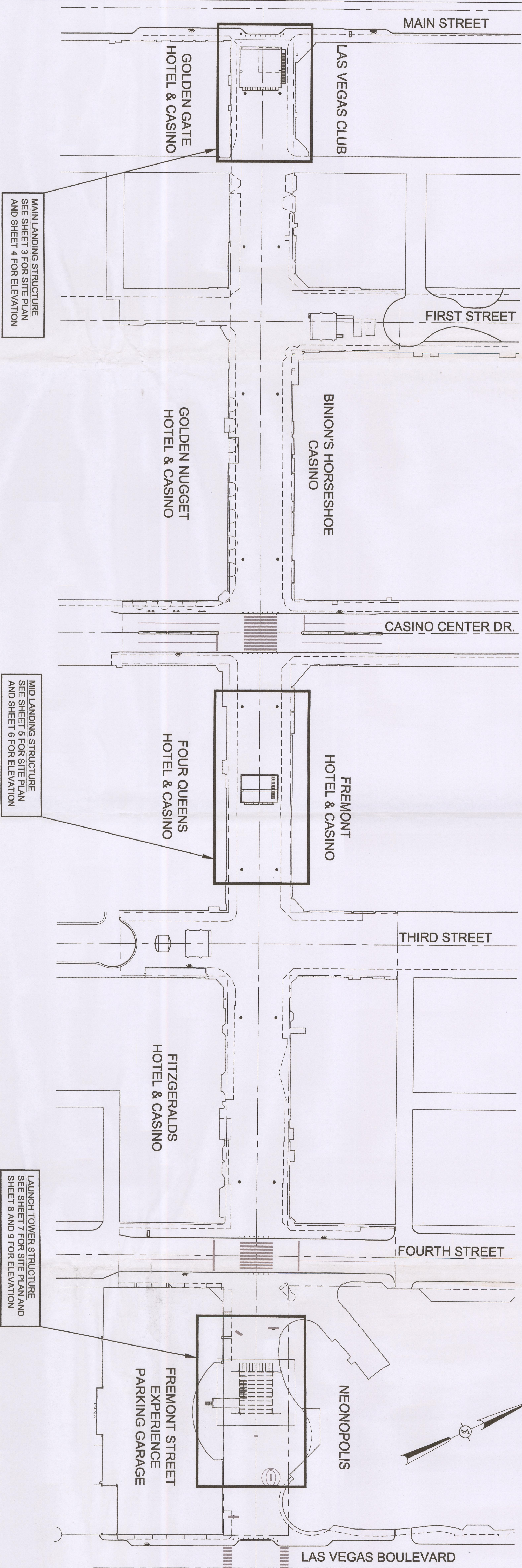


NO.	REVISION	DATE	APPR.

SIGMA
ENGINEERING
SOLUTIONS, INC.

313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN

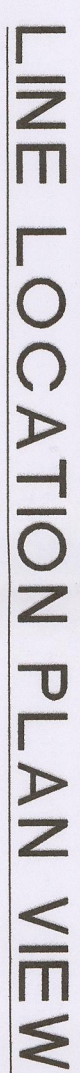
LOCATION PLAN

DESIGNED BY
JUN 23 2011

DRAWN BY	SIGMA
CHECKED BY	SIGMA
DATE	06/23/11
SCALE	

JOB NO. 11_0146

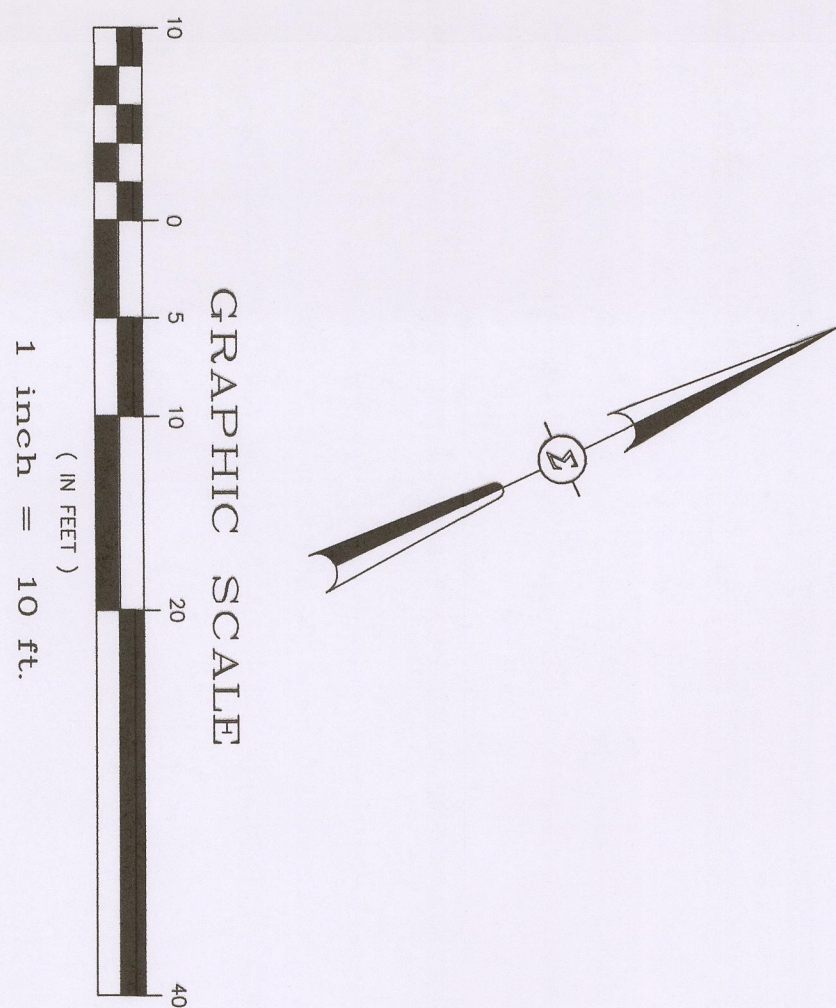
EXISTING CANOPY COLUMNS (TYP)
180'-0" SPACING (TYPICAL)



LINE SPACING AND PROOFRE



NO.	REVISION	DATE	APPR.



NO.	REVISION	DATE	APPR.

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN

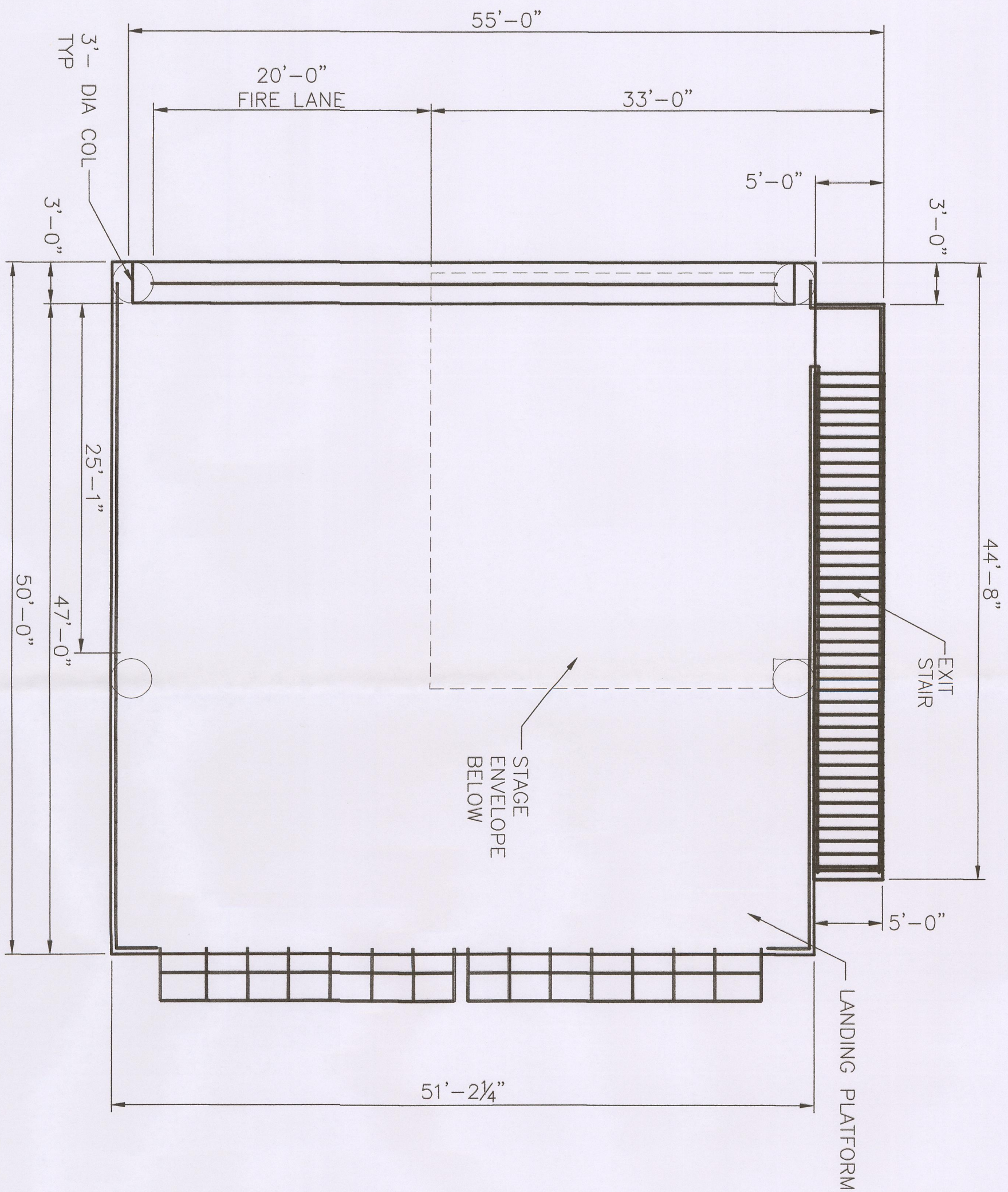
MAIN STREET LANDING

SIGMA
ENGINEERING
SOLUTIONS, INC.

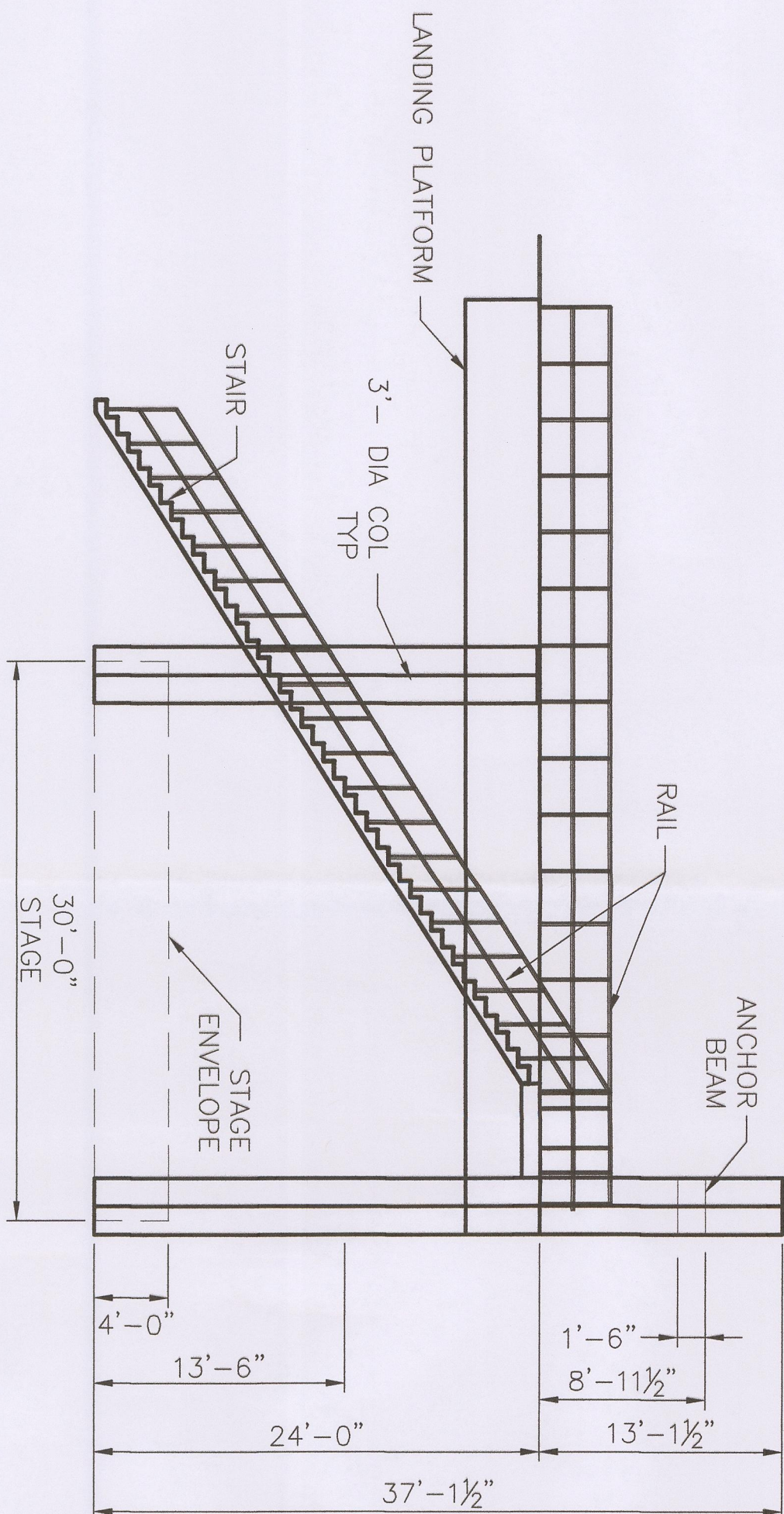
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

DRAWN BY	SIGMA
CHECKED BY	SIGMA
DATE	06/23/11
SCALE	

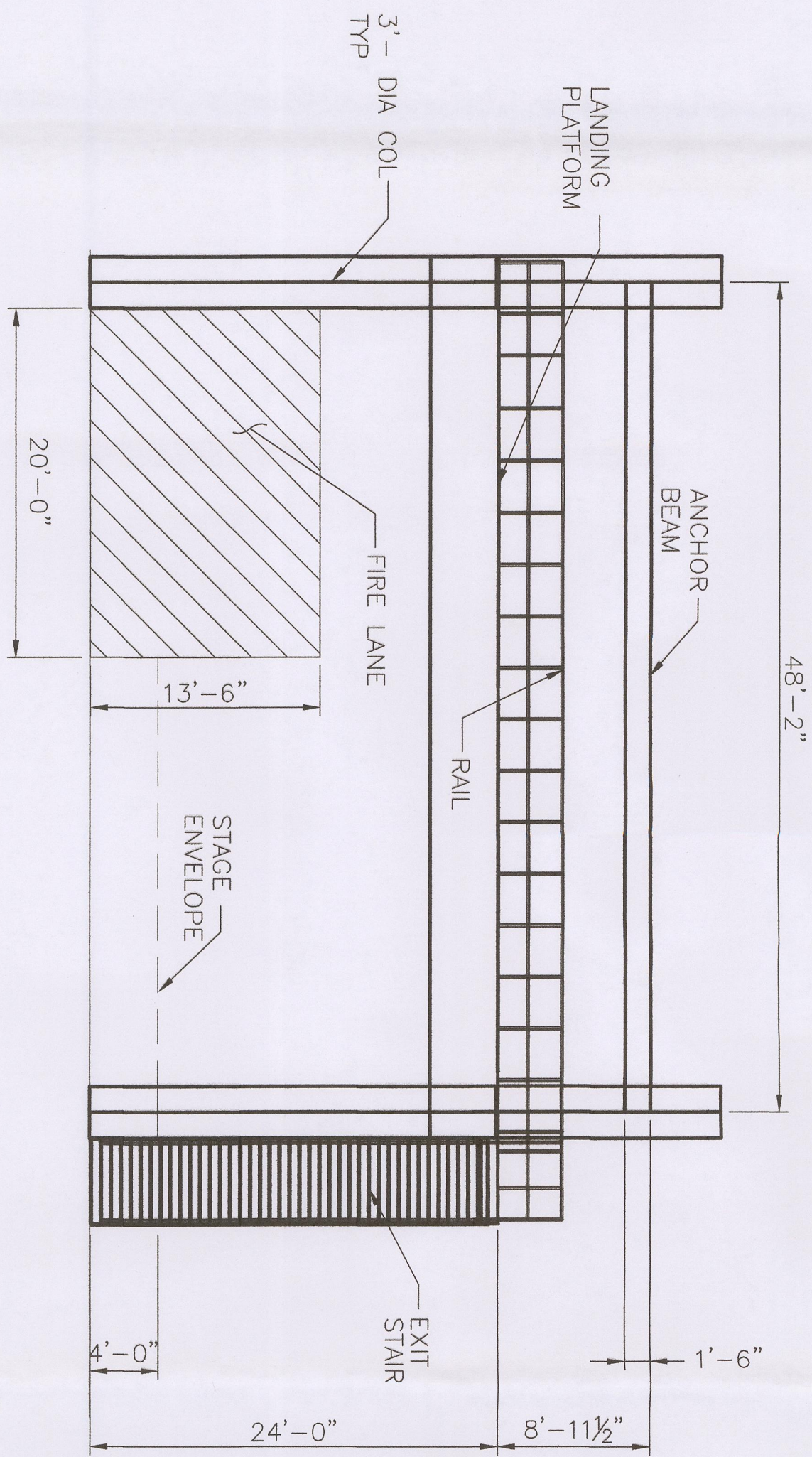
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PLAN



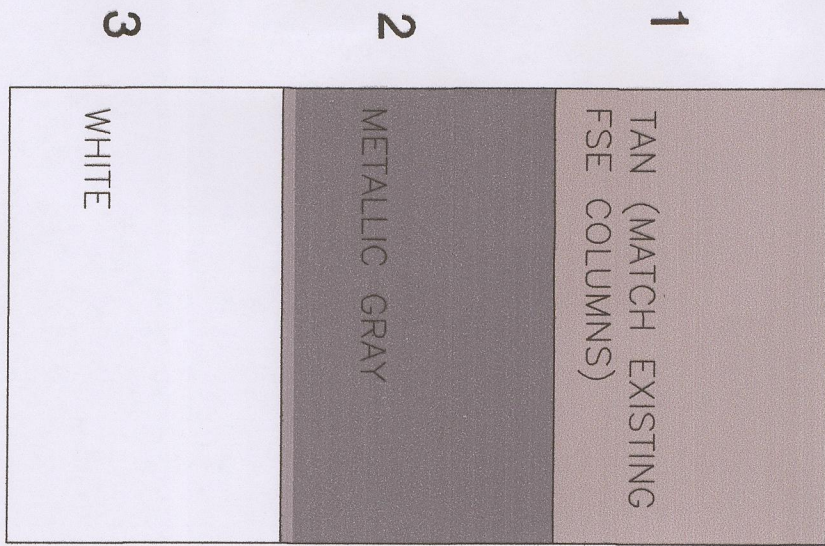
SIDE ELEVATION



FRONT ELEVATION



MAIN LANDING



NO.	REVISION	DATE	APPR.

SIGMA
ENGINEERING
SOLUTIONS, INC.
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
MAIN STREET LANDING



DRAWN BY SIGMA
CHECKED BY SIGMA
DATE 06/23/11
SCALE

JOB NO. 11_0146

NO.	REVISION	DATE	APPR.

MID LANDING



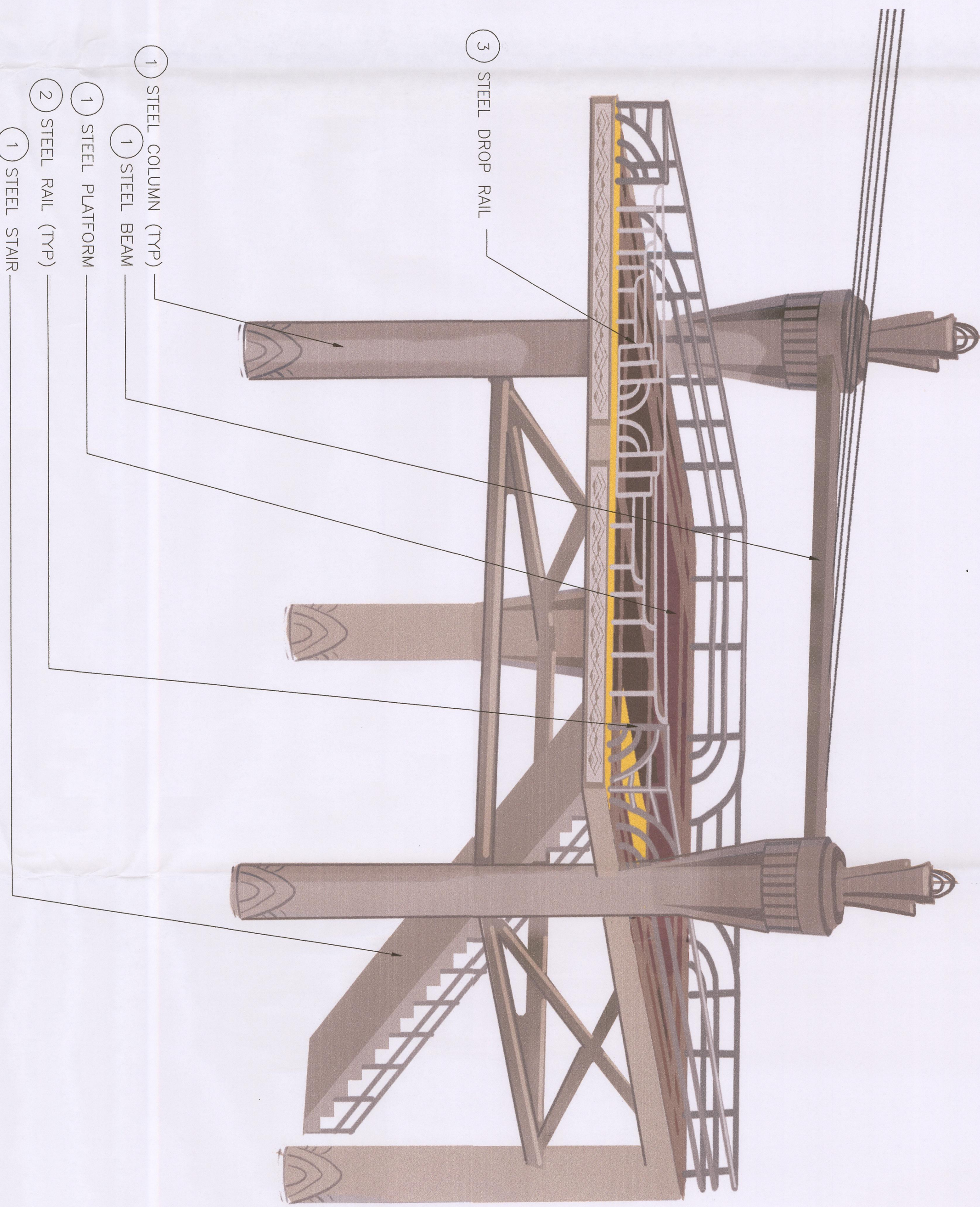
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CHECKED BY	SIGMA
DATE	06/23/11
SCALE	

JOB NO. 11_0146

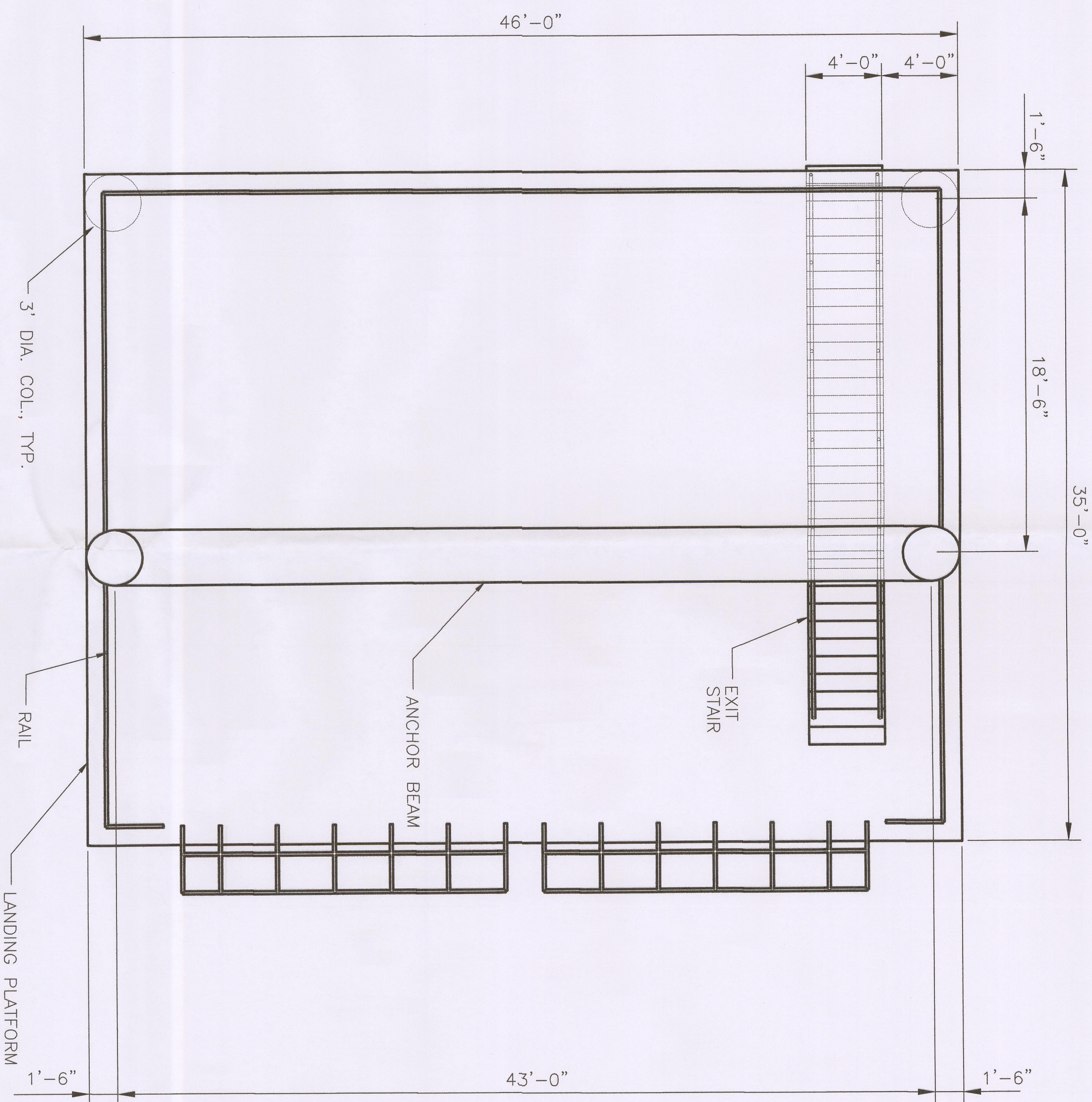
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SDR-42259

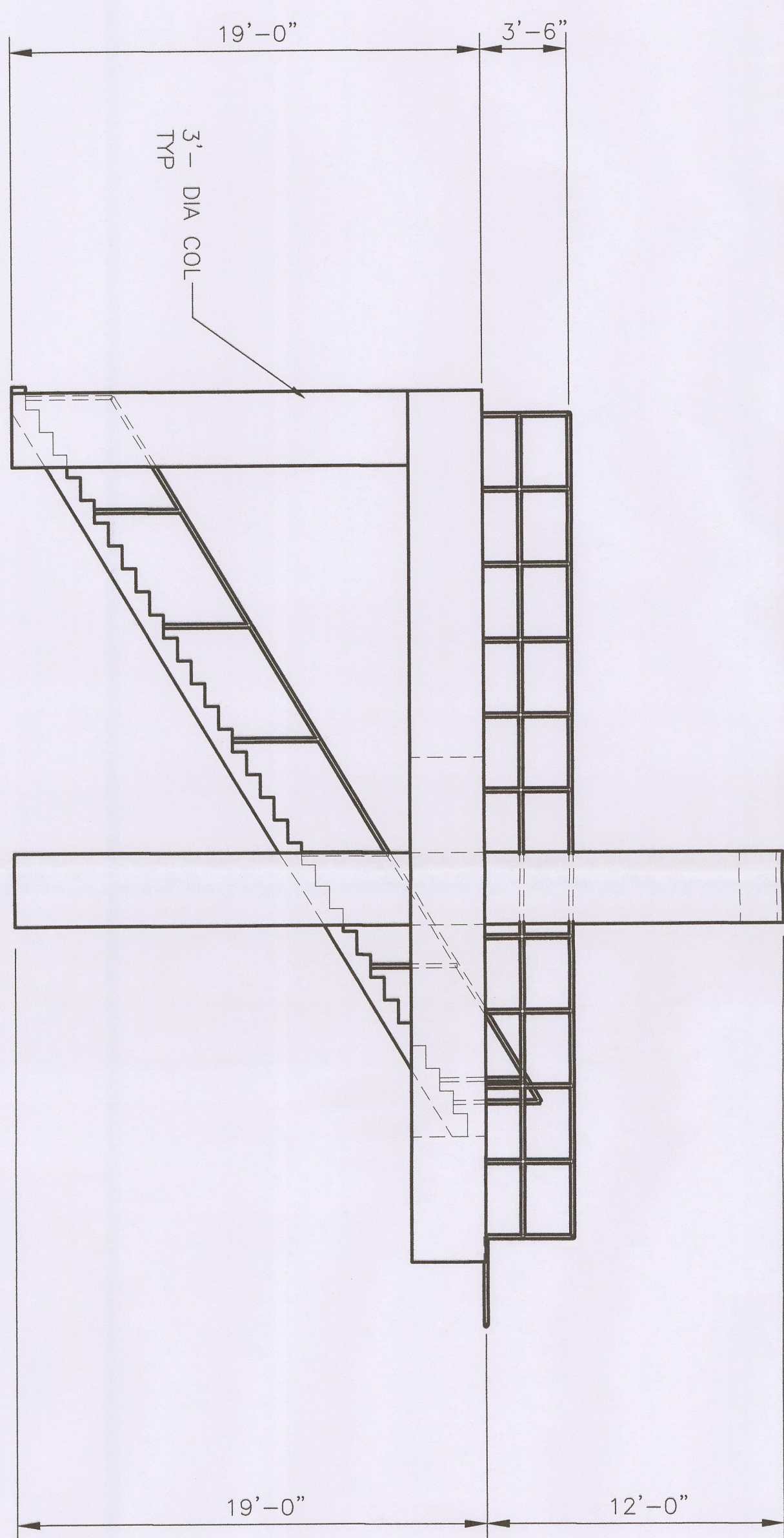
07/2011 MINOR REVIEW



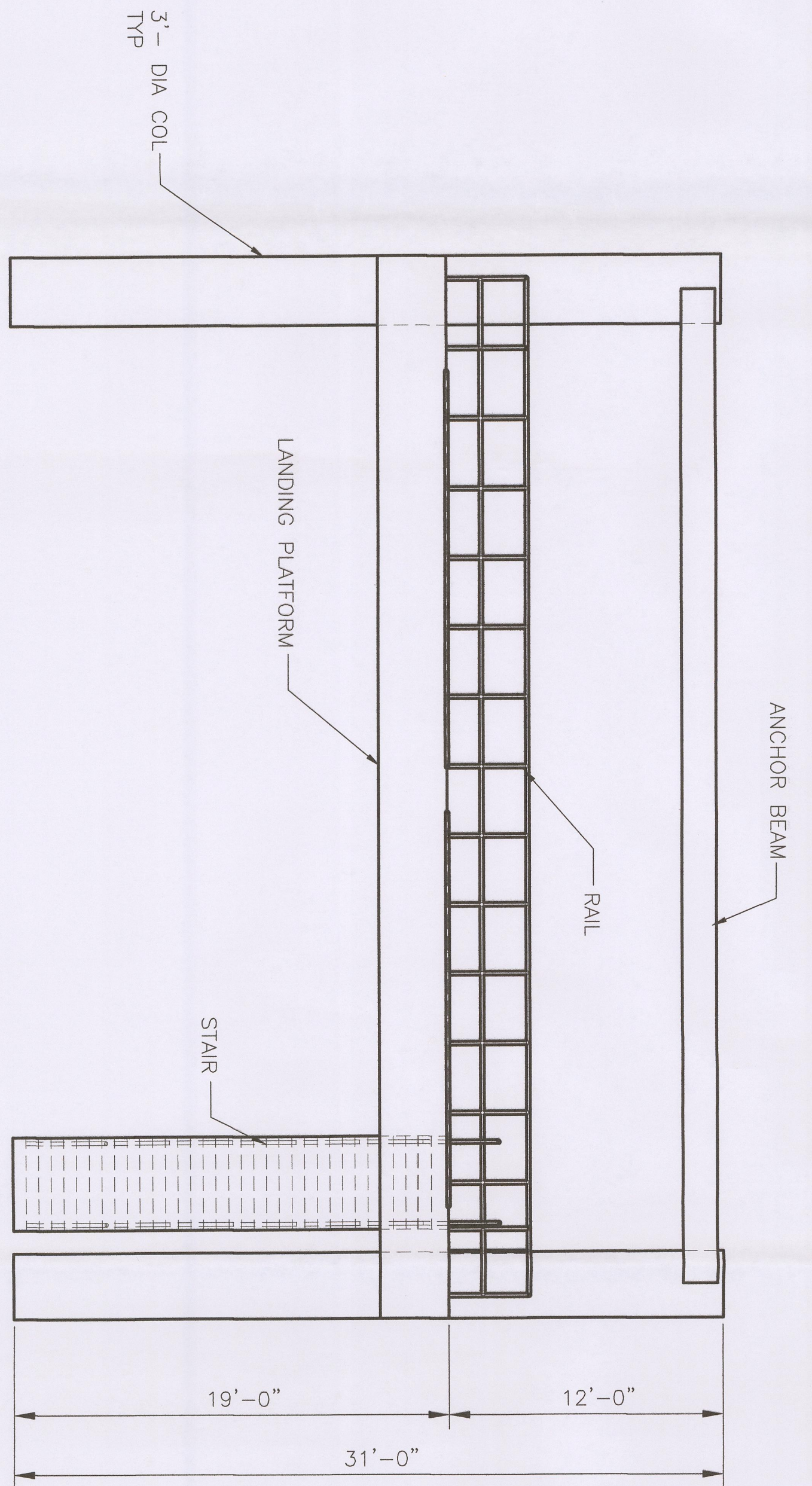
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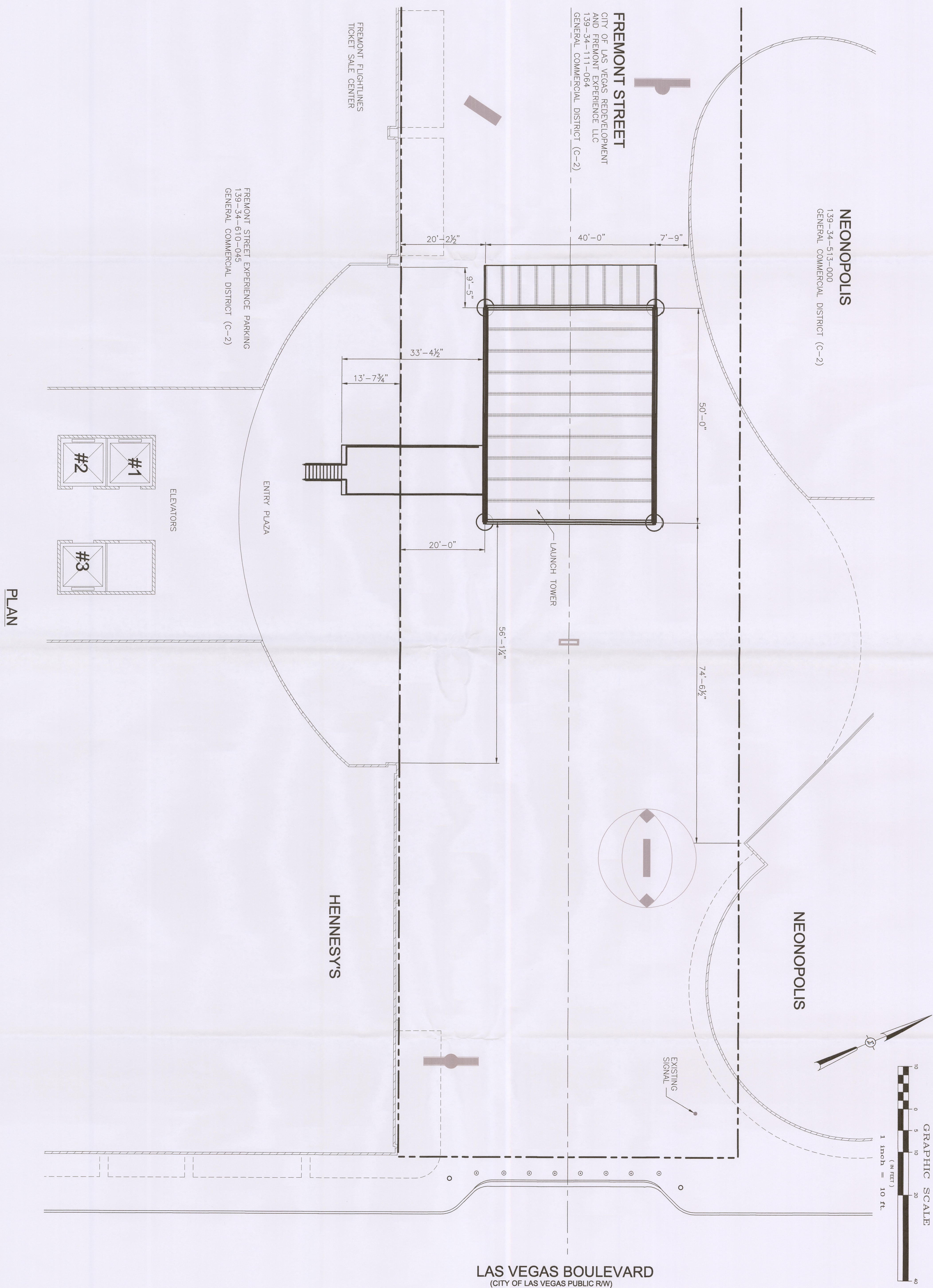
SIDE ELEVATION



FRONT ELEVATION



1	TAN (MATCH EXISTING FSE COLUMNS)
2	METALLIC GRAY
3	WHITE



NO.	REVISION	DATE	APPR.

SIGMA
ENGINEERING
SOLUTIONS, INC.

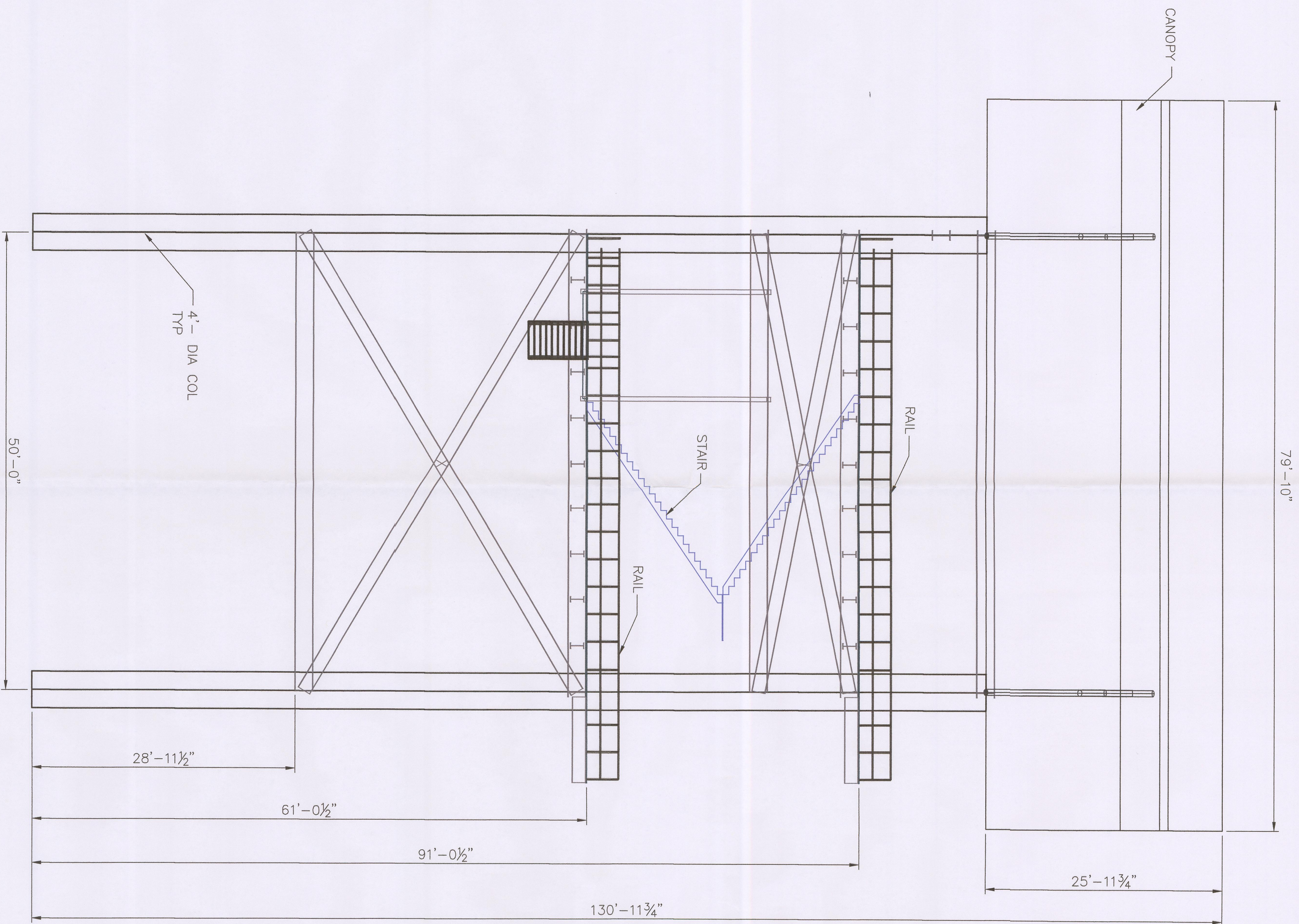
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN

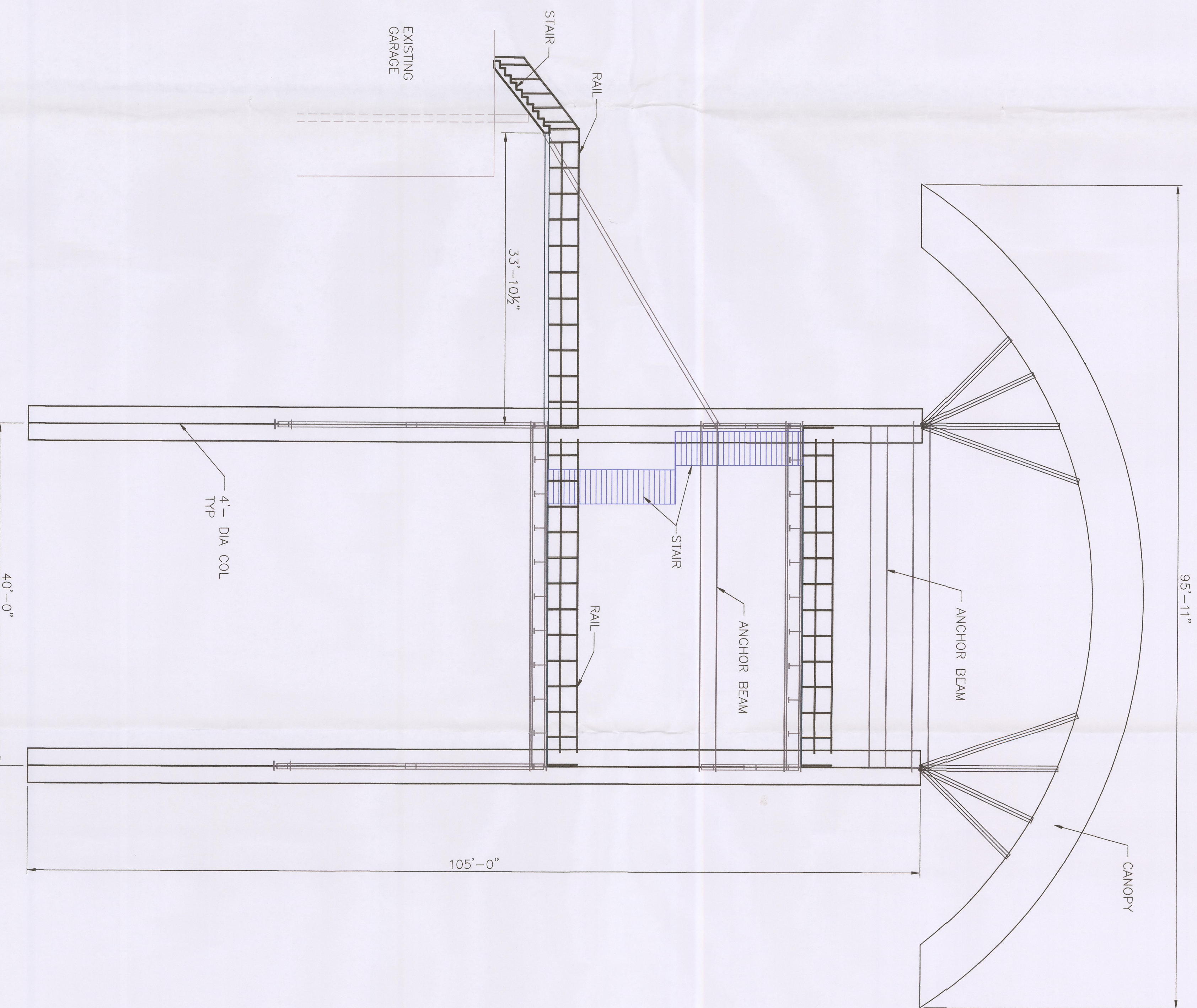
LAUNCH TOWER

REC'D JUN 23 2011

JOB NO. 11_0146	DRAWN BY
	SIGMA
	CHECKED BY
	SIGMA
	DATE
	06/23/11
	SCALE



SIDE ELEVATION



FRONT ELEVATION

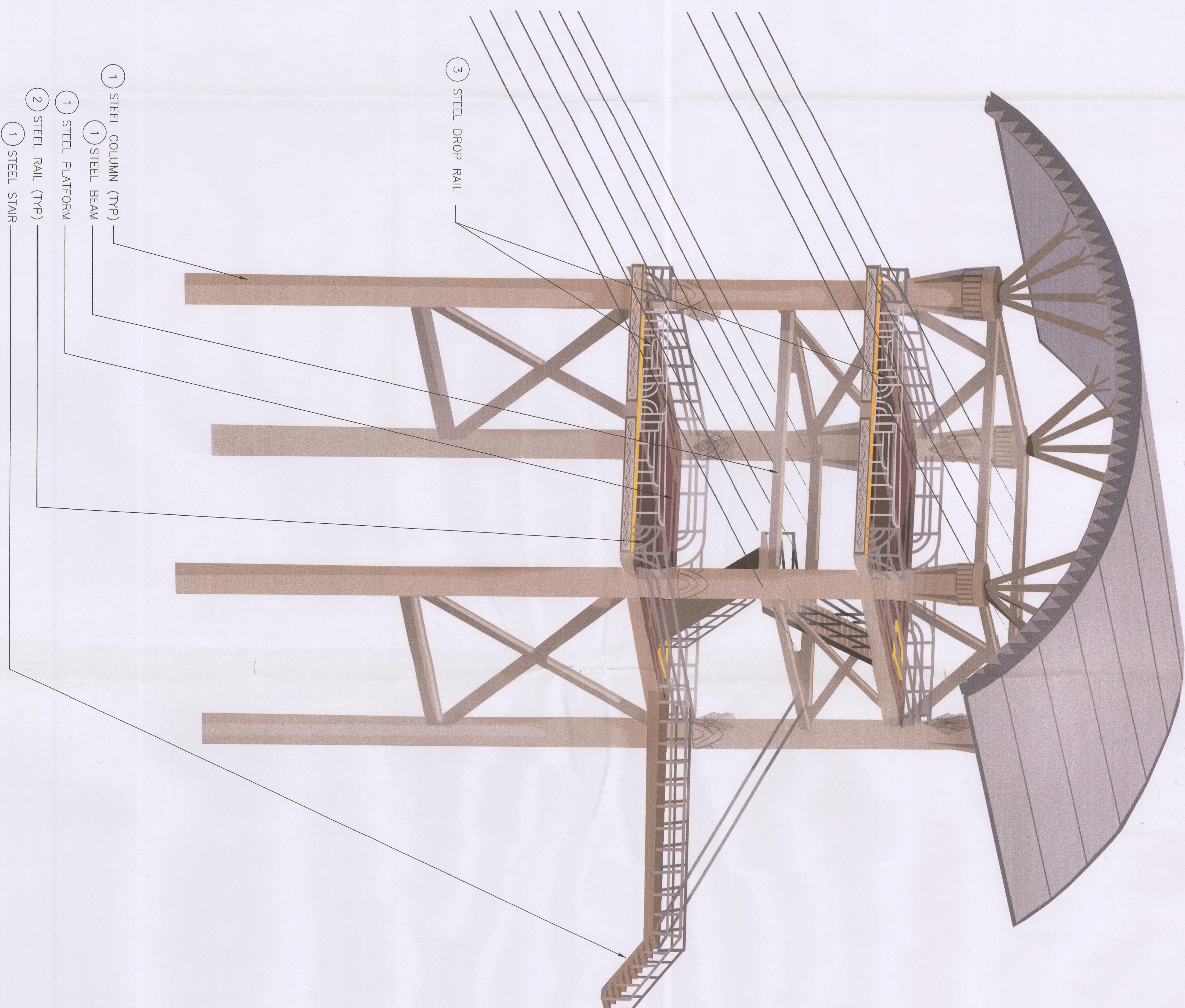


FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
LAUNCH TOWER

SIGMA
ENGINEERING
SOLUTIONS, INC.

313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

NO.	REVISION	DATE	APPR.



MAIN LANDING

1	TAN (MATCH EXISTING FSE COLUMNS)
2	METALLIC GRAY
3	WHITE

NO.	REVISION	DATE	APPR.



SIGMA
ENGINEERING
SOLUTIONS, INC.

313 PILOT ROAD, SUITE B
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FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN

LAUNCH TOWER

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JUN 23 2011

DRAWN BY	SIGMA
CHECKED BY	SIGMA
DATE	06/23/11
SCALE	

JOB NO. 11_0146

980807.02296

EXHIBIT "2"

The following are permitted exceptions:

1. **General and special State, County and/or City property taxes for the fiscal year 1998-1999, now a lien, not yet payable.**

Assessor's Parcel No. 139-34-610-043
2. **The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.**
3. **The herein described property lies within the boundaries of the Las Vegas Valley Water District, and is subject to any fees that may be due said District.**
4. **Any possible delinquent or outstanding municipal city liens or assessments for contract service provided to said land by reason of being located within the incorporated boundaries of the City of Las Vegas, Nevada which subjects the same to its City Charter and mandatory rules and regulations.**
5. **Mineral rights, reservations, easements and exclusions as contained in the Patent from the State of Nevada recorded June 29, 1904, Book F of Miscellaneous Records, Page 500, in the office of the Lincoln County Recorder, State of Nevada.**
6. **Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication on the map of said subdivision,**

Recorded: May 10, 1905, Book 1 of Plats, Page 37, of Official Records
7. **Matters contained in that certain document entitled "Right of Entry" dated July 14, 1995, executed by and between City of Las Vegas Downtown Redevelopment Agency,**

Recorded: July 25, 1995, Instrument No. 01082, Book 950725, of Official Records.

Reference is hereby made to said document for full particulars.

RECORDED
JUN 23 2011

980807-02296

8. **Matters** contained in that certain document entitled "Nondisturbance and Attornment Agreement" dated December 6, 1995, executed by and between City of Las Vegas, Nevada, City of Las Vegas Redevelopment Agency, Fremont Street Experience Parking Corporation, a Nevada corporation, and Allright Sierra Parking, Inc., a Nevada corporation,

Recorded: February 6, 1996, Instrument No. 00825, Book 960206, of
Official Records.

Reference is hereby made to said document for full particulars.

9. **Matters** contained in that certain document entitled "Ordinance No. 4036" dated November 4, 1996, executed by and between City Council of the City of Las Vegas,

Recorded: November 22, 1996, Instrument No. 00847, Book 961122, of
Official Records.

Amended by Notice of Adoption of Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area recorded November 22, 1996 in Book 961122, as Instrument No. 00848, Official Records.

and re-recorded November 25, 1996, Instrument No. 00566, Book 961125, of Official
Records

JUN 23 2011

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

FIDELITY NATIONAL TITLE

08-07-98 16:34 TML 7
OFFICIAL RECORDS

BOOK: 980807 INST: 02296

FEE: 13.00 RPTT: EX#002

99807 02296

EXHIBIT "1"

All of Block 35 of Clark's Las Vegas Townsite as shown by a map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada, including, without limitation, all alleys in such block.

EXCEPTING THEREFROM

That portion of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of Block 35 of CLARK'S LAS VEGAS TOWNSITE as shown on the plat thereof on file in Book 1 of Plats, Page 37 of Clark County, Nevada Records, described as follows:

Lots 23 and 24 in Block 35 of said CLARK'S LAS VEGAS TOWNSITE.
(APN 020-415-011/139-34-610-022)

RECEIVED
JUN 23 2011



July 21, 2011

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

Mr. Jeff Victor
City of Las Vegas Redevelopment
Fremont Street Experience
425 Fremont Street
Las Vegas, Nevada 89101

**RE: SDR-42259 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Victor:

Your request for possible action on a request for a Minor Site Development Plan Review FOR AN EXISTING COMMERCIAL RECREATION /AMUSEMENT (OUTDOOR) FACILITY on 4.97 acres at 60 Fremont Street (APN 139-34-111-064), C-2 (General Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

The Department of Planning 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 (location plan) and building elevations, date stamped 06/23/11, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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



SDR-42259

VICINITY MAP

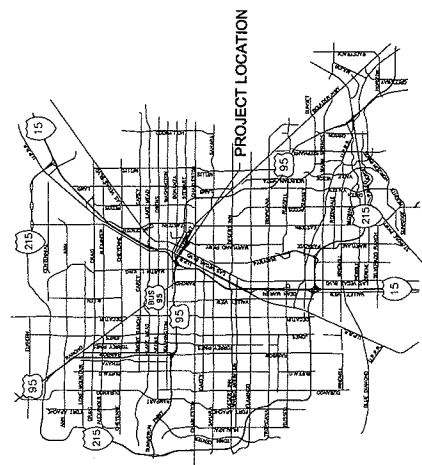
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DATE	
CHECKED BY	SIGMA
DRAWN BY	SIGMA
JOB NO.	11-0146

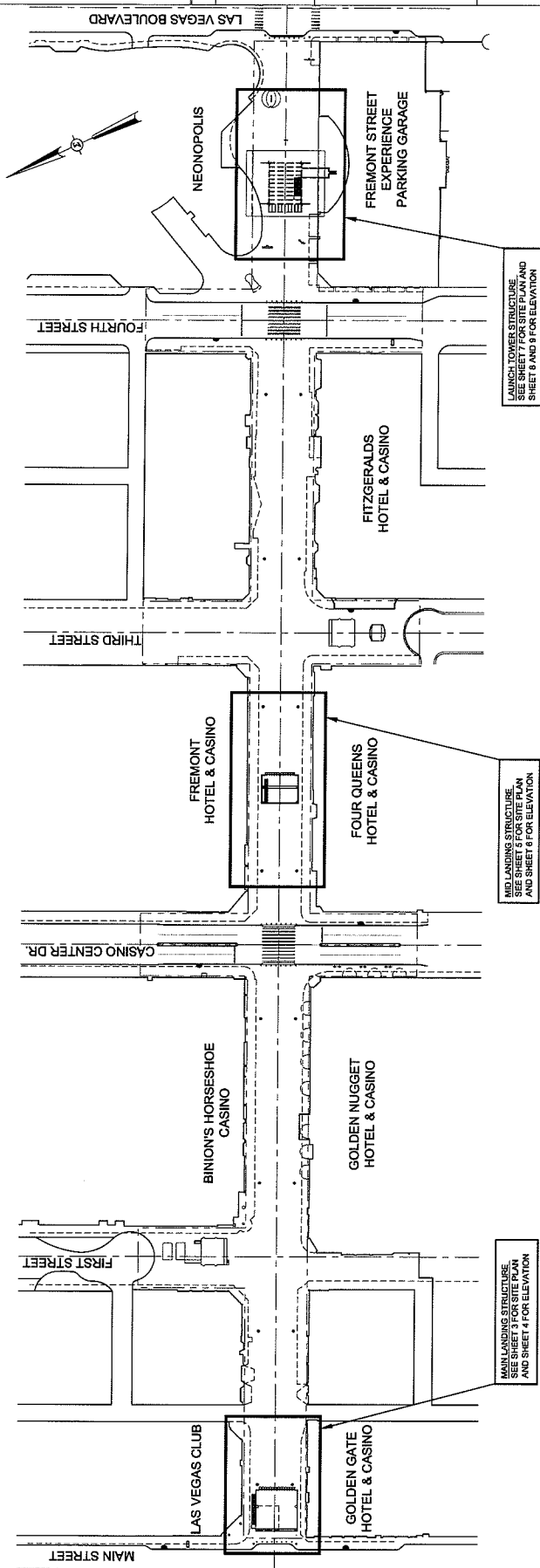
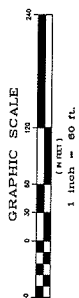
FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
LOCATION PLAN

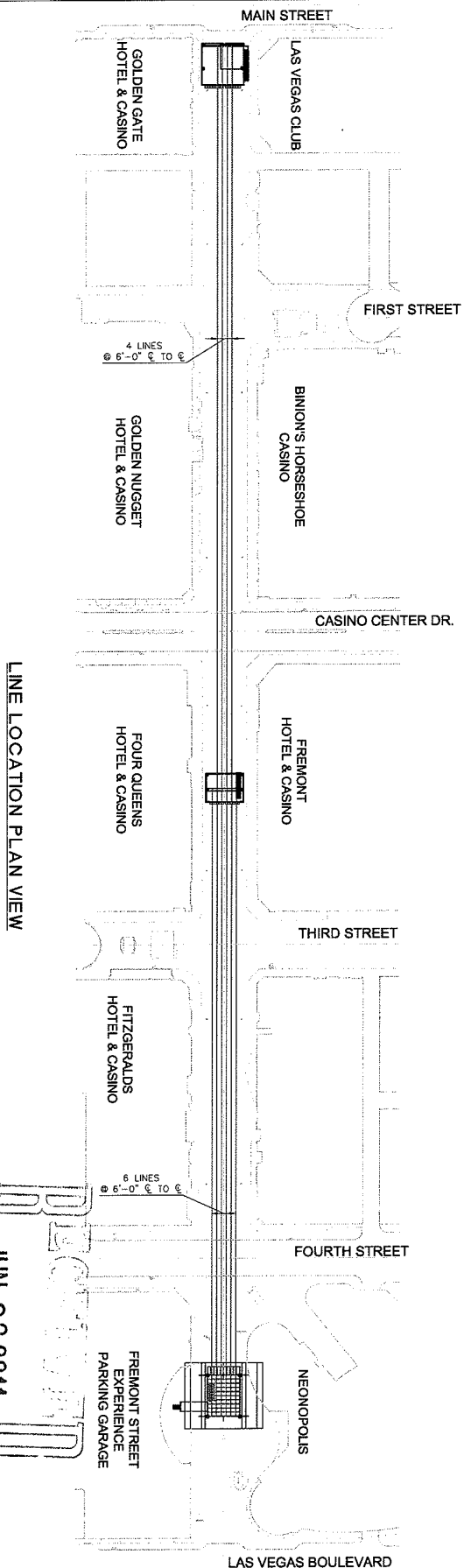
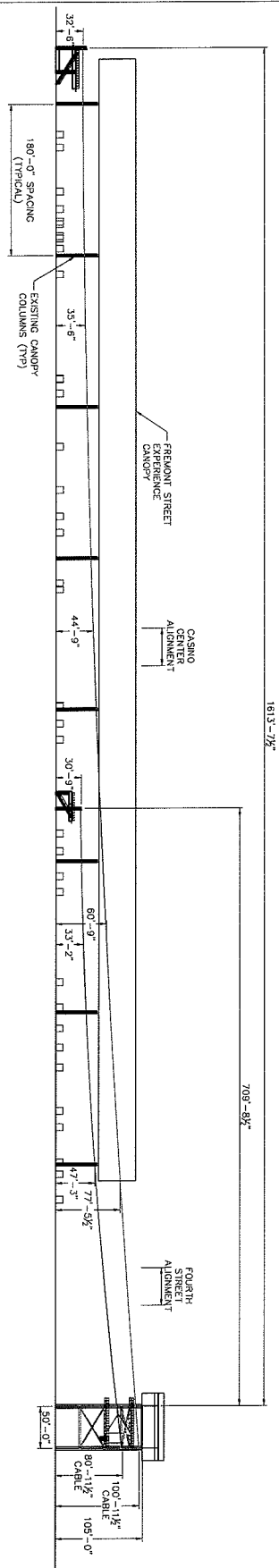
SIGMA
ENGINEERING
SOLUTIONS, INC.
313 PILOT ROAD SUITE B
LAS VEGAS, NV 89119
PH 702 247 4482
FAX 702 832 2838

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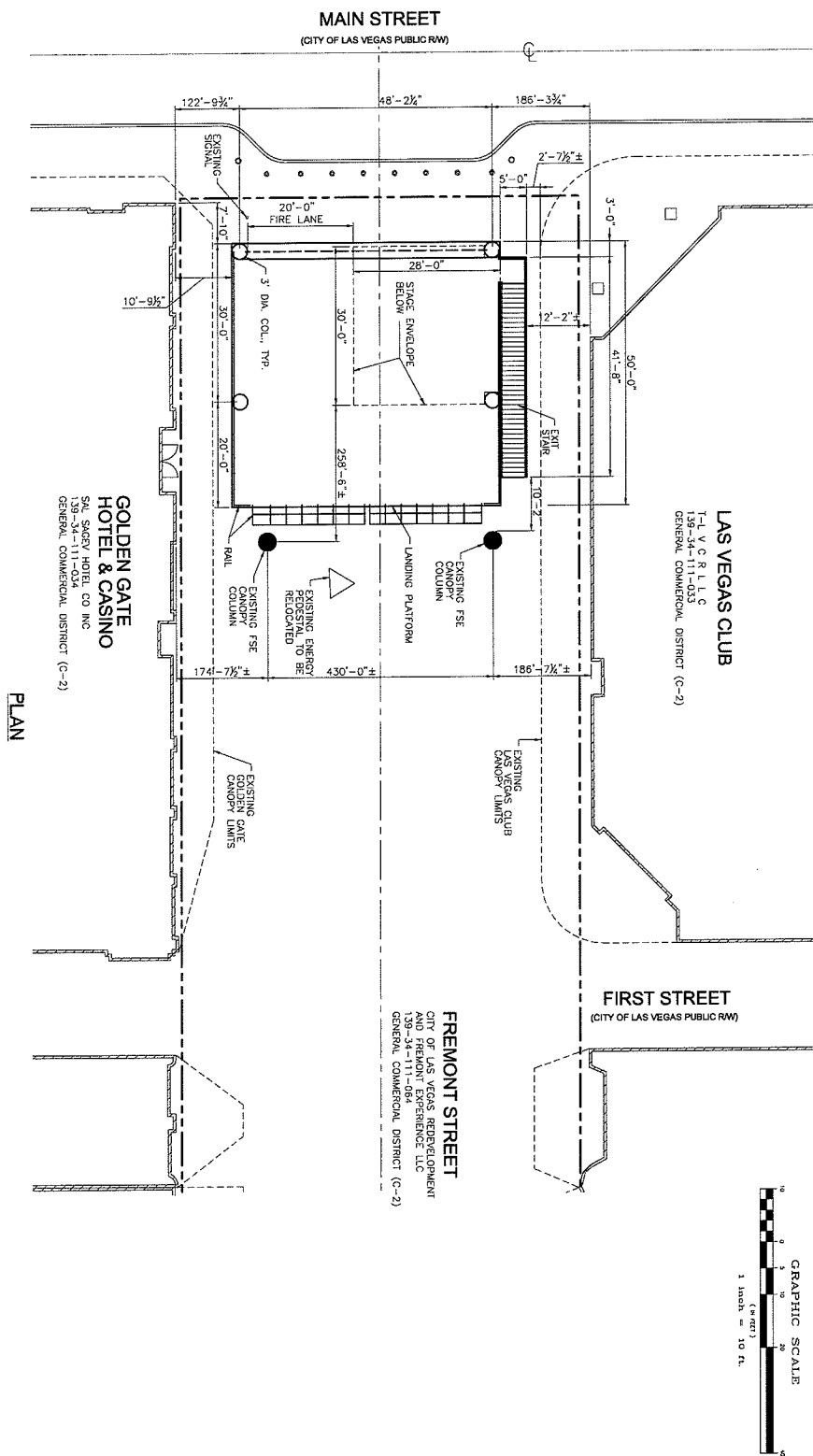
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		DATE	06/23/11
		SCALE	

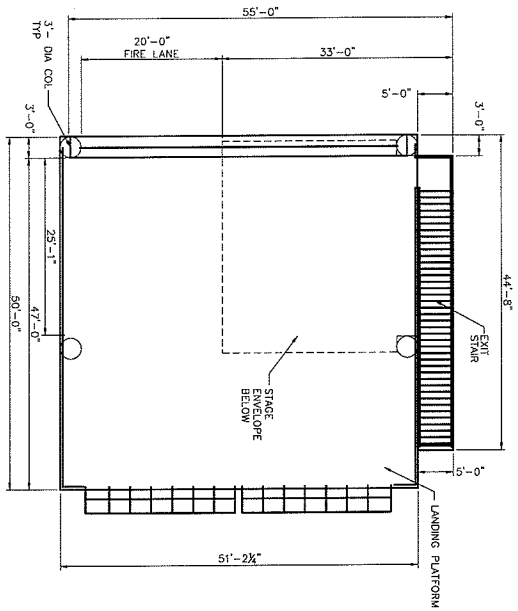
FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
LINE SPACING AND PROOFFILE

SIGMA
ENGINEERING
SOLUTIONS, INC.

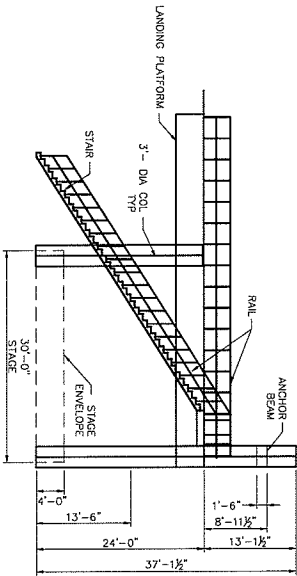
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

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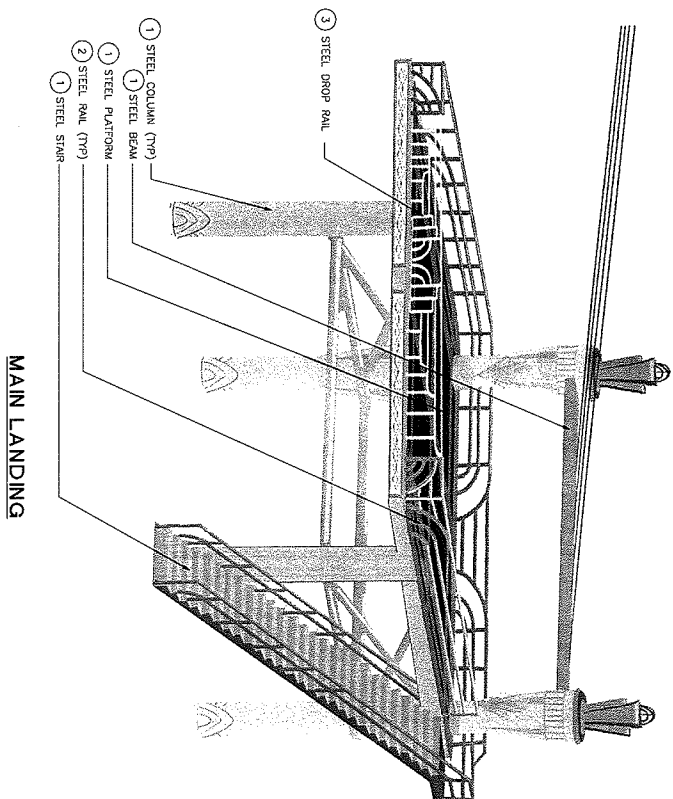




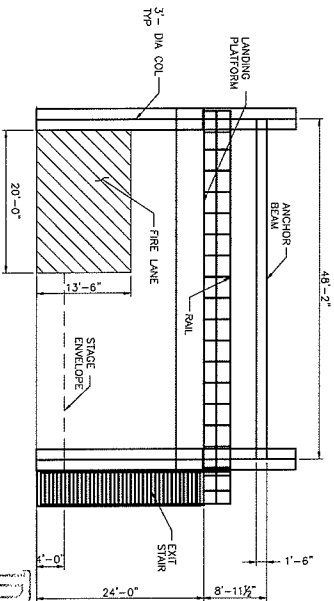
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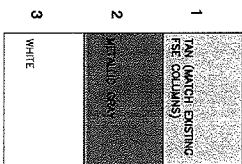
SIDE ELEVATION



MAIN LANDING



FRONT ELEVATION



JUN 23 2011

REVISION

SDR-42259

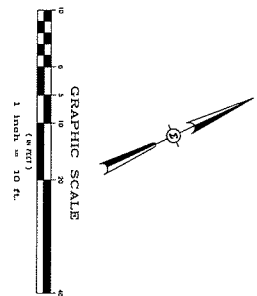
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CASINO CENTER DRIVE
(CITY OF LAS VEGAS PUBLIC R/W)

FREMONT HOTEL & CASINO
GENERAL COMMERCIAL DISTRICT (C-2)

FOUR QUEENS HOTEL & CASINO
GENERAL COMMERCIAL DISTRICT (C-2)

PLAN

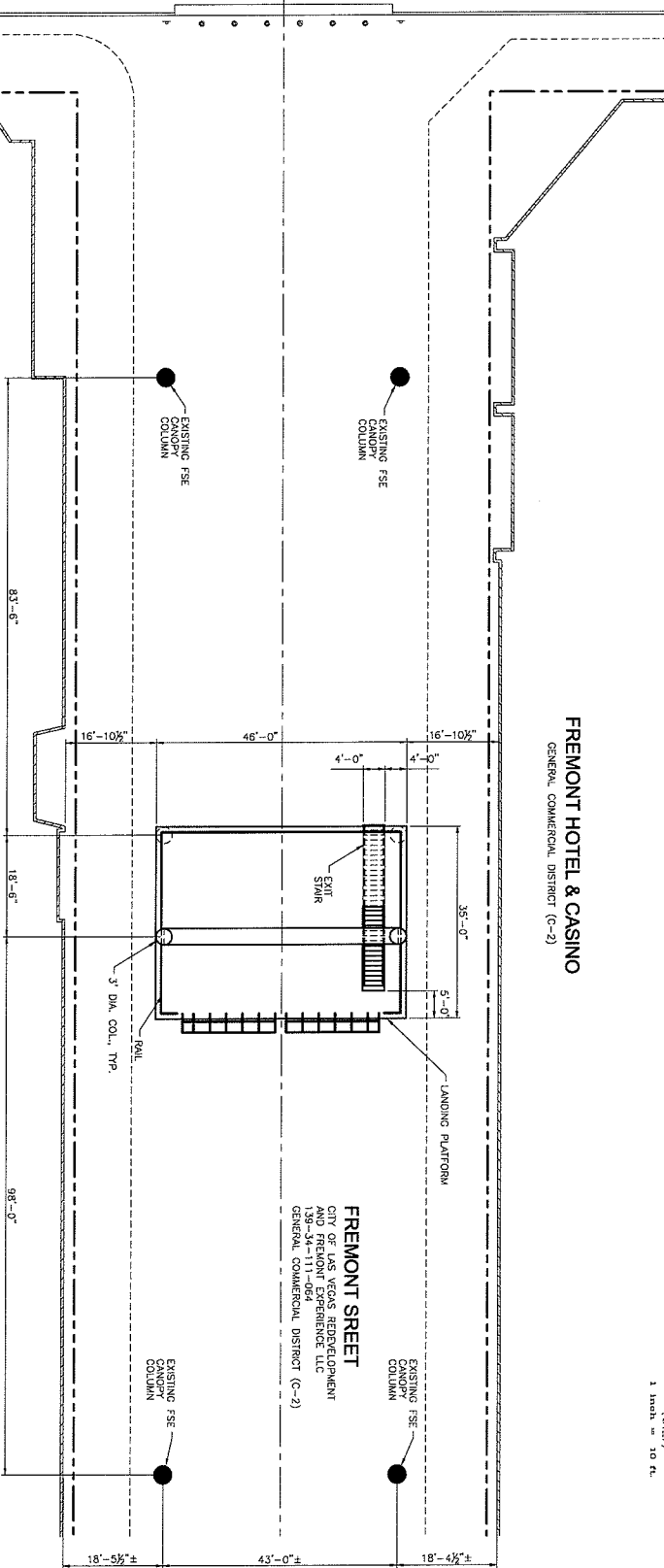


FREMONT SREET
GENERAL COMMERCIAL DISTRICT (C-2)

3' DIA. COL. TYP.

LANDING PLATFORM

FREMONT SREET
GENERAL COMMERCIAL DISTRICT (C-2)



JUN 23 2011

SDR-42259

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN

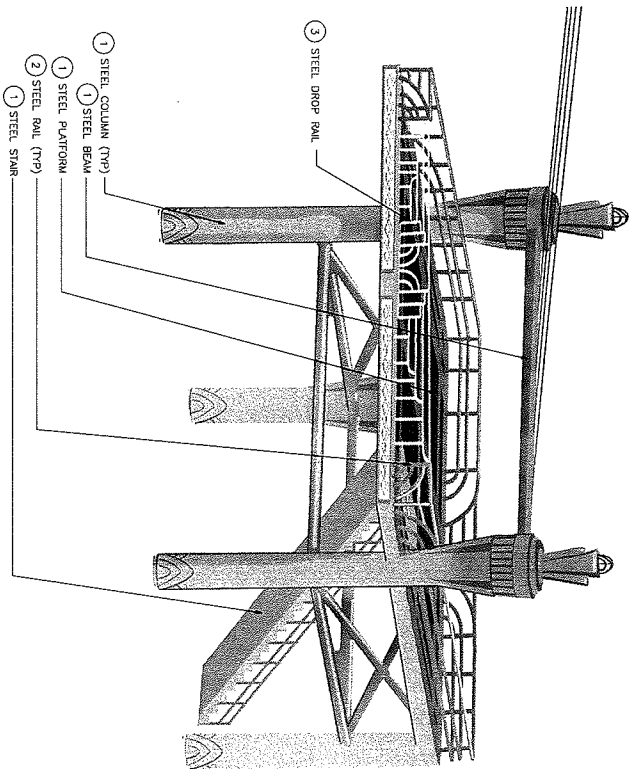
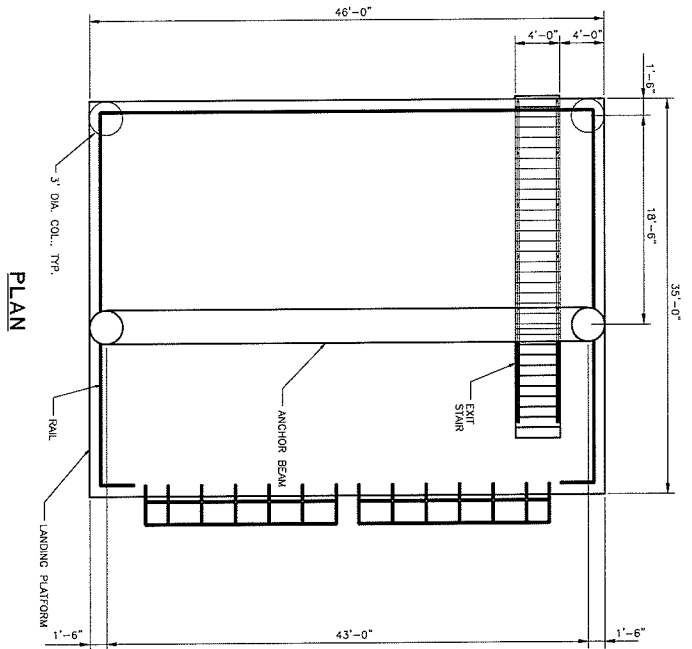
MID LANDING

SIGMA
ENGINEERING
SOLUTIONS, INC.
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

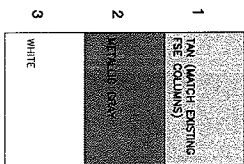
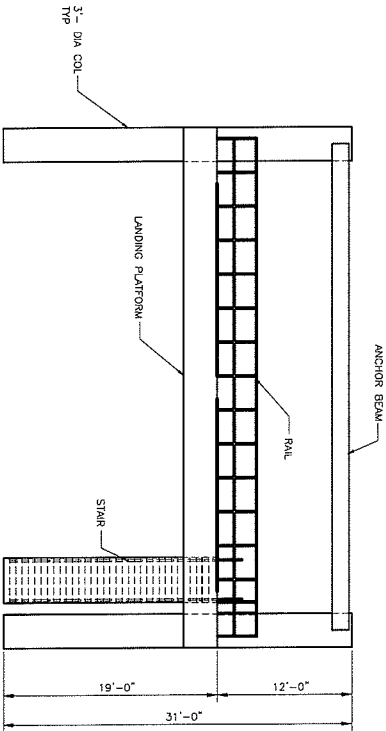
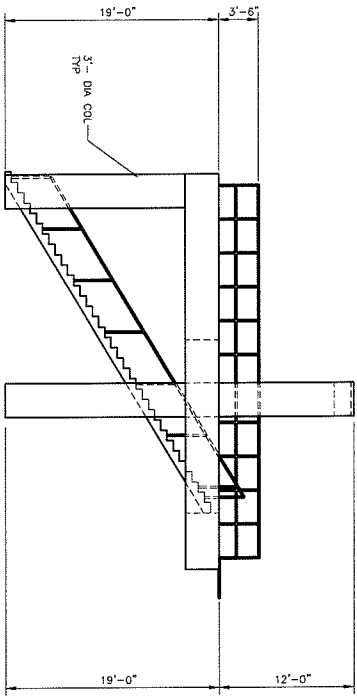
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CHECKED BY
DATE
06/23/11
SCALE

NO.	REVISION	DATE	APPR.

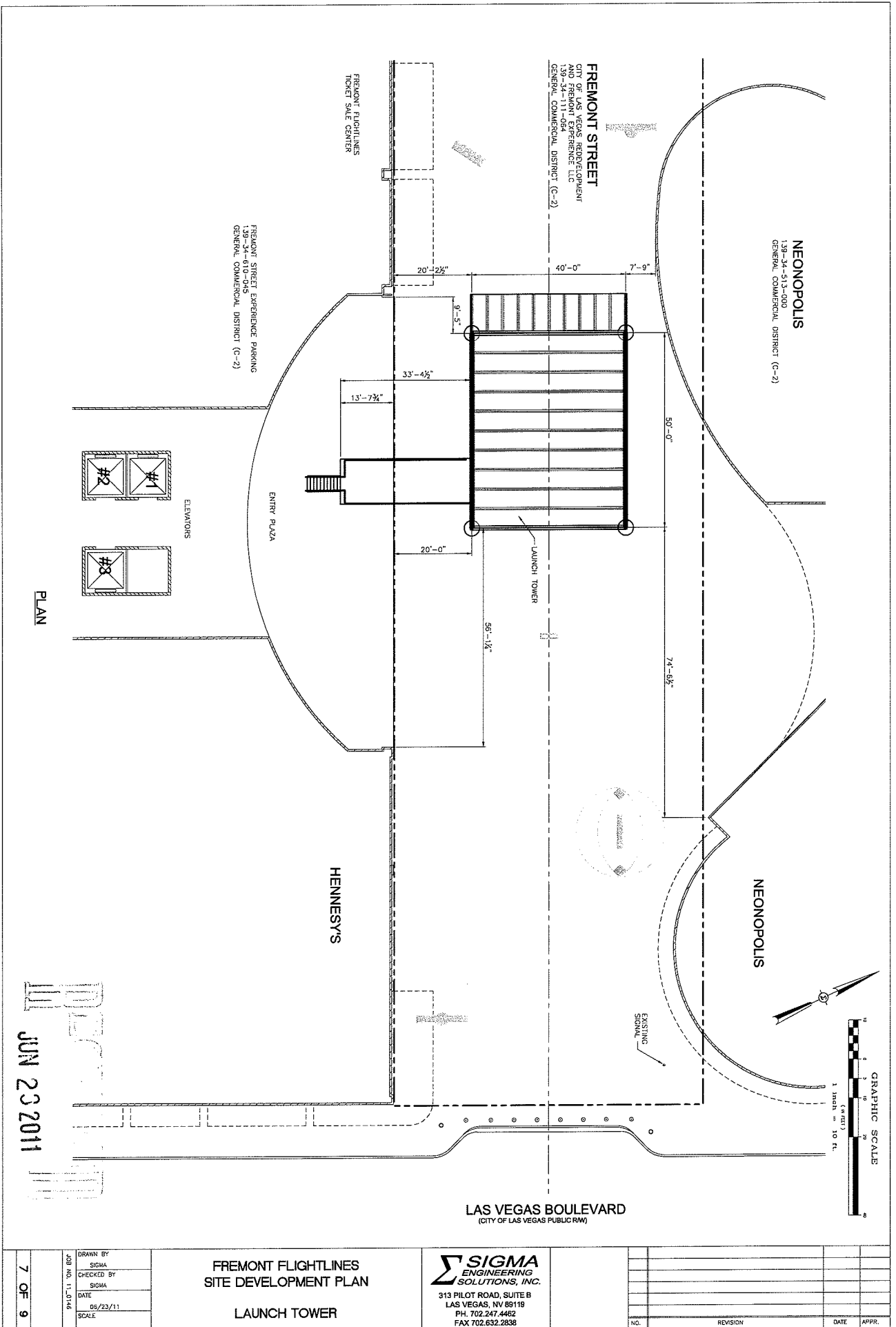


MAIN LANDING



SDR-42259
JUN 23 2011

DRAWN BY SIGMA CHECKED BY SIGMA DATE 06/23/11 SCALE	FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN MID LANDING	SIGMA ENGINEERING SOLUTIONS, INC. 313 PILOT ROAD, SUITE B LAS VEGAS, NV 89119 PH. 702.247.4462 FAX 702.632.2838	<table border="1"> <thead> <tr> <th>NO.</th><th>REVISION</th><th>DATE</th><th>APPR.</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	APPR.																																				
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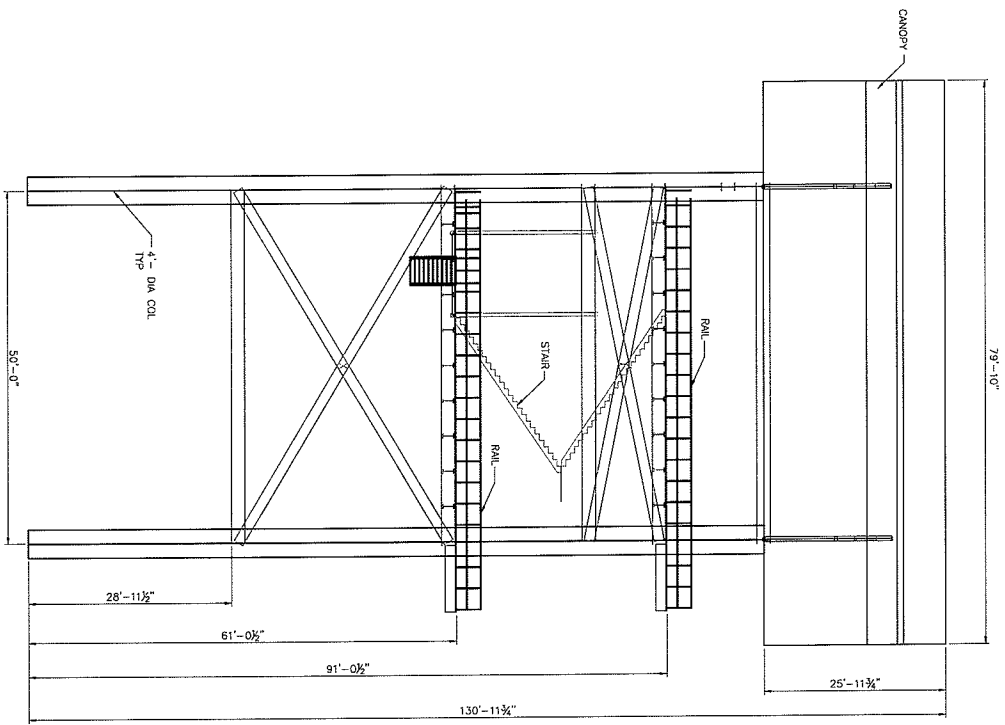
SDR-42259

**FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN**

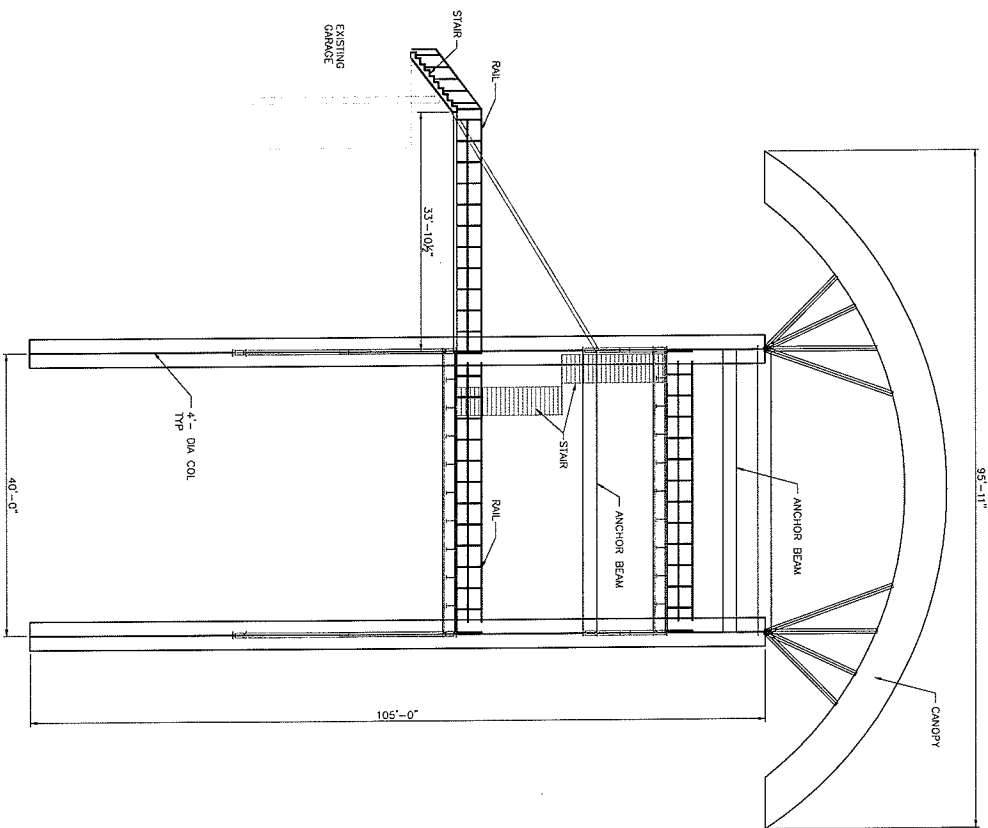
LAUNCH TOWER

**SIGMA
ENGINEERING
SOLUTIONS, INC.**
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

NO.	REVISION	DATE	APPR.



SIDE ELEVATION



FRONT ELEVATION

SDR-42259

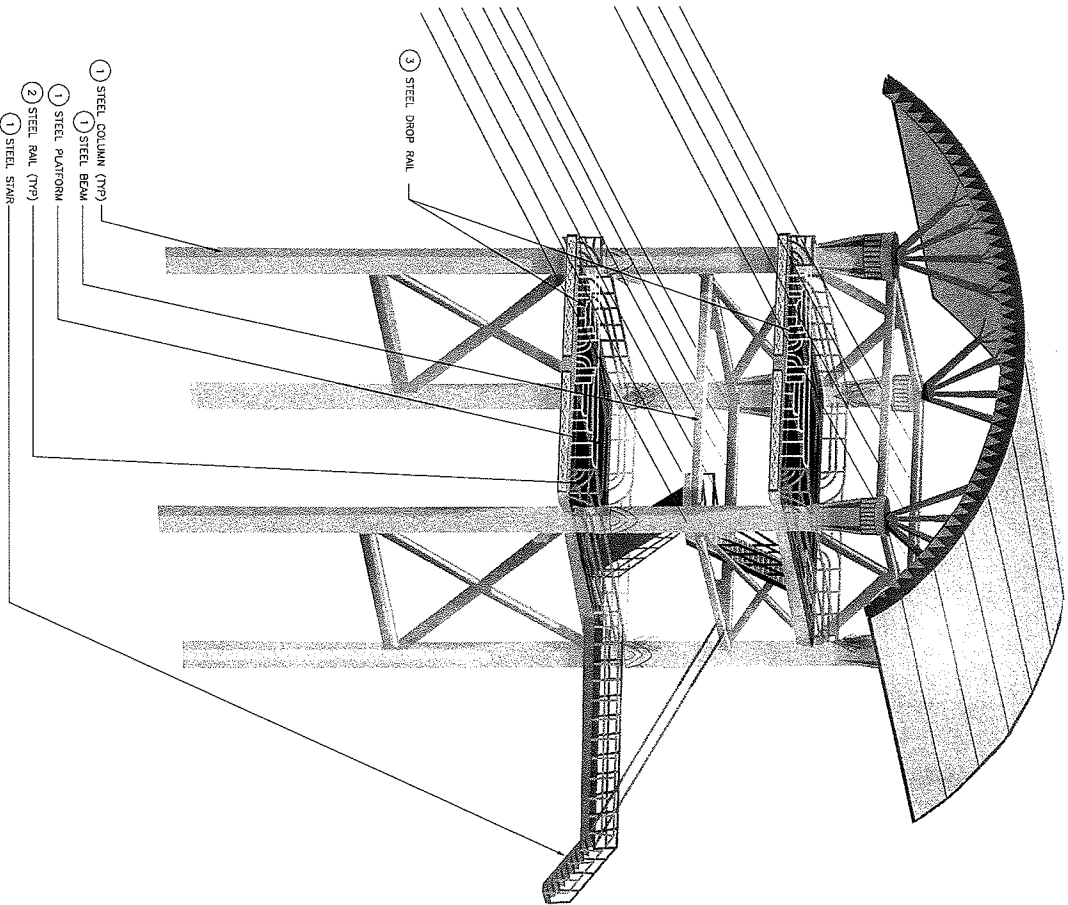
JUN 23 2011

DESIGNED BY	SIGMA
CHECKED BY	SIGMA
DATE	05/23/11
SCALE	
JOB NO. 11-0714-B	
8 OF 9	

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
LAUNCH TOWER

SIGMA
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SOLUTIONS, INC.
313 PILOT ROAD, SUITE B
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MAIN LANDING

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JUN 23 2011

1	TAN (MATCH EXISTING TSE COLUMNS)
2	METALLIC GRAY
3	WHITE

FREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
LAUNCH TOWER

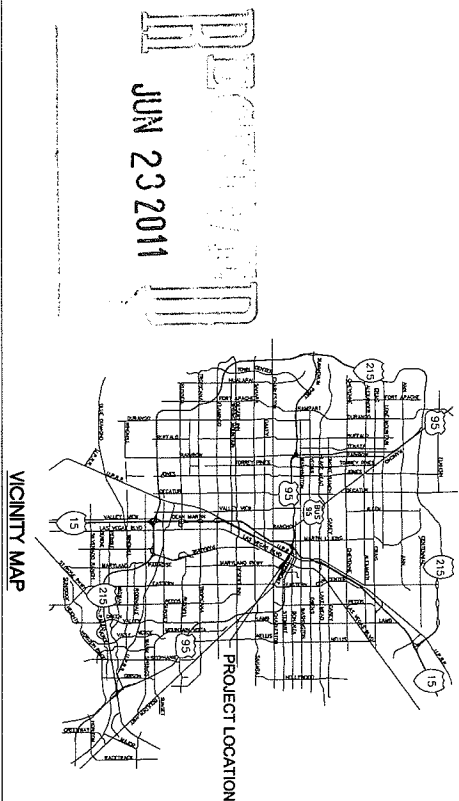
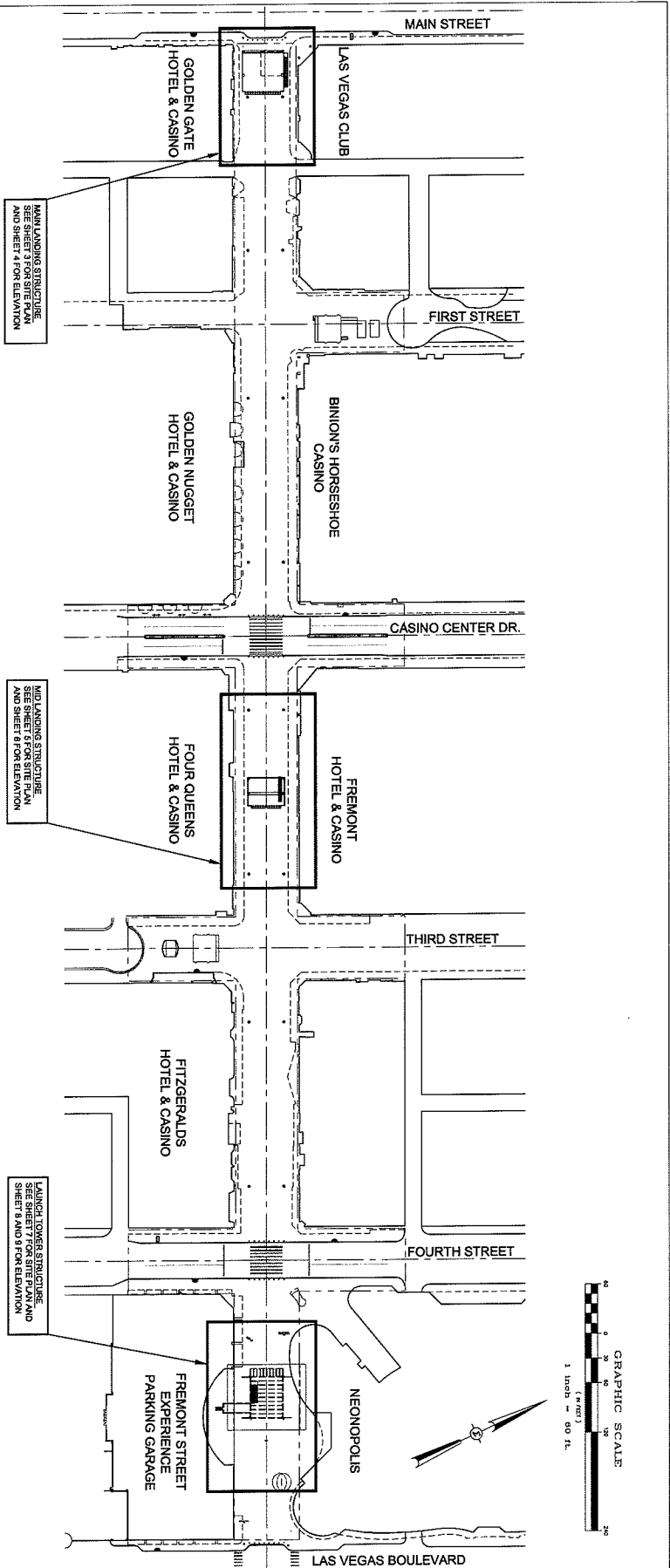
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NO.	REVISION	DATE	APPR.

DESIGNED BY	SIGMA
CHECKED BY	SIGMA
DATE	06/23/11
SCALE	AS SHOWN

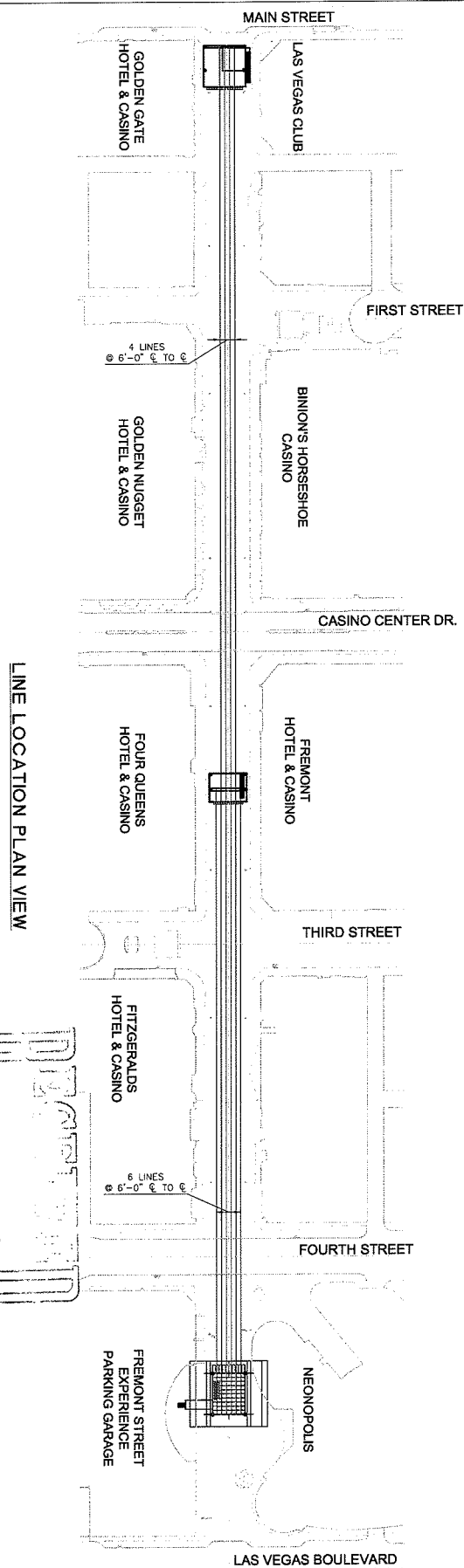
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SDR-42259

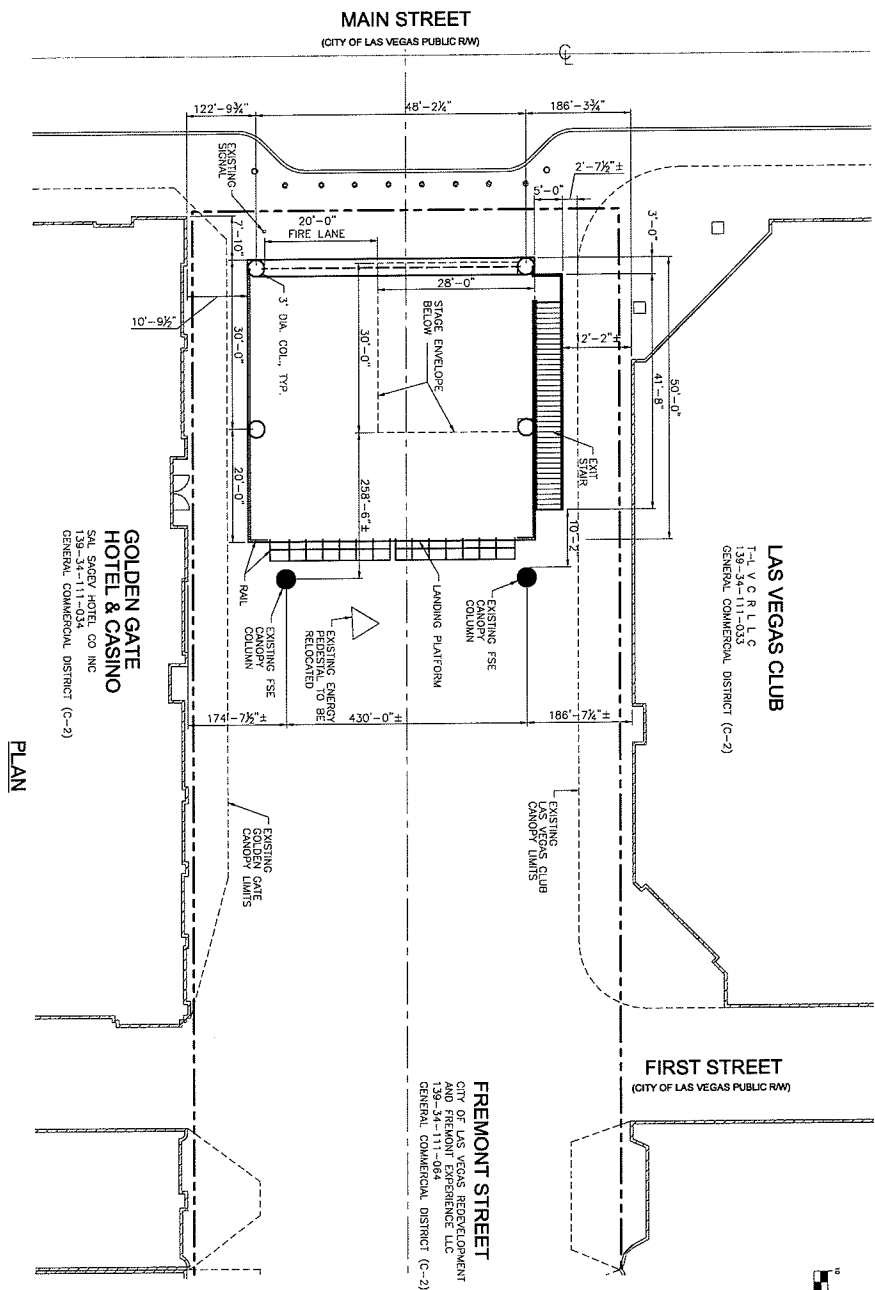


DRAWN BY SIGMA CHECKED BY SIGMA DATE 06/23/11 SCALE	FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN LOCATION PLAN	SIGMA ENGINEERING SOLUTIONS, INC. 313 PILOT ROAD, SUITE B LAS VEGAS, NV 89119 PH. 702.247.4462 FAX 702.632.2838	<table border="1"> <thead> <tr> <th>NO.</th><th>REVISION</th><th>DATE</th><th>APPR.</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	APPR.																
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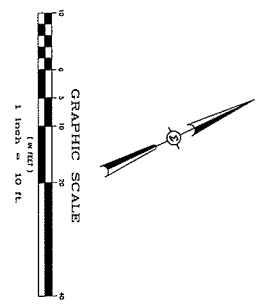
SDR-42259



2 OF 9	DRAWN BY S.C.M.A. CHECKED BY S.C.M.A. DATE 06/23/11 SCALE	FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN		 SIGMA ENGINEERING SOLUTIONS, INC. 313 PILOT ROAD, SUITE B LAS VEGAS, NV 89119 PH. 702.247.4462 FAX 702.632.2838						
		LINE SPACING AND PROOFFILE								
					NO.	REVISION		DATE	APPR.	



PLAN



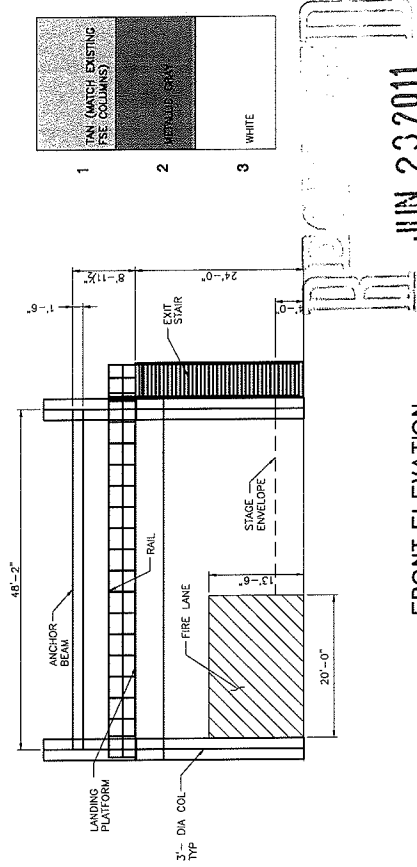
JUN 23 2011

SDR-42259

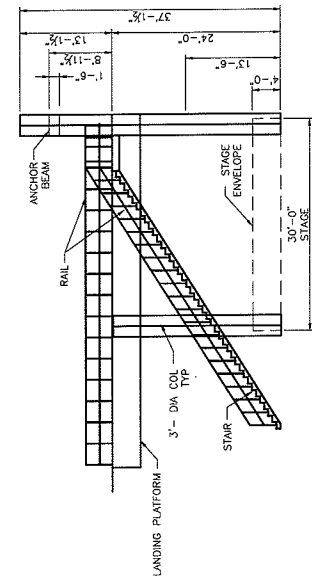
3 OF 9	9x10" 11 ON E00	DRAWN BY SIGMA	FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN	 SIGMA ENGINEERING SOLUTIONS, INC.				
		CHECKED BY SIGMA						
		DATE 06/23/11						
		SCALE						
			MAIN STREET LANDING	313 PILOT ROAD, SUITE B LAS VEGAS, NV 89119 PH. 702.247.4462 FAX 702.632.2638	NO.	REVISION	DATE	APPR.

JUN 23 2011

FRONT ELEVATION

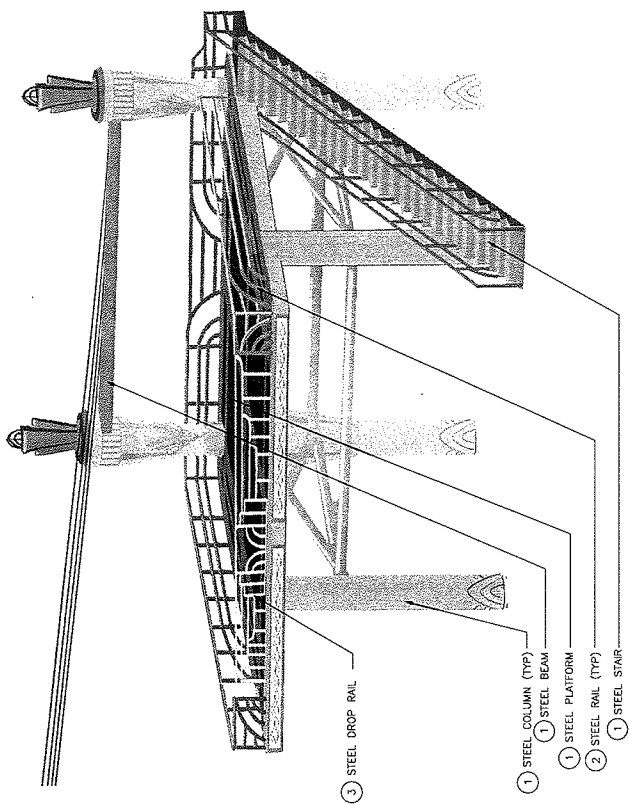
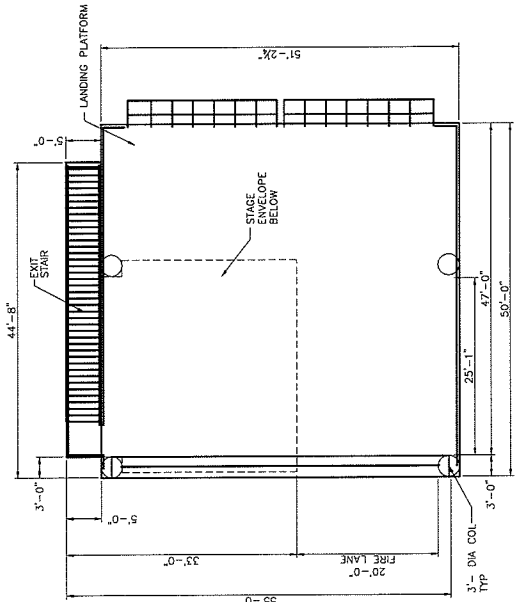


SIDE ELEVATION



MAIN LANDING

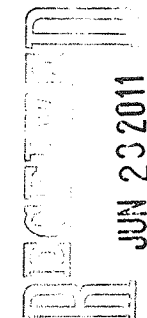
PLAN



PREMONT FLIGHTLINES
SITE DEVELOPMENT PLAN
MAIN STREET LANDING

SIGMA
SOLUTIONS, INC.
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89118
PH. 702.247.4482
FAX 702.692.2838

NO.	REVISION	DATE	APPR.



SCALE	06/23/11
DATE	
CHECKED BY	SIGMA
DRAWN BY	SIGMA
JOB NO.	11-0146

FREEMONT FLIGHTLINES SITE DEVELOPMENT PLAN

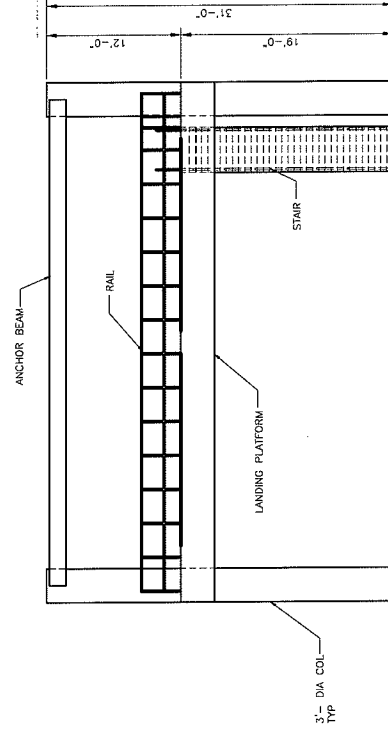
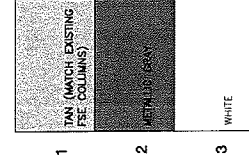
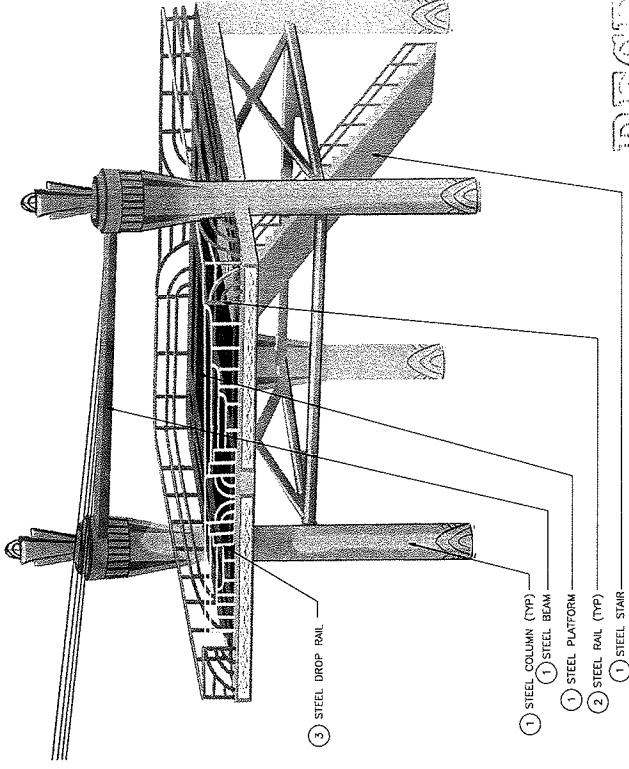
MID LANDING

SIGMA
ENGINEERING
319 PILOT ROAD, SUITE B
LAS VEGAS, NV 89118
PH. 702.247.4462
FAX 702.632.2838

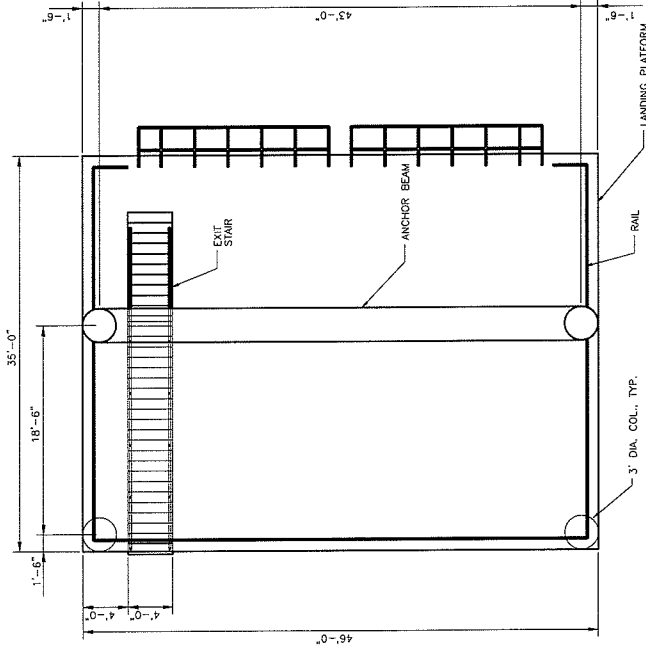
NO.	REVISION	DATE	APPR.

JUN 23 2011

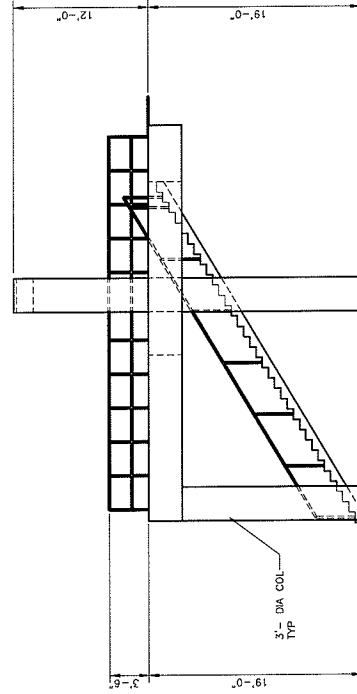
MAIN LANDING



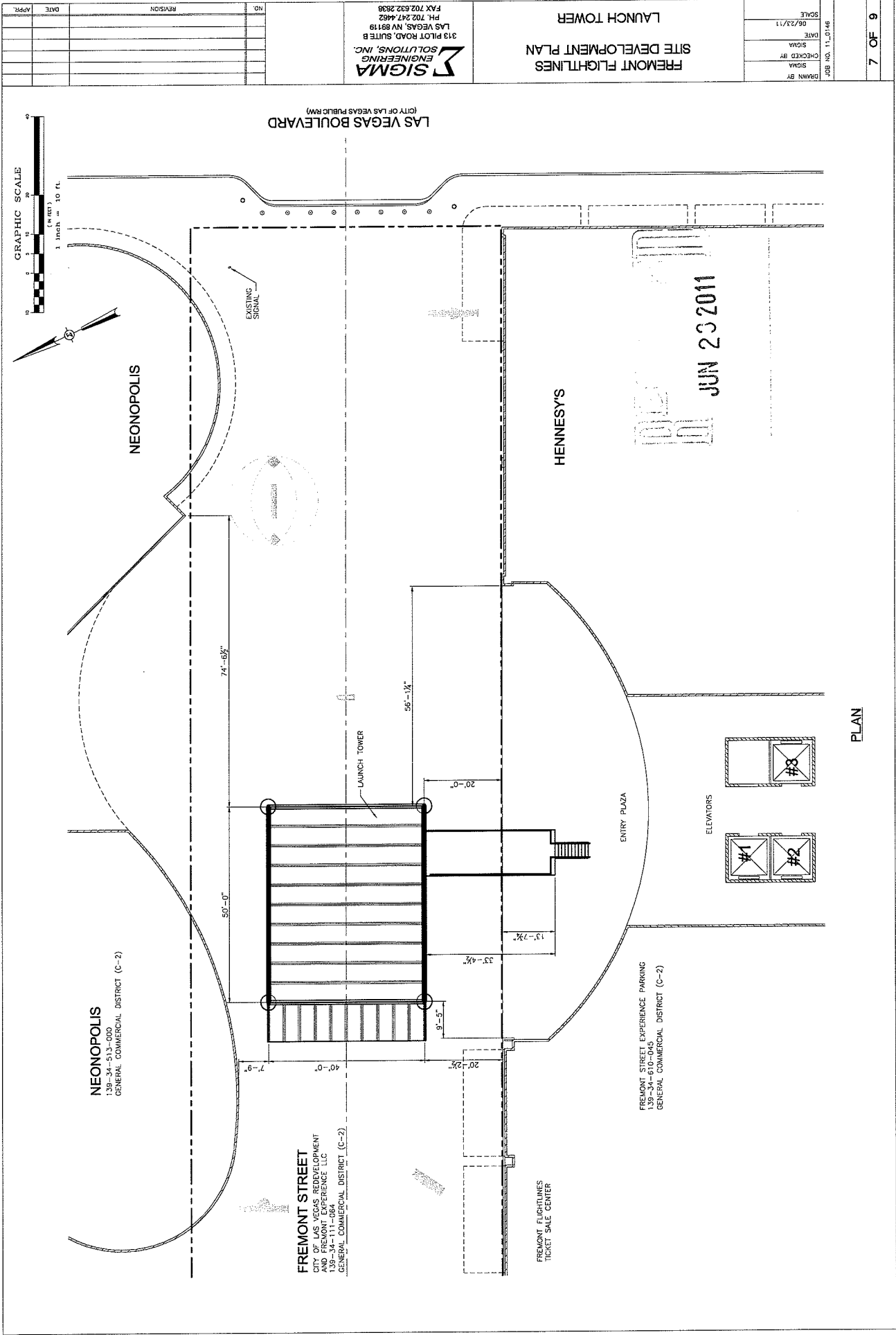
FRONT ELEVATION



PLAN



SIDE ELEVATION

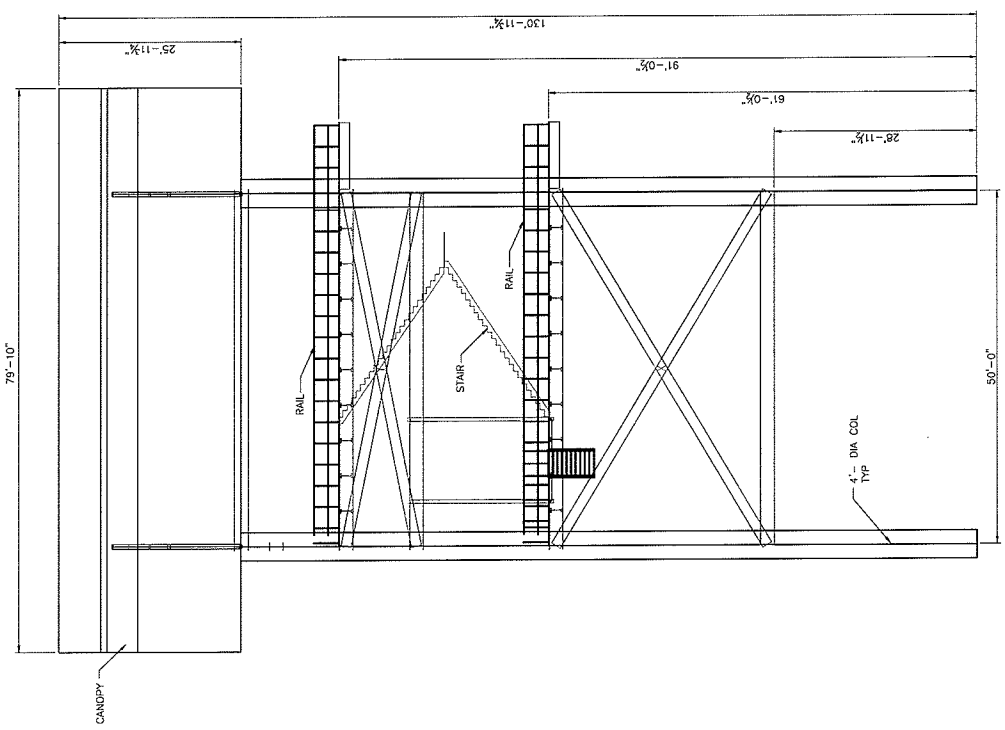
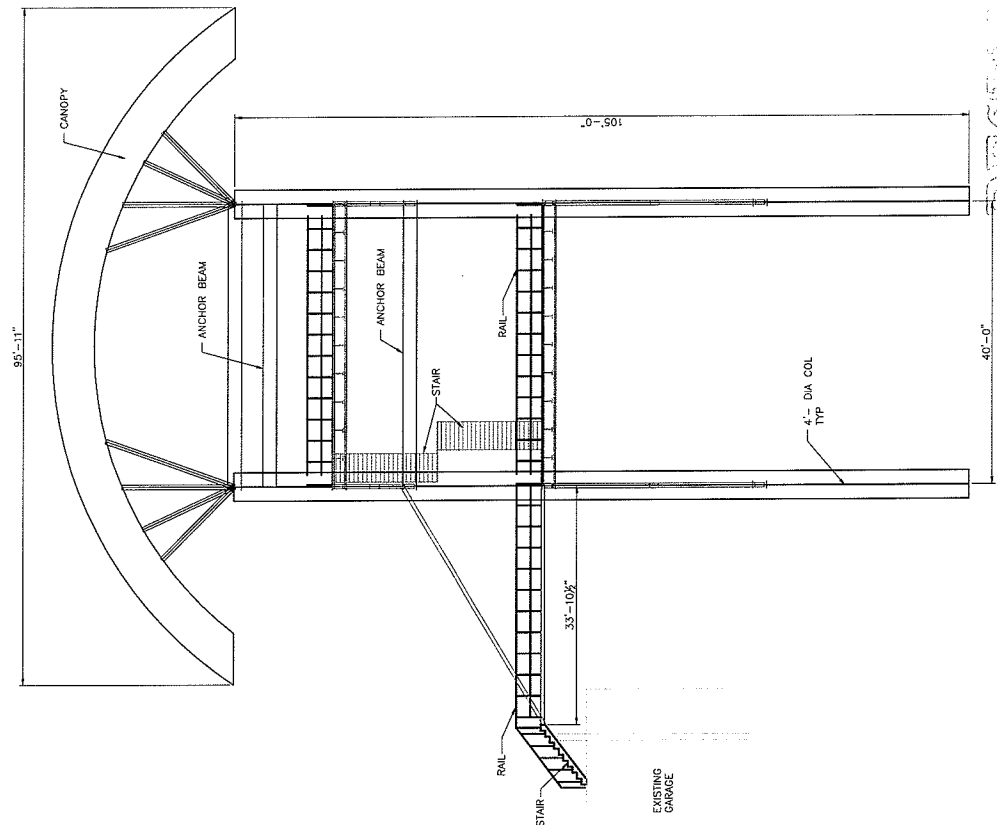


SDR-42259

JUN 23 2011

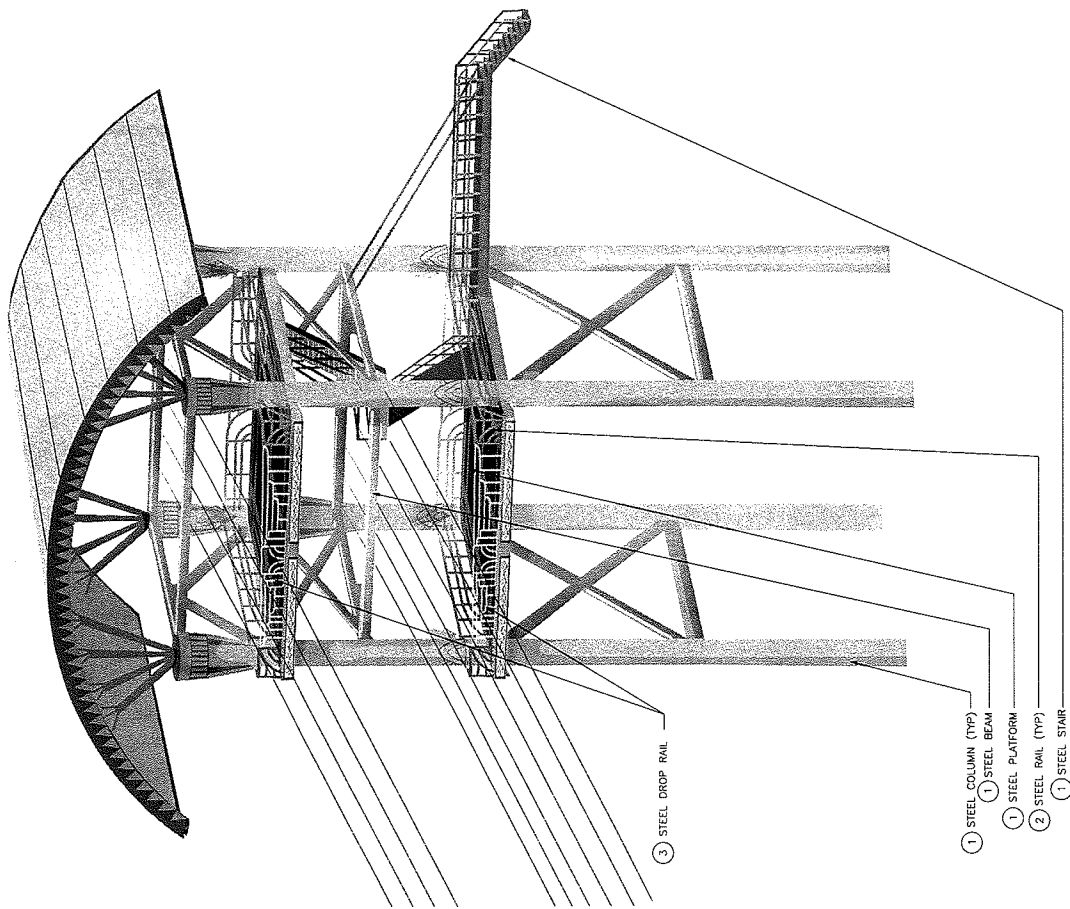
FRONT ELEVATION

SIDE ELEVATION



8 OF 9	SCALE: 1/8" = 1'-0"	DRAWN BY: SIGMA	CHECKED BY: SIGMA	DATE: 06/23/11
FREMONT FLIGHTLINES SITE DEVELOPMENT PLAN LAUNCH TOWER				
SIGMA ENGINEERING, INC. 313 PILOT ROAD, SUITE B LAS VEGAS, NV 89118 PH. 702.247.4482 FAX 702.632.2838				
NO.	REVISION	DATE	APPR.	

SIGMA
ENGINEERING
SOLUTIONS, INC.
313 PILOT ROAD, SUITE B
LAS VEGAS, NV 89119
PH. 702.247.4462
FAX 702.632.2838

[illegible]

Public Works

5. Submit an Encroachment Agreement for the portions of the proposed structures in the Fremont Street, Fourth Street, and Casino Center Boulevard public rights-of-way prior to the issuance of a permit for these structures. Flightlines Las Vegas 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 property 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.
6. Any existing public or private improvements in conflict with the proposed structures supporting the Flightlines Las Vegas infrastructure shall be modified at the applicant's expense prior to the final inspection of this development.
7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended. Alternatively, provide an update to the previously approved Drainage Plan and Technical Drainage Study that addresses drainage patterns for this site and comply with the recommendations of this update.

This action by the Department of Planning staff on July 21, 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. Max Margolis
Flightlines Las Vegas, Inc.
425 Fremont Street
Las Vegas, Nevada 89101

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

ADMINISTRATIVE REVIEW DATE: JULY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: FLIGHTLINES LAS VEGAS, INC. - OWNER:
CITY OF LAS VEGAS**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42259	Staff APPROVES, subject to conditions:	N/A

**** CONDITIONS ******SDR-42259 CONDITIONS****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 (location plan) and building elevations, date stamped 06/23/11, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two**July 2011 - Administrative Review Meeting****Public Works**

5. Submit an Encroachment Agreement for the portions of the proposed structures in the Fremont Street, Fourth Street, and Casino Center Boulevard public rights-of-way prior to the issuance of a permit for these structures. Flightlines Las Vegas 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 property 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.
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Staff Report Page One
 July 2011 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to convert an existing temporary Commercial Recreation/Amusement (Outdoor) Facility to a permanent zip line amusement ride located in the Fremont Street Experience within the right-of-way of Fremont Street. The proposed Commercial Recreation/Amusement (Outdoor) Facility has been reviewed by the Fremont Street Experience, which supports the project. Staff administratively approves this Site Development Plan Review request, as it is compatible with adjacent development and will not negatively impact the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/08/10	A Temporary Commercial Permit (TCP-39860) was issued for an 800 lineal foot aerial cable zip line operating 40 to 60 feet above Fremont Street and below the electric canopy. The ride will operate between two temporary steel frame towers placed east of Casino Center Boulevard and east of 4th Street. The permit was valid from 10/08/10 through 11/06/10.
01/04/11	A Temporary Commercial Permit (TCP-40609) was issued for an 800 lineal foot aerial cable zip line operating 40 to 60 feet above Fremont Street and below the electric canopy. The ride will operate between two temporary steel frame towers placed east of Casino Center Boulevard and east of 4th Street. The permit was valid from 01/16/11 through 02/08/11.

<i>Most Recent Change of Ownership</i>	
01/15/94	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/14/10	A temporary business license (A06-98557) was issued for an Amusement Park at 425 Fremont Street, Suite # 160. The permit expired on 01/15/11.
	A temporary business license (C07-98558) was issued for Merchandise Sales at 425 Fremont Street, Suite # 160. The permit expired on 01/15/11

Staff Report Page Two
July 2011 - Administrative Review Meeting

01/10/11	A temporary business license (C07-98558) was issued for Merchandise Sales at 425 Fremont Street, Suite # 160. The permit expired on 07/10/11.
	A temporary business license (A06-98557) was issued for an Amusement Park at 425 Fremont Street, Suite # 160. The permit expired on 07/10/11.
07/11/11	A temporary business license (C07-98558) was issued for Merchandise Sales at 425 Fremont Street, Suite # 160. The permit will expire on 10/13/11.
	A temporary business license (A06-98557) was issued for an Amusement Park at 425 Fremont Street, Suite # 160. The permit will expire on 10/13/11.

<i>Pre-Application Meeting</i>	
06/20/11	A pre-application meeting was held where submittal requirements for a Site Development Plan Review were discussed. The proposed Commercial Recreation/Amusement (Outdoor) Facility will be located in the Fremont Street right-of-way.

<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required, nor was one held.	

<i>Field Check</i>	
06/30/11	Staff conducted a field check and noted a temporary Commercial Recreation/Amusement (Outdoor) Facility that is secured and well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.97

<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	ROW (Right-of-Way)	ROW (Right-of-Way)	C-2 (General Commercial)
North	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
South	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
East	Convenience Store	C (Commercial)	C-2 (General Commercial)
West	Hotel and Casino	C (Commercial)	C-2 (General Commercial)

JG

Staff Report Page Three
July 2011 - Administrative Review Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Central Casino Core)	X		Y
Downtown Design Review Committee Area	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
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

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>
Fremont Street	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

The proposed Commercial Recreation/Amusement (Outdoor) Facility will consist of three towers, the first of which is the launch tower that has two starting heights of 60 feet and 100 feet above Fremont Street. The second tower will be the landing point 800 feet to the west, consisting of six individual zip lines. The third tower will be the landing point 1,700 feet to the west, consisting of four individual zip lines. All towers will be located within the public right-of-way of Fremont Street; the access to the launch structure is via a bridge cantilevered from the launch structure to the Fremont Street Parking Garage.

The proposed Commercial Recreation/Amusement (Outdoor) Facility is located in the Downtown Centennial Plan Master Plan Area and the following Special Purpose and Overlay Districts: Downtown Centennial Plan Overlay District (Central Casino Core); Downtown Design Review Committee Area; A-O (Airport Overlay) District (200 feet); Downtown Casino Overlay District; Live/Work Overlay District and the Las Vegas Redevelopment Plan Area. The proposal will not have a negative impact on the Master Plan area or the Special Purpose and Overlay Districts.

JG

Staff Report Page Four
July 2011 - Administrative Review Meeting

The proposed Commercial Recreation/Amusement (Outdoor) Facility has been reviewed by the Fremont Street Experience, which supports the project. Staff administratively approves this Site Development Plan Review request, as it is compatible with adjacent development and will not negatively impact the site.

FINDINGS (SDR-42259)

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:

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

The proposed development is consistent with the General Plan and Policy 1.3.1 of the 2020 Master Plan, as the subject site is located within the Fremont Street Experience. The policy encourages the area to be the focal point for tourist and gaming activities within the downtown.

- 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;**

The proposed Commercial Recreation/Amusement (Outdoor) Facility is located within the Fremont Street Experience and is accessible from the Fremont Street Experience Parking Garage, pedestrian access from the surrounding properties and from public transportation.

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

The building materials are appropriate for the area and adhere to all city requirements. No landscape materials are proposed.

- 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;**

Staff Report Page Five
July 2011 - Administrative Review Meeting

The proposed elevations are well-integrated with the established aesthetics of the Fremont Street Experience and are appropriate for the area and for the City.

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

The proposed Commercial Recreation/Amusement (Outdoor) Facility is subject to Building Permit and Business License review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

APPROVALS 0

PROTESTS 0



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

June 27, 2011

Mr. Jeff Victor
City of Las Vegas Redevelopment
Fremont Street Experience
425 Fremont Street
Las Vegas, Nevada 89101

**RE: SDR-42259 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Victor:

Your request for possible action on a request for a Minor Site Development Plan Review FOR AN EXISTING COMMERCIAL RECREATION /AMUSEMENT (OUTDOOR) FACILITY on 4.97 acres at 60 Fremont Street (APN 139-34-111-064), C-2 (General Commercial) Zone, 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Max Margolis
Flightlines Las Vegas, Inc.
425 Fremont Street
Las Vegas, Nevada 89101

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 11, 2011
Re: **SDR-42259** Flightlines Las Vegas, Inc. 60 Fremont St.
Request for a Site Development Plan Review for an existing commercial recreation/amusement (outdoor) facility

CONDITIONS OF APPROVAL:

1. Submit an Encroachment Agreement for the portions of the proposed structures in the Fremont Street, Fourth Street, and Casino Center Boulevard public rights-of-way prior to this issuance of a permit for these structures. Flightlines Las Vegas 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 property 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.
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