



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

July 11, 2012

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

**RE: ABEYANCE - SUP-45254 - SPECIAL USE PERMIT RELATED TO
SDR-45253
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Nolan:

Your 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), 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 RANCH 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@rgglv.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
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

June 28, 2012

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

**RE: ABEYANCE - SUP-45254 - SPECIAL USE PERMIT RELATED TO
SDR-45253
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: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

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:

SUP-45254

	Orleans Square HOA
18b The Las Vegas Arts District	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Stewart Anns 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	WLV-NAA1
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: SUP-45254 - SPECIAL USE PERMIT RELATED TO SDR-45253
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
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Nolan:

Your 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), 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, 495 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
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

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.

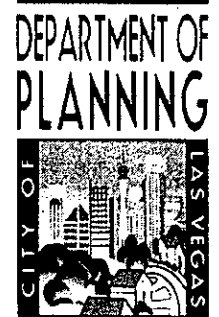
Thanks,
Todd

RECEIVED

JUN - 7 2012



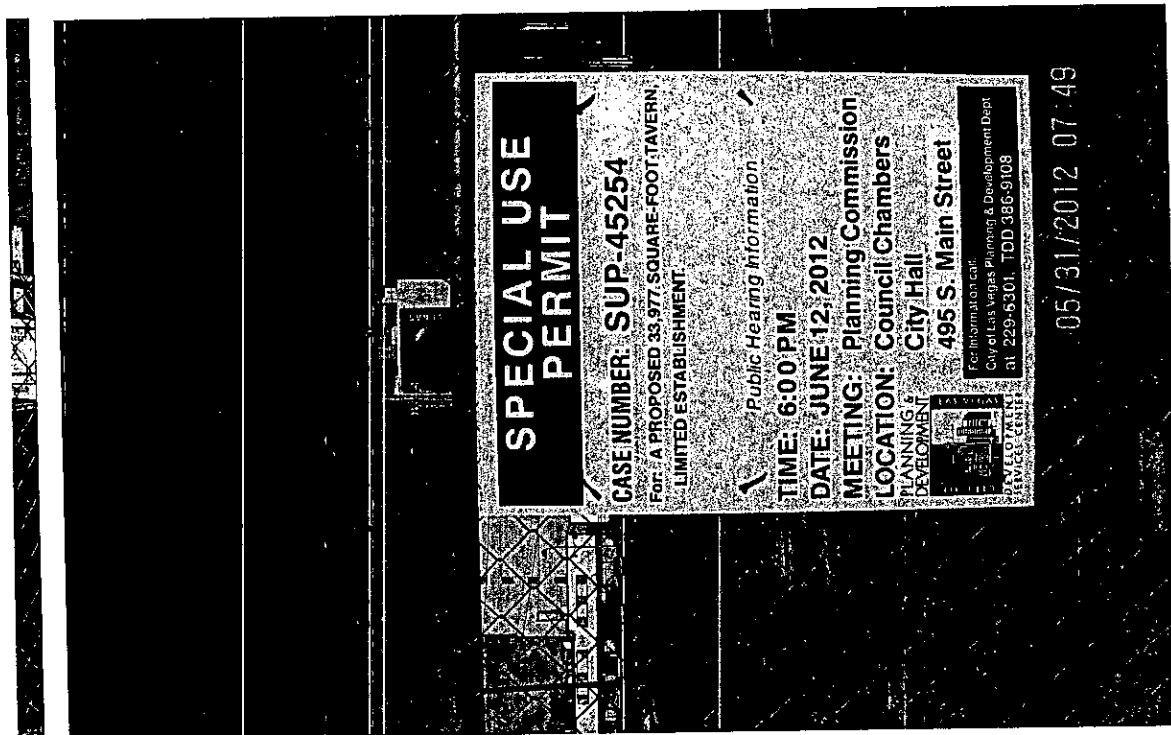
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-45254

MEETING DATE: 6/12/12 PC

292
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

5-31-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

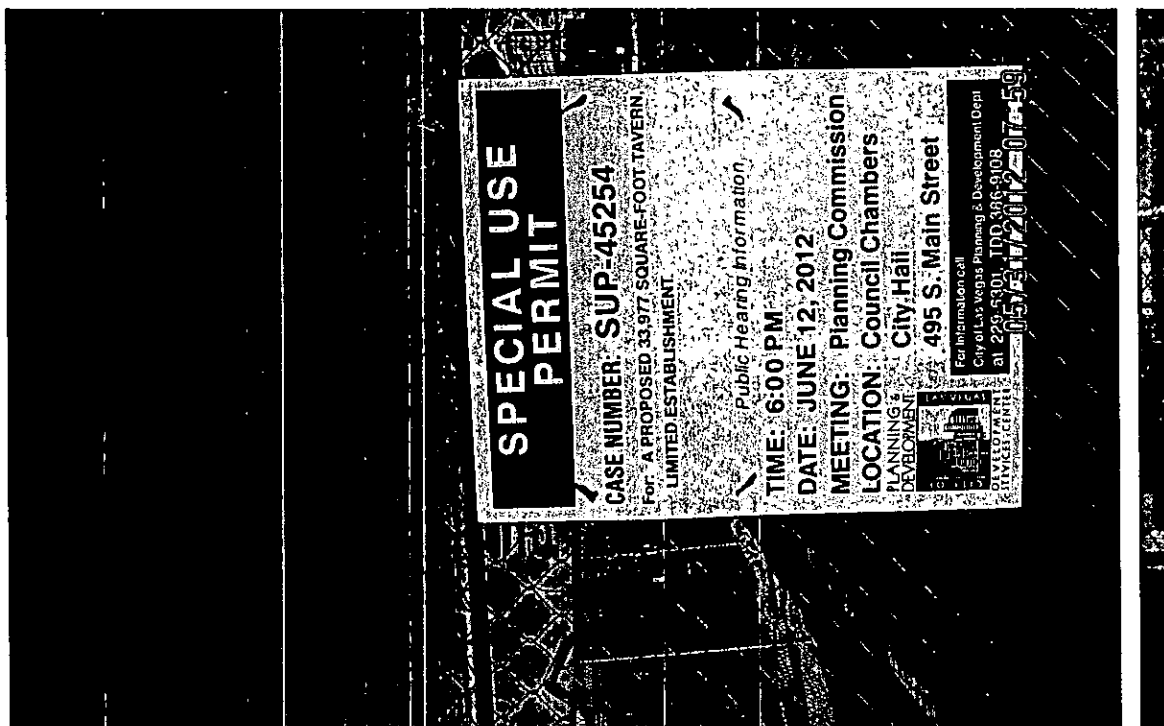


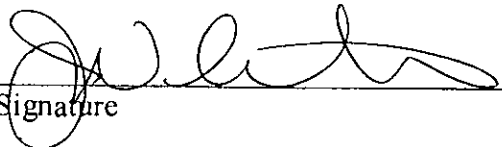
CASE NUMBER: SUP-45254

MEETING DATE: 6/12/12 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

5-31-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



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: SUP-45254 - SPECIAL USE PERMIT RELATED TO SDR-45253
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
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

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 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

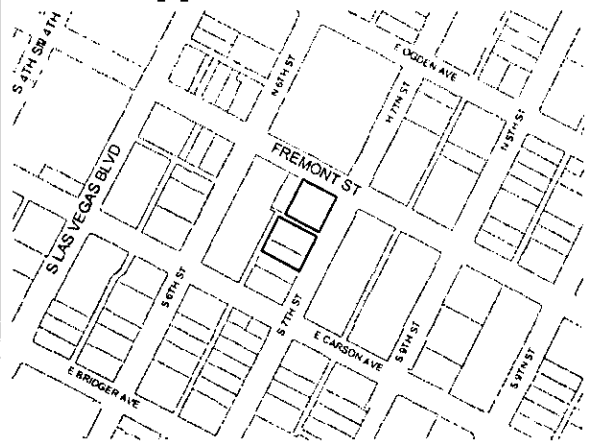
Application Information

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 Location



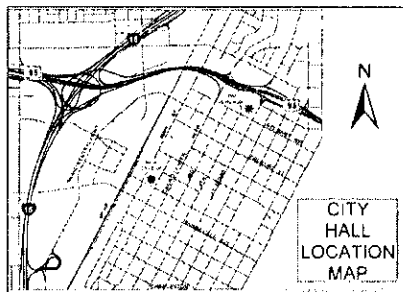
The proposed project may not pertain to the entire highlighted project site.

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

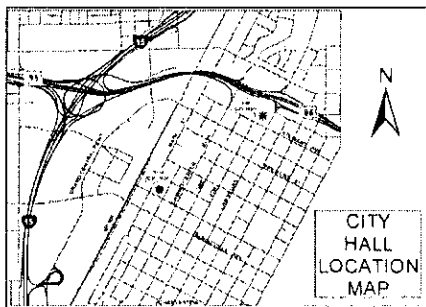
Please use available blank space on card for your comments.

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

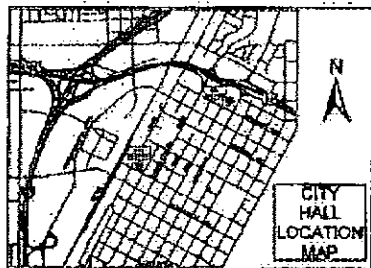
Please use available blank space on card for your comments.

SUP-45254 & SDR-45253

Planning Commission Meeting of **06/12/2012**

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**

POSTNET
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.42
000-4219215 MAY 31 2012
MAILED FROM ZIP CODE 89101

Case: SUP-45254
13934712078
QUALITY COML MAINTENANCE INC
120 S 11TH ST
LAS VEGAS NV 89101-7161 89101-7161

30 DRDFN11 09101

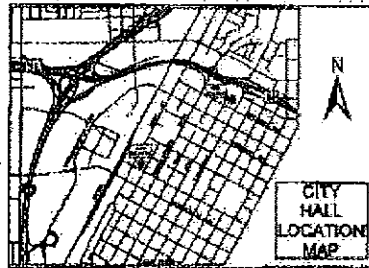


RECEIVED
JUN - 4 2012

24 25

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

89101 1516
RETURNED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.424
0004279219 MAY 31 2012
MAILED FROM ZIP CODE 89101

Case: SUP-45254
13934712078
QUALITY COML MAINTENANCE INC
120 S 11TH ST
LAS VEGAS NV 89101-7161 89101-7161

30 DDDFN11 09101

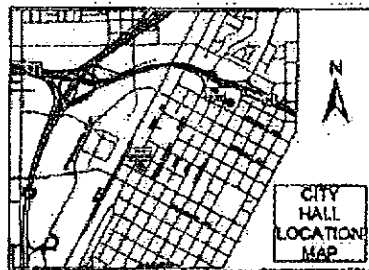


RECEIVED
JUN - 4 2012

24-15
P

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**

RECEIVED
JUN - 4 2012

30 00000000 89101

89101-7161
89101-7161



UNITED STATES POSTAGE
02 1M \$ 00.424
0004273218 MAY 31 2012
MAILED FROM ZIP CODE 89101

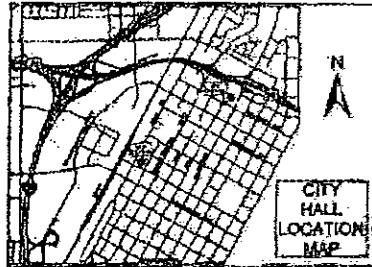
Case: SUP-45254
13934712078
QUALITY COML MAINTENANCE INC
120 S 11TH ST
LAS VEGAS NV 89101-7161 89101-7161



24-15

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

POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



UNITED STATES POSTAGE
02 1M \$ 00.42⁴
0004279218 MAY 31 2012
MAILED FROM ZIP CODE 89101

13934712079 Case: SUP-45254
QUALITY COMMERCIAL MAINTENANCE
120 S 11TH ST
LAS VEGAS NV 89101-7161 89101-7161



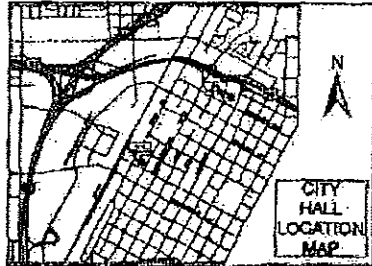
5 DRDFN11 89101

RECEIVED
JUN - 4 2012

14-25
12-19

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

PRIORITY
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.42⁴
0004279218 MAY 31 2012
MAILED FROM ZIP CODE 89101

13934712079 Case: SUP-45254
QUALITY COMMERCIAL MAINTENANCE
120 S 11TH ST
LAS VEGAS NV 89101-7161 89101-7161

5 DPDFN11 89101



RECEIVED
JUN - 4 2012

24-15
249

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 Riekk, Survey (FM, PM, & A's only)
Date: May 16, 2012
Re: **SUP-45254** Shipping Containers, LLC 707 Fremont St.
Request for a Special Use Permit for a proposed tavern

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed tavern, limited establishment at 707 Fremont Street.

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 RONEUMS
*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)	DEBDRAH 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).

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-FOOT COMMERCIAL DEVELOPMENT WITH PLAZA on 0.78 acres at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

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 04:41 PM

Submitted By

Page 1

A/P # 45254 SPECIAL USE PERMIT

Associated Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/26/2012 08:14	983510	Temp CDO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

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 5,600 SQUARE-FOOT 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 #	45254	Project/Phase Name	SHIPPING CONTAINER CITY	Phase #	
Size/Area	0.41 ACRES	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934611021

Location

Owner/Contact

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

A/P 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-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P linked Parcels

Report Date 04/26/2012 04:41 PM

Submitted By

Page 2

WE LINKED FROM

13934611021

APPLICANT INFORMATION

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

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

APPLICANT INFORMATION

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 04:41 PM

Submitted By

Page 4

Payments

No Contractors

Item	Status	File Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/26/2012 08:20	750.00
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 1280.00

Inspections

There are no Inspections for this Report

Review Activities

Review Comment	Review Type	Count	Status	Waived	Group	Status	Completed	Done By
495213	DEVCO	1	Incomplete	☐	04/26/2012 16:24			
495214	NEIGH P&S	1	Incomplete	☐	04/26/2012 16:24			
495215	B&S PLAN	1	Incomplete	☐	04/26/2012 16:24			
495216	FLOOD	1	Incomplete	☐	04/26/2012 16:24			
495217	TRAFFIC	1	Incomplete	☐	04/26/2012 16:24			
495218	TEFO	1	Incomplete	☐	04/26/2012 16:24			
495219	SURVEY	1	Incomplete	☐	04/26/2012 16:24			
495220	SID	1	Incomplete	☐	04/26/2012 16:24			
495221	SEWER	1	Incomplete	☐	04/26/2012 16:24			
495222	ROW	1	Incomplete	☐	04/26/2012 16:24			
495223	LAND DEV	1	Incomplete	☐	04/26/2012 16:24			
495224	FIRE ENG	1	Incomplete	☐	04/26/2012 16:24			
495225	ENGDESIGN	1	Incomplete	☐	04/26/2012 16:24			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By BSTICKA

Modified Date/Time 04/26/2012 08:13

Comments

No Comments

Report Date 04/26/2012 04:41 PM

Submitted By

Page 5

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, if Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
N DINA (Not Always Required)	Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Planning Condition	Approved	Approved By	Approved Date	Expiring By	Expiring Date	Comments
--------------------	----------	-------------	---------------	-------------	---------------	----------

Z-LEGAL			981094		04/26/2012 16:24	
N						

Condition	App Type	Status	Status	Condition
-----------	----------	--------	--------	-----------

No children exist for this project

Planning Condition	Condition	Approved	Expiring	Comments
--------------------	-----------	----------	----------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC

N Project of Regional Significance?

N Parent Project link required? Is there a condition of approval for a Required Review?

Type of Use If yes, when does it need to be reviewed?

TAVERN-LIMITED ESTABLISHMENT

Y Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	Yes/No	No/No	ABSENTEES
Comments	Added By	Added Date	Modified By	Modified Date		
06/12/2012	PC	SCHEDULED				
BSTICKA	04/26/2012	BSTICKA	04/26/2012	0	0	0

Report Date 04/26/2012 04:41 PM

Submitted By

Page 6

Meeting Information

Meeting Date	Meeting Type	Meeting Status	Meeting Date	Meeting Type	Meeting Status
04/26/2012	Model Home	Model Home	04/26/2012	Model Home	Model Home

Children Information

Child Name	Age	Gender	DOB
No children exist for this project			

Employee Information

Employee ID	Name	DOB	SSN	Address
No Employee Entries				

Log Action

Log Action	Description	Entered By	Date	Time
PAYMNT	CO NAME WHO PICKED UP CONTACT#	984728	04/26/2012	08:22
	TODD KESSLER; KESSLER CONSULTING; CK#1093; 702.953.4320			0.00

No Model Home Details.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 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.

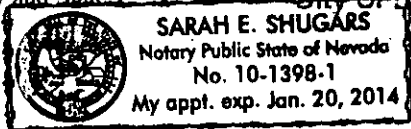
Print Name Andrew Donner

Subscribed and sworn before me

This 25th day of April, 2012

Sarah E. Shugars

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>5UP-45254</u>
Meeting Date:	<u>6/12/12</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>4/26/12</u>
Received By:	<u>Bu 5</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: Special Use Permit
 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* Michael Nolan

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

Print Name Michael Nolan

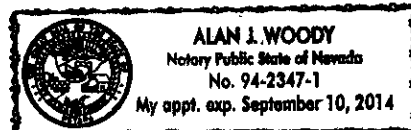
Subscribed and sworn before me

This 24th day of April, 20 12.

Alan J. Woody

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-45254</u>
Meeting Date:	<u>6/12/12</u>
Total Fee:	<u>\$7,030</u>
Date Received:	<u>4/26/12</u>
Received By:	<u>BKS</u>

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

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

RECEIVED

APR 26 2012

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45254** 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): _____

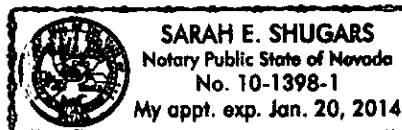
APN: _____

Signature of Property Owner: Andrew Donners

Print Name: _____

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45254** 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: _____

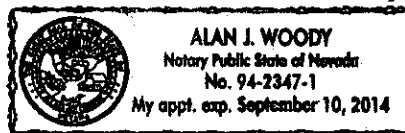
Signature of Property Owner: Mike Nolan

Print Name: Mike Nolan

Subscribed and sworn before me

This 25th day of April, 20 12

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



RECEIVED

\\depot\Application Pack\Statement of Financial Interest.pdf

APR 26 2012

City of Las Vegas

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

RECEIVED
APR 26 2012 **BRESLIN**
City of Las Vegas **BUILDERS**
SUP-45254 mapos llc
SDR-45253

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

DOWNTOWN PROPERTIES, LLC
206 N, 3rd Street
Las Vegas, NV 89101

April 26, 2012

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

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

Dear Mr. Fagg:

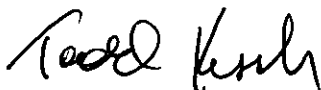
Please accept this as our official justification letter for a SUP for a Tavern Limited License SDR encompassing the proposed shipping container retail plaza located at the corner of 7th Street & Fremont. The Application is for a SUP FOR A PROPOSED TAVERN LIMITED LICENSE on 0.88 acres at 645 Fremont Blvd 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.

We are requesting a Tavern Limited License based on the shipping container theme that permeates the entire development and its unique plaza. This theme will be prevalent throughout the project as we intend to use as much shipping container elements in the plaza area as possible including making tables, planters from the material and even the restrooms will be an actual shipping container. Shipping Container developments are growing in popularity worldwide and provide a unique setting to a typically conventional retail plaza. We believe our SUP Application is '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

SUP-45254

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 and
Convey to Exber, Inc., aka El Cortez Hotel and Casino

all 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
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY

[Signature]
SIGNATURE OF DECLARANT OR AGENT
IN FURNISHING TAX FORM NAME

Together with all and singular the tenements, hereditaments and appurtenances thereunto 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
known to me to be the person whose name is subscribed to 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 for Nevada, Clark County and State

County of Clark
JUDITH L. SWENSON

My Appointment Expires May 16, 1988

ESCROW NO. _____ RECORDER'S
ORDER NO. _____ INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Valley Bank Trust
1100 E. Flamingo Ave. Las Vegas, NV 89119

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 NAI
OFFICIAL RECORDY
BOOK 870331 PAGE 00877
FEE 5.00 HPTT 847.00

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
hercby 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,

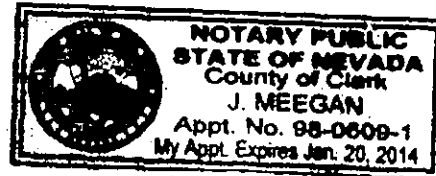
DARIO PINI

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°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.

SBB 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
Address: P.O. Box 400247
City/State/Zip: Las Vegas, Nevada 89140-0247

Escrow #: 12017211-086

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

APR 26 2012

City of Las Vegas



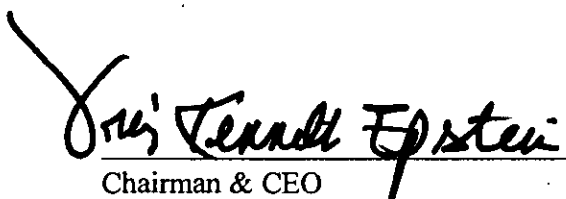
April 26, 2012

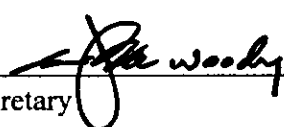
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Dear Administrator:

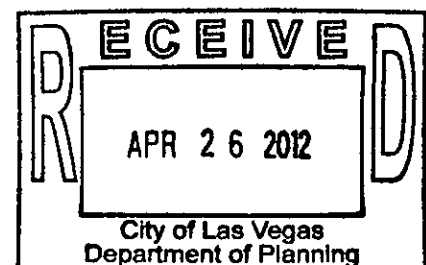
Please accept this letter as written confirmation that Michael J. Nolan AKA Mike Nolan, is hereby authorized to sign the Planning Department application and other related planning documents relating to parcel APN 139-34-611-020, and on behalf of IKE Gaming, Inc. aka Exber, Inc. This authority is granted 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

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)								
Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				FEES				
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ...") -> "Apply for -> Planning Applications")	SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots								
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)								
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)								
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)				\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)				\$	\$	\$	\$	
☐	☒	Copy of Business License(s) – requested, but submittals will be accepted without				\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for		Subtotal:					\$ 2060.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add applicable neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	—	\$0.00	
					Grand Total All Fees:					\$2060.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): - FULL-SIZED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE - ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)										
☒	☐	SITE PLAN				TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map				Folded Plans (5, plus 1 per application):		7		
		All property lines and present dimensions labeled				Colored, Rolled Plans:		1		
		All building setbacks labeled				Reduced Copy (8-1/2"x11" B/W; 1 per application):		2		
		All adjacent existing land uses and street names labeled				NOTES: SDR, SUP				
		All points of ingress and egress shown								
		ADA accessibility requirements shown/labeled								
		Parking standard(s) utilized:								
		Parking space count and typical dimensions labeled								
		# regular + [30% or less of total] # compact + # handicap = Total								
		For residential subdivisions, provide a connectivity calculation								
		All free-standing sign locations shown and heights and sizes noted								
☒	☐	LANDSCAPE PLAN				TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map				Folded Plans (1 per application):		1		
		All property lines and present dimensions labeled				Colored, Rolled Plans:		1		
		All required perimeter landscape planters shown				Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All required parking lot fingers/islands shown				NOTES: SDR Only				
		Quantity, size, species/variety of all trees, shrubs, and ground cover								
☒	☐	BUILDING ELEVATIONS				TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled				Folded Plans (1 per application):		1		
		North, south, east, and west elevations of all buildings				Colored, Rolled Plans:		1		
		All building materials and colors noted				Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All wall sign locations shown and sizes noted				NOTES: SDR Only				
		Photo Reproduction of the Color & Materials Board (SDR applications only - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)								
☒	☐	FLOOR PLANS				TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled				Folded Plans (1 per application):		2		
		North arrow and scale				Rolled Plans:		1		
		All building entrances/exits shown				Reduced Copy (8-1/2"x11" B/W; 1 per application):		2		
		Use of all rooms noted/labeled				NOTES: SDR, SUP				
		Maximum Occupancy (per I.B.C.)								
		Seating Capacity (where applicable)								

CONTINUED NEXT PAGE

City of Las Vegas

RECEIVED
APR 26 2012

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)		
Item Required			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.			
APN(s):	13934611020 through 022	Application Type:	Site Development Plan Review Special Use Permit
Location:	SWC Fremont Street / 7 th Street	Application Purpose:	New retail site with plaza, Alcohol sales
Ward:	5 - Barlow	Pre-App. Meeting Date:	04/18/12
Planner's Signature:	Sent via email	Submittal Deadline:	04/26/12 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor 229-5410 or sgebeke@lasvegasnevada.gov	Earliest PC / CC Meeting Dates:	06/12/12 PC - 07/18/12 CC (Cycle 6)
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.			

2012 PLANNING COMMISSION MEETING SCHEDULE Generally, the Planning Commission meetings are held on the second Tuesday of each month. *Denotes a GPA Cycle			
Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011*	November 23, 2011*	January 10, 2012*	February 15, 2012*
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012*	February 23, 2012*	April 10, 2012*	May 16, 2012*
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012*	May 24, 2012*	July 10, 2012*	August 15, 2012*
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012*	August 23, 2012*	October 9, 2012*	November 7, 2012*
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012*	November 21, 2012*	January 8, 2013*	February 20, 2013*
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

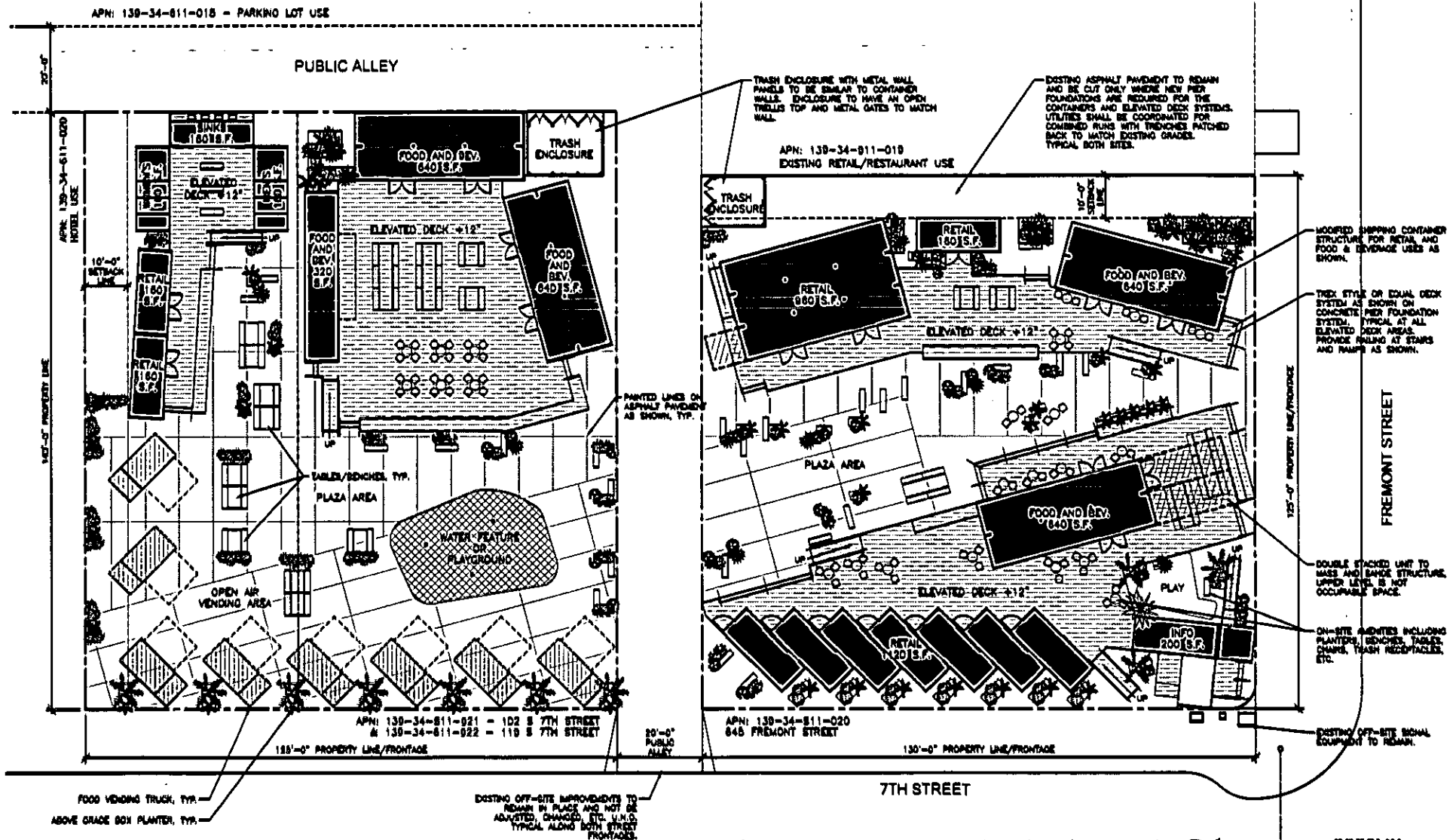
**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

RECEIVED

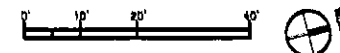
APR 26 2012

City of Las Vegas

FREMONT & 7TH ST CONTAINER PARK



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



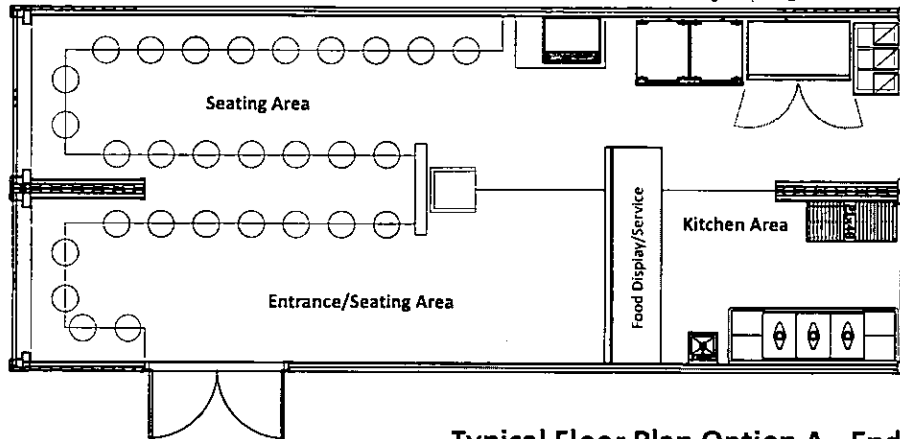
RECEIVED

BRESLIN
BUILDBRS
maps Etc

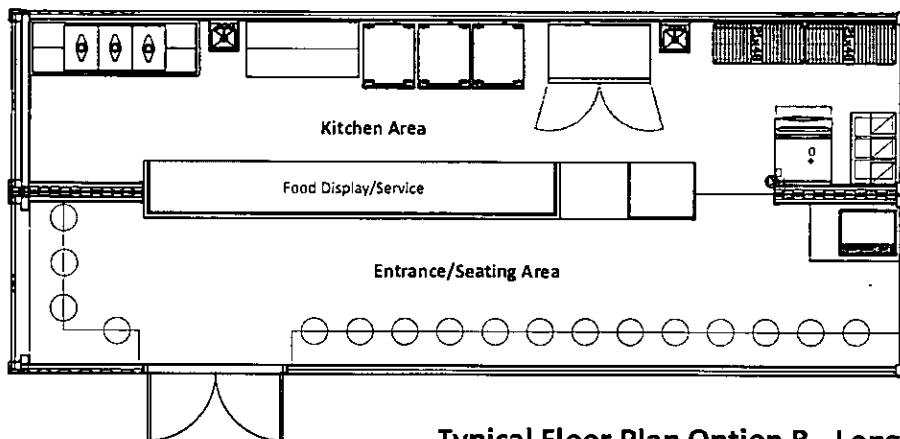
DOWNTOWNPROJECT 25 April 2012

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

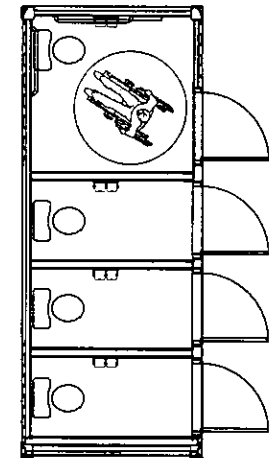
FREMONT & 7TH ST CONTAINER PARK
 Typical Food & Beverage Floor Plans
 Typical Restroom Container Pod Floor Plan



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

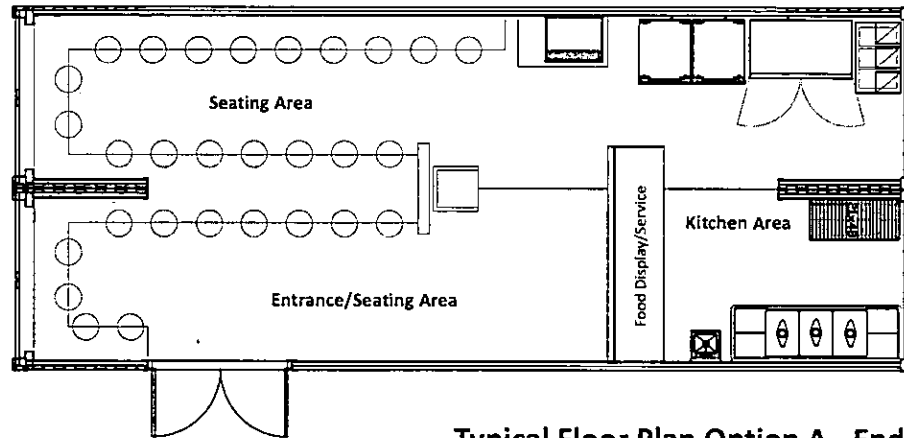


Typical Floor Plan Option B - Long
 (2) 8'x40' Containers, Typical

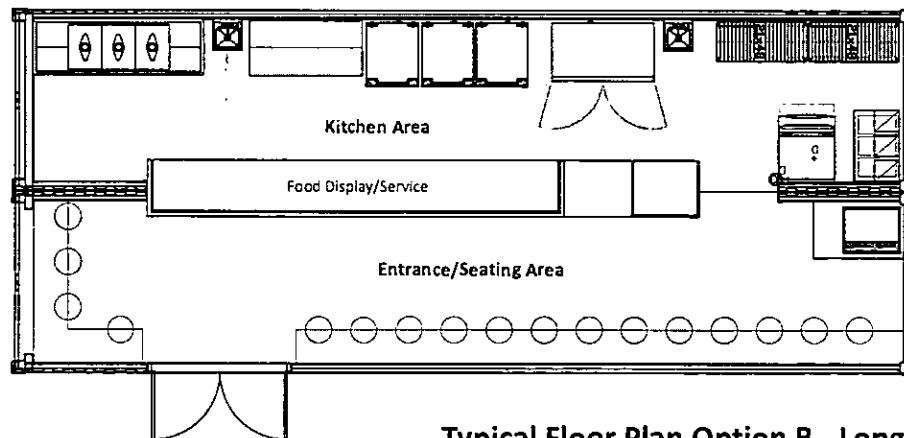


Typical Restroom Pod Plan
 (1) 8'x20' Container Shown
 Men/Women Facilities, Separate Lavatory Unit

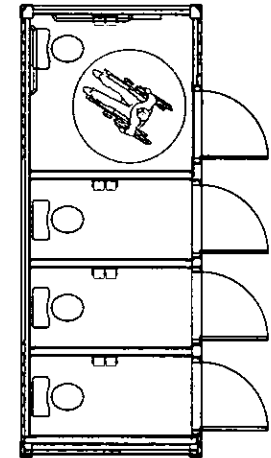
FREMONT & 7TH ST CONTAINER PARK
 Typical Food & Beverage Floor Plans
 Typical Restroom Container Pod Floor Plan



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



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



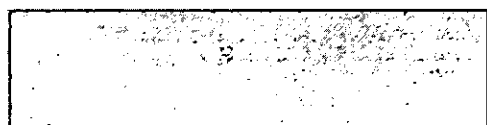
Typical Restroom Pod Plan
 (1) 8'x20' Container Shown
 Men/Women Facilities, Separate Lavatory Unit

**DTP CONTAINER PARK
Materials**

Paint Colors



Pantone 7541 C



Pantone Cool Grey 7 C



Pantone 426 C



Pantone 124 C



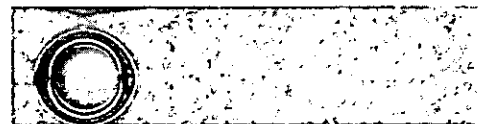
Pantone 1585 C

Decking and Planters

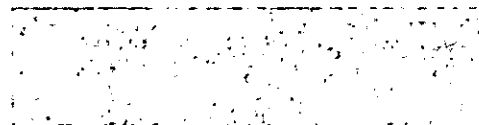


TREX
Maintenance free, 95% recycled composite material.

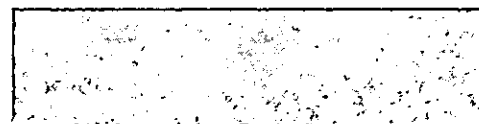
Canopies / Shading



Canvas Natural



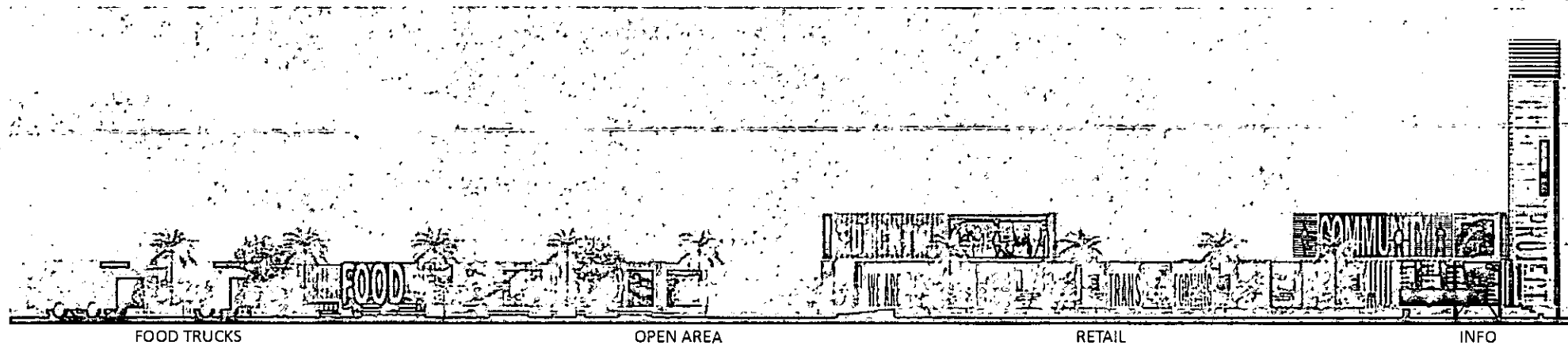
Canvas Yellow Tint



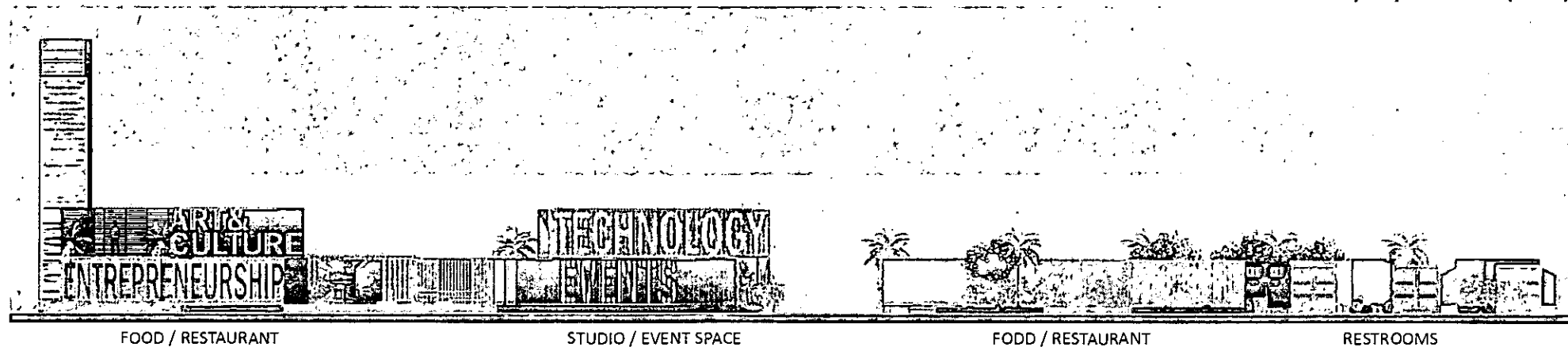
Canvas Orange Tint

DTP CONTAINER PARK
East and West Elevations

7th Street Elevation (East)



Alleyway Elevation (West)



DOWN-OWNPROJECT 20 April 2012

RECEIVED

APR 26 2012

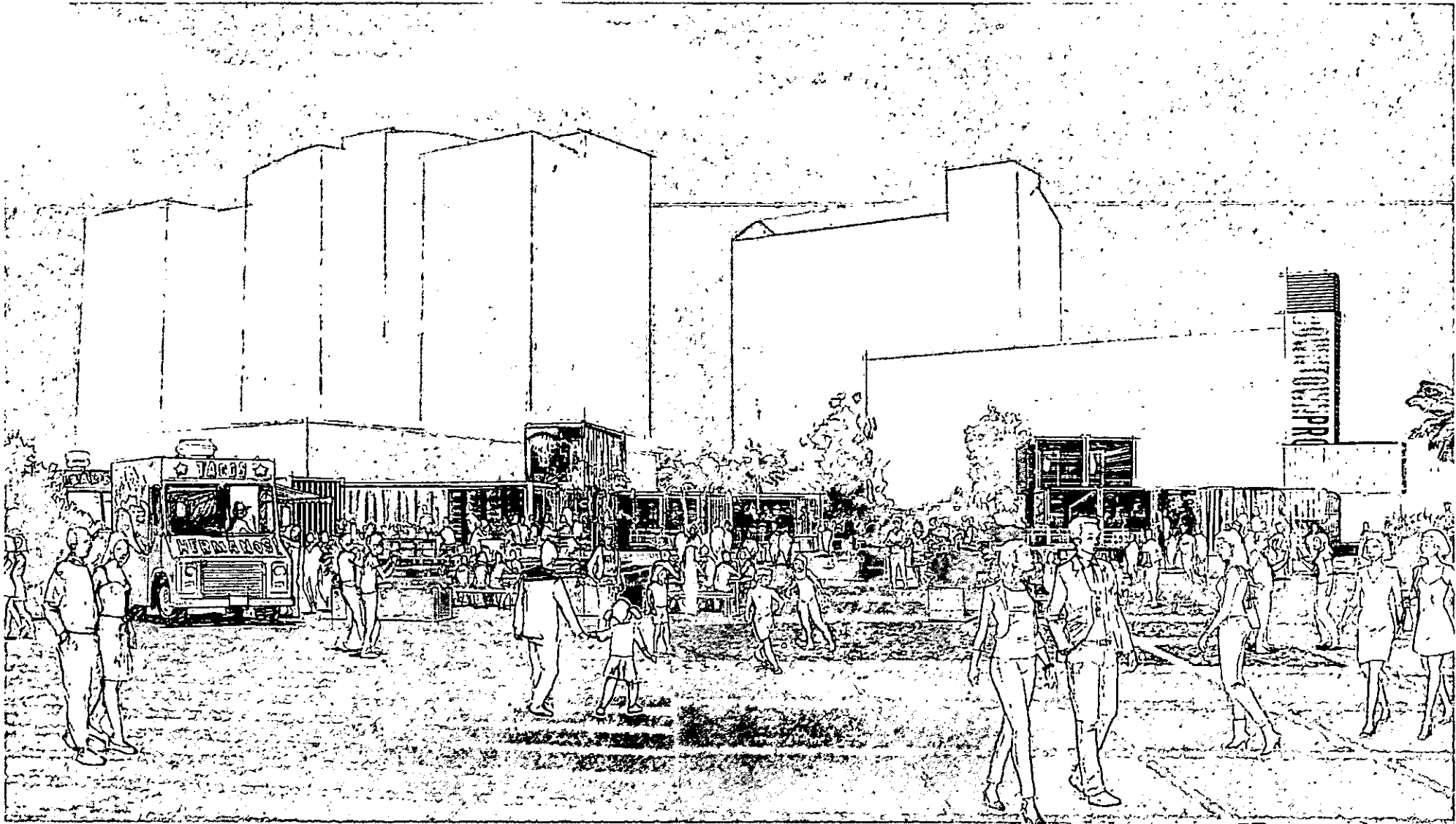
mapos llc 5

SUP-45254

City of Las Vegas

SDR-45253

DTP CONTAINER PARK
South View from Food Truck Zone

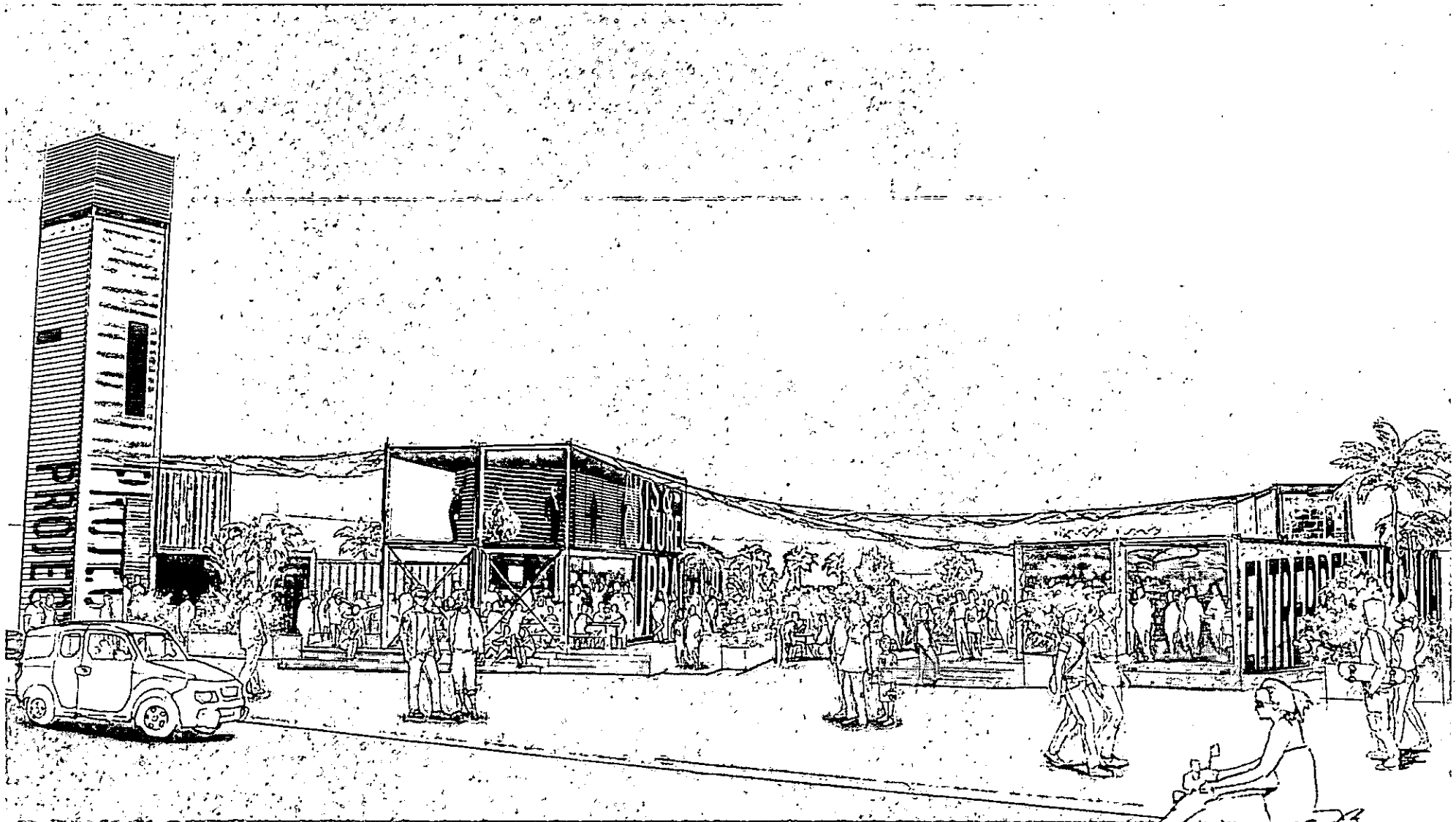


DOWNTOWNPROJECT | 20 April 2012

RECEIVED mapos llc 4

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

DTP CONTAINER PARK
North View from Fremont St.



DOWNTOWNPROJECT 20 April 2012

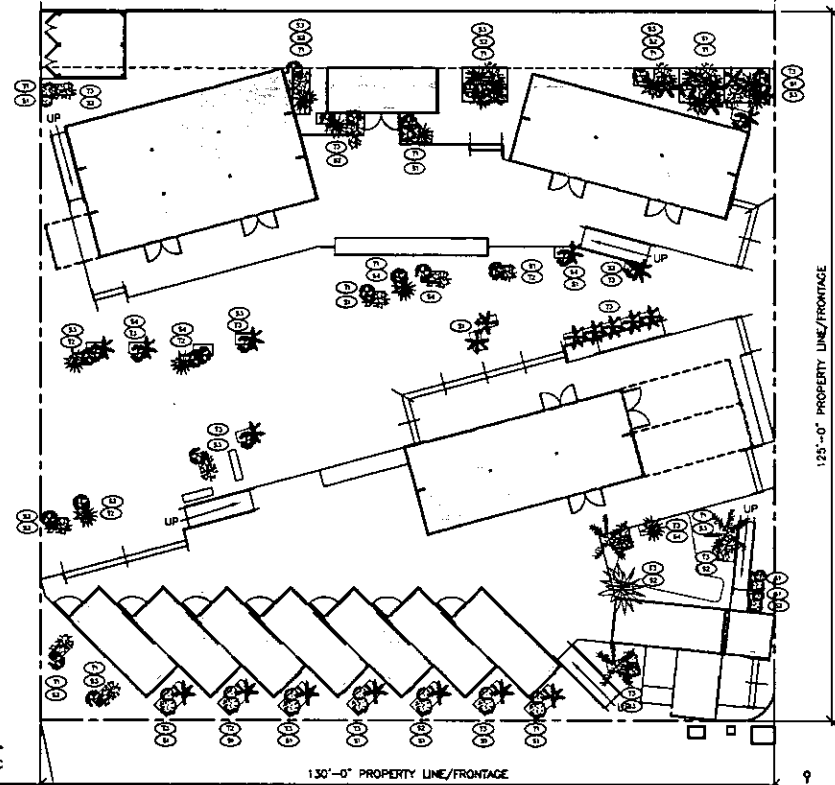
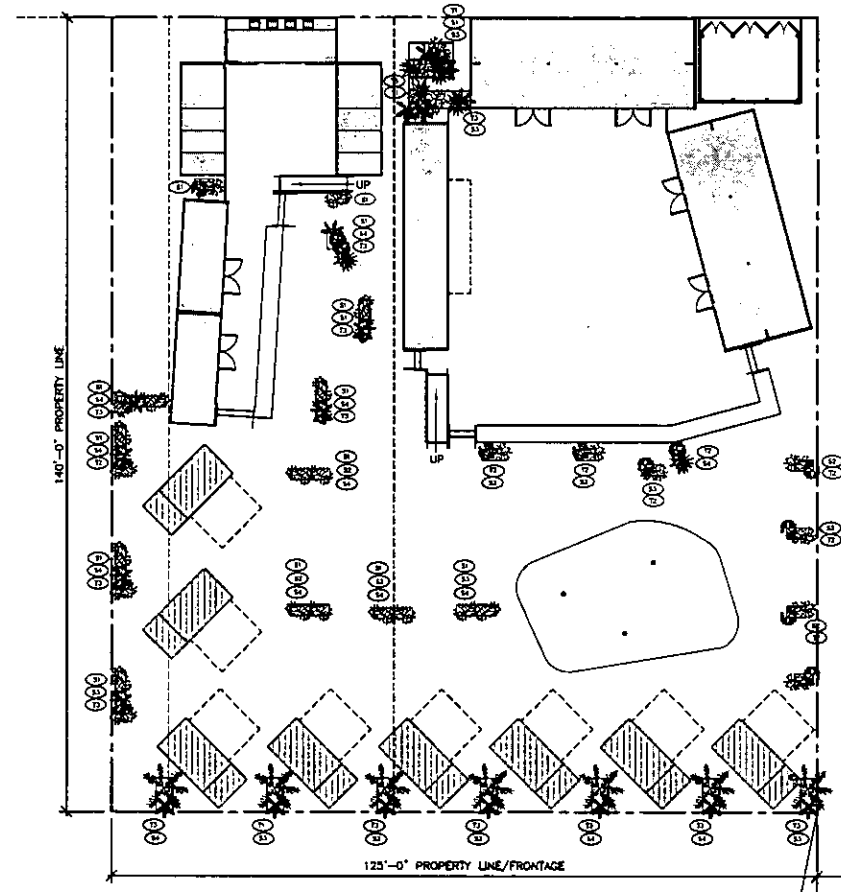
RECEIVED

mapos llc 3

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

NOTE:
ALL LANDSCAPING SHOWN SHALL BE IN MOVEABLE PLANTERS/POTS WITH DRIP
IRRIGATION FEED FROM DECK LOCATIONS AS ALLOWABLE OR FROM CENTRAL IRRIGATION
SYSTEM THROUGHOUT SITE.

TREE LEGEND		SHRUB LEGEND	
(1) PURPLE ROBE LOCUST	24" BDX	(9) ROSEMARY	5 GALLON
(7) CALIFORNIA PEPPER TREE	24" BOX	(11) RED YUCCA	5 GALLON
(12) MEXICAN FAN PALM	VARIES	(13) DEER GRASS	5 GALLON
		(14) DESERT LANTANA	1 GALLON



2 LANDSCAPE PLAN
SCALE: 1:250



RECEIVED

APR 26 2012

City of Las Vegas

SUP-45254
SDR-45253

BRESLIN
BUILDERS
mapos llc

APN: 139-34-611-618 - PARKING LOT USE



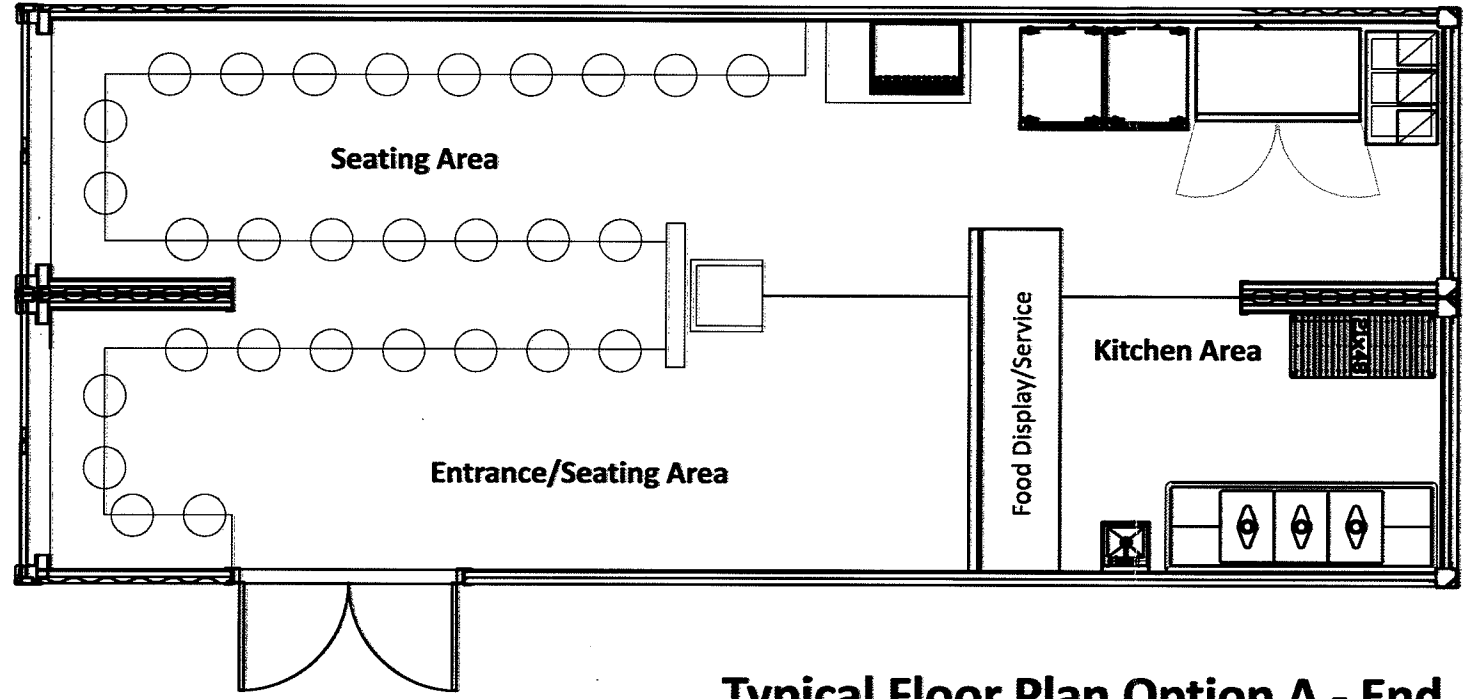
APR 26 2012
City of Las Vegas

**BRESLIN
BUILDERS
maps llc**

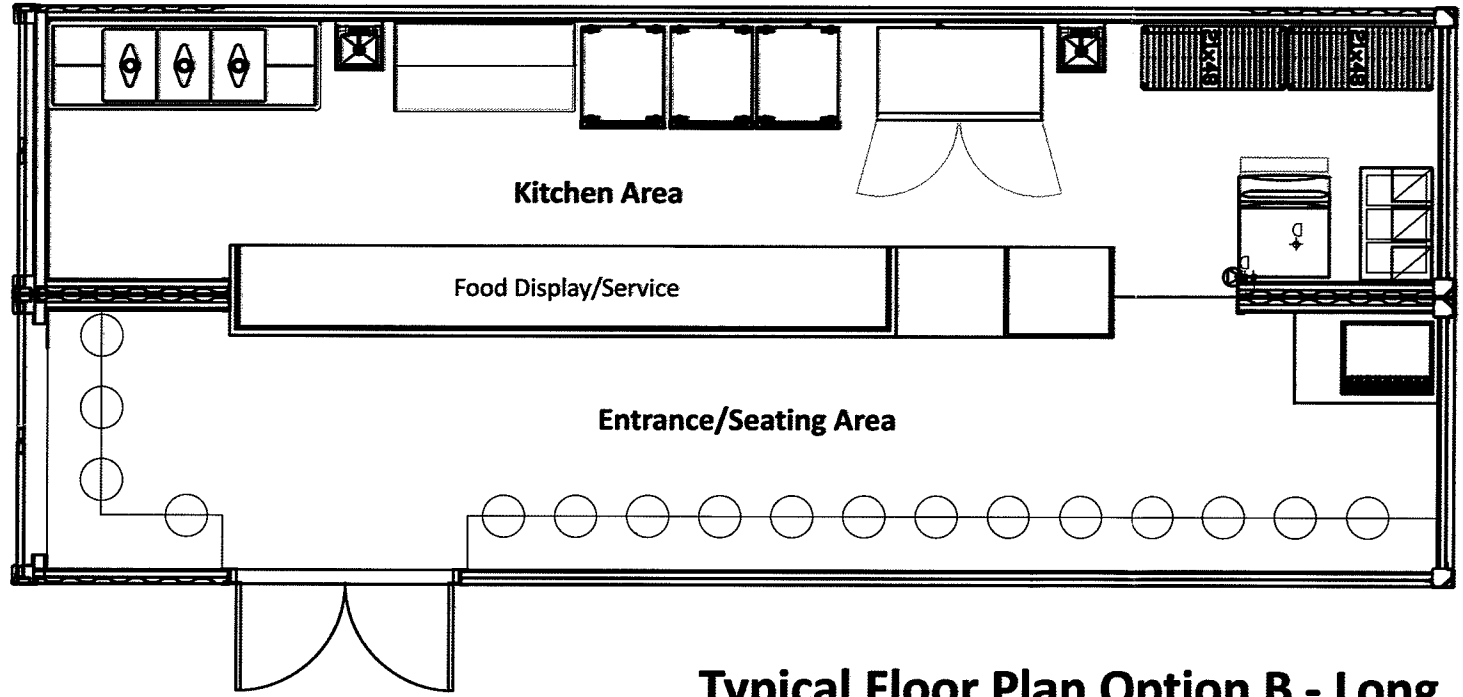
APR 26 2012
City of Las Vegas

SUP-45254
SDR-45253

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

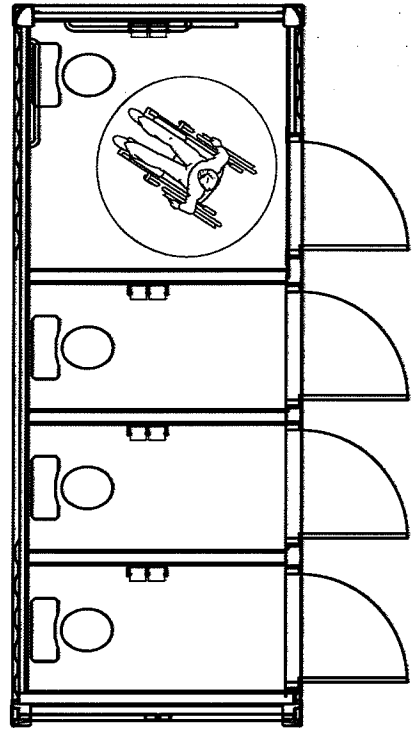


Typical Floor Plan Option A - End
(2) 8'x40' Containers, Typical



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

SCANNED



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

SUP-45254
SDR-45253

RECEIVED
APR 26 2012

City of Las Vegas

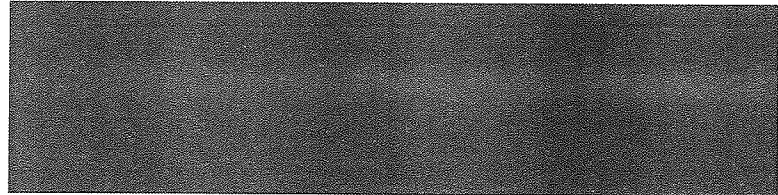
BRESLIN
BUILDERS
mapos llc

Paint Colors

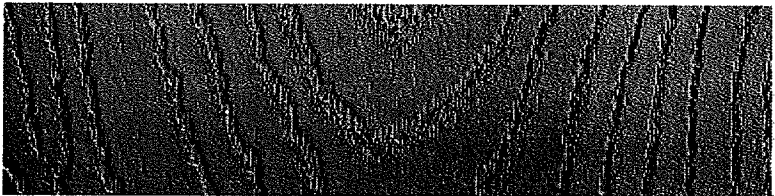
Decking and Planters

TREX
Maintenance free 95% recycled composite material.

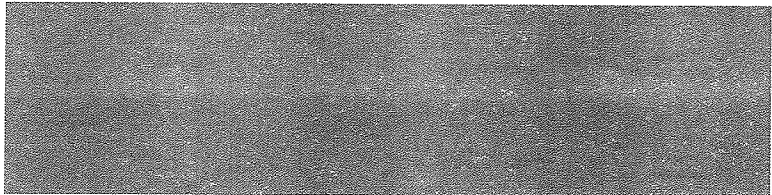
SCANNED



Pantone 7541 C



Pantone Cool Grey 7 C



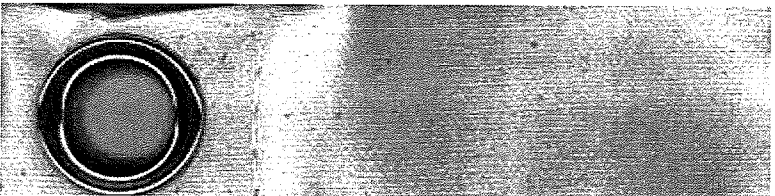
Pantone 426 C



Pantone 124 C

Pantone 1585 C

Canopies / Shading



Canvas Natural



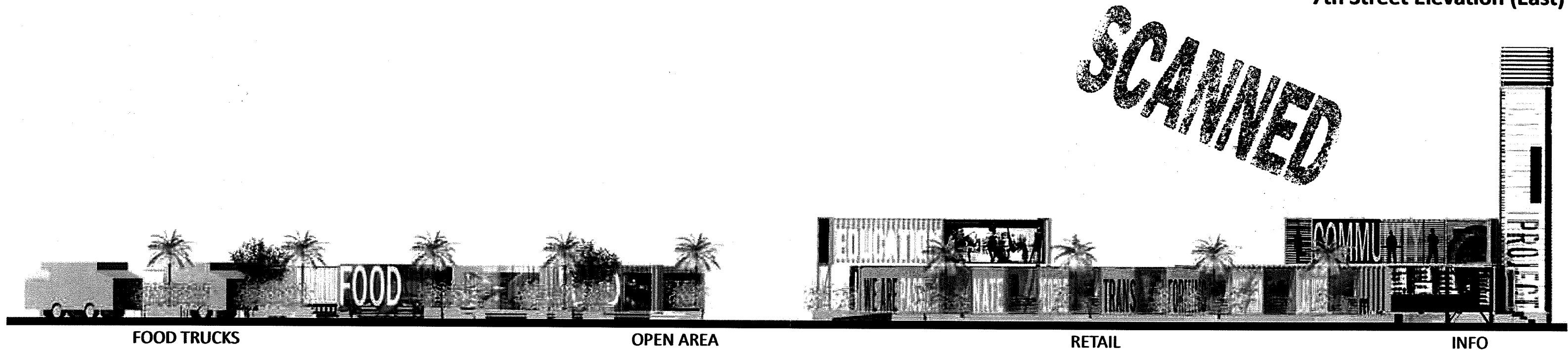
Canvas Yellow Tint



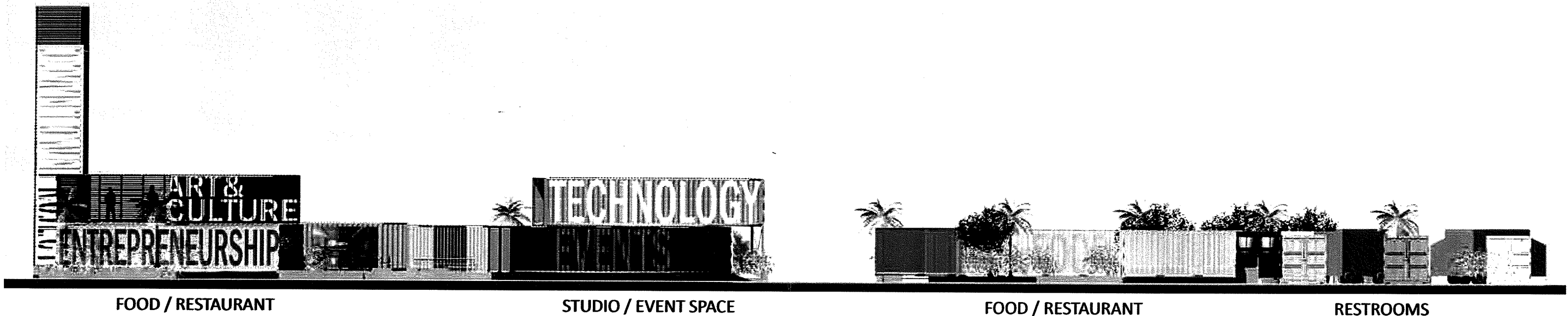
Canvas Orange Tint

DTP CONTAINER PARK
East and West Elevations

7th Street Elevation (East)



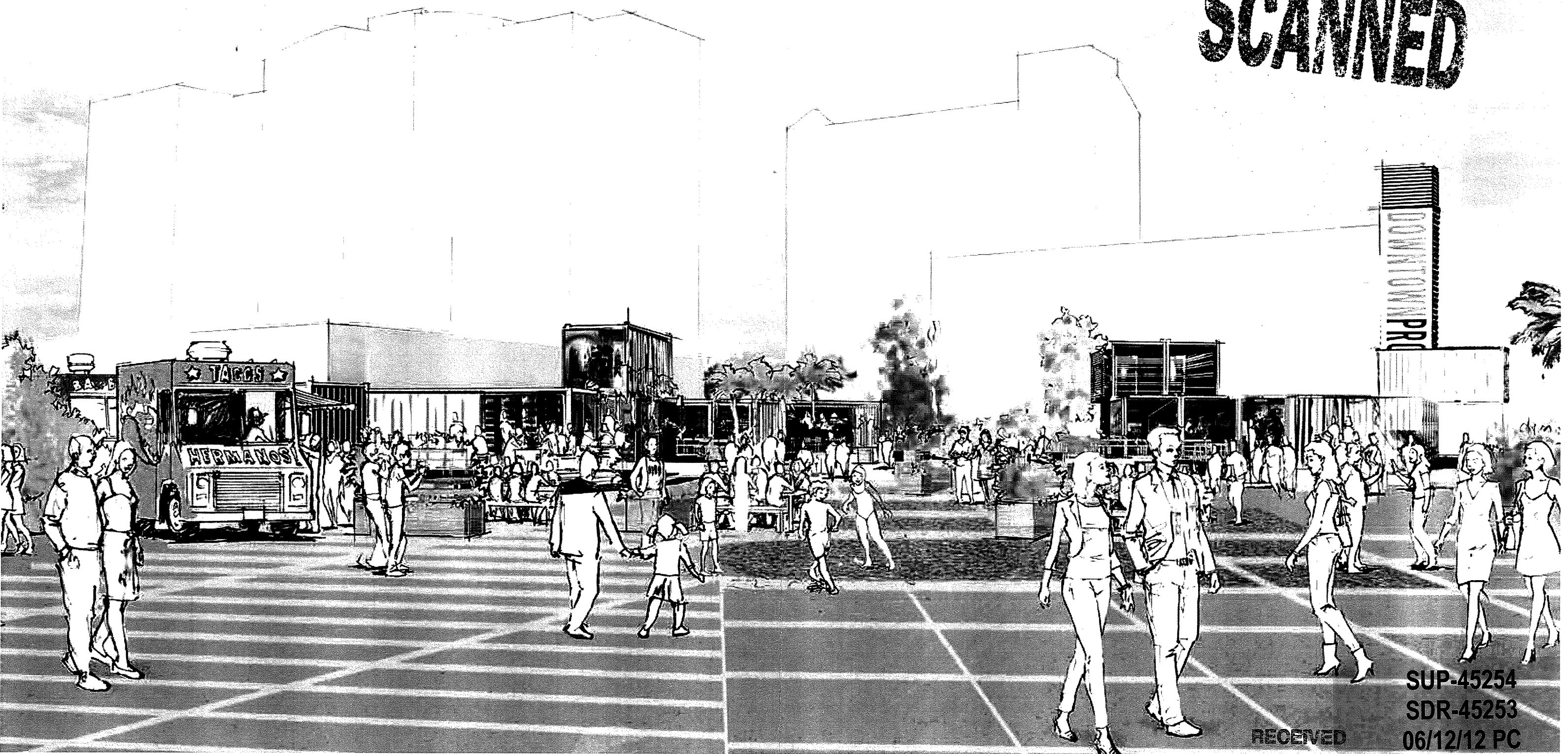
Alleyway Elevation (West)



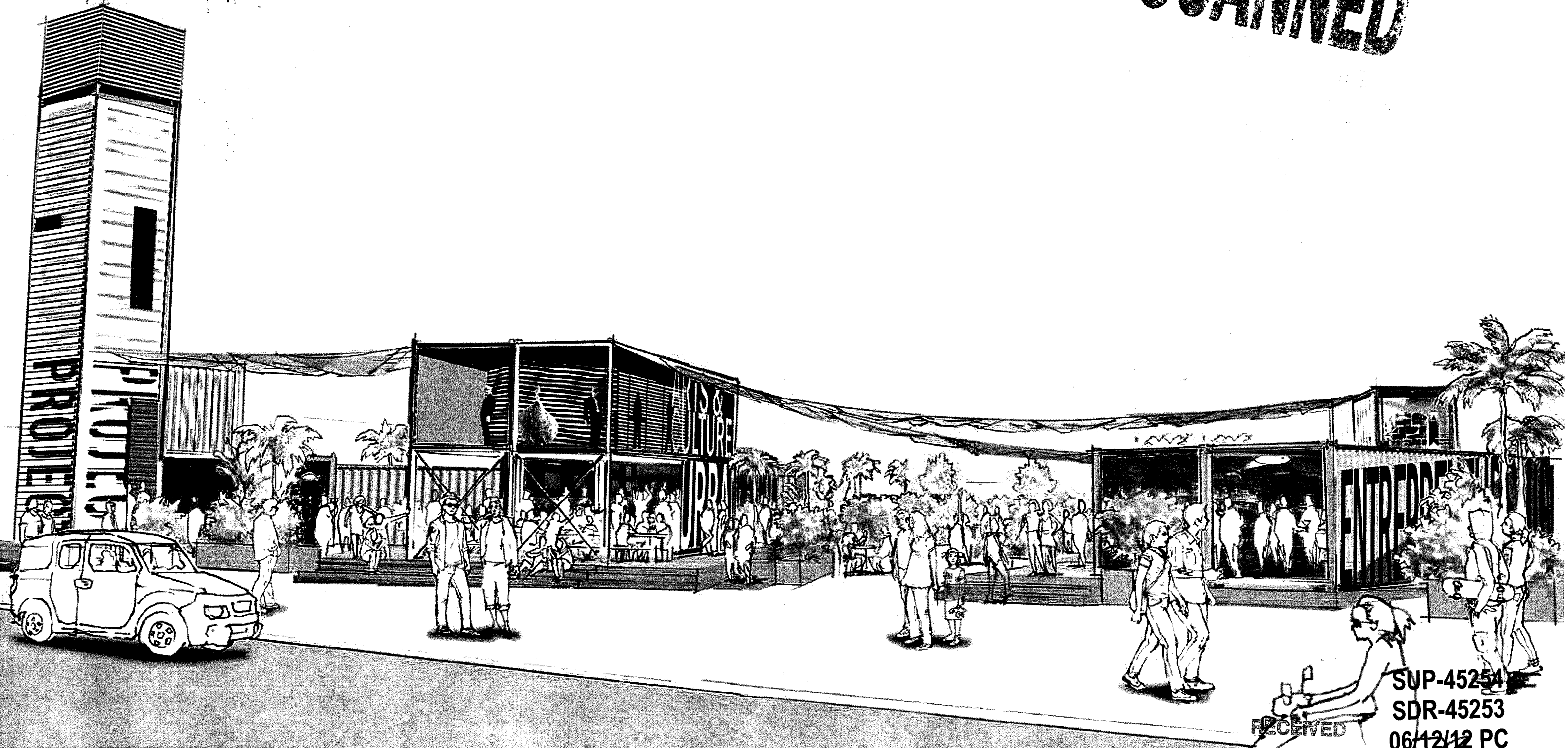
RECEIVED
APR 26 2012
SUP-45254
SDR-45253
06/12/12 PC

City of Las Vegas

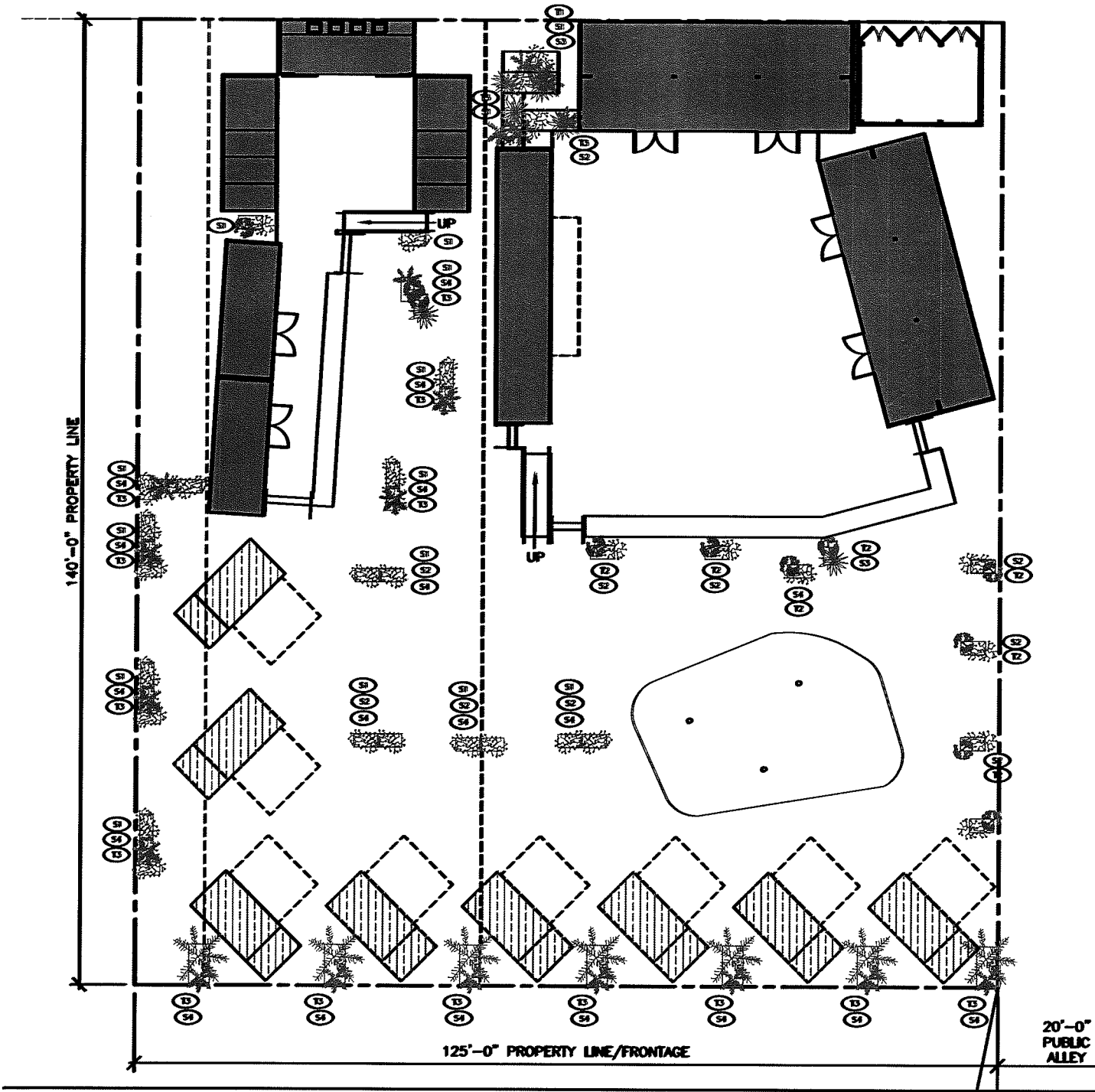
SCANNED



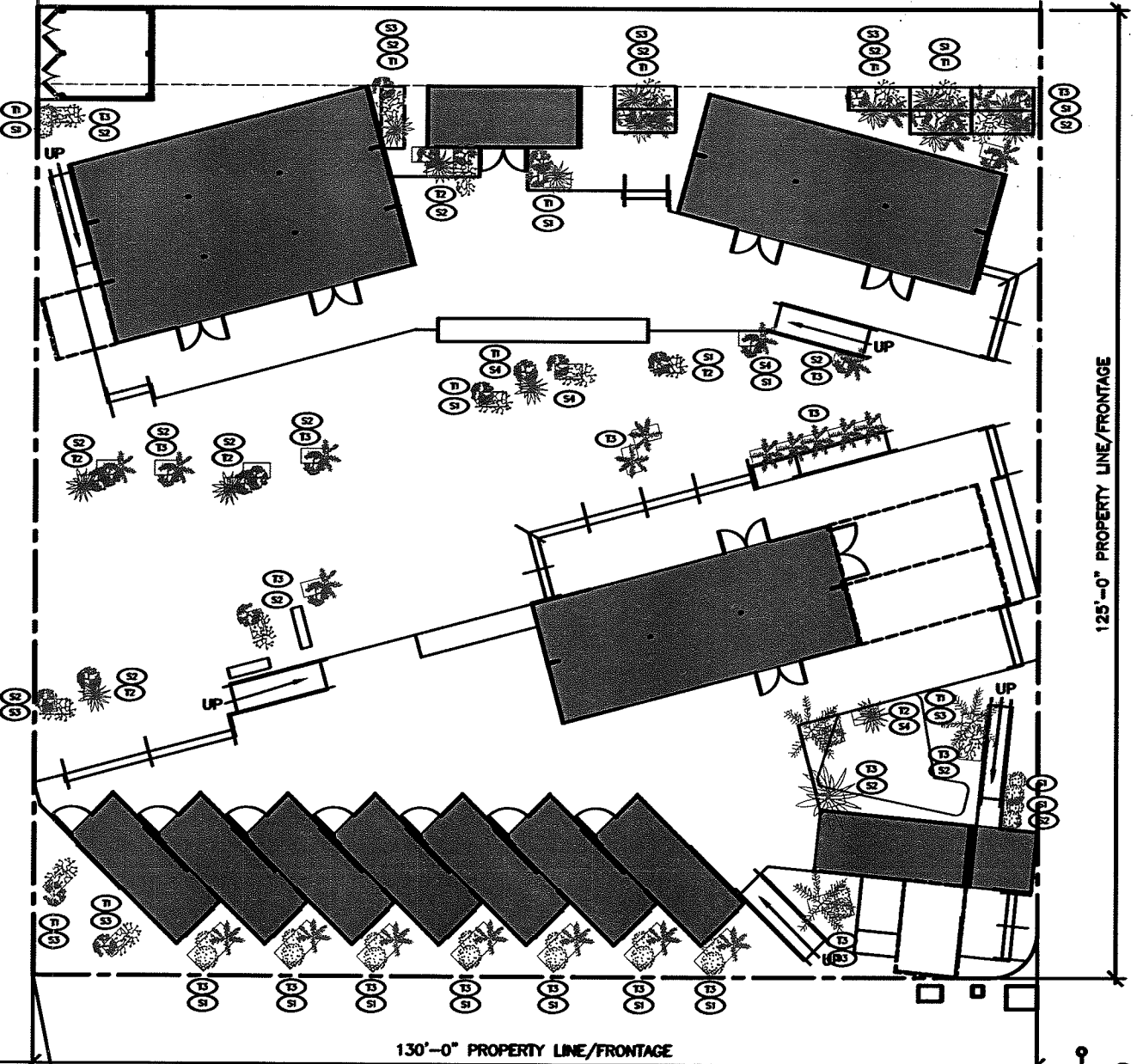
SCANNED



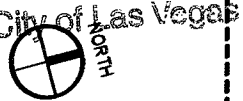
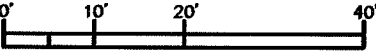
NOTE:
ALL LANDSCAPING SHOWN SHALL BE IN MOVEABLE PLANTERS/POTS WITH DRIP
IRRIGATION FEED FROM DECK LOCATIONS AS ALLOWABLE OR FROM CENTRAL IRRIGATION
SYSTEM THROUGHOUT SITE.



TREE LEGEND		SHRUB LEGEND	
(1) PURPLE ROBE LOCUST	24" BOX	(S) ROSEMARY	5" GALLON
(2) CALIFORNIA PEPPER TREE	24" BOX	(S) RED YUCCA	5" GALLON
(3) MEXICAN FAN PALM	VARIES	(S) DEER GRASS	5" GALLON
		(S) DESERT LANTANA	1 GALLON



SCANNED



RECEIVED
APR 26 2012

SUP-45254
SDR-45253
06/12/12 PC
BRESLIN
BUILDERS
mapos llc

APN: 139-34-611-018 - PARKING LOT USE

SCANNED

PUBLIC ALLEY

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

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 TRENCHES PATCHED
BACK TO MATCH EXISTING GRADES.
TYPICAL BOTH SITES.

APN: 139-34-611-019
EXISTING RETAIL/RESTAURANT USE

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
MASS AND SHADE STRUCTURE.
UPPER LEVEL IS NOT
OCCUPIABLE SPACE.

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

EXISTING OFF-SITE SIGNAL
EQUIPMENT TO REMAIN.

FREMONT STREET

7TH STREET

RECEIVED

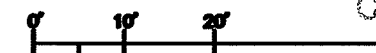
APR 26 2012

City of Las Vegas

BRESLIN
BUILDERS
mapos llc

UP-45254
SDR-45253
06/12/12 PC

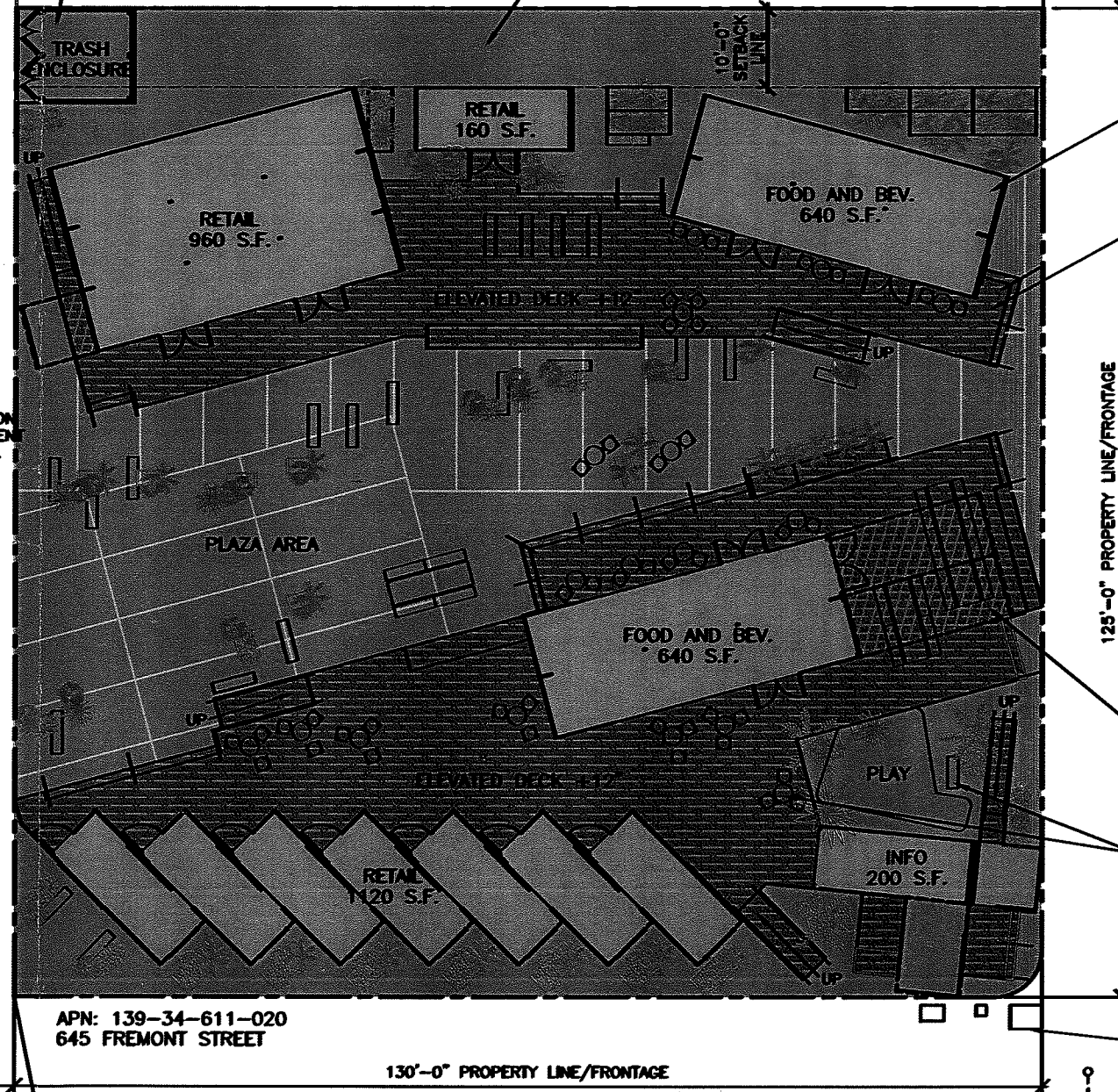
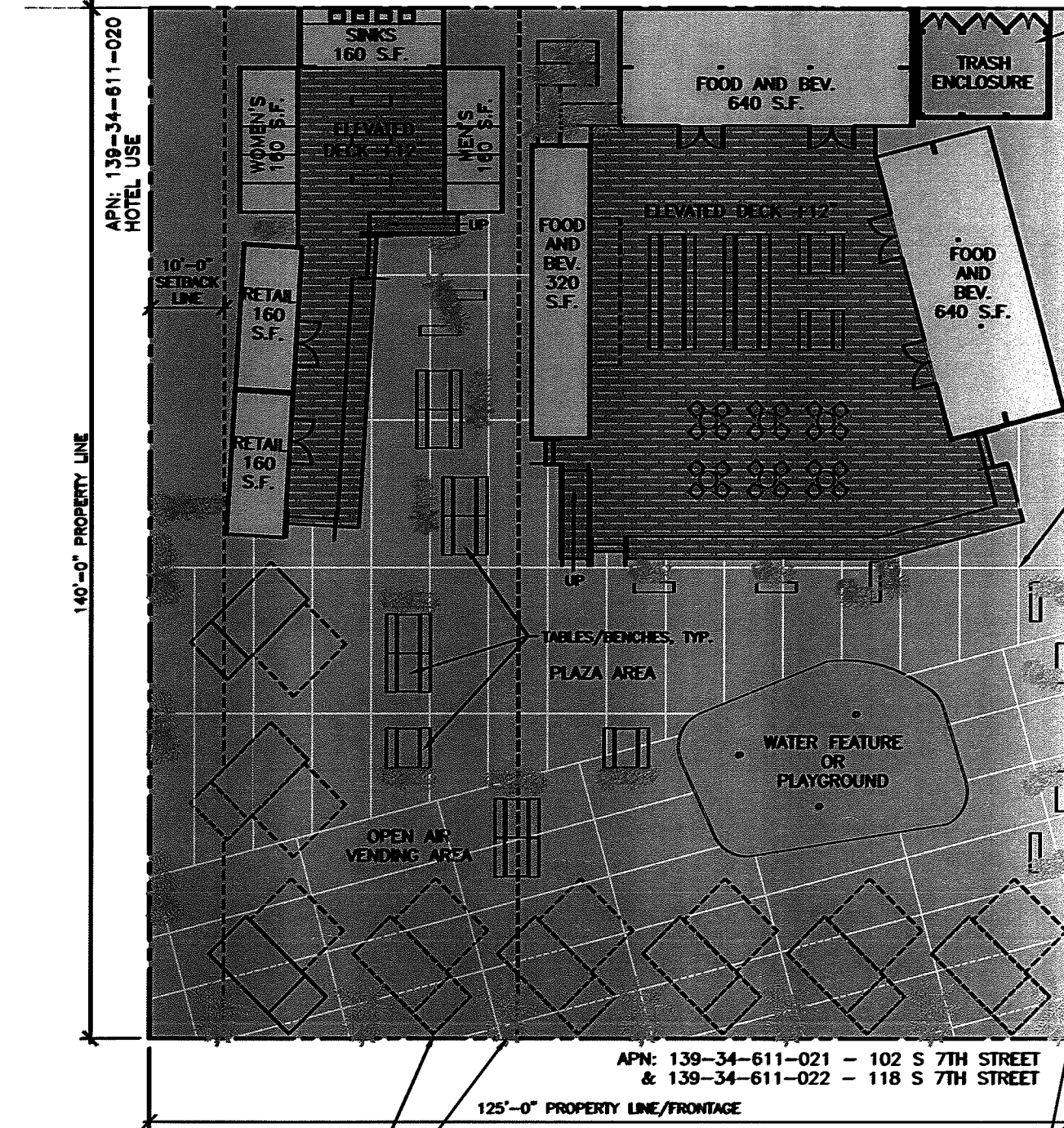
1 SITE PLAN
SCALE: 1:250



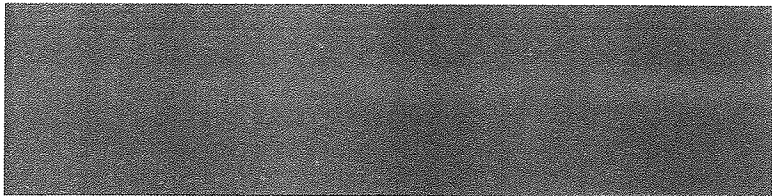
EXISTING OFF-SITE IMPROVEMENTS TO
REMAIN IN PLACE AND NOT BE
ADJUSTED, CHANGED, ETC. U.N.O.
TYPICAL ALONG BOTH STREET
FRONTAGES.

FOOD VENDING TRUCK, TYP.
ABOVE GRADE BOX PLANTER, TYP.

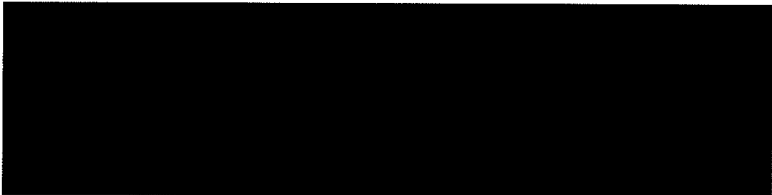
DOWNTOWNPROJECT 25 April 2012



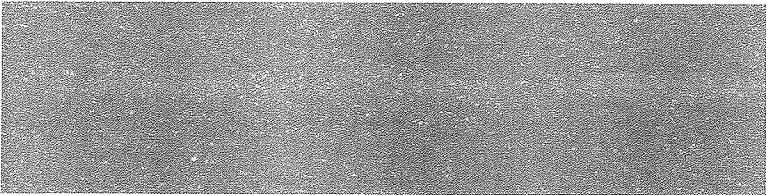
Paint Colors



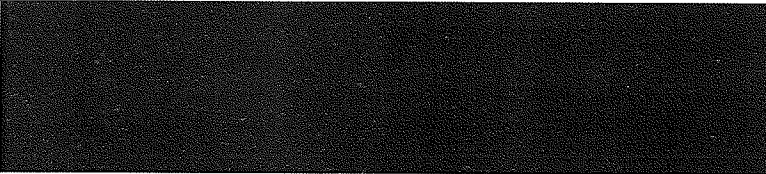
Pantone 7541 C



Pantone 426 C

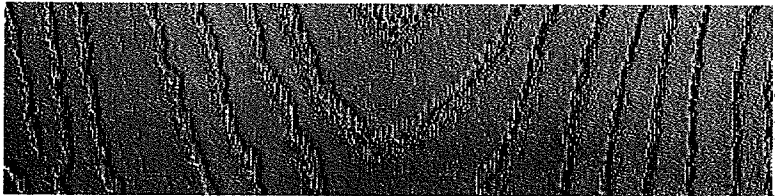


Pantone 124 C



Pantone 1585 C

Decking and Planters

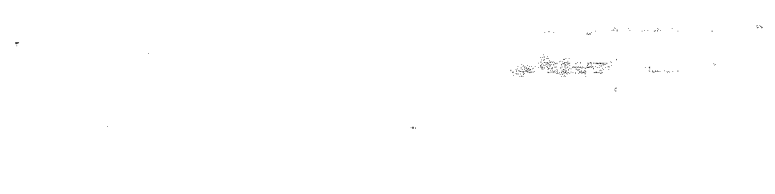


TREX
Maintenance free, 95% recycled composite material.

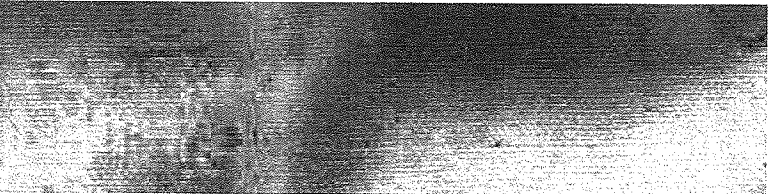
Canopies / Shading



Canvas Natural



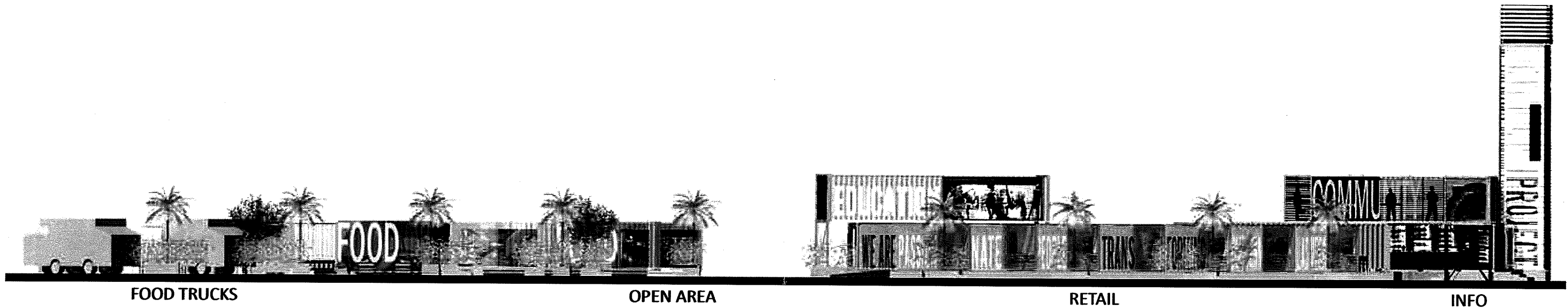
Canvas Yellow Tint



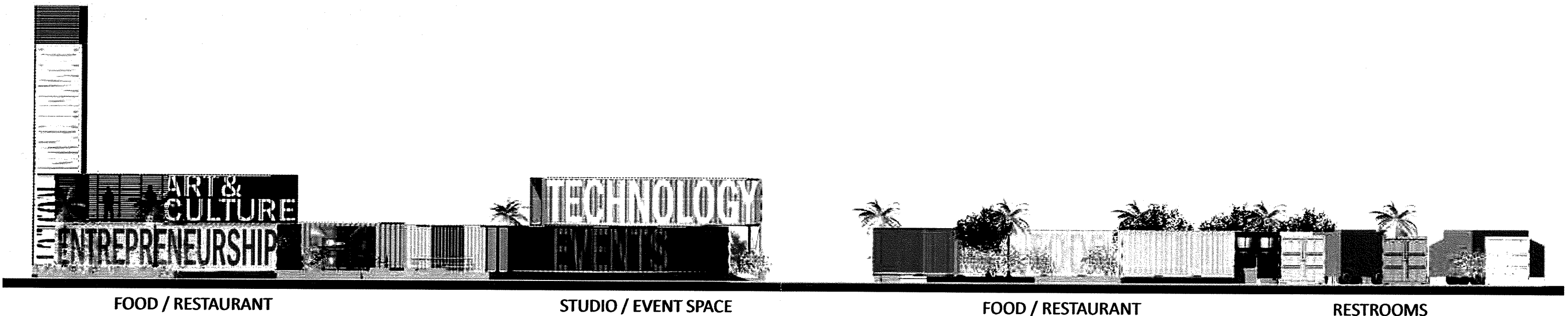
Canvas Orange Tint

DTP CONTAINER PARK
East and West Elevations

7th Street Elevation (East)



Alleyway Elevation (West)

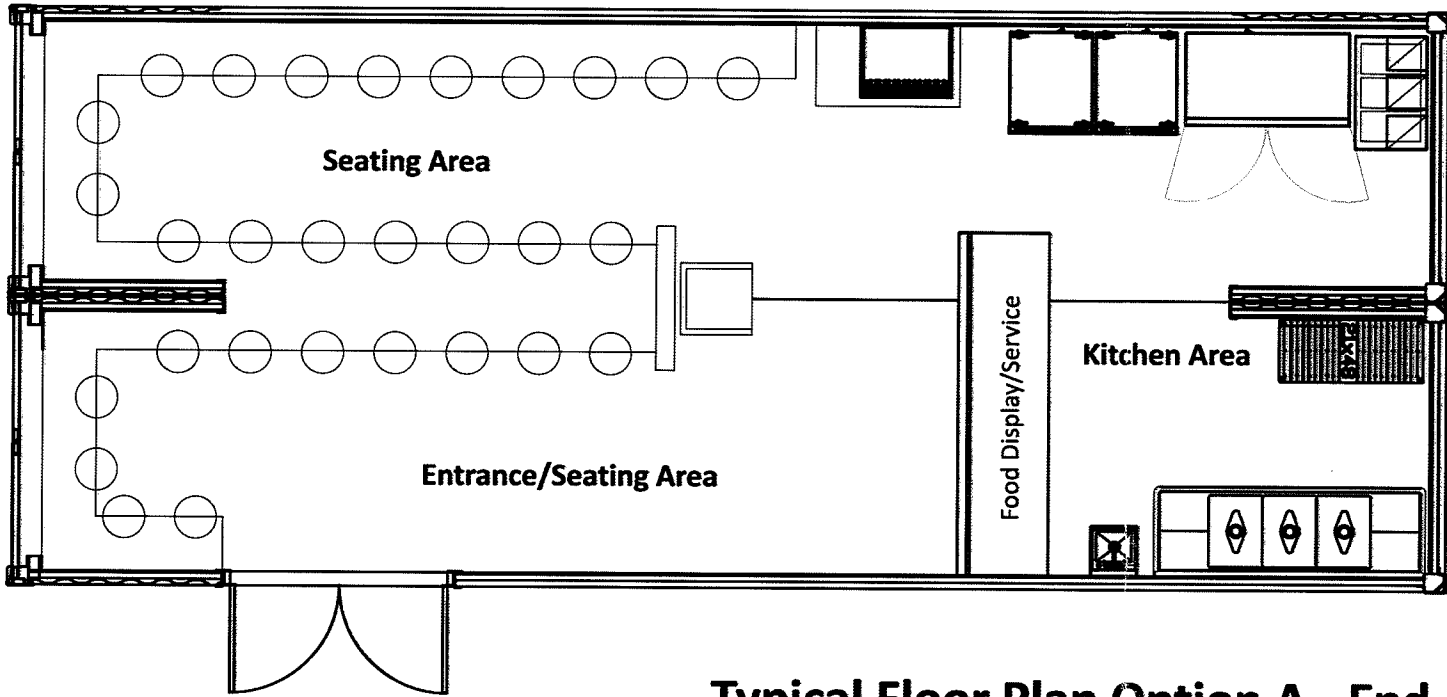


SUP-45254
SDR-45253

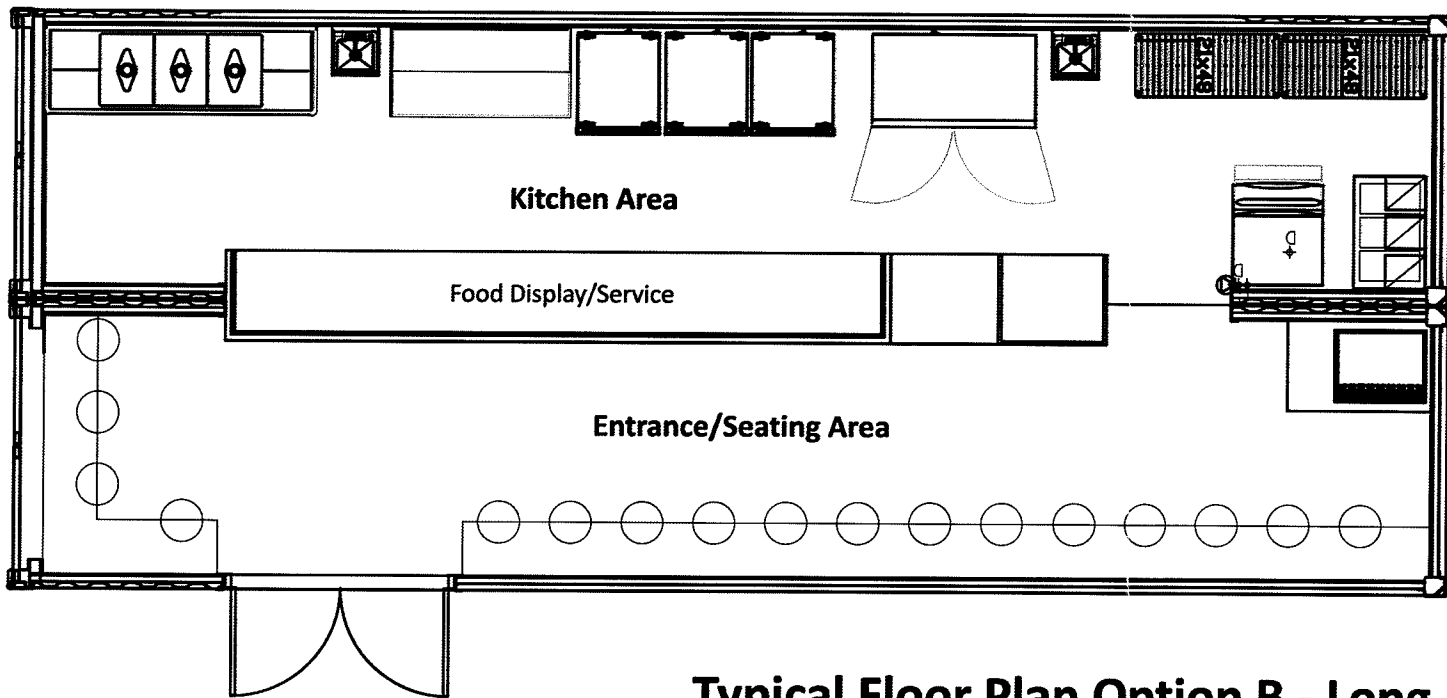
RECEIVED
 APR 26 2012
 City of Las Vegas

mapos llc 5

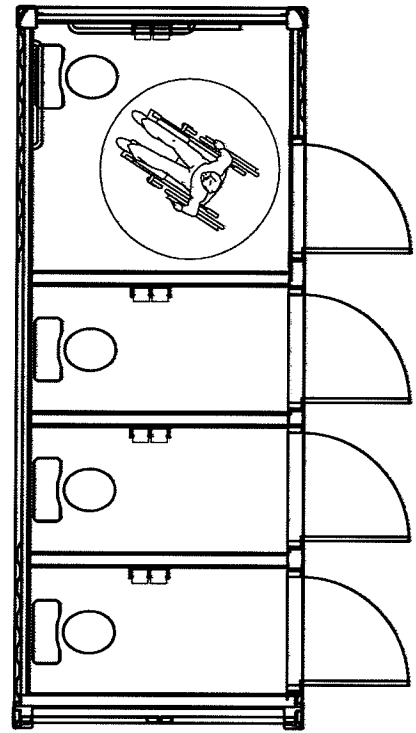
FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



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

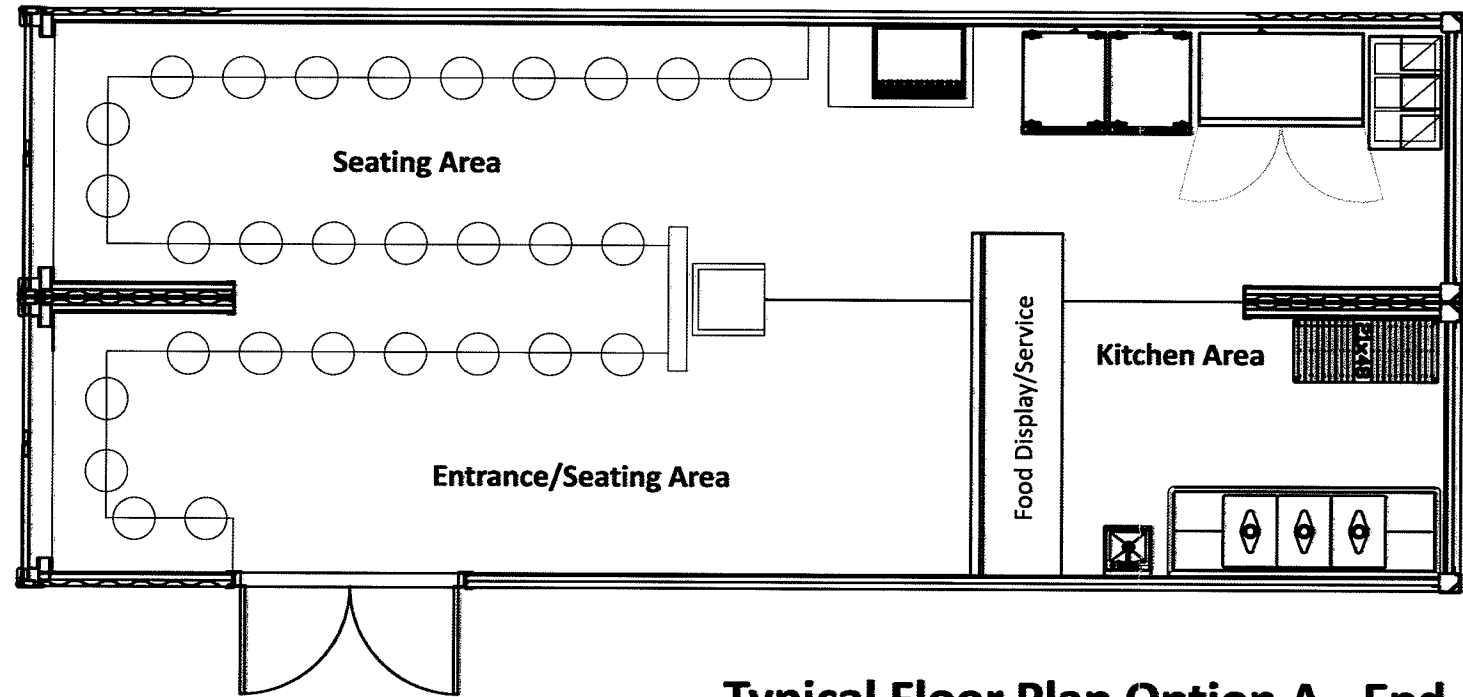


Typical Floor Plan Option B - Long
(2) 8'x40' Containers, Typical

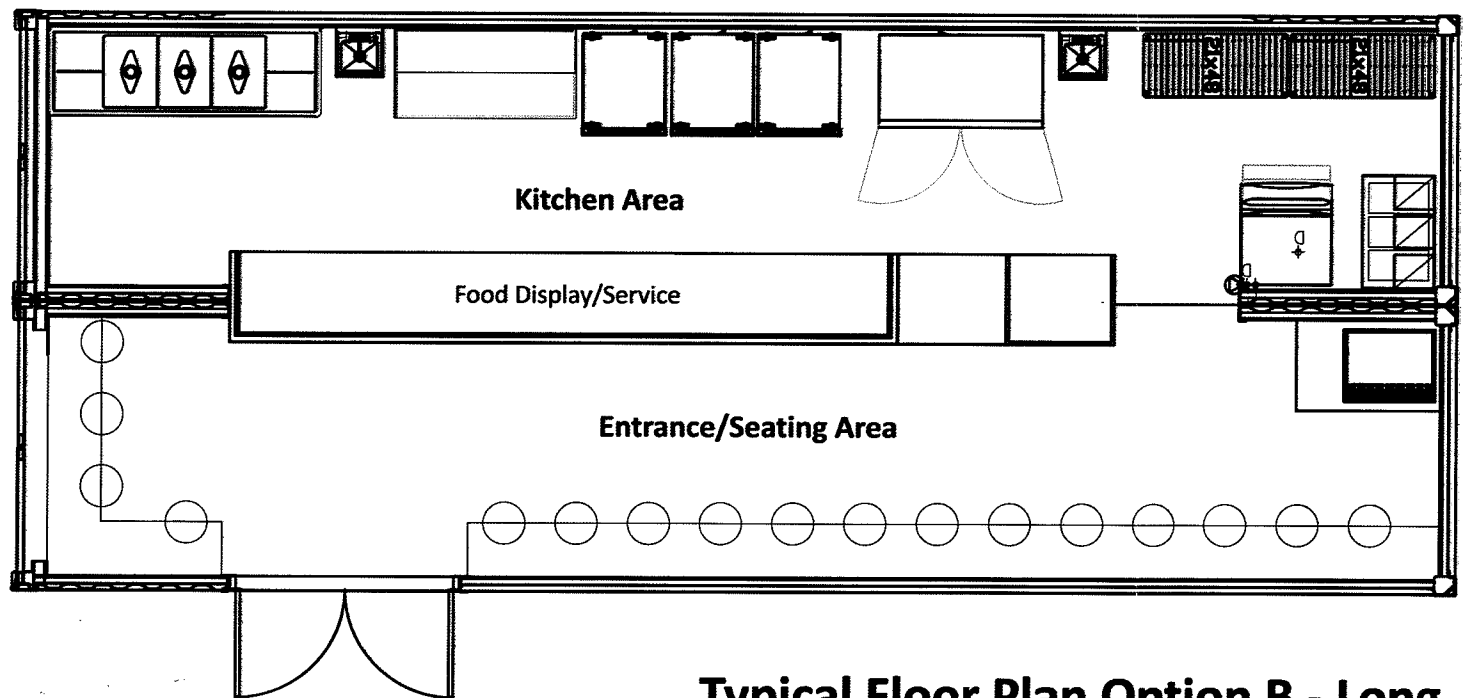


Typical Restroom Pod Plan
(1) 8'x20' Container Shown
Men/Women Facilities, Separate Lavatory Unit

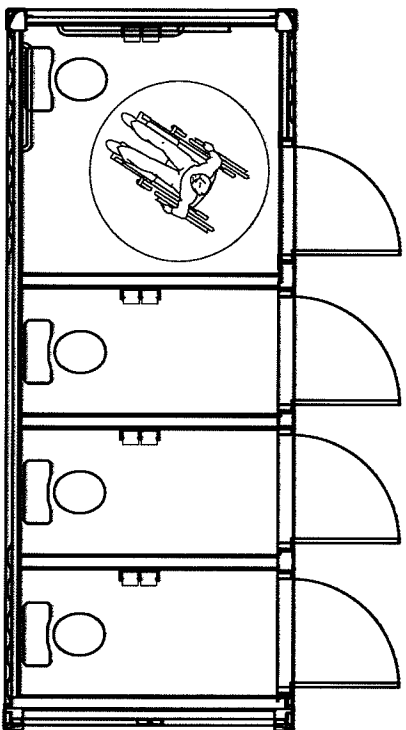
FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



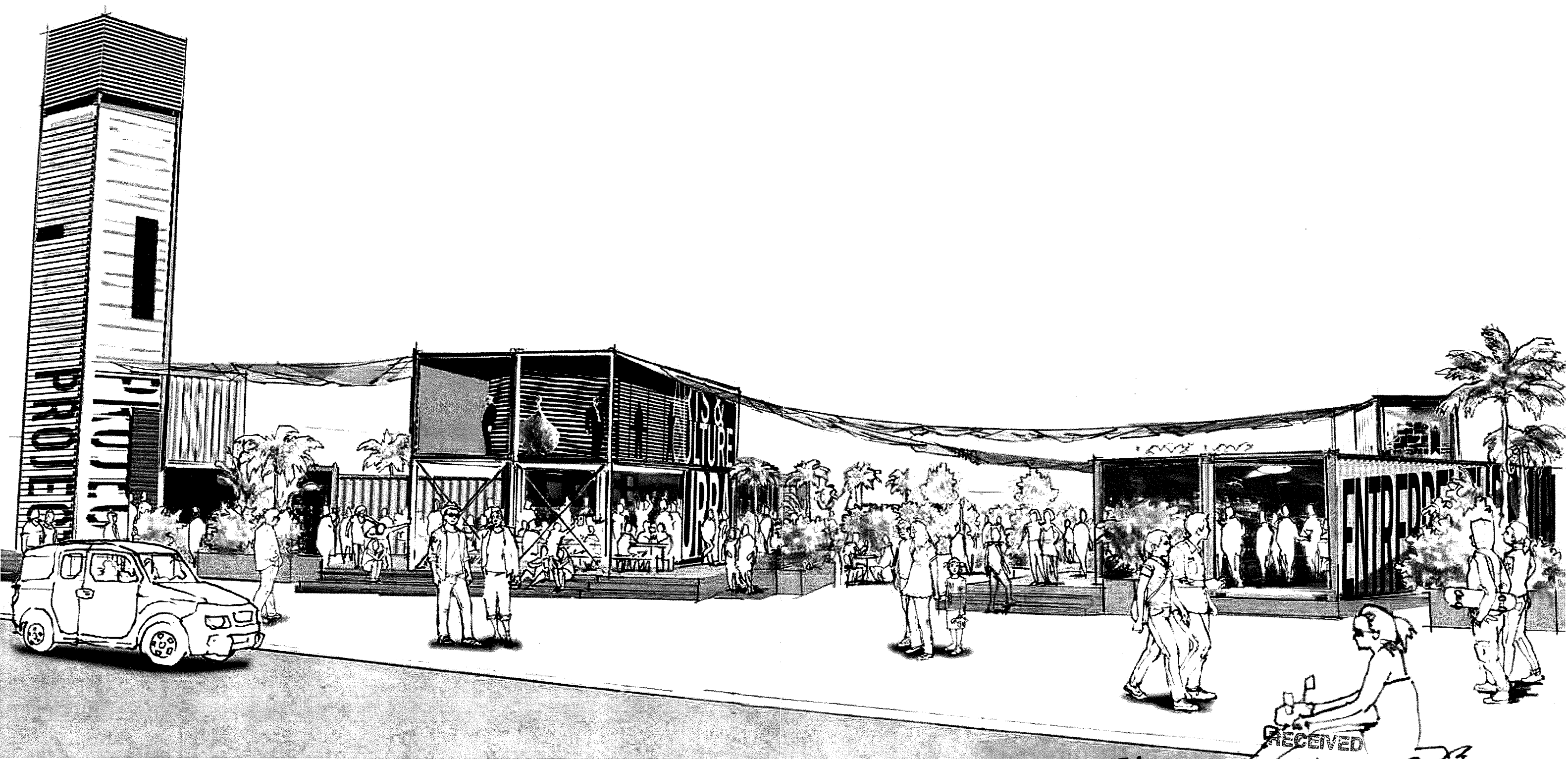
Typical Floor Plan Option A - End
(2) 8'x40' Containers, Typical



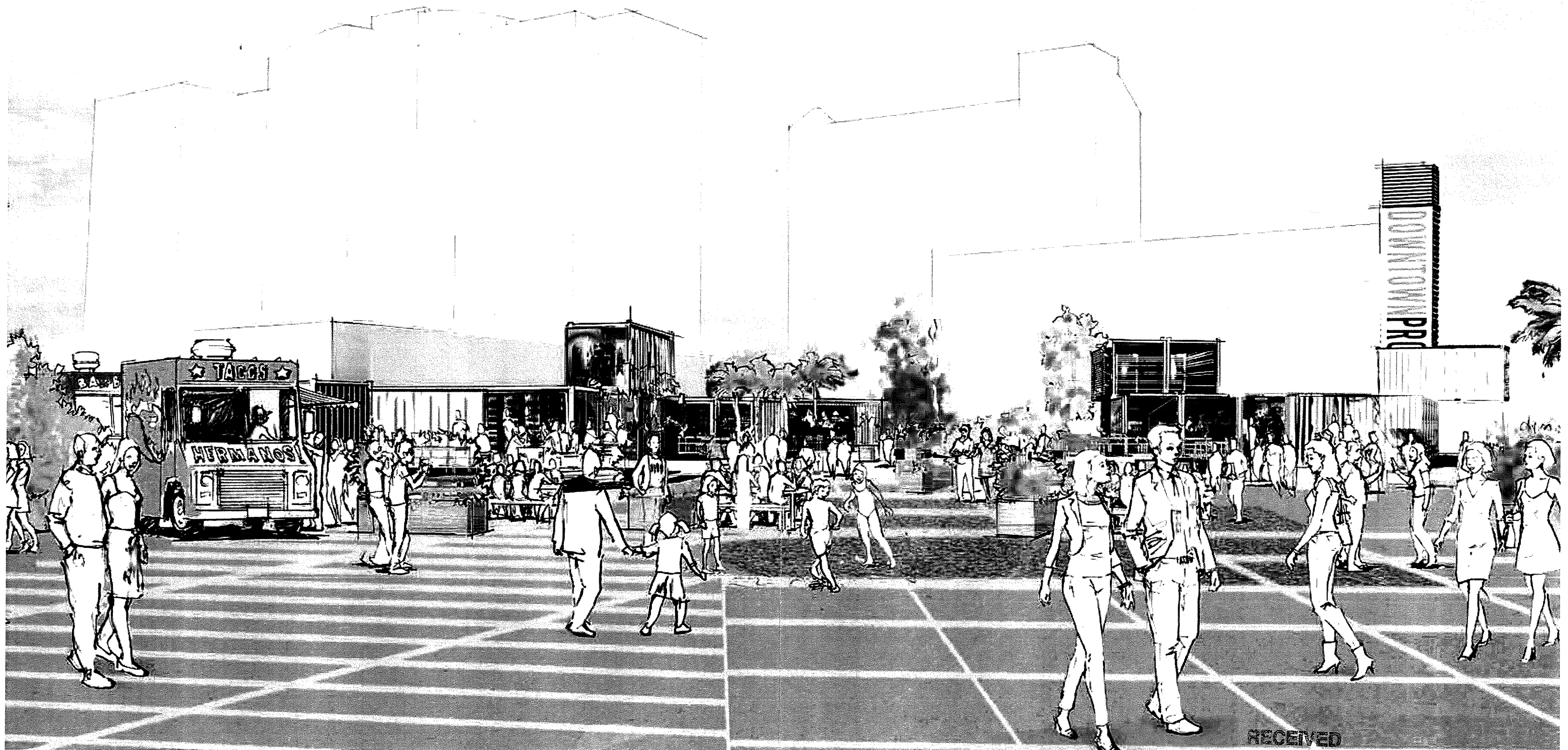
Typical Floor Plan Option B - Long
(2) 8'x40' Containers, Typical



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



DTP CONTAINER PARK
South View from Food Truck Zone



RECEIVED

DOWNTOWNPROJECT 20 April 2012

SUP-45254
SDR-45253

APR 26 2012
City of Las Vegas

mapos llc 4