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April 7, 2008

VIA FACSIMILE

(702) 385-7268

Mr. Robert Summerfield
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

Re: *Revised Justification Letter*
APNs-139-33-810-003, 139-33-810-004, 139-33-810-005 and
139-33-810-006 ("Property")
Site Development Plan Review, Special Use Permit, Waivers and
Vacation ("Applications")

Dear Robert:

This office represents the applicant on the Applications set forth above. The Property is located on the northeast corner of Grand Central Parkway and Charleston Boulevard. This is a request for a site development plan review, special use permit, waiver and vacation.

Site Development Plan Review

The site consists of 15.4 gross acres and 12.54 net acres and proposes a 61-story hotel tower with 2,500 rooms, a convention center, retail and other amenities. The 260,000 square feet of convention space is located on the northeast corner of the site. The 2,176,630 square foot hotel and amenities are located on the southern part of the site. Between the convention center and the hotel is a porte cochere providing an appropriate number of lanes to handle the volume of vehicles expected at a hotel of this size. The porte cochere is covered by shade structures that match the contemporary design of the project.

The amenities include a pool and spa, a pool bar, a fitness center, restaurants and retail. Locating the pool at the southwestern corner of the site takes full advantage of the sun's location in the western sky in the afternoon and into the evening. The buried landscaping and terraced



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screening along Grand Central Parkway and Charleston provide privacy to the bar and pool areas, although they are located on Level 1.

The recommended parking scheme requires a total of 1,111 parking spaces. The project, as proposed, provides 1,114 parking spaces, included 22 handicap spaces. The hotel room parking is proposed as 1 parking space per 3 rooms. This is an appropriate parking ratio because the Property is located close to public transit and the prior project approved on this site used this parking ratio. The parking ratios for the remainder of the proposed uses follow the prior parking standards of the Downtown Centennial Plan of which the Property is a part.

The project uses contemporary materials for the building exteriors. The materials include composite panels and perforated screen blocks, as well as painted pre-cast concrete, painted EIFS, brushed stainless steel and a curtain wall system. The glass used in the curtain wall system will be clear, light blue and blue, but the reflectiveness of the glass will not exceed 22%.

This site development plan review does not include a master sign plan and the applicant intends to submit a master sign plan to the City of Las Vegas for review and approval at a later date.

Special Use Permit

This is a request for two special use permits:

1. A special use permit to encroach into the airport overlay with a building height of 700 feet. This project is located in the Parkway Center Planning Area of the Downtown Centennial Plan in a PD zoning district. The usual height standards are not automatically applied to projects in this planning area. The applicant has submitted to the Federal Aviation Administration for review and approval to ensure the height of a building does not interfere with aviation. Other buildings of similar height have been approved in the area making a building of this height appropriate and compatible with the area.
2. A special use permit for a hotel bar lounge. Under the Las Vegas Municipal Code a hotel bar lounge requires at least 75 seats. The plans provide a hotel bar lounge with 75 seats which is appropriate for a hotel of this size.

Waivers

This site will require a waiver of the requirement that at least 70% of the building be on the property line. This waiver is needed to enhance the project. The building is set back from Grand Central Parkway and Charleston to provide a larger perimeter amenity zone that encourages pedestrian circulation throughout the site. The amenity zone contains pedestrian walkways, street lights, benches, trash receptacles, and other typical streetscape elements. The

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amenity zone will be used by guests to visit and patronize the retail and restaurants along Grand Central Parkway and the spa facility along Charleston.

In addition, the applicant is requesting a waiver from the Downtown Centennial streetscape standards for right-of-way improvements along Charleston due to grade differentials.

Vacation

The applicant requests that a portion of Iron Horse right-of-way be vacated. The portion requested for vacation is shown on the site plan as the dark grey cul de sac area to the east of Grand Central Parkway. If the vacation is approved, a driver wishing to go north I-15 would travel the same route as today using the existing circular roadway on the northwest portion of the Property to enter the north I-15 ramp. The only difference from the current traffic situation is the entire circular drive would be private instead of a portion being public right-of-way. The transfer of the roadway from public to private through the vacation would not disrupt the current traffic patterns on this portion of Iron Horse. The ingress and egress onto the Property would be from the existing circular roadway as shown on the site plan.

The applicant respectfully requests your approval of the Applications. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

A handwritten signature in cursive script that reads 'Elizabeth M. Sorokac'.

Elizabeth M. Sorokac

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