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December 19, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter – Landry’s Restaurants, Inc., dba Golden Nugget Las Vegas
Site Development Review and Waiver of Sidewalk & Landscape Requirements
APN: 139-34-210-032, 139-34-111-039 thru 044**

To Whom It May Concern:

Please be advised this office represents Landry’s Restaurants, Inc., dba the Golden Nugget Las Vegas (the “Applicant”), in the above referenced matter. This application is to amend portions of the originally approved Site Development Plan (SDR-11705).

The new plan depicts the hotel tower will be farther south and perpendicular to the previous location on APNs 139-34-111-041 (southern portion), 042, 043, and 044, which were originally shown as “not a part” under SDR-11705. The new tower is proposing 505 guest rooms (a reduction of 95 rooms). The new tower will also be approximately 272 in height as opposed to 406 feet as shown in SDR-11705. The new tower location includes land that was previously First Street right-of-way, but has since been vacated. The proposed tower includes a connection to the second floor pool deck and three levels of parking. The parking will be located on three levels at the base of the tower.

In addition to the new site development review, the Applicant is requesting a landscape waiver to provide a three foot (3’) wide landscaping bed with a seven foot (7’) wide pedestrian sidewalk where a five foot (5’) wide landscaping and ten foot (10’) wide pedestrian sidewalk are required.

We thank you in advance for your time and consideration. If you have any questions or concerns, please feel free to contact our office.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste 

AJC/dmf

**SDR-26129
02/14/08 PC**

