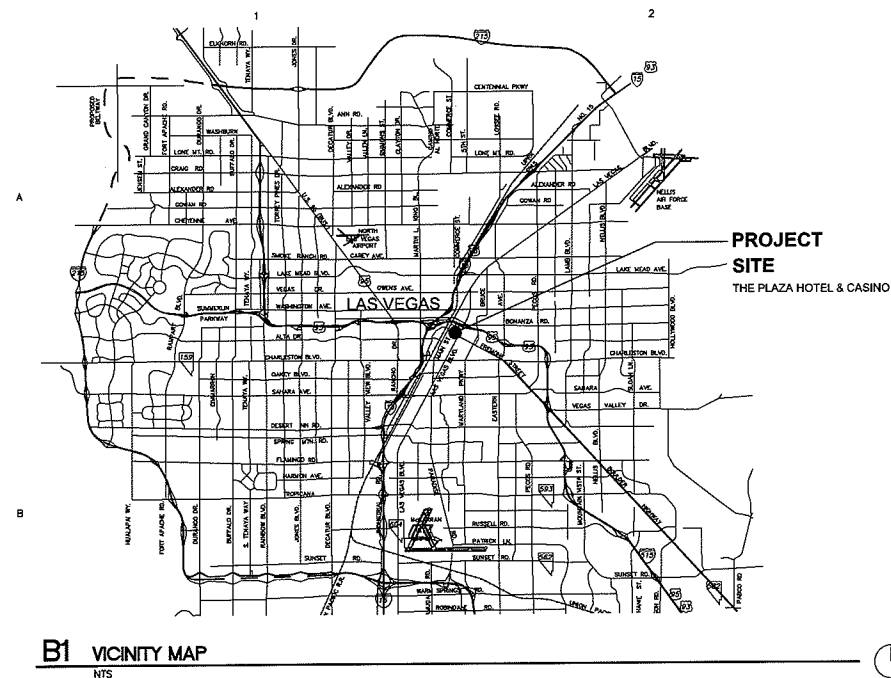
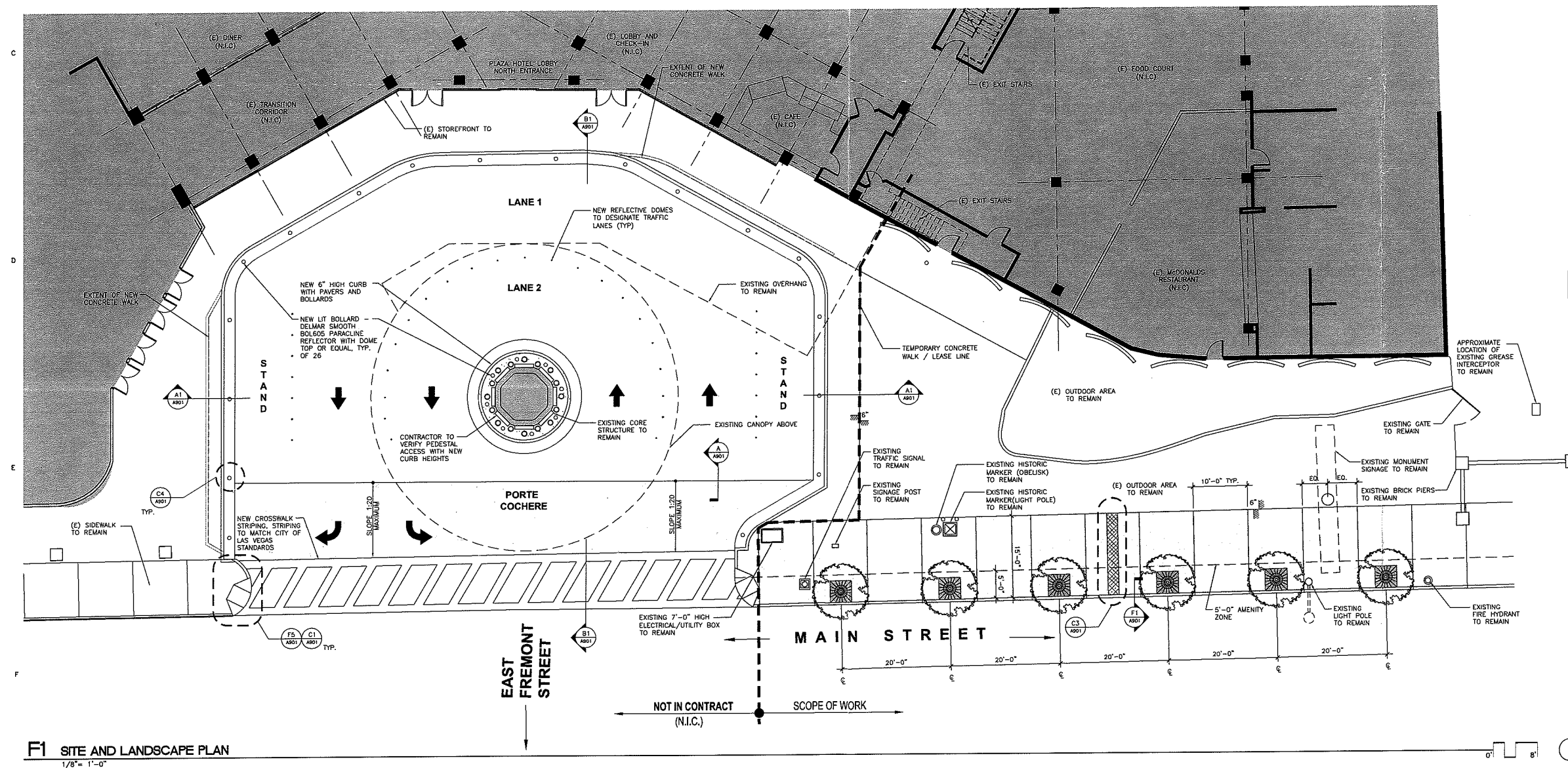




GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF WALL FINISH FOR EXTERIOR WALLS TYPICAL - OR AS OTHERWISE INDICATED ON PLAN.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE FOR PATCHING, REPLACING AND REPAIRING ANY FIREPROOFING MATERIALS DAMAGED DURING DEMOLITION OR CONSTRUCTION PER LOCAL JURISDICTION REQUIREMENTS.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS FOR CONSTRUCTION.
5. CONCRETE: PROVIDE 4500 PSI CONCRETE STRENGTH WITH #10 6X6 CONCRETE WIRE MESH. COLOR AND FINISH AS INDICATED ON DRAWINGS.

DWA
DOUG WALTON / ARCHITECT PLLC
5215 PONDEROSA WAY
LAS VEGAS, NEVADA 89118
TEL 702 220 3900



LAS VEGAS

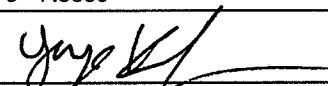
THE PLAZA HOTEL & CASINO

MAIN ENTRY PAVING IMPROVEMENTS

PROJECT NO: 101221
FILE: ---
DRAWN: RWK
DATE: MAY 18, 2011
REVISION: DESCRIPTION

PERMIT ISSUE

DECEIVED
SITE AND LANDSCAPE
PLAN JUN 21 2011
SDR-42227

THIS FORM <u>MUST ACCOMPANY</u> THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.				
APN(s):	139-34-101-006		Application Purpose:	Site Development Plan Review (Minor)
Location:	1 South Main Street		Application Purpose:	Sidewalk Improvements and Outdoor Dining Area
Ward:	3 - Reese		Pre-App. Meeting Date:	05/09/11
Planner's Signature:			Submittal Deadline:	Minor Review - Within 60 Days
Planner:	Yorgo Kagafas, Planner II - 229-6196 Mike Howe, Planner I - 229-6821		Earliest PC / CC Meeting Dates:	Minor Review
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.				

copy

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

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

- 1. Applicant is proposing alterations to the existing porte-cochere, curbs, and driveway entrance.
- 2. Unused vehicle circulation will be removed in order to add pedestrian and outdoor dining/entertainment space at the northeast corner of the site at Main & Fremont (adjacent to McDonald's).
- 3. Applicant will need to show the appropriate 15-foot wide Downtown Centennial Plan North-South Streetscape Standard with a 10-foot wide sidewalk and 5-foot amenity zone. 36"-box shade trees (Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache or other drought-tolerant trees as approved by staff) shall be planted at 15 to 20 foot intervals. If waivers to the Downtown Centennial Plan are requested, this request will be required to go to Planning Commission w/ public hearing.

4. Historic Marker + light pole to remain.

copy

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

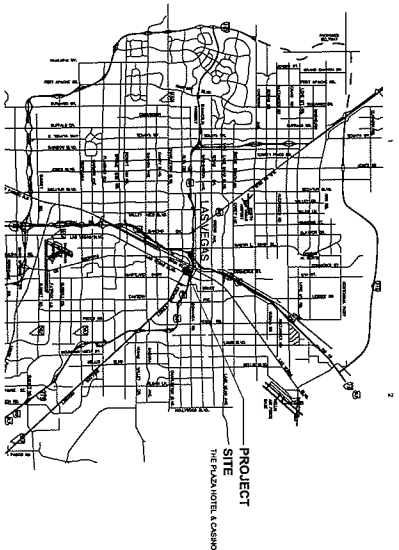
Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) 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")	Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SDR	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☐	☐	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$	\$	\$		
☐	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:			\$500.00			
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS						
North arrow, scale, and vicinity map All property lines and present dimensions labeled All building setbacks labeled All adjacent existing land uses and street names labeled All points of ingress and egress shown ADA accessibility requirements shown/labeled Parking standard(s) utilized: Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total All free-standing sign locations shown and heights and sizes noted			Folded Plans (5, plus 1 per application):				6		
			Colored, Rolled Plans:				1		
			Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
			NOTES:						
☐	☒	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS						
North arrow, scale, and vicinity map All property lines and present dimensions labeled All required perimeter landscape planters shown All required parking lot fingers/islands shown Quantity, size, species/variety of all trees, shrubs, and ground cover			Folded Plans (1 per application):				0		
			Colored, Rolled Plans:				0		
			Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
			NOTES: Landscape/streetscape information may be included with the site plans.						
☒	☒	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS						
Scale and building dimensions labeled North, south, east, and west elevations of all buildings All building materials and colors noted All wall sign locations shown and sizes noted			Folded Plans (1 per application):				0		
			Colored, Rolled Plans:				0		
			Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
			NOTES: Elevations of affected areas only (adjacent restaurant, if applicable to the request)						
☒	☒	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS						
Scale and building dimensions labeled North arrow and scale All building entrances/exits shown Use of all rooms noted/labeled Maximum Occupancy (per I.B.C.) Seating Capacity (where applicable)			Folded Plans (1 per application):				0		
			Rolled Plans:				0		
			Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
			NOTES: Floor plans of affected areas only (adjacent restaurant, if applicable to the request)						
***CONTINUED NEXT PAGE									

RECEIVED
JUN 21 2011

City Of Las Vegas Department Of Planning Pre-Application Conference Notes					CYCLE 7
Project Name: Union Plaza - Curb and Sidewalk Modification Proposal					
APN(s):	139-34-101-006		Pre-app Date:	05/09/11	
Location:	1 South Main Street		Meeting Location:	DSC Conference Room 3A - 321	
Ward #:	5 - Barlow	Acres:	1.49	Time:	1:00 p.m.
Ownership Info:	T-U P R L L C			Last Change of Ownership Date:	10/17/06
	Phone: (702)-	Fax: (702)-	Email:		
Applicant Info:	Plaza Casino & Hotel				
	Phone: (702)-	Fax: (702)-	Email:		
Representative Info:	Doug Walton, Architect PLLC				
	Phone: (702)-220-3900	Fax: (702)-	Email:		
Use:	Existing:	Hotel with Gaming Establishment, Non-restricted			
	Proposed:	No change proposed			
General Plan:	Existing:	C (Commercial)			
	Proposed:	No change proposed			
Zoning:	Existing:	C-2 (General Commercial)/ M (Industrial)			
	Proposed:	No change proposed			
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay - 200'; Downtown Casino Overlay District; Central Casino Core; Live-Work				
	Special Land Use Designation (per plan, if applicable): C (Commercial) - Downtown Redevelopment Area				
☒ Meeting ☐ Conversation Record ☐ Telephone Record					
Between CLV Planning Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:					
Name	Company/Department	Phone	Fax	Email	
1. Doug Walton	Doug Walton Architect PLLC	220-3900	220-3503		
2.					
3.					
4.					
5.					
6.					
7.					
8. Yorgo Kagafas	CLV - Planning	229-6196			
9.	CLV - Finance (Business License)	229-6321	383-0769		
10.	CLV - PW - Dev Co	229-6578	474-7599		
11.	CLV - PW - Traffic	229-6901 / 6880			
12.	CLV - PW - Flood	229-6541	382-8551		
13.	CLV - Building and Safety	229-6251	382-1731		
14.	CLV - Fire and Rescue	229-0366	229-0124		
15.	CLV - Office of Business Development	229-6551	385-3128		
OR: ☐ see Meeting Attendance Sheet					

RECEIVED
JUN 21 2011



- GENERAL NOTES**
1. EXISTING AND TO BE REMOVED SHALL BE SHOWN BY DASHED LINES.
 2. EXISTING AND TO BE REMOVED SHALL BE SHOWN BY DASHED LINES.
 3. EXISTING AND TO BE REMOVED SHALL BE SHOWN BY DASHED LINES.
 4. EXISTING AND TO BE REMOVED SHALL BE SHOWN BY DASHED LINES.
 5. EXISTING AND TO BE REMOVED SHALL BE SHOWN BY DASHED LINES.



LAS VEGAS

**THE PLAZA
HOTEL &
CASINO**

**MAIN ENTRY PAVING
IMPROVEMENTS**

DATE: 01/23/11
BY: J. L. L. 10/11
CHECKED: J. L. L. 10/11
APPROVED: J. L. L. 10/11

PERMIT ISSUE

**PERMIT
PLAN
A201**

F1 SITE AND LANDSCAPE PLAN

1/2" = 1'-0"

EAST FREMONT STREET

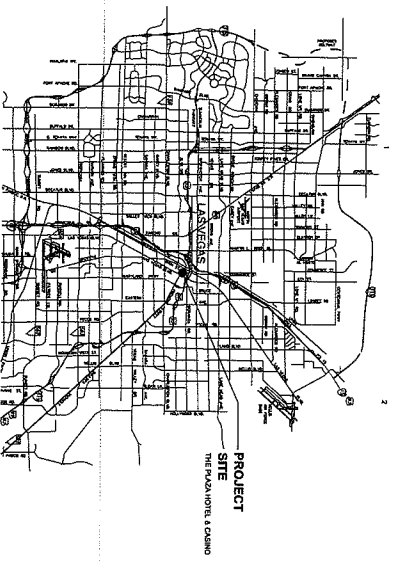
NOT IN CONTRACT (ALC)

SCOPE OF WORK

DECEMBER 11

JUN 21 2011

SDR-42227



- GENERAL NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.

DVWA
DESIGN/CONSTRUCTION
1000 W. WILLOW AVE.
SUITE 200
LAS VEGAS, NV 89102
TEL: 702.333.3300

LAS VEGAS

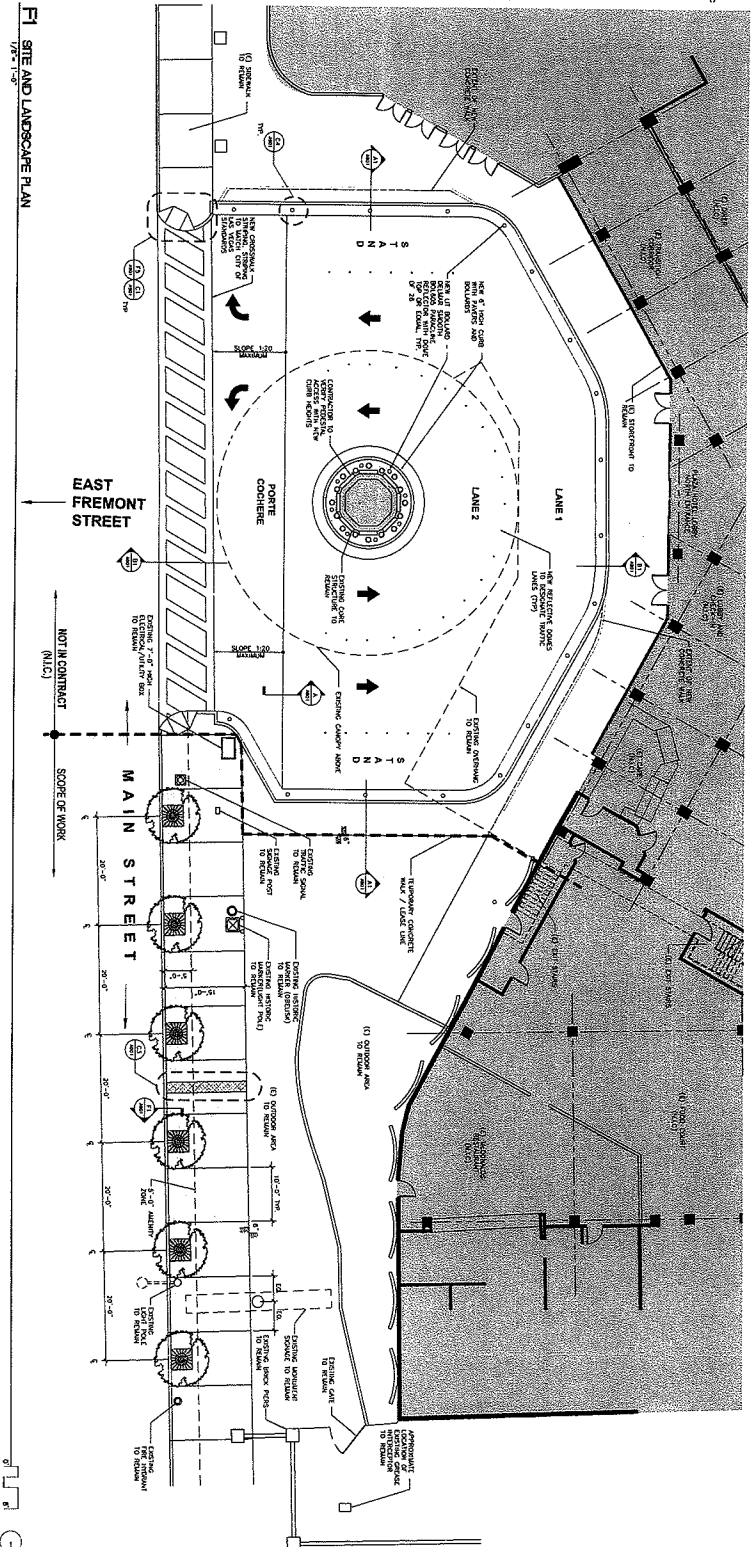
**THE PLAZA
HOTEL &
CASINO**
MAIN ENTRY PAVING
IMPROVEMENTS

PROJECT NO. 102231
DATE: JUN 16, 2011
DRAWN BY: [Signature]

PERMIT ISSUE
JUN 21 2011

DECEMBER 10
SITE NO. 102231
PLAN NO. 102231
SDR-42227

F1 SITE AND LANDSCAPE PLAN



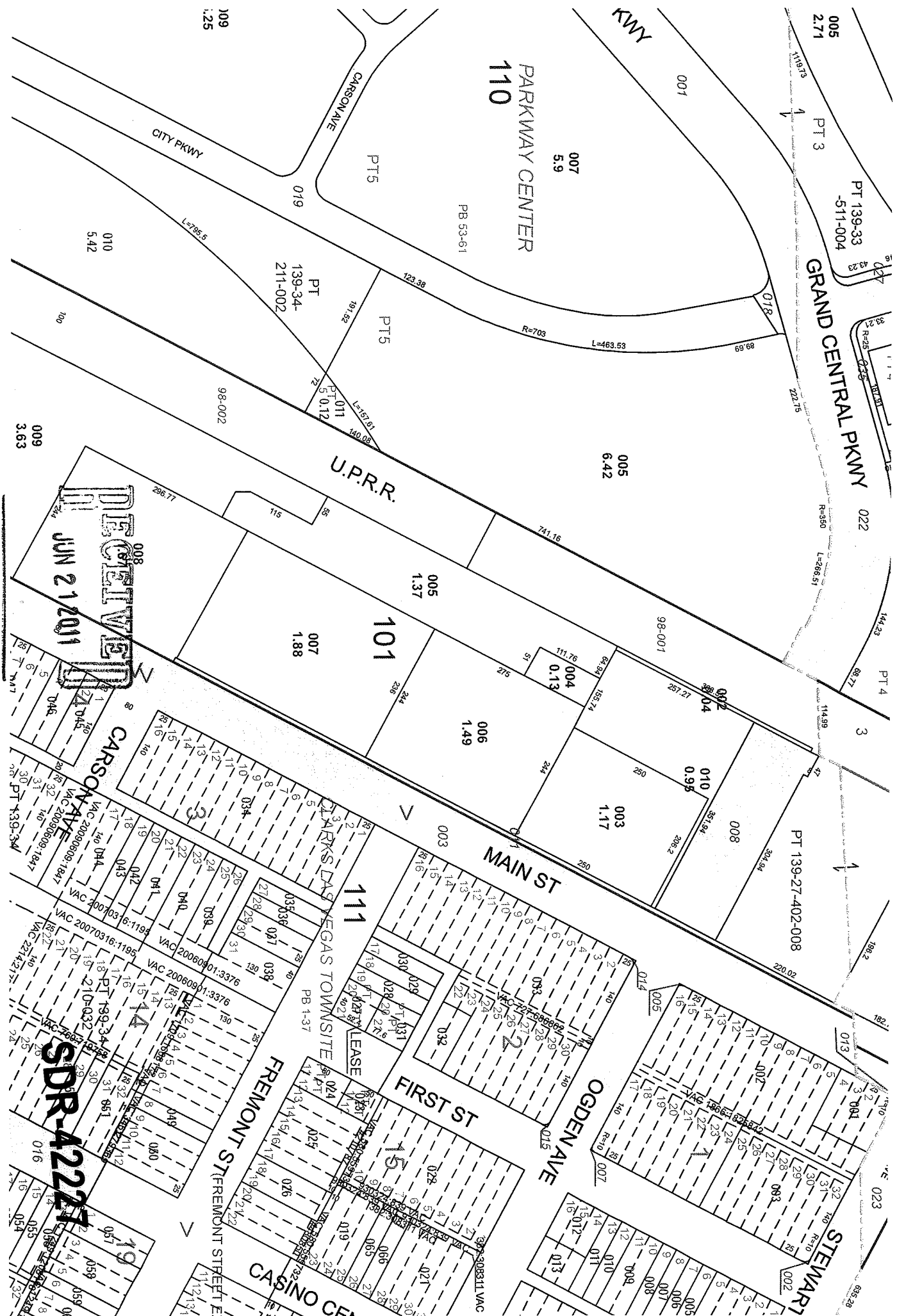
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163	162	161	
176	177	178	

19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

7	3
8	4
5	1





July 13, 2011

Mr. Jonathan Jossel
T-UPR, LLC
1 South Main Street
Las Vegas, Nevada 89101

**RE: SDR-42227 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Jossel:

Your request for possible action on a request for a Minor Site Development Plan Review FOR SIDEWALK IMPROVEMENTS AND PLAZA AREA ON A PORTION OF 1.49 ACRES at 1 South Main Street (APN 139-34-101-006), C-2 (General Commercial) and M (Industrial) Zones, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

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

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/21/11, except as amended by conditions herein.
3. Street trees shall be 36-inch box trees specified as either Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

FM-0073-07-11



6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. In accordance with Title 13.12 of the City's municipal code, dedicate or grant easements for a 48-foot half street on Main Street adjacent to this Site prior to the issuance of permits for this Site. If it is determined that the Union Pacific Railroad is the underlying owner, this condition may be modified by staff to only require dedication or easement of those portions of the required 48-foot have street that are owned by the applicant.
9. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Main – Commerce One-Way Couplet project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. Submit an Encroachment Agreement for all landscaping and private improvements in the Main Street public right-of-way prior to this issuance of a permit for constructing these improvements in the Main Street right-of-way. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures 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.

Mr. Jonathan Jossel
SDR-42227 - Page Three
July 13, 2011

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

This action by the Department of Planning staff on July 13, 2011 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 Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Doug Walton
DWA, PLLC
5215 Ponderosa Way
Las Vegas, Nevada 89118

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: JULY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DWA, PLLC - OWNER: T-UPR, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42227	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SDR-42227 CONDITIONS

Planning

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5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

YK

Conditions Page Two

July 2011 - Administrative Review Meeting

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

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8. In accordance with Title 13.12 of the City's municipal code, dedicate or grant easements for a 48-foot half street on Main Street adjacent to this Site prior to the issuance of permits for this Site. If it is determined that the Union Pacific Railroad is the underlying owner, this condition may be modified by staff to only require dedication or easement of those portions of the required 48-foot half street that are owned by the applicant.
9. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Main - Commerce One-Way Couplet project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. Submit an Encroachment Agreement for all landscaping and private improvements in the Main Street public right-of-way prior to this issuance of a permit for constructing these improvements in the Main Street right-of-way. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures 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.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to modify the existing driveway to allow for a future outdoor entertainment and/or dining area in front of the building adjacent to Main Street. A portion of the front driveway will be removed, leaving a circular porte cochere. The removed section of driveway will be replaced with sidewalks and street landscape per Downtown Centennial Plan standards with the remaining area left as a plaza. The proposed development is in compliance with all Downtown Centennial Plan design standards; therefore, staff administratively approves this Site Development Plan Review request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/12/70	The City Council approved Rezoning (Z-0001-70) from C-V (Civic) and C-2 (General Commercial) zones to M (Industrial) zone for a hotel on 7.34 acres on the west side of Main Street between Ogden Avenue and Carson Avenue.

<i>Most Recent Change of Ownership</i>	
10/17/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
4/14/11	A Building Permit (#185461) was issued for hotel lobby store front improvements at 1 Main Street.
6/13/11	A Building Permit (#187865) was issued for front sidewalk improvements at 1 Main Street.
6/27/11	The Gaming Establishment, Non-restricted (Hotel and Casino) at 1 Main Street is currently closed with no active business licenses.

<i>Pre-Application Meeting</i>	
05/09/11	Staff reviewed the Site Development Plan Review application requirements and confirmed with the applicant that all Downtown Centennial Plan design standards would need to be met for staff to administratively consider the request.

Staff Report Page Two
July 2011 - Administrative Review Meeting

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

06/30/11

Staff conducted a field check of the site and found the Casino/Hotel closed for remodeling. The site was secured and well maintained.

Details of Application Request**Site Area**

Net Acres 1.49

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Gaming Establishment, Non-restricted and Hotel, Motel or Hotel Suites	C (Commercial)	M (Industrial)
			C-2 (General Commercial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Gaming Establishment, Non-restricted and Hotel, Motel or Hotel Suites	C (Commercial)	M (Industrial)
			C-2 (General Commercial)
East	Gaming Establishment, Non-restricted and Hotel, Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
West	Right-of-Way (Railroad)	Right-of-Way (Railroad)	Right-of-Way (Railroad)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
A-O (Airport Overlay) District 200 Feet	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		N/A
Trails – Tortoise	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Main Street	Primary Arterial	Master Plan of Streets and Highways	90	N

Pursuant to Downtown Centennial Plan, the following standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Sidewalks	10 feet wide	10 feet wide	Y
Amenity Zone	5 feet from back of curb	5 feet from back of curb	Y
Street Trees	1 Shade Tree per 20 linear feet	1 Shade Tree per 20 linear feet	Y

ANALYSIS

The applicant is requesting to enhance the front of the existing property by reducing the driveway to create useable outdoor commercial space. The remaining driveway will have two lanes and be circular in design, creating an inviting porte cochere for the property. The removed driveway will be replaced with Downtown Centennial Plan streetscape standards, including 10-foot wide sidewalks, shade trees every 20 linear feet within a five foot wide amenity zone at the back of the curb. These improvements will satisfy the Tortoise Trail requirements. The remaining area will be left for outdoor plaza space. The new tenants will then have the option of using the space for outdoor entertainment and/or dining. These improvements will encourage outdoor activities and foster a lively pedestrian environment.

The specific variety of shade tree is not specified on the submitted landscape plan. Condition Number 3 has been added to require that the shade tree species adhere to the Downtown Centennial Plan standards.

Since the requested improvements further the goals of the Las Vegas Redevelopment Plan and adhere to all development standards of the Downtown Centennial Plan, staff administratively approves this Site Development Plan Review request.

FINDINGS (SDR-42227)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

YK

Staff Report Page Four
July 2011 - Administrative Review Meeting

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed streetscape enhancements and outdoor space are compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed enhancement to the property is consistent with the General Plan and meets all design standards in the Downtown Centennial Plan and Title 19.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is off of Main Street and directly across the street from Fremont Street. An intersection is created by the new driveway and Fremont Street bisected by Main Street. An existing signal at this intersection allows for safe turns in all directions.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are appropriate for the area and adhere to all city requirements.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The improvements will create a pleasing environment and are harmonious and compatible with the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

All improvements will be subject to inspection and approval by city staff.

APPROVALS 0

PROTESTS 0



June 27, 2011

Mr. Jonathan Jossel
T-UPR, LLC
1 South Main Street
Las Vegas, Nevada 89101

**RE: SDR-42227 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Jossel:

Your request for possible action on a request for a Minor Site Development Plan Review FOR SIDEWALK IMPROVEMENTS AND PLAZA AREA ON A PORTION OF 1.49 ACRES at 1 South Main Street (APN 139-34-101-006), C-2 (General Commercial) and M (Industrial) Zones, Ward 5 (Barlow), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Doug Walton
DWA, PLLC
5215 Ponderosa Way
Las Vegas, Nevada 89118

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-42227

HAND DELIVERED

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

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS
PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

SDR-42227 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT: DWA, PLLC - OWNER: T-UPR, LLC - For possible action on a request for a Minor Site Development Plan Review FOR SIDEWALK IMPROVEMENTS AND PLAZA AREA ON A PORTION OF 1.49 ACRES at 1 South Main Street (APN 139-34-101-006), C-2 (General Commercial) and M (Industrial) Zones, Ward 5 (Barlow).

MINOR REVIEW ADMINISTRATIVE: ***JULY 15, 2011***

PLANNING SUPERVISOR: **STEVE GEBEKE** ☒ **ADMINISTRATIVE**

Comments Due: ***ASAP***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**

City of Las Vegas 400 Stewart Ave Las Vegas, NV 89101-2927				SDR Application			
Report Date		06/23/2011 10:40 AM		Submitted By		Page 1	
A/P # 42227 SITE DEVELOPMENT PLAN REVIEW							
Application Information							
Stages							
Processed		Date / Time		By		Date / Time	
Approved		06/21/2011 16:56		983510		Temp COO	
Final						COO Issued	
						Expires	
Associated Information							
Type of Work				# Plans		0	
Dept of Commerce				# Plans		0	
Priority				☒ Auto Reviews		Bill Group	
						Valuation	
						Declared Valuation	
						0.00	
						Calculated Valuation	
						0.00	
						Actual Valuation	
						0.00	
Description of Work							
SDR-42227 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT: DWA, PLLC - OWNER: T-UPR, LLC - For possible action on a request for a Minor Site Development Plan Review FOR A SIDEWALK IMPROVEMENTS AND OUTDOOR DINING AREA at 1 South Main Street (APN: 139-34-101-006), C-2(General Commercial) Zone and M (Industrial) Zone, Ward 5 (Barlow).							
Parent A/P #							
Project #		42227		Project/Phase Name		UNION PLAZA	
Size/Area		1.49 ACRE		Size Description		Phase #	
Proposed Start				Proposed Stop		Subdivision Code	
% Complete Formula						% Completed 0.00	
Property/Site Information							
Parcel		13934101006					
Location							
Owner/Tenant							
Contact ID		AC1299215		Name		T-UP R L L C	
Mailing Address		1 MAIN ST		Organization			
City		LAS VEGAS		State/Province		NV	
ZIP/PC		89101-6370		Country		☐ Foreign	
Day Phone				Evening Phone			
Fax				Mobile #			
A/P Linked Addresses							
No Addresses are linked to this Application							
Linked Addresses							
1 S MAIN ST LAS VEGAS, 89106-							
A/P Addresses							
No Other Addresses are associated to this Application							
Linked Parcels							
No Parcels are linked to this Application							
A/P Linked Parcels							
13934101006							

Applicants/Contacts

PrimaryEffectiveNameDay PhonePagerFaxE-MailAddressSeasonal Addr

N
T-U P R L L C

1 MAIN ST
LAS VEGAS, NV 89101-6370

CapacityOWNER
Expire

Eve Phone
PIN #
Mobile

Organization
Position
Profession

Contact IDAC1299215

☐ Foreign

Valid From

To

CommentsNo Comments
CONTACT ADDITIONAL

WORKCARD: Work Card #

0

Expiration Date

CONTACT REQUIREMENTS

License #Orientation Attended

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

There are no items in this list

PrimaryEffectiveNameDay PhonePagerFaxE-MailAddressSeasonal Addr

Y
DWA,PLLC
(702)220-3900 x
(702)220-3503
5215 PONDEROSA
LAS VEGAS, NB 89118

CapacityAPPL
Expire

Eve Phone
PIN #
Mobile

Organization
Position
Profession

Contact IDAC1890007

☐ Foreign

Valid From

To

CommentsDOUG WALTON

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date06/23/2011 10:40 AMSubmitted ByPage 3

CONTACT ADDITIONAL

WORKCARD: Work Card #0

Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
There are no items in this list					

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
451123 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
451122 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
451133 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
451132 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
451124 FLOOD #1 (FLOOD CONTROL)	Incomplete
451131 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
451125 ROW #1 (RIGHT-OF-WAY)	Incomplete
451130 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
451129 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
451128 SURVEY #1 (SURVEY)	Incomplete
451127 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
451126 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(SUSTAINABLE COMPONENT?)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	06/21/2011 16:58	500.00
	Total Unpaid	0.00	Total Paid500.00

City of Las Vegas 400 Stewart Ave Las Vegas, NV 89101-2927		SDR Application	
Report Date	06/23/2011 10:40 AM	Submitted By	Page 4
Inspections			
There are no Inspections for this Report			
Review Activities Review # Comments	Review Type	#	Status Waived Issued Started Completed Comp By
451122	DEVCO	1	Incomplete ☐
451123	B&S PLAN	1	Incomplete ☐
451124	FLOOD	1	Incomplete ☐
451125	ROW	1	Incomplete ☐
451126	TRAFFIC	1	Incomplete ☐
451127	TEFO	1	Incomplete ☐
451128	SURVEY	1	Incomplete ☐
451129	SID	1	Incomplete ☐
451130	SEWER	1	Incomplete ☐
451131	LAND DEV	1	Incomplete ☐
451132	FIRE ENG	1	Incomplete ☐
451133	ENGDESIGN	1	Incomplete ☐
Activity Review Details			
Detail	SUBMITTAL CHECKLIST (SDR)	Modified By	BSTICKA
Comments	No Comments		
SUBMITTAL CHECKLIST			
Indicate if item is being submitted			
Y	Pre-Application Conference Checklist	Y	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Building Elevations (1 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	Y	Laser Print Site Plan
N	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation
Y	Business Licensing Requirements Met		
N	Business License Exempt		

City of Las Vegas 400 Stewart Ave Las Vegas, NV 89101-2927					SDR Application				
Report Date		06/23/2011 10:40 AM			Submitted By		Page 5		
Check Conditions Condition Supervisor Required		Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned		
No Conditions									
Project #	A/P Type	Status	Stage	Relation					
No children exist for this project									
Planning Condition	Description			Effective	Expire	Comments			
There is no planning condition for this project.									
SITE PLAN REVIEW									
N	DINA Required?	N	Project of Regional Significance?	Entitlement Exercised?					
N	Parent Project link required?	Sustainable Component?							
N	Will this go to the City Council?								
Hearing Type	Public, Non-Public, Admin?	ADMIN	Is there a condition of approval for a Required Review?						
Staff Recommendation	If yes, when does it need to be reviewed?								
Meeting Information									
Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS			
08/09/2011	ADMIN	SCHEDULED		0	0	0			
BSTICKA	06/21/2011								
Template Type	A/P #	A/P Type	Status	Stage					
No children exist for this project									
Employee Employee ID	Last	First	MI	Comments					
No Employee Entries									
Log Action Comments	Description			Entered By	Start	Stop	Hours		
PAYMNT	CO NAME WHO PICKED UP CONTACT#			970040	06/21/2011 16:58		0.00		
	DOUG WALTON, 702.220.3900, DOUG WALTON/ARCHITECT PLLC CK 1295								
No Model Home Details									



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____
Project Address (Location) 1 South Main Street
Project Name Plaza Curb Modification Proposed Use _____
Assessor's Parcel #(s) 139-34-101-006 Ward # _____
General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.49 Lots/Units _____ Density _____
Additional Information Existing Hotel & Casino

PROPERTY OWNER T-UPR, LLC Contact Jonathan Jossel
Address 1 South Main Street Phone: (702) 386-2526 Fax: (702) 386-2552
City Las Vegas State NV Zip 89101
E-mail Address jjossel@tamares.com

APPLICANT DWA, PLLC Contact Doug Walton
Address 5215 Ponderosa Way Phone: (702) 220-3900 Fax: (702) 220-3503
City Las Vegas State NV Zip 89118
E-mail Address doug@dwalttonarch.com

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

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 Ivy Greenberg, CFO, T-UPR, LLC

Subscribed and sworn before me

This 26 day of MAY, 20 06

Notary Public in and for said County and State New York, New York

SAYEED IRAT
Notary Public, State of New York
Registration #01SA6226453
Qualified in Queens County
Commission Expires Aug. 9, 2014

FOR DEPARTMENT USE ONLY

Case # SDR-42227
Meeting Date: ADMIN
Total Fee: \$500
Date Received: 6/21/11
Received By: [Signature]

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

Appendix Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42227** APN: 139-34-101-006

Name of Property Owner: T-UPR, LLC

Name of Applicant: PLAZA HOTEL & CASINO

Name of Representative: JONATHAN JOSSEL

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: _____

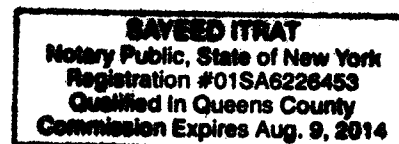
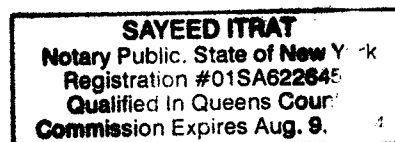
Signature of Property Owner: ^{officer} [Signature]

Print Name: Ivy Greenberg, CFO T-UPR, LLC

Subscribed and sworn before me

This 14 day of JUNE, 20 11

[Signature]
Notary Public in and for said County and State



PROJECT JUSTIFICATION LETTER

April 20, 2011

Project:
Plaza Casino & Hotel
Curb and Sidewalk Modification
One Main Street, Las Vegas 89101
Assessors Parcel Numbers: **139 34 101 006**

Owner and Applicant:
Tamares Real Estate Holdings, Inc.
One Main Street
Las Vegas, NV 89101
Jonathan Jossel, Vice President of Development

Correspondent:
Doug Walton / Architect PLLC
5215 Ponderosa Way
Las Vegas, Nevada 89118
702 220 3900
Doug Walton, Principal

The intent of this project is to modify the existing curb cut and drive aisle access in the front of the Plaza Hotel & Casino to provide for future tenant(s) outdoor activities.

The Plaza Casino & Hotel is located at One Main Street at the west end of the Fremont Experience canopy in Downtown Las Vegas and is governed by the Downtown Centennial Plan Overlay. The site is 1.49-acres and zoned C-2 General Commercial at the Main Street frontage.

A section of drive access approximately 45 feet in width is to be replaced with a sidewalk built to City standards. The rest of the existing drive area will eventually be infilled so as to be contiguous with the existing sidewalk and create a level open plaza area to be used for future tenant outdoor activities. Refer to attached existing and proposed plans.

A preliminary meeting was held on October 13, 2010 with representatives of City of Las Vegas Planning & Development, Public Works and Traffic Engineering. Meeting Notes are attached.

As a follow up to this meeting, it was confirmed by Jack Bergan, Chief Engineer for The Plaza, that the existing grease interceptor can be pumped out from as far as 400 feet away, which would allow maintenance service to be provided from the main entry (approximately 150 feet). Service vehicles will not impede traffic on Main Street. The frequency of service is about every three months, takes about 15 minutes and can be performed at any time, day or night.

The existing Plaza entry / drop off area will be slightly expanded and will be of sufficient size and turning radii to accommodate trucks, vans and limos. Stacking is available for approximately 6-8 cars while still allowing another 20-24 vehicles to move freely through the entry area.

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JUN 21 2011

SDR-42227

Summary:

By removing unused vehicle circulation to the north of the existing Plaza Hotel & Casino entry and returning it to a pedestrian-friendly domain for outdoor activities, the Fremont Street Experience, The Plaza and downtown Las Vegas at large would all benefit by an expanded and enhanced pedestrian environment.

The project endeavors to be consistent with the concepts and standards of The Downtown Centennial Plan and the 2020 Master Plan. The applicant shares in the vision for the redevelopment of the original downtown core into a premier artistic, cultural, civic, financial and urban residential center.

m:\110331 plaza global services\100 general\108 agency corresp\curb modifications justification letter 2011 04 20.doc

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JUN 21 2011
SDR-42227

**UNANIMOUS WRITTEN CONSENT
OF
THE SHAREHOLDER AND BOARD OF DIRECTORS OF TAMARES REAL ESTATE
HOLDINGS INC.**

The undersigned ("**Lapo**"), which is the sole shareholder of Tamares Real Estate Holdings, Inc., a Delaware corporation (the "**Company**"), which is the sole member and manager of Tamares Holdings I LLC, a New York limited liability company ("**Holdings I**"), which is the managing member and sole member of T-C Partners LLC, a Delaware limited liability company ("**T-C Partners**"), which is the managing member and sole member of Tamares Las Vegas Partners LLC, a Delaware limited liability company ("**Las Vegas Partners**"), which is the managing member and sole member of Tamares Las Vegas Properties, LLC, a Delaware limited liability company ("**Las Vegas Properties**"), which is the manager and sole member of Tamares Real Estate Ventures, LLC, a Delaware limited liability company ("**Real Estate Ventures**"), which is the manager and sole member of T-UPR, LLC ("**T-UPR**"), a Delaware limited liability company, and the Board of Directors of the Company (the "**Board**"), by this Written Consent (this "**Consent**"), dated as of May 15, 2011, pursuant to Sections 1.9 and 2.7 of the Company bylaws and Delaware law, consents to the adoption of the following recitals and resolutions:

WHEREAS, the Corporation desires that Ivy Greenberg serve as the Chief Financial Officer of T-UPR;

NOW, THEREFORE, BE IT RESOLVED, that Ivy Greenberg, be, and hereby is, elected to serve as the Chief Financial Officer of T-UPR effective as of May 15, 2011 to remain in office until her respective successor is duly elected and qualified or until her death, resignation or removal, and that, in connection therewith, she shall have authority as such officer, to act as a signatory for T-UPR, LLC.

[Signature Page to Follow]

RECEIVED
JUN 21 2011

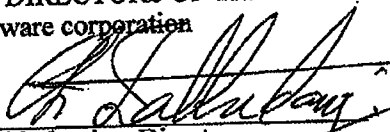
IN WITNESS WHEREOF, the undersigned has duly executed this Consent as of this 15th day of May, 2011.

LAPO ESTATES LTD., a Cayman Islands company

By: The Zabłudowicz United States Property Trust, constituted under Gibraltar law, its sole shareholder & authorized officer

By: 
Name: Dr. Fabio Botterini de Pelosi
Title: Authorized Signatory and Trustee

BOARD OF DIRECTORS OF TAMARES REAL ESTATE HOLDINGS, INC., a Delaware corporation

By: 
C. Zabłudowicz, Director

By: 
Dr. Fabio Botterini de Pelosi, Director

Being all Directors of Tamares Real Estate Holdings, Inc.

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JUN 21 2011

(4)

20061017-0005582

APN #: 139-34-101-004
139-34-101-005
139-34-101-006
139-34-101-007
139-34-101-008
139-34-101-009
139-34-201-003
139-34-201-007
139-34-201-016

Fee: \$17.00
N/C Fee: \$0.00

10/17/2006 15:03:53
T20060182841

Requestor:
BECKLEY SINGLETON CHTD

Charles Harvey GMC
Clark County Recorder Pgs: 4

**Amendment to Foreign
Limited-Liability Company**

Recording Requested by:
Bruce A. Leslie, Esq.

RETURN TO:
T-UPR, LLC
c/o Beckley Singleton, Chtd.
530 Las Vegas Blvd., South, 4th Floor
Las Vegas, NV 89101
Attn: Bruce A. Leslie, Esq.

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

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

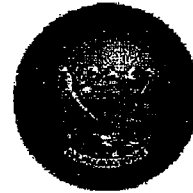
RECEIVED
JUN 21 2011

DEAN HELLER
Secretary of State

RENEE L. PARKER
Chief Deputy
Secretary of State

PAMELA RUCKEL
Deputy Secretary
for Southern Nevada

STATE OF NEVADA



OFFICE OF THE
SECRETARY OF STATE

CHARLES E. MOORE
Securities Administrator

SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings

ELICK HSU
Deputy Secretary
for Elections

Certified Copy

February 9, 2006

Job Number: C20060209-0031

Reference Number:

Expedite:

Through Date:

The undersigned filing officer hereby certifies that the attached copies are true and exact copies of all requested statements and related subsequent documentation filed with the Secretary of State's Office, Commercial Recordings Division listed on the attached report.

Document Number(s)	Description	Number of Pages
20060081267-52	Amendment	3 Pages/1 Copies



Respectfully,

DEAN HELLER
Secretary of State

By

Certification Clerk

Commercial Recording Division
202 N. Carson Street
Carson City, Nevada 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138

RECEIVED
JUN 21 2011

DEAN HELLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4296
(775) 684-5708
Website: secretaryofstate.biz

Entity #
LLC5400-2004
Document Number
20060081267-52

Date Filed:
2/8/2006 6:43:49 AM
In the office of

Dean Heller

Dean Heller
Secretary of State

Amendment to Foreign Limited-Liability Company

(PURSUANT TO NRS 86)

ABOVE SPACE IS FOR OFFICE USE ONLY

Amendment to Application for Registration of a Foreign Limited-Liability Company

(Pursuant to NRS 86 and Chapter 88)

1. Name of Foreign Limited-Liability Company:

Barrick-UPR, LLC

2. Name under which this Foreign Limited-Liability Company is currently conducting business in Nevada:

Barrick-UPR, LLC

3. The Articles have been amended as follows (provide article numbers, if available):*

The "FIRST" paragraph is amended to state as follows: "Then name of the limited liability company formed hereby is T-UPR, LLC."

4. If company name has been amended in section three, indicate name under which the Foreign Limited-Liability Company will now be conducting business in Nevada:

T-UPR, LLC

5. I hereby declare and affirm under the penalties of perjury that I am a manager in the above named Limited-Liability Company and that the execution of this amendment is my act and deed and that the facts stated herein are true:

[Signature]
Signature of Manager

2/7/06
Date

(SEE ATTACHED FOR AUTHORITY)

* 1) If adding managers, provide names and addresses.

2) If amending company name, it must contain the words "Limited-Liability Company," "Limited Company," or "Limited" or the abbreviations "Ltd.," "L.L.C.," or "L.C." The word "Company" may be abbreviated as "Co."

FILING FEE: \$175.00

IMPORTANT: Failure to include any of the above information and submit the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

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Barrick-UPR, LLC, a Delaware limited liability company

By: BC-UPR, LLC, a Delaware limited liability company, its sole member

By: Tamares Barrick Real Estate Ventures, LLC, a Delaware limited liability company, its sole member

By: Tamares Barrick Las Vegas Properties, LLC, a Delaware limited liability company, its managing member

By: Tamares Las Vegas Partners, LLC, a Delaware limited liability company, its managing member

By: T-C Partners, LLC, a Delaware limited liability company, its managing member

By: Concorde Capital, LLC, a Delaware limited liability company, its managing member

By: 
Name: Michael R. Treanor
Its: Managing Member

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