

August 19, 2008

Margo Wheeler
Director of Planning and Development
CITY OF LAS VEGAS
731 S. Fourth Street
Las Vegas, NV 89101

**RE: Justification Letter –
Request for Waiver of Title 18.12.130 Requiring Cul-de-sac at Terminus
of Public Street
First Street and Carson Avenue Vacation (VAC 27033) at the Golden
Nugget**

Dear Ms. Wheeler,

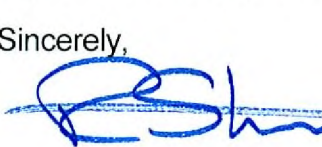
The owners of the Golden Nugget Hotel and Casino are respectfully requesting a waiver of public improvements, specifically a cul-de-sac, at the terminus of Carson Avenue as required by Item 5 of VAC 27033.

The reason for their request is that both Carson Avenue and First Street will remain open to public traffic, both pedestrian and vehicular. The intent is to allow public access to the entrance of the Golden Nugget's new Phase III tower that was recently approved by the Planning Commission. The public would still be able to access both the Golden Nugget and the Fremont Street Experience using these private streets thereby negating the need for a cul-de-sac.

This waiver is part of the Conditions of Approval for VAC 27033 (copy attached) and has been discussed and condoned by City staff.

Based on the information presented above, we are respectfully requesting your approval of this application for the waiver of Title 18.12.139.

Sincerely,


Richard R. Striegel, PE
Senior Project Manager

cc: File 2514.400



**WVR-29538
10/09/08 PC**