV27

NOTE: THE ABOVE RECORDED METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 08, 2006 IN Book 20060508 as Instrument No. 5009.

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 Easements and Declaration of Covenants recorded May 8, 2006 in Book 20060508 as Instrument 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 Instrument No. 02334 in the Office of the County Recorder of Clark County,

Excepting from Parcels 1, 2, 3 and 4 above any fractional interest in the subject leasehold estate which have been previously conveyed to contract purchasers for value whether said conveyances are recorded or unrecorded. Said fractional interests include, but is not limited to, any unit week interval and the exclusive right and easement to use and occupy a "dedicated unit," and the "common furnishings," therein, together with the non-exclusive right to occupy the "common areas," as said "dedicated unit" and "common areas" are more particularly described in the Declaration of Covenants, Conditions and Restrictions for Lady Luck Resort Casino recorded August 4, 2003 in Book 20030804, as Instrument No. 02336 of Official Records ("the Declaration").

SCHEDULE 1
OF
EXHIBIT "A"

TABLE DESCRIPTION OF UNDIVIDED FRACTIONAL LEASEHOLD INTERESTS:

Unit Type	Unit	Week	Annual	Odd	Even
Chairman	0432	02 E	0	0	1
Chairman	0432	21 E	0	0	1
Chairman	0432	27 E	0	0	1
Chairman	0432	13 O	0	1	0
Chairman	0432	16 O	0	1	0
Chairman	0432	18 O	0	1	0
Chairman	0432	19 O	0	1	0
Chairman	0432	22 O	0	1	0
Chairman	0432	30 O	0	1	0
Chairman	0432	32 O	0	1	0
Chairman	0432	34 O	0	1	0
Chairman	0432	35 O	0	1	0
Chairman	0432	36 O	0	1	0
Chairman	0432	37 O	0	1	0
Chairman	0432	38 O	0	1	0
Chairman	0432	40 O	0	1	0
Chairman	0432	41 O	0	1	0
Chairman	0432	31 A	1	0	0
Chairman	0432	33 A	1	0	0
Chairman	0432	39 A	1	0	0
Executive	0433	02 E	0	0	1
Executive	0433	04 E	0	0	1
Executive	0433	10 E	0	0	1
Executive	0433	19 E	0	0	1
Executive	0433	23 E	0	0	1
Executive	0433	31 E	0	0	1
Executive	0433	43 E	0	0	1
Executive	0433	50 E	0	0	1
Executive	0433	51 E	0	0	1
Executive	0435	08 E	0	0	1
Executive	0435	16 E	0	0	1
Executive	0435	24 E	0	0	1
Executive	0435	48 E	0	0	1
Executive	0442	06 E	0	0	1
Executive	0442	09 E	0	0	1
Executive	0442	19 E	0	0	1
Executive	0442	40 E	0	0	1
Executive	0442	45 E	0	0	1
Executive	0444	30 E	0	0	1
Executive	0533	08 E	0	0	1
Executive	0533	10 E	0	0	1
Executive	0533	19 E	0	0	1
Executive	0533	25 E	0	0	1

SCHEDULE 1
of
Exhibit "A"

Executive	0533	27	E	0	0	1
Executive	0533	29	E	0	0	1
Executive	0535	01	E	0	0	1
Executive	0535	14	E	0	0	1
Executive	0535	25	E	0	0	1
Executive	0535	32	E	0	0	1
Executive	0535	37	E	0	0	1
Executive	0535	52	E	0	0	1
Executive	0542	18	E	0	0	1
Executive	0544	01	E	0	0	1
Executive	0544	02	E	0	0	1
Executive	0544	05	E	0	0	1
Executive	0544	14	E	0	0	1
Executive	0544	25	E	0	0	1
Executive	0544	28	E	0	0	1
Executive	0544	27	E	0	0	1
Executive	0544	32	E	0	0	1
Executive	0544	38	E	0	0	1
Executive	0544	42	E	0	0	1
Executive	0544	44	E	0	0	1
Executive	0544	46	E	0	0	1
Executive	0544	48	E	0	0	1
Executive	0544	49	E	0	0	1
Executive	0433	01	O	0	1	0
Executive	0433	12	O	0	1	0
Executive	0433	26	O	0	1	0
Executive	0433	38	O	0	1	0
Executive	0433	39	O	0	1	0
Executive	0433	41	O	0	1	0
Executive	0433	47	O	0	1	0
Executive	0433	48	O	0	1	0
Executive	0435	05	O	0	1	0
Executive	0435	14	O	0	1	0
Executive	0435	21	O	0	1	0
Executive	0435	30	O	0	1	0
Executive	0435	34	O	0	1	0
Executive	0435	36	O	0	1	0
Executive	0435	41	O	0	1	0
Executive	0435	45	O	0	1	0
Executive	0442	07	O	0	1	0
Executive	0442	29	O	0	1	0
Executive	0442	31	O	0	1	0
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Executive	0533	45	O	0	1	0
Executive	0535	09	O	0	1	0
Executive	0535	12	O	0	1	0
Executive	0535	15	O	0	1	0
Executive	0535	17	O	0	1	0
Executive	0535	29	O	0	1	0

SCHEDULE 1
of
Exhibit "A"

Executive	0433	06	A	1	0	0
Executive	0433	33	A	1	0	0
Executive	0433	36	A	1	0	0
Executive	0433	49	A	1	0	0
Executive	0435	10	A	1	0	0
Executive	0435	13	A	1	0	0
Executive	0435	22	A	1	0	0
Executive	0435	27	A	1	0	0
Executive	0435	32	A	1	0	0
Executive	0442	10	A	1	0	0
Executive	0442	15	A	1	0	0
Executive	0442	17	A	1	0	0
Executive	0442	22	A	1	0	0
Executive	0442	37	A	1	0	0
Executive	0442	44	A	1	0	0
Executive	0444	02	A	1	0	0
Executive	0444	06	A	1	0	0
Executive	0444	13	A	1	0	0
Executive	0444	19	A	1	0	0
Executive	0444	20	A	1	0	0
Executive	0444	21	A	1	0	0
Executive	0444	23	A	1	0	0
Executive	0444	28	A	1	0	0
Executive	0444	35	A	1	0	0
Executive	0444	36	A	1	0	0
Executive	0444	38	A	1	0	0
Executive	0444	40	A	1	0	0
Executive	0444	48	A	1	0	0
Executive	0533	04	A	1	0	0
Executive	0533	05	A	1	0	0
Executive	0533	09	A	1	0	0
Executive	0533	11	A	1	0	0
Executive	0533	13	A	1	0	0
Executive	0533	15	A	1	0	0
Executive	0533	26	A	1	0	0
Executive	0533	33	A	1	0	0
Executive	0533	43	A	1	0	0
Executive	0535	06	A	1	0	0
Executive	0535	13	A	1	0	0
Executive	0535	21	A	1	0	0
Executive	0535	27	A	1	0	0
Executive	0535	33	A	1	0	0
Executive	0535	38	A	1	0	0
Executive	0535	48	A	1	0	0
Executive	0535	51	A	1	0	0
Executive	0542	02	A	1	0	0
Executive	0542	05	A	1	0	0
Executive	0542	08	A	1	0	0
Executive	0542	10	A	1	0	0
Executive	0542	14	A	1	0	0
Executive	0542	15	A	1	0	0
Executive	0542	16	A	1	0	0

SCHEDULE 1
of
Exhibit "A"

Executive	0542	17	A	1	0	0
Executive	0542	19	A	1	0	0
Executive	0542	20	A	1	0	0
Executive	0542	21	A	1	0	0
Executive	0542	22	A	1	0	0
Executive	0542	23	A	1	0	0
Executive	0542	24	A	1	0	0
Executive	0542	25	A	1	0	0
Executive	0542	26	A	1	0	0
Executive	0542	27	A	1	0	0
Executive	0542	28	A	1	0	0
Executive	0542	29	A	1	0	0
Executive	0542	30	A	1	0	0
Executive	0542	31	A	1	0	0
Executive	0542	32	A	1	0	0
Executive	0542	33	A	1	0	0
Executive	0542	34	A	1	0	0
Executive	0542	35	A	1	0	0
Executive	0542	37	A	1	0	0
Executive	0542	38	A	1	0	0
Executive	0542	39	A	1	0	0
Executive	0542	40	A	1	0	0
Executive	0542	41	A	1	0	0
Executive	0542	42	A	1	0	0
Executive	0542	43	A	1	0	0
Executive	0542	44	A	1	0	0
Executive	0542	45	A	1	0	0
Executive	0542	46	A	1	0	0
Executive	0542	47	A	1	0	0
Executive	0542	48	A	1	0	0
Executive	0542	49	A	1	0	0
Executive	0542	50	A	1	0	0
Executive	0542	51	A	1	0	0
Executive	0542	52	A	1	0	0
Executive	0544	03	A	1	0	0
Executive	0544	04	A	1	0	0
Executive	0544	09	A	1	0	0
Executive	0544	13	A	1	0	0
Executive	0544	17	A	1	0	0
Executive	0544	24	A	1	0	0
Executive	0544	29	A	1	0	0
Executive	0544	30	A	1	0	0
Executive	0544	31	A	1	0	0
Executive	0544	34	A	1	0	0
Executive	0544	35	A	1	0	0
Executive	0544	39	A	1	0	0
Executive	0544	45	A	1	0	0
Executive	0544	50	A	1	0	0
Executive	0544	51	A	1	0	0
Executive	0544	52	A	1	0	0
Presidential	0427	25	A	1	0	0
Presidential	0427	26	A	1	0	0

SCHEDULE 1
of
Exhibit "A"

Presidential	0427	28	A	1	0	0
Presidential	0427	29	A	1	0	0
Presidential	0427	47	A	1	0	0
Presidential	0427	50	A	1	0	0
Presidential	0441	09	A	1	0	0
Presidential	0441	10	A	1	0	0
Presidential	0441	17	A	1	0	0
Presidential	0441	19	A	1	0	0
Presidential	0441	21	A	1	0	0
Presidential	0441	27	A	1	0	0
Presidential	0441	31	A	1	0	0

SCHEDULE 1
of
Exhibit "A"

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: EX0009
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.

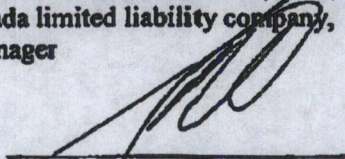
Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting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

11018311083129.1

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

CHASE TS, LLC, a Nevada limited liability company:

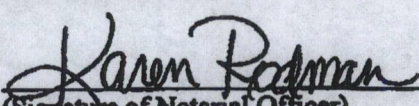
By: RESORT GAMING GROUP, LLC,
a Nevada limited liability company,
its Manager

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.


(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)



1101831083129.1

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.

110183W086964.2

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.

11018311086964.2

APN(S) 139-34-514-009

Q (3)

20071008-0000658

Fee: \$17.00 RPT: EX009
NE/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-TL (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.

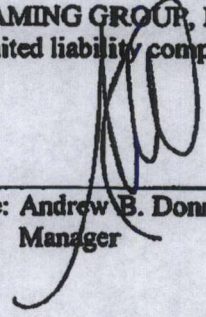
Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting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

1101831082497.4

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

DOWNTOWN RESORTS, LLC, a Nevada limited liability company

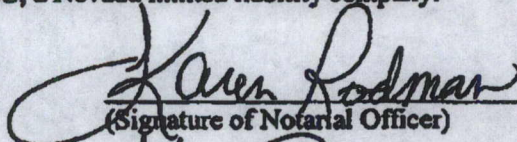
By: RESORT GAMING GROUP, LLC,
a Nevada limited liability company,
its Manager

By: 

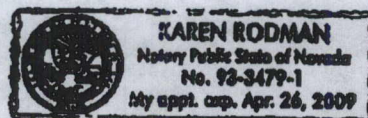
Name: Andrew B. Donner
Title: Manager

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.


(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)



11018311082497.4

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

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.