



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

July 11, 2012

Mr. Michael Nolan
IKE Gaming, Inc.
Exber, Inc.
600 Fremont Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-45253 - SIT EDEVELOPMENT PLAN REVIEW
RELATED TO SUP-45254
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Nolan:

Your request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH PLAZA AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND DESIGN STANDARDS on 0.78 acres at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 10, 2012.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE.**

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **July 11, 2012.**

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andrew Donner
Shipping Containers, LLC
PO Box 1570
Las Vegas, Nevada 89125

Mr. Todd Kessler
707 Fremont Street, LLC
PO Box 1570
Las Vegas, Nevada 89125

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

Steve Gebeke

From: Todd Kessler [todd.kessler@rggvlv.com]
Sent: Thursday, July 05, 2012 1:16 PM
To: Steve Gebeke
Subject: Re: Old shipping container site

Please accept this email as a formal withdrawal without prejudice for SUP-45254 and SDR-45253.

Let me know if you need anything else.

Thanks

From: Steve Gebeke [mailto:sgebeke@LasVegasNevada.GOV]
Sent: Thursday, July 05, 2012 12:53 PM
To: Todd Kessler
Subject: Old shipping container site

Todd-

Just wanted to touch bases with you regarding the original applications for the shipping container site. They were held from the June PC meeting and are scheduled to be heard next week on 07/10. Are you planning to request a withdrawal (without prejudice) of the items, now that apps are in for the site across the street? If so, we will need a letter (or email) to that effect. The case numbers are SUP-45254 and SDR-45253.

Steve Gebeke, AICP

Planning Supervisor, City of Las Vegas
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106
Office: 702-229-5410
Fax: 702-385-7268
sgebeke@lasvegasnevada.gov



LAS VEGAS
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STEVEN D. ROSS
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 28, 2012

Mr. Michael Nolan
IKE Gaming, Inc.
Exber, Inc.
600 Fremont Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-42253 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-45254
PLANNING COMMISSION MEETING OF JULY 10, 2012**

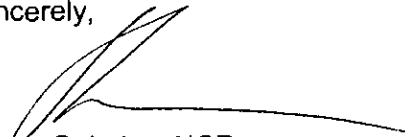
Dear Mr. Nolan:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Tuesday, July 3, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:dlb

cc: Mr. Andrew Donner
Shipping Containers, LLC
PO Box 1570
Las Vegas, Nevada 89125

Mr. Todd Kessler
707 Fremont Street, LLC
PO Box 1570
Las Vegas, Nevada 89125

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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www.lasvegasnevada.gov

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: July 10, 2012

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

SDR-45253

	Orleans Square HOA
18b The Las Vegas Arts District	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Stewart Arms Apartments
Church-Noblitt NA	Stewart Town HOA
Crestwood NA	Sunflower Apartments
Cultural Corridor Coalition NCG	Towne Terrace Apartments
Downtown Business Operators Council	Vera Johnson Manor A Resident Council
Fremont Apartments	Villa Monterey Senior Apartments
Fremont Plaza Apartments	West Huntridge NA
Fremont Street Experience Business Association	WL.V-NAAJ
Gateway Neighborhood Association	
Hewetson Parent Organization	
Hillside Heights NA	
Hoover Apartments	
Horizon Studio Apartments	
Huntridge Park NA	
John S. Park NA	
L'Octaine Apartments Resident Council	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oak Tree Apartments	
Ogden Villas Apartments	



June 13, 2012

Mr. Michael Nolan
IKE Gaming, Inc.
Exber, Inc.
600 Fremont Street
Las Vegas, Nevada 89101

**RE: SDR-42253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-45254
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
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ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Nolan:

Your request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH PLAZA AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape AND DESIGN STANDARDS on 0.78 acres at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on June 12, 2012.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **July 10, 2012** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 195 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andrew Donner
Shipping Containers, LLC
PO Box 1570
Las Vegas, Nevada 89125

Mr. Todd Kessler
707 Fremont Street, LLC
PO Box 1570
Las Vegas, Nevada 89125

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89106

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FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Carman Burney

From: Steve Gebeke
Sent: Thursday, June 07, 2012 8:28 AM
To: Carman Burney
Subject: FW: #24 SUP-45254 and #25 SDR-45253

From: Todd Kessler [<mailto:todd.kessler@rgglv.com>]
Sent: Thursday, June 07, 2012 8:14 AM
To: Steve Gebeke
Subject: #24 SUP-45254 and #25 SDR-45253

Dear Steve,

Please accept this letter as a formal request for an abeyance on the above entitled matters until the July 10th 2012 Planning Commission.

We need additional time to work on some site plan changes.

If you have any questions or concerns please don't hesitate to contact me.

Thanks,
Todd

RECEIVED

JUN - 7 2012



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

May 31, 2012

Mr. Michael Nolan
IKE Gaming, Inc.
Exber, Inc.
600 Fremont Street
Las Vegas, Nevada 89101

**RE: SDR-42253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-
45254
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Nolan:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 12, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 6, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

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. Andrew Donner
Shipping Containers, LLC
PO Box 1570
Las Vegas, Nevada 89125

Mr. Todd Kessler
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Application Information

SUP-45254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC.- For possible action on a request for a Special Use Permit FOR A PROPOSED 33,977 SQUARE-FOOT TAVERN, LIMITED ESTABLISHMENT at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

SDR-45253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45254 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH PLAZA AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND DESIGN STANDARDS on 0.78 acres at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD) 386-9108 or go to <http://www.lasvegasnevada.gov>.

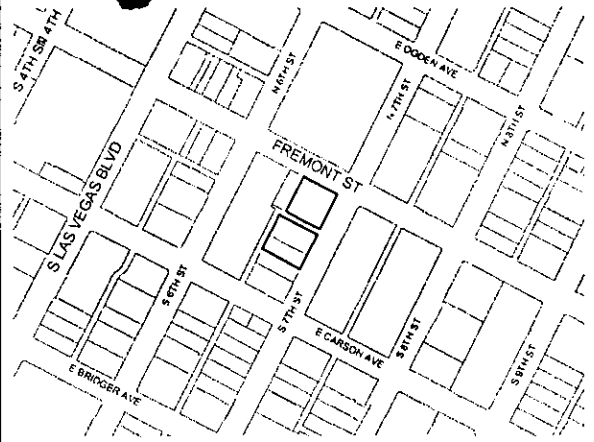
Application Information

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Application Location

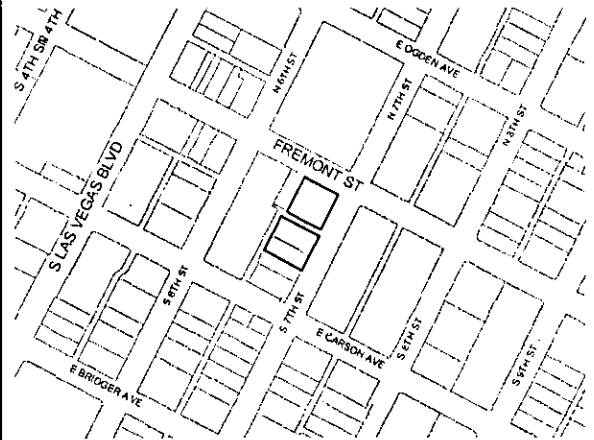


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Location



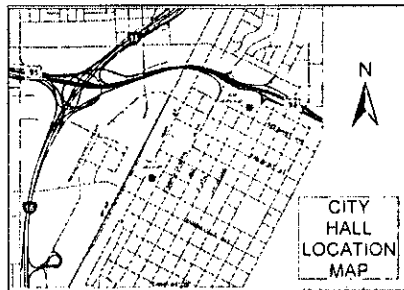
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

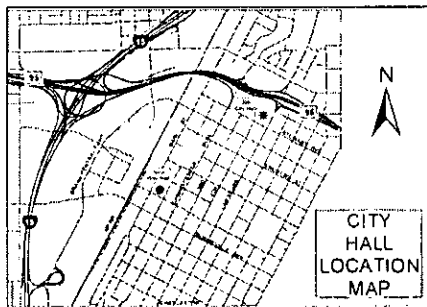
Please use available blank space on card for your comments.

SUP-45254 & SDR-45253

Planning Commission Meeting of 06/12/2012

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

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45254 & SDR-45253

Planning Commission Meeting of 06/12/2012

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *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: May 15, 2012
Re: SDR-45253 Shipping Containers, LLC 707 Fremont St.
Request for a Site Development Plan Review for a proposed commercial development with plaza

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

We also note that this site does not have any on-site accommodation for vehicular parking. Staff is recommending that a traffic study be performed to determine the impacts of this development on traffic in the area.

CONDITIONS OF APPROVAL:

1. Dedicate a 10 foot radius on the southwest corner of Fremont Street and 7th Street prior to the issuance of any permits.
2. In accordance with code requirements of Title 13.56, remove and replace all substandard sidewalk, if any, adjacent to this site and replace with new sidewalk meeting Current City Standards concurrent with development of this site. Downtown Centennial Standards are not required at this time. 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.
3. Proposed water features shall be designed to prevent storm water from entering the sanitary sewer collection system.
4. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. 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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**SUP-45254
SDR-45253**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 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	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 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

SUP-45254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC.- For possible action on a request for a Special Use Permit FOR A PROPOSED 33,977 SQUARE-FOOT TAVERN, LIMITED ESTABLISHMENT at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

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PLANNING COMMISSION: **JUNE 12, 2012**
CITY COUNCIL: **JULY 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MAY 10, 2012**

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

LIST COMMENTS BELOW:

Report Date 04/26/2012 04:38 PM

Submitted By

Page 1

A/P # 45253 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/26/2012 08:05	983510	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-45253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45254 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,600 SQUARE-FDOT GENERAL RETAIL AND LIQUOR ESTABLISHMENT (TAVERN) USE at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P #

Project # 45253 Project/Phase Name SHIPPING CONTAINER CITY Phase #
Size/Area 0.41 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934611021

Location

Owner/Tenant

Contact ID AC2008489 Name 707 FREMONT L L C
Mailing Address 206 N THIRD ST 2ND FLR Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-2931 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

APR Linked Addresses

No Addresses are linked to this Application

Linked Addresses

102 S 7TH ST
LAS VEGAS, 89101-

100 S 7TH ST
LAS VEGAS, 89101-

APR Address

No Other Addresses are associated to this Application

Report Date 04/26/2012 04:38 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

Linked Parcels

13934611021
13934611022

Applicant/Contact

Primary N Capacity OWNER Contact ID AC2008489 ☐ Foreign
Effective Expire
Name 707 FREMONT L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 206 N THIRD ST 2ND FLR
LAS VEGAS, NV 89101-2931
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WDRKCARD: Work Card # 0
Expiration Date

Additional Requirements
Organization Affiliated

There are no items in this list

Primary N Capacity APPL Contact ID AC2016845 ☐ Foreign
Effective Expire
Name SHIPPING CONTAINERS, LLLC
Day Phone (702)953-4320 x Eve Phone Organization
Pager PIN # Position
Fax (702)477-0045 Mobile Profession
E-Mail
Address PO BOX 1570
LAS VEGAS, NV 89125
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/26/2012 04:38 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Minimum Age: 18 Years Old Waiver: Required: Yes Organization: Other: Yes

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1397737 ☐ Foreign
Effective
Name TODD KESSLER
Day Phone (702)953-4320 x Eve Phone Organization
Pager PIN # Position
Fax (702)477-0045 Mobile Profession
E-Mail
Address PO BOX 1570
LAS VEGAS, NV 89125
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Minimum Age: 18 Years Old Waiver: Required: Yes Organization: Other: Yes

There are no items in this list

Report Date 04/26/2012 04:38 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
ROW	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Item	Status	Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/26/2012 08:20	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/26/2012 08:20	30.00
PROCESSING FEE	P	04/26/2012 08:20	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities
Review Comment

Review Type

Count

Status

Driver

Time

Status

Comments

Created By

495229	DEVCO	1	Incomplete	☐	04/26/2012 16:37
495230	NEIGH P&S	1	Incomplete	☐	04/26/2012 16:37

Report Date 04/26/2012 04:38 PM

Submitted By

Page 5

Review/Approval Comments	Review Item	Qty	Status	Weight	Rating	Submit	Submitted	Submitted By
495231	B&S PLAN	1	Incomplete	☐	04/26/2012 16:37			
495232	FLOOD	1	Incomplete	☐	04/26/2012 16:37			
495233	ROW	1	Incomplete	☐	04/26/2012 16:37			
495234	TRAFFIC	1	Incomplete	☐	04/26/2012 16:37			
495235	TEFO	1	Incomplete	☐	04/26/2012 16:37			
495236	SURVEY	1	Incomplete	☐	04/26/2012 16:37			
495237	SID	1	Incomplete	☐	04/26/2012 16:37			
495238	SEWER	1	Incomplete	☐	04/26/2012 16:37			
495239	LAND DEV	1	Incomplete	☐	04/26/2012 16:37			
495240	FIRE ENG	1	Incomplete	☐	04/26/2012 16:37			
495241	ENGDESIGN	1	Incomplete	☐	04/26/2012 16:37			

Activity Review Detail

Detail SUBMITTAL CHECKLIST (SDR)

Modified By BSTICKA

Modified Date/Time 04/26/2012 08:02

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate If item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approved

Approved By

Approved Date

Applied By

Applied Date

Applicant

Z-LEGAL

N

983510

04/26/2012 08:05

Report Date 04/26/2012 04:38 PM

Submitted By

Page 6

Meeting Information	Meeting Date	Meeting Time	Meeting Location	Meeting Status	Meeting Notes
---------------------	--------------	--------------	------------------	----------------	---------------

Meeting ID	Meeting Date	Meeting Time	Meeting Location	Meeting Status	Meeting Notes
------------	--------------	--------------	------------------	----------------	---------------

No children exist for this project

Planning Condition	Condition	Condition	Condition	Condition
--------------------	-----------	-----------	-----------	-----------

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?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin PUBLIC

is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting ID	Meeting Date	Meeting Time	Meeting Location	Meeting Status	Meeting Notes
06/12/2012	PC	SCHEDULED			
BSTICKA	04/26/2012	BSTICKA	04/26/2012	0	0

Template Type/APR	APR Type	Status	Status	Status
-------------------	----------	--------	--------	--------

No children exist for this project

Employee ID	Employee Name	Employee Title	Employee Department
-------------	---------------	----------------	---------------------

No Employee Entries

Log Action	Description	Entered By	Status	Status	Status
------------	-------------	------------	--------	--------	--------

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728 04/26/2012 08:21 0.00
TODD KESSLER; KESSLER CONSULTING; CK#1093; 702.953.4320

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 707 Fremont St. Las Vegas, NV. 89101
 Project Name Shipping Container City Proposed Use General Retail
 Assessor's Parcel #(s) 139-34-611-021 & 139-34-611-022 Ward # 5
 General Plan: existing MXU proposed MXU Zoning: existing C-2 proposed C-2
 Commercial Square Footage 6,120 Floor Area Ratio 15.97%
 Gross Acres 0.41 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER 707 Fremont, LLC Contact Todd Kessler
 Address PO BOX 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address Todd.Kessler@RGGLV.com

APPLICANT Shipping Containers, LLC Contact Andrew Donner
 Address PO BOX 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler Contact Todd Kessler
 Address PO BOX 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* _____

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

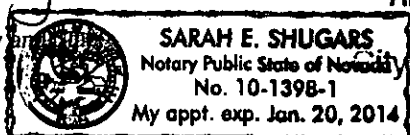
Print Name Andrew Donner

Subscribed and sworn before me

THIS 25th day of April, 2012

Sarah Shugars

Notary Public in and for said County of _____



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-95253</u>
Meeting Date:	<u>6/12/12</u>
Total Fee:	<u>\$1030</u>
Date Received:	<u>9/26/12</u>
Received By:	<u>Buss</u>

RECEIVED
APR 26 2012

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

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 645 Fremont Street, Las Vegas, NV. 89101
 Project Name Shipping Container City Proposed Use General Retail
 Assessor's Parcel #(s) 139-34-611-020 Ward # 5
 General Plan: existing MXU proposed MXU Zoning: existing C-2 proposed C-2
 Commercial Square Footage 6,120 Floor Area Ratio 15.97%
 Gross Acres 0.37 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER IKE Gaming, Inc. AKA Exber, Inc. Contact Michael Nolan
 Address 600 Fremont Street Phone: (702) 385-5200 Fax: (702) 474-3611
 City Las Vegas State NV Zip 89101
 E-mail Address mnolan@elcortez.net

APPLICANT Shipping Containers, LLC Contact Andrew Donner
 Address PO BOX 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler Contact Todd Kessler
 Address PO BOX 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* me nl

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

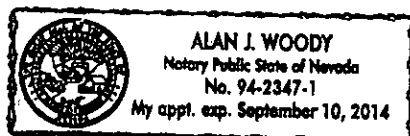
Print Name Michael Nolan

Subscribed and sworn before me

This 24th day of April, 20 12.

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-45253</u>
Meeting Date:	<u>6/12/12</u>
Total Fee:	<u>4030</u>
Date Received:	<u>4/26/12</u>
Received By:	<u>Ben S</u>

RECEIVED

APR 26 2012

City of Las Vegas

*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.
 Deposit Application Packet/Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45253** APN: 139-34-611-020

Name of Property Owner: IKE Gaming, Inc. AKA Exber, Inc.

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

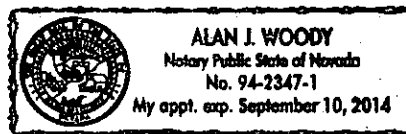
Signature of Property Owner: *Mike Nolen*

Print Name: Mike Nolen

Subscribed and sworn before me

This 25th day of April, 2012

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



RECEIVED

F:\depot\Application Packet\Statement of Financial Interest.pdf

APR 26 2012

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45253** APN: 139-34-611-021 & 139-34-611-022

Name of Property Owner: 707 Fremont, LLC

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

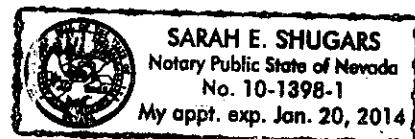
Signature of Property Owner: _____

Print Name: Andrew Donner

Subscribed and sworn before me

This 25th day of April, 2012

Sarah Shugars
Notary Public in and for said County and State



RECEIVED

APR 26 2012

f:\depot\Application Packet\Statement of Financial Interest.pdf

City of Las Vegas

DOWNTOWN PROPERTIES, LLC

206 N, 3rd Street
Las Vegas, NV 89101

April 25, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: SDR Application re APN's 139-34-611-020 & 021 & 022

Dear Mr. Fagg:

Please accept this as our official justification letter for the SDR encompassing the proposed shipping container retail plaza located at the corner of 7th Street & Fremont. The Applications are FOR A SDR FOR A PROPOSED GENERAL RETAIL PLAZA LOCATION AND A WAIVER OF THE STREETScape, SITE PLANNING AND ARCHITECTURAL DESIGN STANDARDS on 0.88 acres at 645 Fremont Blvd and 118 & 102 North 7th Street, Las Vegas, NV zoned C-2 (General Commercial).

We are extremely excited about this project and believe it will be a one of a kind iconic development that will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals and assists in the success of the many other ongoing projects. It will also create more energy, help enhance the attractiveness of the Downtown Renaissance and be an integral part of Downtown Las Vegas by further highlighting the beautification and revitalization of Downtown.

As part of this justification letter, we would like to formally request waivers to the Downtown Centennial Plan (DCP) Streetscape, Site Planning and Architectural Design Standards. Our request is based on the fact that we are seeking only a temporary 3 year entitlement. However, please note that the overall development, in its entirety, provides the pedestrian environment required and keeps the spirit of the DCP. We believe our waivers and the proposed development are 'in-line' with the vision of the Centennial Plan and will further help change the face of Downtown.

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

Sincerely,



Todd Kessler

RECEIVED

APR 26 2012

City of Las Vegas

SDR-45253

FREMONT & 7TH ST CONTAINER PARK

On-Site Parking Analysis

USES/AREA -

Retail Use

11 - 20' x 8' Containers = 1,760 square feet

Parking Required =

1:250 square feet or 7.04 stalls

Food & Beverage Use (Restaurant)

9 - 40' x 8' Containers = 2,880 square feet

Parking Required =

1:50 square feet public areas = 1,440 square feet or 28.80 stalls

1:200 square feet remaining areas = 1,440 square feet or 7.20 stalls

Retail

3 - 40' x 8' Containers - 960 square feet

Parking Required =

1:250 square feet or 3.84 stalls

ON-SITE PARKING STALLS REQUIRED/PROVIDED -

Total On-Site Parking Stalls Required =

46.88 or 47 stalls

Total On-Site Parking Stalls Provided =

0 stalls

DOWNTOWNPROJECT 25 April 2012

SUP-45254
SDR-45253

RECEIVED

APR 26 2012

City of Las Vegas

BRESLIN
BUILDERS

mapos llc

Parking Plan Statement

While there is no onsite parking provided, we have begun discussions with the numerous parking garages Downtown including the El Cortez, Neonopolis, Lady Luck and the FSE garage in order to provide employee parking and customer parking incentives. Additionally, we are working with other businesses nearby that have excess parking. The marketing material and website for the development will clearly indicate that no parking is provided but will also clearly identify adjacent parking structures that offer incentives for parking for the development as well as other tips for parking Downtown.

RECEIVED
APR 26 2012
City of Las Vegas
SUP-45254
SDR-45253

8 7 3 3 1 0 0 8 7 7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: The Valley Bank of Nevada, Trustee for

Account Number 62-001555-2

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell andConvey to Exber., Inc., aka El Cortez Hotel and Casinoall that real property situate in the _____ County of Clark,
State of Nevada, bounded and described as follows:

Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12),
in Block Six (6) of HAWKINS ADDITION TO THE CITY OF LAS VEGAS,
as shown by map thereof on file in Book 1 of Plats, Page 40, in
the office of the County Recorder, Clark County, Nevada.

- Subject to:
1. Taxes for the fiscal year 1987.
 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

DOCUMENTARY TRANSFER TAX \$ 847.00
☒ COMPILED ON FULL VALUE OF PROPERTY CONVEYED OR
 COMPILED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
 REMAINING THEREON AT TIME OF TRANSFER
 UNDER PENALTY OF PERJURY

[Signature]
 SIGNATURE OF DECLARANT OR AGENT
 DETERMINING TAX FIRM NAME

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

Witness our hand this 11th day of November, 1987.

[Signature]
 Gary L. Adkins Vice President
 Valley Bank of Nevada, Trustee for
 El Cortez Profit Sharing Trust

STATE OF NEVADA }
 COUNTY OF Clark } SS

On March 11, 1987
 before me, the undersigned, a Notary Public in and for said
 County and State, personally appeared

[Signature]
 Gary L. Adkins, Vice President
 Valley Bank of Nevada, Trustee for

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

WITNESS my hand and official seal.

NOTARY PUBLIC *[Signature]*

NOTARY PUBLIC - NEVADA - Clark County and State

JUDITH L. SWENSON

My Appointment Expires May 16, 1989

ESCROW NO. _____ RECORDER'S
 ORDER NO. _____ INSTRUMENT NO. _____
 WHEN RECORDED MAIL TO: Valley Bank Trust
1111 W. 7th St. Las Vegas, NV 89102

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF
 VALLEY BANK OF NV

03/31/87 13:51 NA1
 OFFICIAL RECORDS
 BOOK 870331 INST 00877
 FEE \$.00 NOTT 047.00

RECEIVED

APR 26 2012

City of Las Vegas

Inst #: 201203120001662

Fees: \$21.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #003

03/12/2012 11:00:35 AM

Receipt #: 1093778

Requestor:

CHICAGO TITLE THE POINTE

Recorded By: MSH Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

~~APN#-139-34-612-005,-139-34-611-022~~

And 139-34-611-021

**When Recorded Return to
And Mail Tax Statements to:**

707 Fremont, LLC
206 N. Third Street, 2nd FL
Las Vegas, NV 89101

**RE-RECORD
GRANT, BARGAIN SALE DEED**

(Title on Document)

**This document is being re-recorded to correct the legal description for Parcel 2
in Instrument No. 201202240002869**

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies)

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

RECEIVED

APR 26 2012

City of Las Vegas

Inst #: 201202240002869

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$26693.40 Ex: #

02/24/2012 02:38:58 PM

Receipt #: 1076851

Requestor:

CHICAGO TITLE-THE POINTE

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

ESCROW NO: 12017211-086-JR

APN: 139-34-612-005, 139-34-611-022, 139-34-611-021

Affix R.P.T.T. \$ 26,963.40

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

707 FREMONT, LLC

206 N. THIRD STREET, 2ND FL
LAS VEGAS, NV 89101

ESCROW NO: 12017211-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Dario Pini, an unmarried man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

707 Fremont LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

RECEIVED

APR 26 2012

City of Las Vegas

ESCROW NO: 12017211-086-JR

Witness my/our hand(s) this 22nd day of FEBRUARY 2012

SELLERS:

Dario Pini

Dario Pini

STATE OF NEVADA

)
) ss.

COUNTY OF Clark

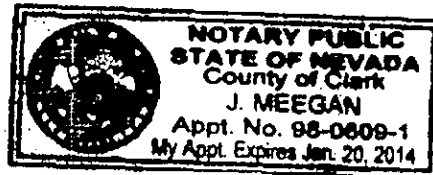
On this 22nd day of February, 2012
appeared before me, a Notary Public,

DARIO PINI

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to
the above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.

J. Meegan
Notary Public

My commission expires: 1/20/14



J. Meegan
98-0609-1
Exp 1/20/14

RECEIVED

APR 26 2012

City of Las Vegas

Exhibit A

PARCEL 1:

Lots One (1) through Five (5) inclusive, in Block Thirteen (13) of Bucks Subdivision as Delineated in Book 1 of Subdivision Plats, Page 15, in the Office of the County Recorder, Clark County, Nevada

Excepting therefrom, those portions 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, described as follows:

A Triangular parcel of land bounded as follows: On the Northeast by the Northeasterly line of Block 13 of Buck's Subdivision as shown by map thereof on file in Book 1 of Plats, Page 15 of Clark County, Nevada Records; on the Northwest by the Northwesterly line of said Block 13; and on the South by the arc of a circle concave Southerly, have a radius of 10.00 feet and being tangent to the Northeasterly line of said Block 13 and to the Northwesterly line of said Block 13.

PARCEL 2:

That portion of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada, being more particularly described as follows:

Beginning at the point of intersection of the Northeasterly right-of-way line of Carson Street (80.00 feet wide) and the Southeasterly right-of-way line of Seventh Street (80.00 feet wide); thence North $27^{\circ}45'00''$ East along said Southeasterly right-of-way line of Seventh Street, a distance of 253.18 feet to a point on the West line of Block Thirteen (13) of Bucks Subdivision, as delineated in Book 1 of Subdivision Plats, Page 15, Official Records, Clark County, Nevada; thence South $00^{\circ}32'54''$ East along said West line of Block Thirteen (13), a distance of 287.53 feet to a point in the aforementioned Northeasterly right-of-way line of Carson Avenue; thence North $62^{\circ}15'00''$ West along said Northeasterly right-of-way line, a distance of 134.10 feet to the True Point of Beginning.

SEE ATTACHED CORRECTED LEGAL DESCRIPTION

PARCEL 3:

Lots Twenty-Eight (28) through Thirty-Two (32) inclusive in Block Six (6) of Hawkins Addition to the City of Las Vegas, as delineated in Book 1 of Subdivision Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada.

RECEIVED

APR 26 2012

City of Las Vegas

PARCEL 2:

That portion of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada, being more particularly described as follows:

Beginning at the point of intersection of the Northeasterly right-of-way line of Carson Street (80.00 feet wide) and the Southeasterly right-of-way line of Seventh Street (80.00 feet wide); thence North 27°45'00" East along said Southeasterly right-of-way line of Seventh Street, a distance of 253.18 feet to a point on the West line of Block Thirteen (13) of Bucks Subdivision, as delineated in Book 1 of Subdivision Plats, Page 15, Official Records, Clark County, Nevada; thence South 00°32'54" East along said West line of Block Thirteen (13), a distance of 287.53 feet to a point in the aforementioned Northeasterly right-of-way line of Carson Avenue; thence North 62°15'00" West along said Northeasterly right-of-way line, a distance of 134.10 feet to the True Point of Beginning.

RECEIVED

APR 26 2012

City of Las Vegas

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 139-34-612-005

b) 139-34-611-022

c) 139-34-611-021

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property: \$ 5,233,961.93
b. Deed in Lieu of Foreclosure Only (value of property): ()
c. Transfer Tax Value: \$ 5,233,961.93
d. Real Property Transfer Tax Due: \$ 26,693.40

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Dario Pini, an unmarried man
Address: 329 East Carrilo
City, St., Zip: Santa Barbara, CA 93101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 707 Fremont, LLC
Address: 206 NORTH 3RD ST., 2ND FL
City, St., Zip: LAS VEGAS, NV 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title of Nevada, Inc.
Address: PO Box 400247
City/State/Zip: Las Vegas, NV 89140

Escrow #: 12017211-086

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

APR 26 2012

City of Las Vegas

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

a) 139-34-612-005

b) 139-34-611-022

c) 139-34-611-021

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property: \$

b. Deed in Lieu of Foreclosure Only (value of property): ()

c. Transfer Tax Value: \$

d. Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 3

b. Explain Reason for Exemption: Re-record Inst No. 201202240002869 to correct legal description for Parcel 2

5. Partial Interest: Percentage being transferred: ____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Authorized Signatory

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Dario Pini

Address: 329 East Carrilo

City: Santa Barbara

State: CA Zip: 93101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 707 Fremont, LLC

Address: 206 North 3rd St, 2nd FL

City: Las Vegas

State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 12017211-086

Address: P.O. Box 400247

City/State/Zip: Las Vegas, Nevada 89140-0247

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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APR 26 2012

City of Las Vegas

El Cortez
Hotel and Casino

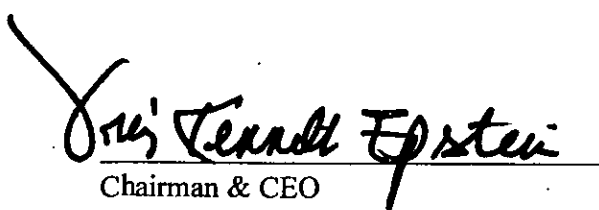
April 26, 2012

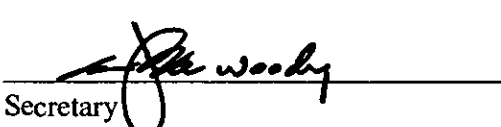
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Dear Administrator:

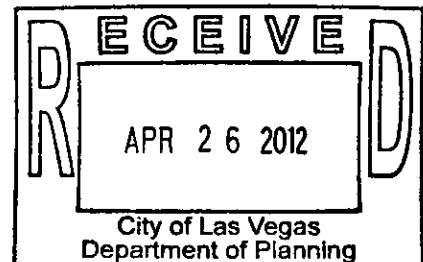
Please accept this letter as written confirmation that Michael J. Nolan AKA Mike Nolan, is hereby authorized to sign the Planning Department application and other related planning documents relating to parcel APN 139-34-611-020, and on behalf of IKE Gaming, Inc. aka Exber, Inc. This authority is granted in connection with the shipping container retail development that is being proposed by applicant, Shipping Containers, LLC. Final Corporate authority for this development is dependent upon the successful negotiation of a ground lease. At that time, consent minutes will be drafted to complete the transaction.

Please feel free to call Joe Woody at 702-355-1772 should you have any questions relating to this authority.


Chairman & CEO


Secretary

Copies: Alexandra Epstein, Executive Manager



600 E. Fremont Street • Las Vegas, Nevada 89101-5614
P.O. Box 680 • Las Vegas Nevada 89125-0680
Ph: (702) 385-5200 • (800) 634-6703 • Fax: (702) 474-3650
www.elcortezhotelcasino.com

FREMONT & 7TH ST CONTAINER PARK

APN: 13B-34-811-018 - PARKING LOT USE

PUBLIC ALLEY

TRASH ENCLOSURE WITH METAL WALL
PANELS TO BE SIMILAR TO CONTAINER
WALLS. ENCLOSURE TO HAVE AN OPEN
TRELLIS TOP AND METAL GATES TO MATCH
WALL.

APN: 13B-34-811-019
EXISTING RETAIL/RESTAURANT USE

EXISTING ASPHALT PAVEMENT TO REMAIN
AND BE CUT ONLY WHERE NEW PIER
FOUNDATIONS ARE REQUIRED FOR THE
CONTAINERS AND ELEVATED DECK SYSTEMS.
UTILITIES SHALL BE COORDINATED FOR
COMBINED RUNS WITH TREDDERS PATCHED
BACK TO MATCH EXISTING GRADES.
TYPICAL BOTH SITES.

MODIFIED SHIPPING CONTAINER
STRUCTURE FOR RETAIL AND
FOOD & BEVERAGE USES AS
SHOWN.

TREX STYLE OR EQUAL DECK
SYSTEM AS SHOWN ON
CONCRETE PIER FOUNDATION
SYSTEM. TYPICAL AT ALL
ELEVATED DECK AREAS.
PROVIDE RAILING AT STAIRS
AND RAMPS AS SHOWN.

DOUBLE STACKED UNIT TO
WASH AND SANITIZE STRUCTURE.
UPPER LEVEL IS NOT
OCCUPABLE SPACE.

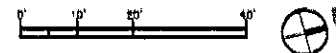
ON-SITE AMENITIES INCLUDING
PLANTERS, BENCHES, TABLES,
CHAIRS, TRASH RECEPTACLES,
ETC.

EXISTING OFF-SITE SIGNAL
EQUIPMENT TO REMAIN.

FREMONT STREET

7TH STREET

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

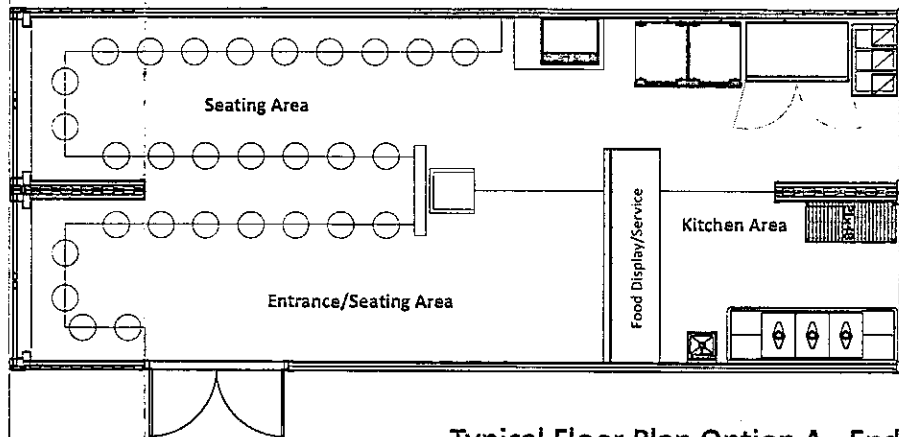


BRESLIN
BUILDERS
maps &c

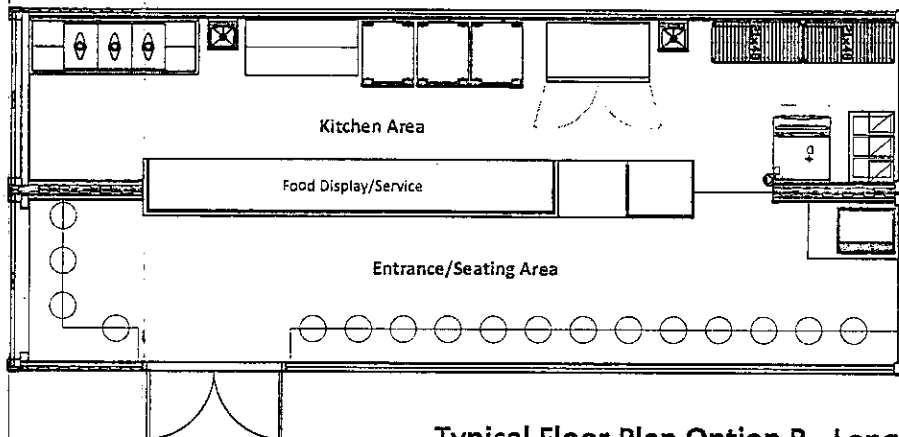
DOWNTOWN PROJECT 25 April 2012

APR 26 2012
SUP-45254
City of Las Vegas
SDR-45253

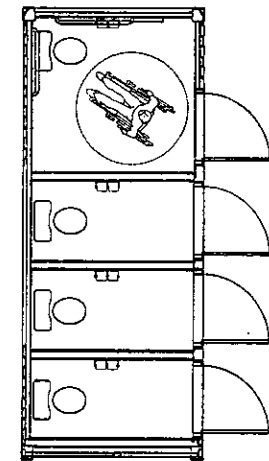
FREMONT & 7TH ST CONTAINER PARK
 Typical Food & Beverage Floor Plans
 Typical Restroom Container Pod Floor Plan



Typical Floor Plan Option A - End
 (2) 8'x40' Containers, Typical



Typical Floor Plan Option B - Long
 (2) 8'x40' Containers, Typical



Typical Restroom Pod Plan
 (1) 8'x20' Container Shown
 Men/Women Facilities, Separate Lavatory Unit

DOWNTOWN PROJECT 25 April 2012

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APR 26

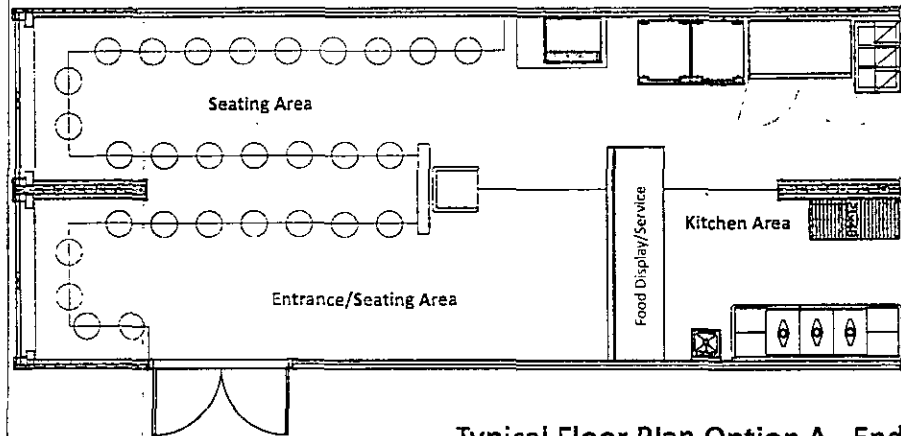
SUP-45254

City of La

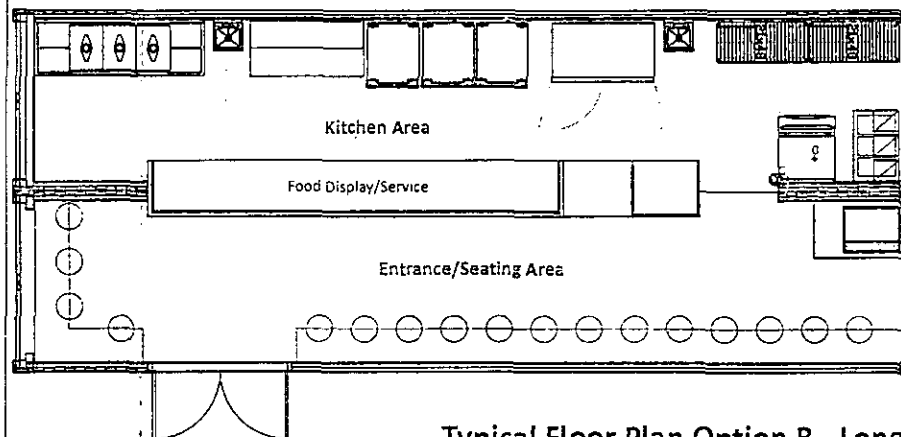
SDR-45253

BRESLIN
 BUILDERS
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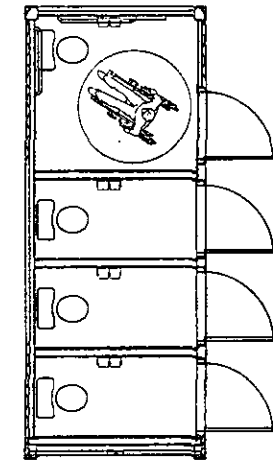
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 BUILDERS
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DTP CONTAINER PARK
Materials

Paint Colors

Pantone 7541 C

Pantone Cool Grey 7 C

Pantone 426 C

Pantone 124 C

Pantone 1585 C

Decking and Planters



TREX
Maintenance free, 95% recycled composite material.

Canopies / Shading



Canvas Natural

Canvas Yellow Tint

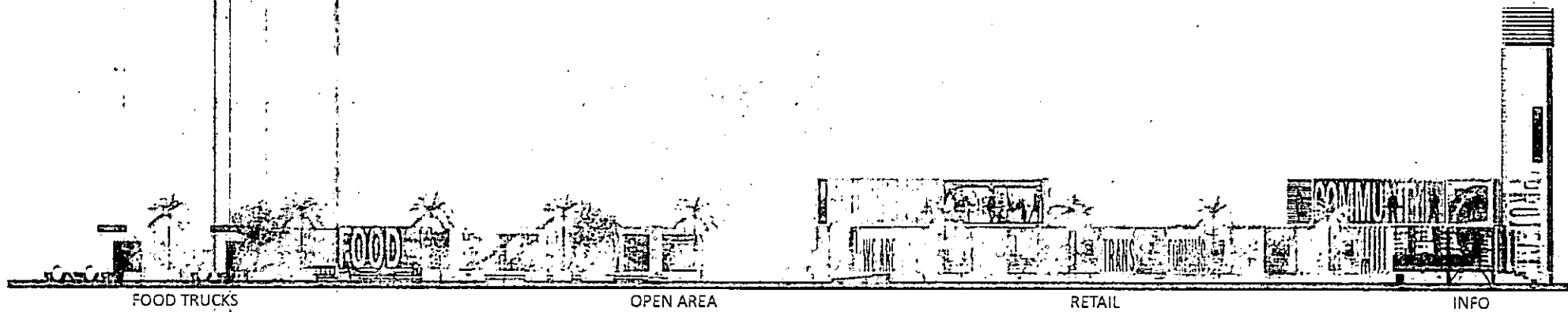
Canvas Orange Tint

PROJECT 20 April 2012

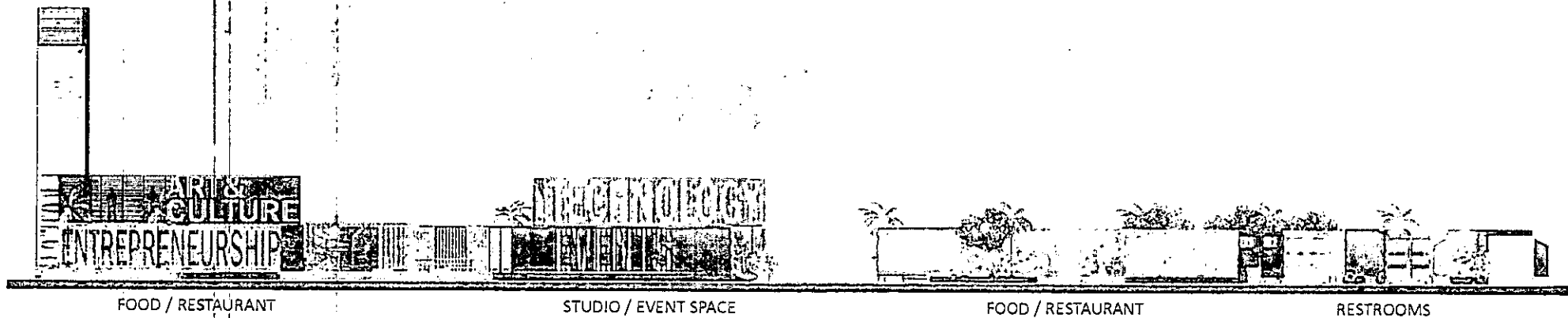
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DTP CONTAINER PARK
East and West Elevations

7th Street Elevation (East)



Alleyway Elevation (West)

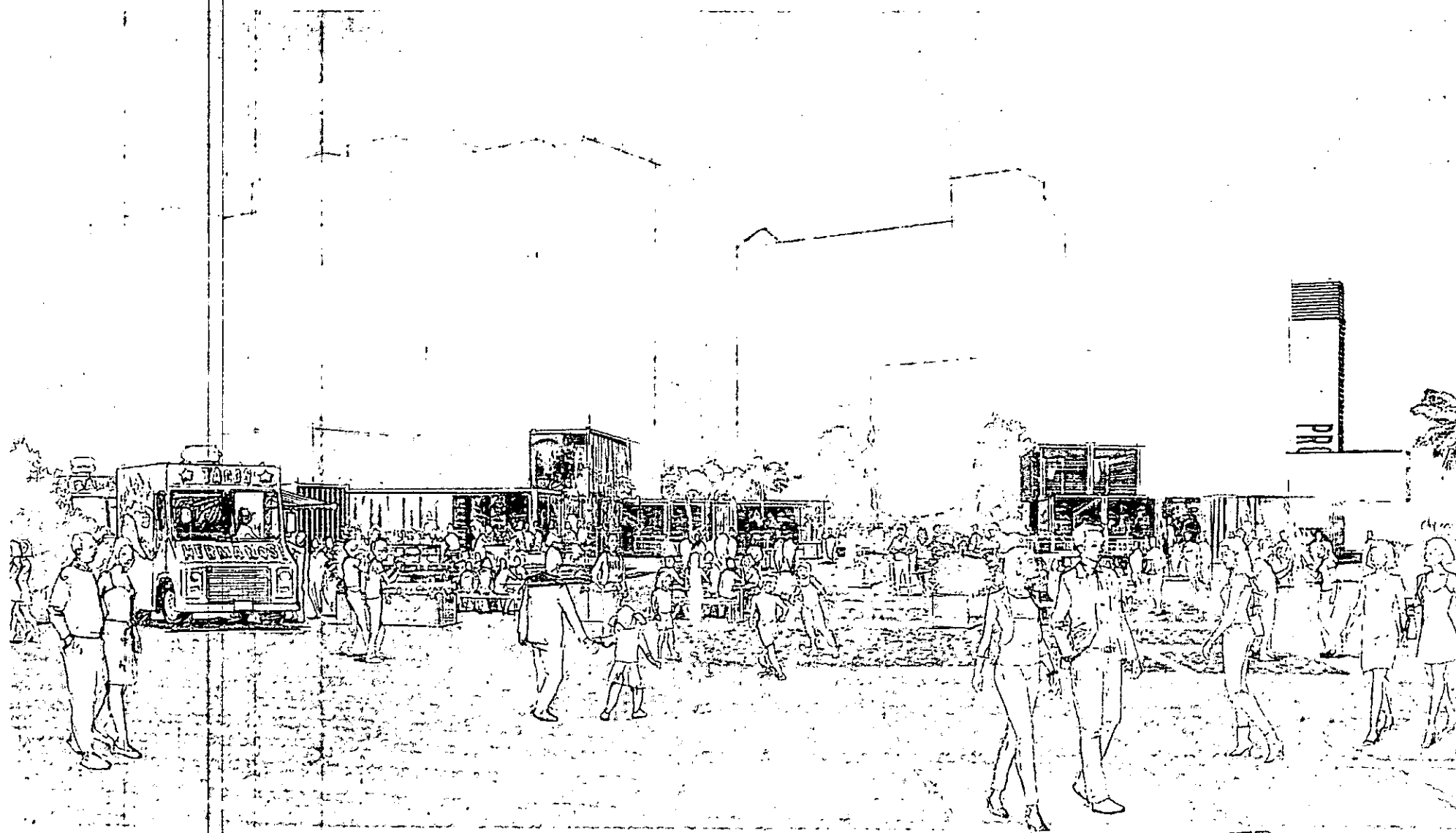


PROJECT 20 April 2012

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City of Las Vegas
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DTP CONTAINER PARK
South View from Food Truck Zone

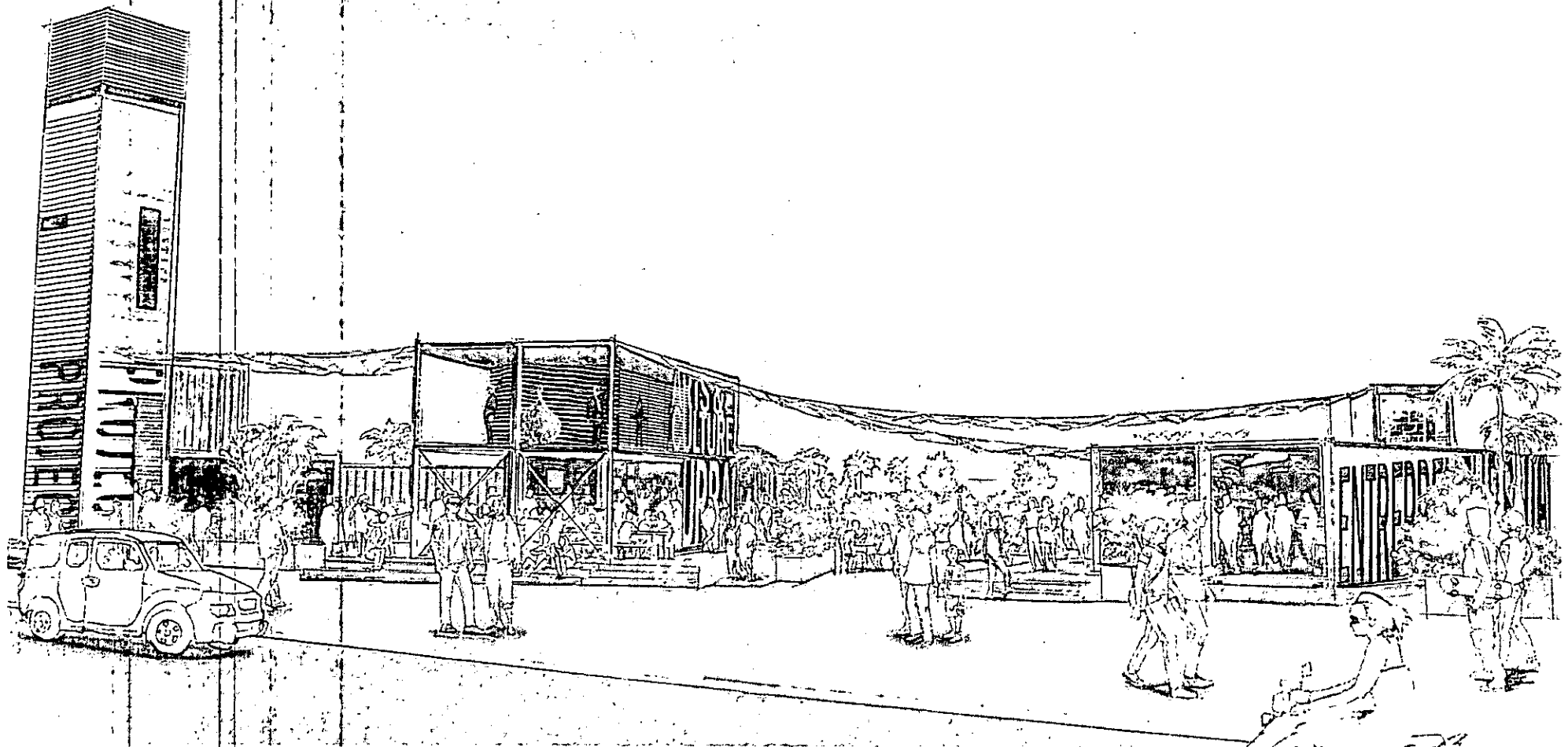


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DTP CONTAINER PARK
North View from Fremont St.

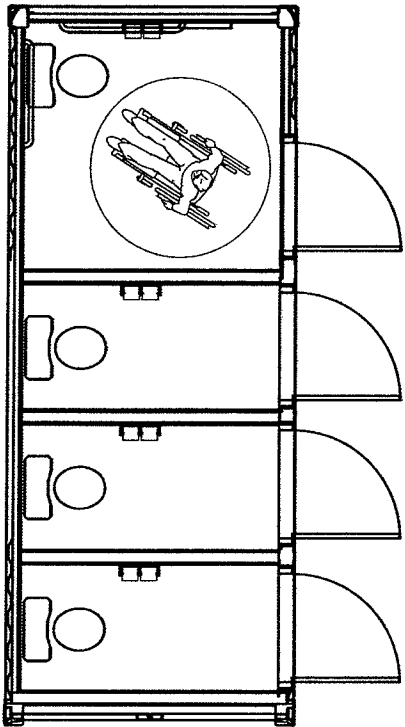
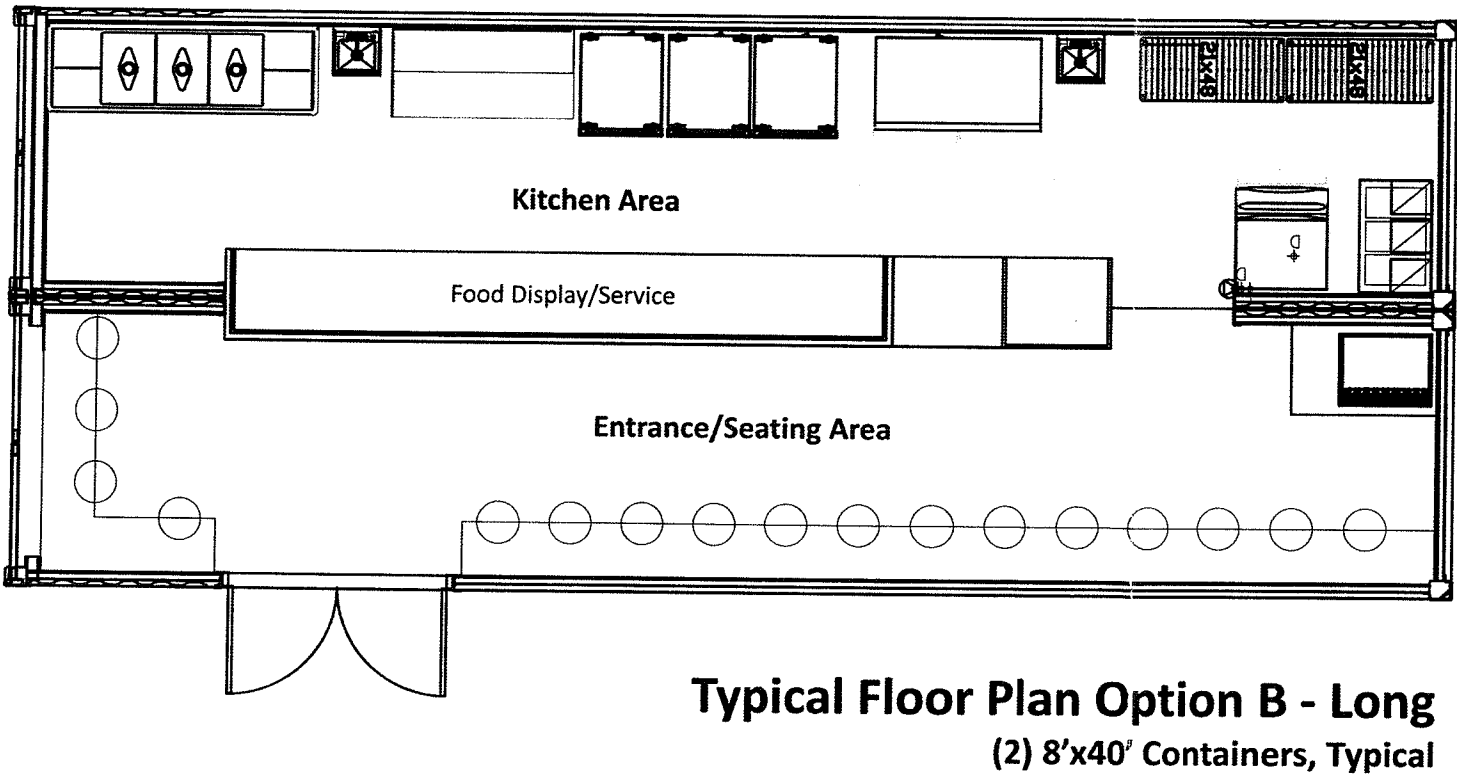
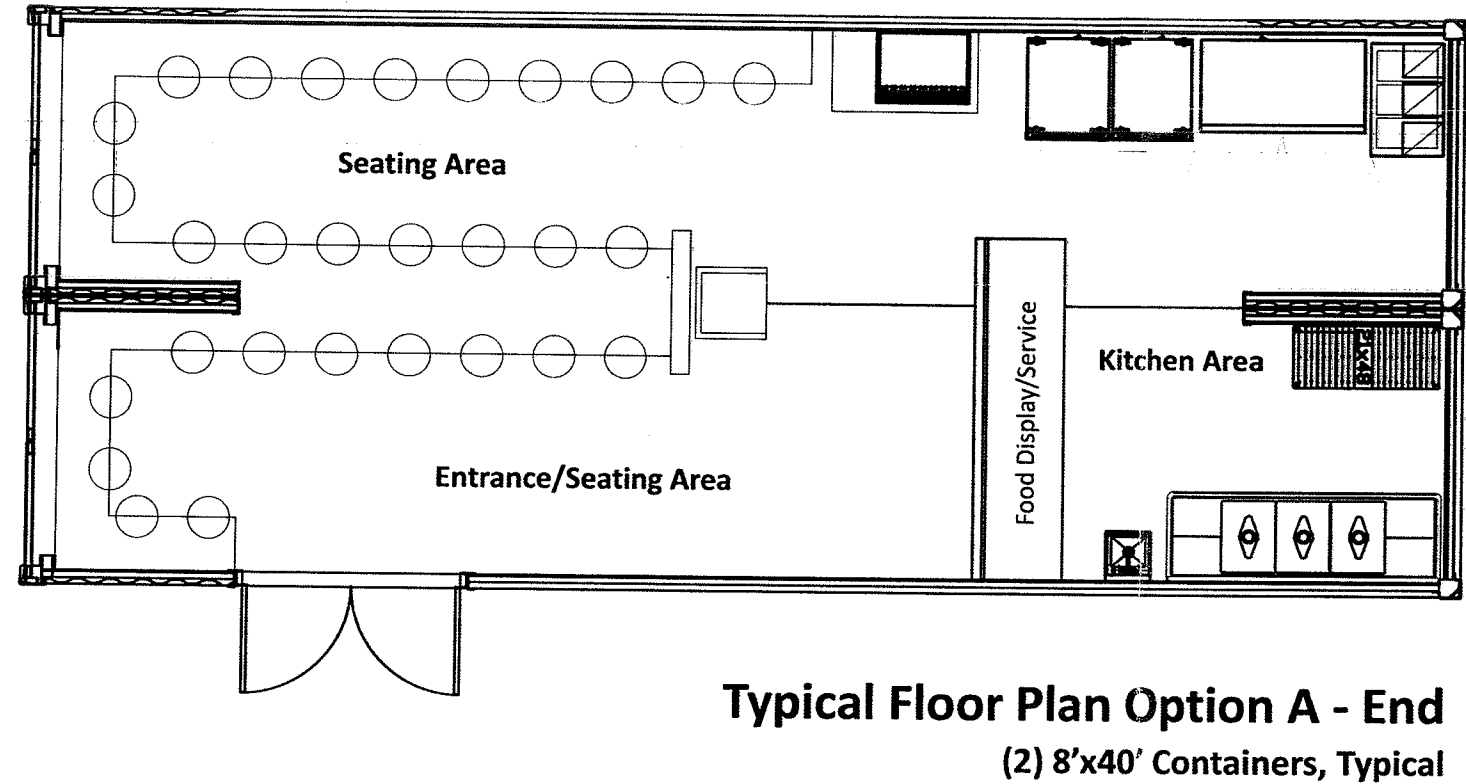


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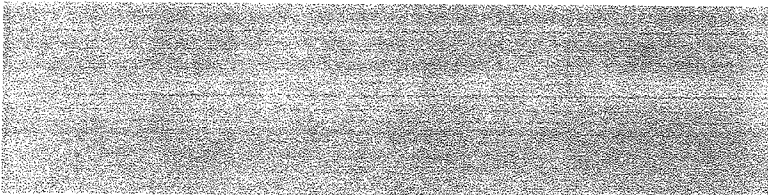
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City of Las Vegas
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FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



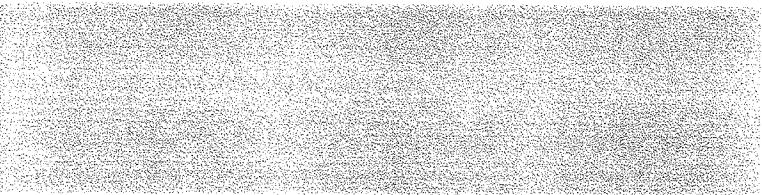
Paint Colors



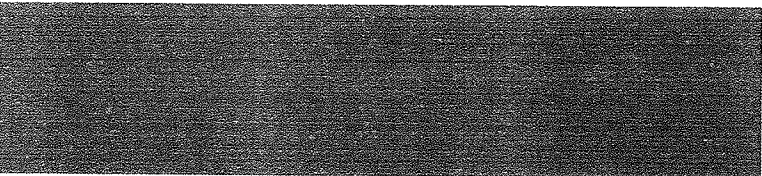
Pantone 7541 C



Pantone Cool Grey 7 C



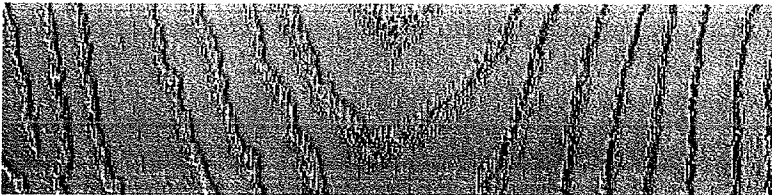
Pantone 426 C



Pantone 124 C

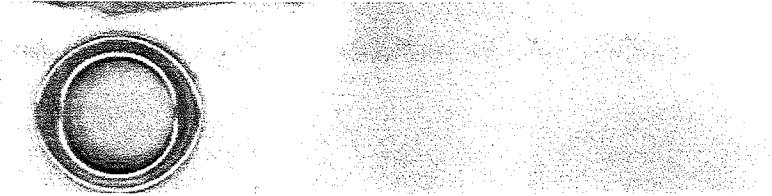
Pantone 1585 C

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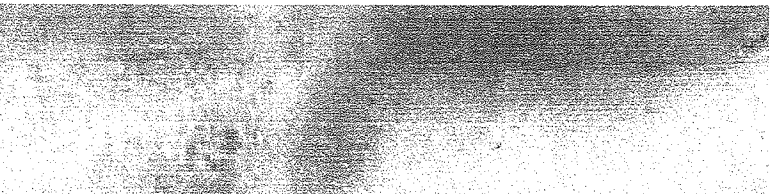
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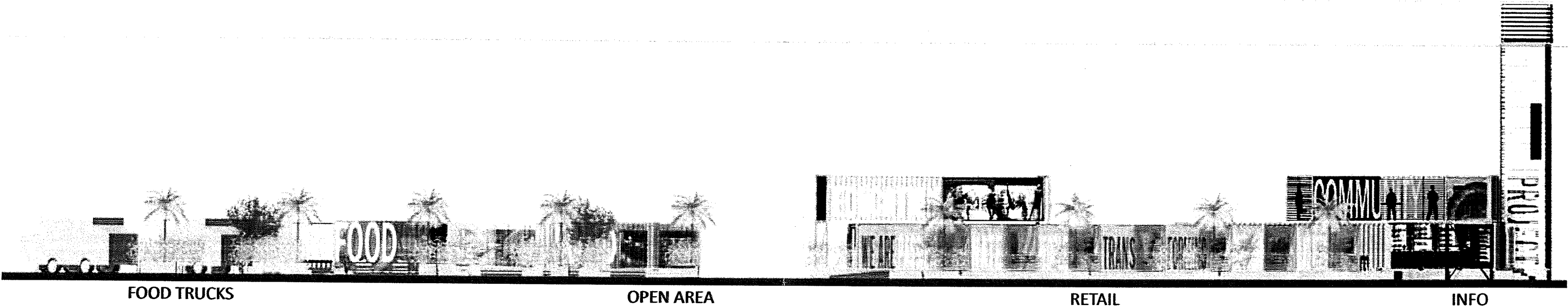
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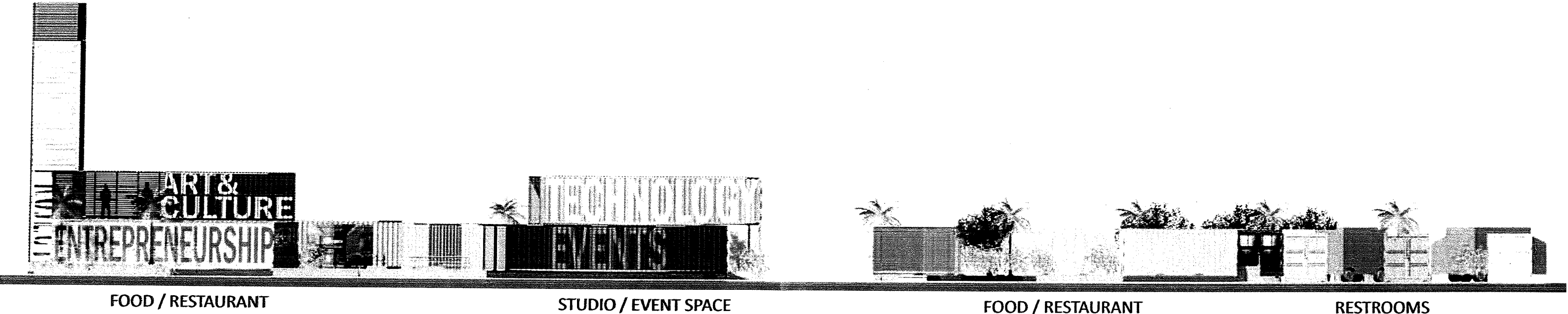
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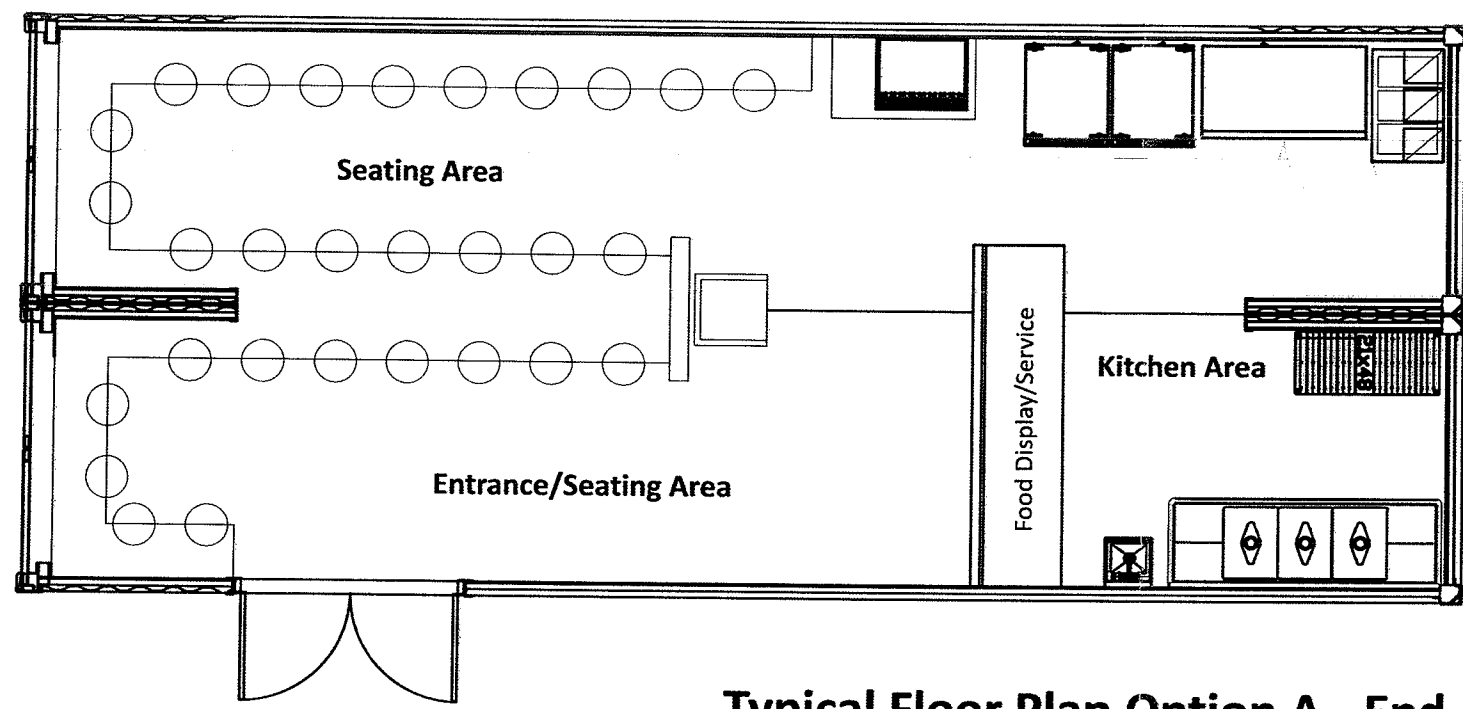
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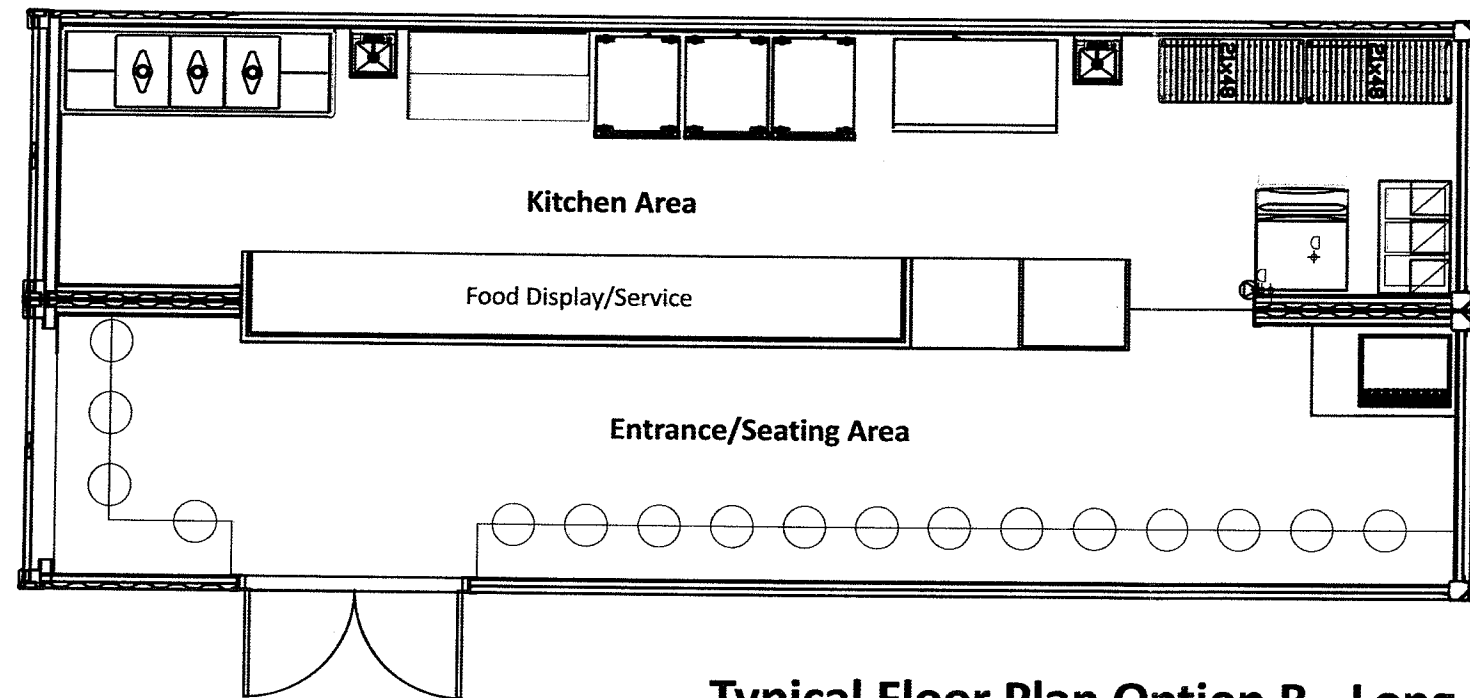
City of Las Vegas

mapas inc

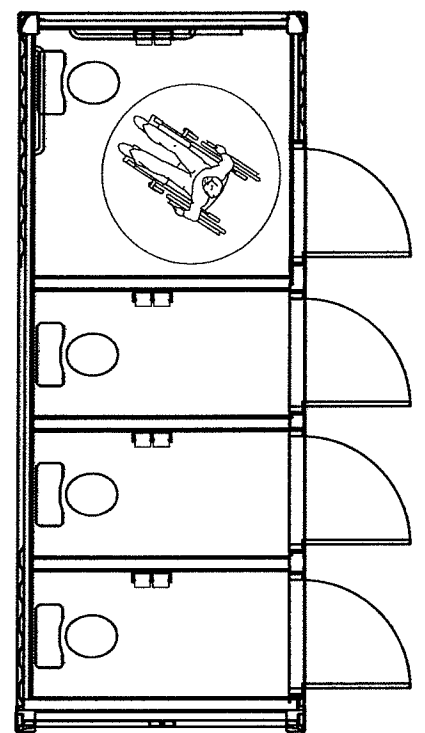
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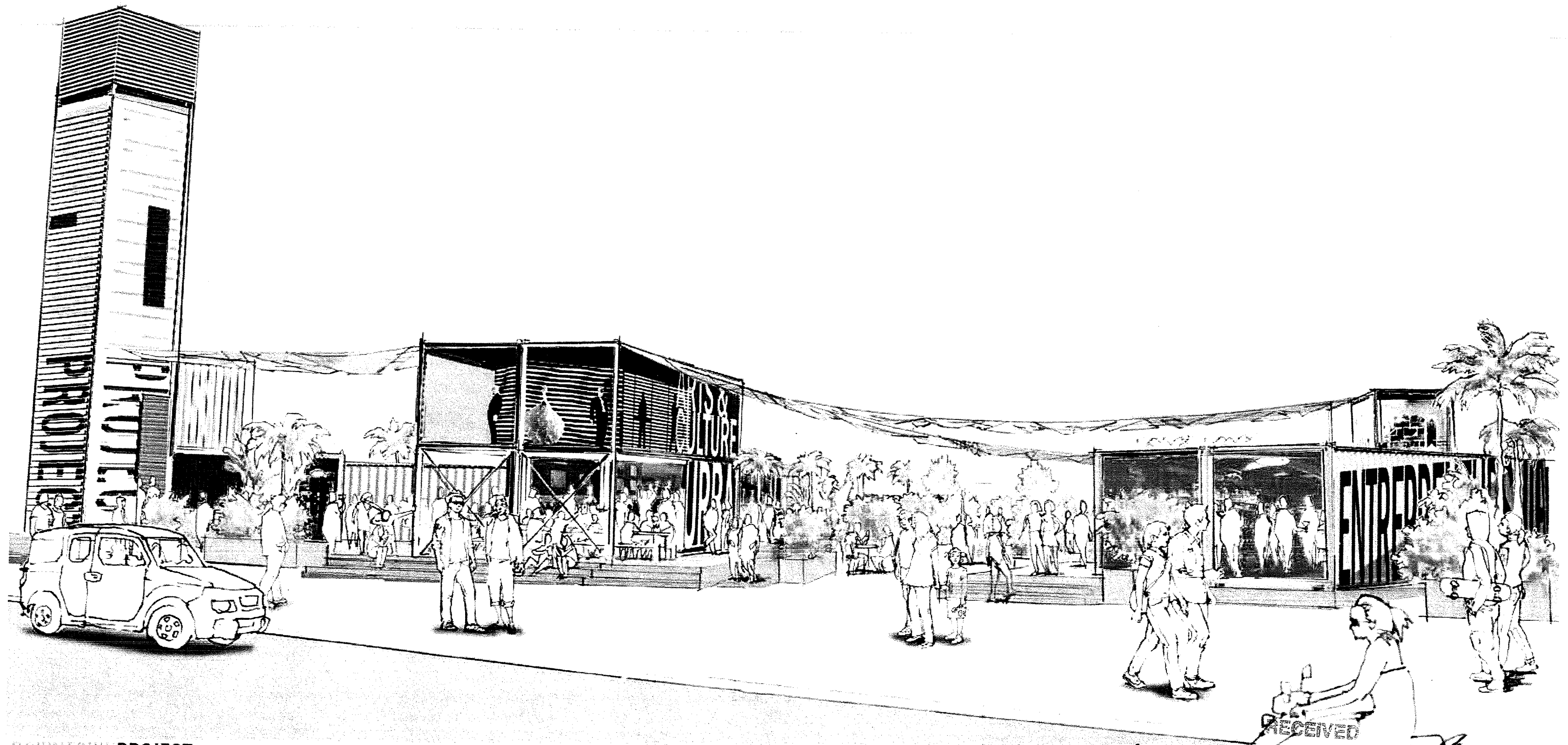
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City of Las Vegas

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DTP CONTAINER PARK
North View from Fremont St.



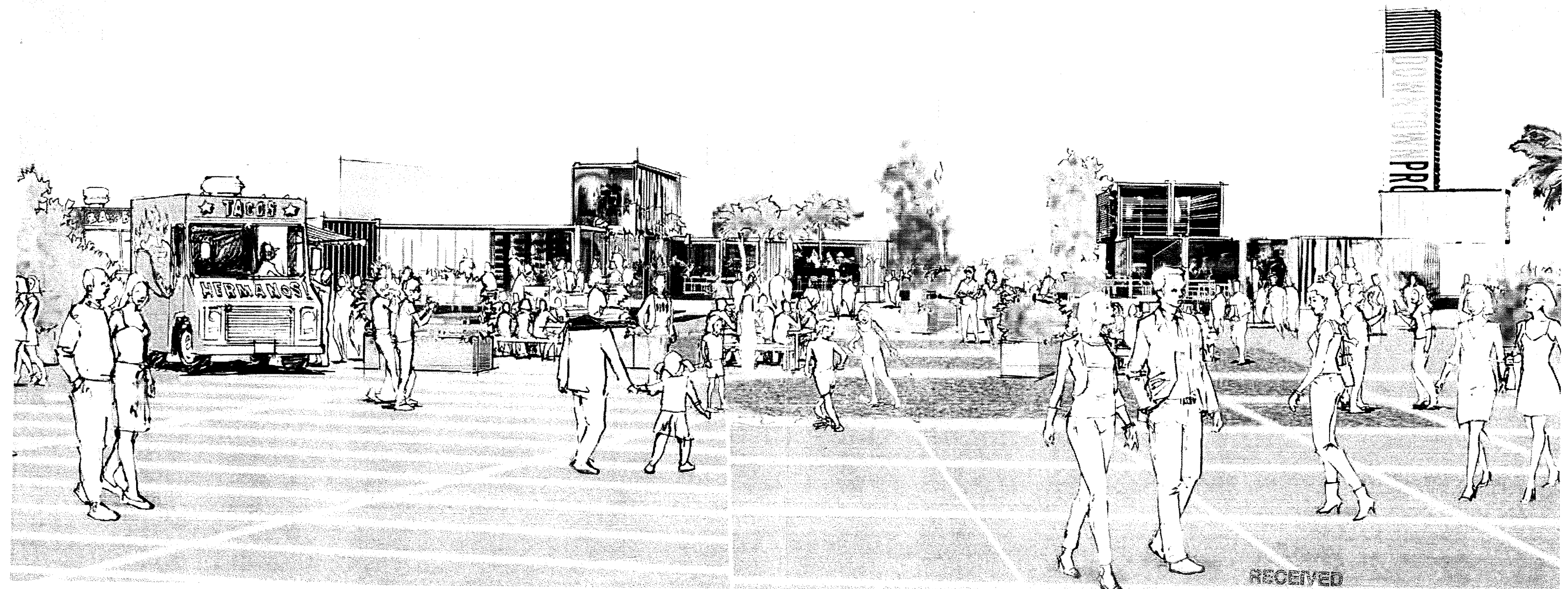
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DTP CONTAINER PARK
South View from Food Truck Zone



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