

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-29662 APPLICANT: THE SIEGEL GROUP OWNER:
GOLD SPIKE HOLDINGS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Site Development Plan Review (SDR-24794) shall be expunged, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/09/08, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow Mexican Fan Palms where Date Palms on north/south streets are required, is hereby approved.
5. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow 24-inch box shade trees along east/west streets where 36-inch box shade trees are required, is hereby approved.
6. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow three Mexican Fan Palms along 4th Street where nine Date Palms are required, is hereby approved.
7. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow 11 shade trees along Ogden Avenue where 15 are required, is hereby approved.
8. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow a five-foot and six-foot sidewalk where 10 feet along Ogden Avenue and Las Vegas Boulevard are required, is hereby approved.
9. A Waiver from the Downtown Centennial Plan Parking Lot Screening Standards to allow no parking screening where ornamental screen and landscaping is required, is hereby approved.

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10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard and a 10-foot radius on the northwest corner of Las Vegas Boulevard and Ogden Avenue adjacent to this site prior to the issuance of any permits.
18. Coordinate with the City Surveyor to determine whether a Merger and ReSubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.

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19. Remove all substandard public street and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise by conditions otherwise herein, and amended as follows: The curblines on Las Vegas Boulevard shall remain in the current location, the 10 feet of right-of-way behind the curb shall be hard-surfaced with tree grates and street trees placed in the five feet immediately adjacent to the curb, at locations acceptable to the City Traffic Engineer and Planning Department, unless otherwise allowed by the City engineer. A 25-foot radius (to back of curb) shall be constructed at the northwest corner of Las Vegas Boulevard and Ogden Avenue, and the curblines on Ogden Avenue may be bumped out at the corner to facilitate pedestrian crossing and to create a defined parking lane on the north side of Ogden Avenue adjacent to this site. Street trees or other landscaping may be installed along Ogden Avenue provided they do not interfere with sight visibility restriction zones. Coordinate with the City Traffic Engineer to finalize the design of the abutting public streets.
20. This Site Plan shall be revised to remove the southernmost driveway along Las Vegas Boulevard. The northernmost driveway shall be reconstructed per Downtown Centennial Modified Pan Design. The applicant shall meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
21. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate height requirement for the proposed trash enclosure overlying the existing public sewer line. No permanent structures shall be constructed over the existing sewer line.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
23. Landscape and maintain all unimproved rights-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.

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25. 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 recommended by the Flood Control Section.
26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing several changes to the existing Gold Spike Hotel and Casino and the former Travel Inn Motel site. First, the applicant is proposing to remodel the former Travel Inn Motel by repainting and replacing doors and windows. Second, a pedestrian walkway is proposed, which will connect the existing Gold Spike Hotel and Casino and the Travel Inn Motel. The pedestrian walkway will eliminate 35 parking spaces from a parking lot that is north of the Gold Spike Hotel and Casino. Third, the ingress and egress to the existing parking lot, which is located along 4th Street has been reversed. The ingress and egress change was required by Public Works. Fourth, both parking lots on the subject site will be re-striped and resurfaced. Fifth, a new pool and cabanas are proposed in the courtyard of the former Travel Inn Motel. The cabanas are not permanent structures. Sixth, neon architectural embellishments are indicated on the proposed elevations. The proposed embellishments will be permitted upon issuance of building permits. Finally, two eight-foot screen walls are also proposed. One wall is to be located north of the proposed pedestrian walkway on 4th Street; and one is to be located north of the existing parking area adjacent to Las Vegas Boulevard.

New landscaping is also being proposed along Las Vegas Boulevard, Ogden Avenue and 4th Street. The applicant fails to meet the Downtown Centennial Plan Streetscape Standards with respect to the following items; sidewalk width, tree species, tree box size and tree quantity. First, the applicant fails to provide an adequate number of shade trees with the correct box size along Ogden Avenue. Second, an inadequate number of trees are provided along 4th Street. Third, the applicant fails to provide Date Palms, instead providing Mexican Fan Palms along Las Vegas Boulevard and 4th Street. Fourth, a five and six-foot sidewalk are proposed along Ogden Avenue and Las Vegas Boulevard. Finally, the applicant has failed to comply with parking lot screening standards. The applicant has requested Waivers of these Downtown Centennial Plan Standards. The proposed revisions are minor in nature, but due to the requested Waivers; staff is recommending denial of the proposed application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/94	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission and staff recommended approval on 12/10/94.

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Date accepted for processing 10/29/07	Final Maps (FMP-25324), (FMP-25325) and (FMP-25326) were processed for technical review for reversion to acreage of approximately 0.32 acres located at the northwest corner of Ogden Avenue and Las Vegas Boulevard. The mylars were released for recordation on 01/17/08 and have yet to be recorded.
12/05/07	The City Council approved a Site Development Plan Review (SDR-24794) for a single-story Hotel and Hotel Lounge Bar with Waivers of Downtown Centennial Plan Streetscape and build-to-line standards; and a Special Use Permit (SUP-24798) for a Hotel Lounge Bar on 0.64 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval on 11/08/07.
05/09/08	A Temporary Sign Permit (TSP-28104) was approved to allow five banners on the Gold Spike Hotel and Casino at 400 E. Ogden from 05/09/08 to 07/07/08.
06/28/08	The Planning Commission approved a Tentative Parcel Map (TMP-28099) for a one-lot commercial subdivision on 1.55 acres at 400 E. Ogden Avenue.
10/02/08	The Design Review Committee (DRC) will hear a request for a Master Sign Plan (ARC-29660) for an existing Hotel Casino at 400 East Ogden and 217 North Las Vegas.
<i>Related Building Permits/Business Licenses</i>	
12/07/83	A Business License (#L16-00051) was issued for a tavern at 400 E. Ogden Avenue. The license was marked out on 06/27/08. A change of ownership was issued on 08/14/06.
12/07/83	A Business License (#G08-00061) was issued for gaming non-restricted at 400 E. Ogden Avenue. The license was marked out on 06/27/08. A change of ownership was issued on 08/14/06.
04/16/06	A Business License (#C30-01006) was issued for convention hall gaming tax at 400 E. Ogden Avenue. The license was marked out on 06/27/08.
04/04/07	A Business License (#L27-00078) was issued for a special event general at 400 E. Ogden Avenue. The license was marked out on 04/17/07.
06/27/08	A Business License (#C05-00134) was issued for a tobacco dealer at 400 E. Ogden Avenue.
06/27/08	A Business License (#C30-01022) was issued for convention hall gaming tax at 400 E. Ogden Avenue.
06/27/08	A Business License (#G08-00061) was issued for gaming non-restricted at 400 E. Ogden Avenue.
06/27/08	A Business License (#H05-01003) was issued for a hotel - 199 rooms or less at 400 E. Ogden Avenue.
06/27/08	A Business License (#R09-00137) was issued for a restaurant seating 45 or more at 400 E. Ogden Avenue.

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<i>Pre-Application Meeting</i>	
08/13/08	A pre-application meeting was held on the indicated date. The applicant indicated the areas for the proposed remodel and the proposed changes on the subject site. The applicant was advised on the requirements for the subject Site Development Plan Review application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
09/03/08	A field check indicated the existing Gold Spike Hotel and Casino and former Travel Inn Motel. Staff observed the areas planned for the proposed remodel, pool/cabana, and pedestrian walkways and associated on-site and streetscape landscaping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Gold Spike Hotel and Casino and former Travel Inn Motel	C (Commercial)	C-2 (General Commercial)
North	Parking Garage	PF (Public Facilities)	C-2 (General Commercial)
South	Retail	C (Commercial)	C-2 (General Commercial)
East	Undeveloped and Car Wash	C (Commercial)	C-2 (General Commercial)
West	Undeveloped and Lady Luck Hotel and Casino	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Las Vegas Boulevard and Central Casino Core)	X		N*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y**
A-O Airport Overlay District	X		Y***
Downtown Casino Overlay District	X		Y****
Live/Work Overlay District	X		Y*****

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Las Vegas Boulevard Scenic Byway Overlay District	X		Y*****
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Redevelopment Plan Area The subject site is located within the boundaries of the Las Vegas Redevelopment Plan District.

***Downtown Centennial Plan (Las Vegas Boulevard and Central Casino Core)** The Las Vegas Boulevard District creates a spine for most of the districts and is the primary tourist commercial and entertainment-directed link between The Strip, Downtown and its varied Districts. The District is generally defined to include the Las Vegas Boulevard right-of-way and all those properties adjacent thereto with frontage on both the west and east sides of the right-of-way. The Central Casino Core is home to the classic and historic Las Vegas casinos of Glitter Gulch. It is bounded by the eastern side of the Union-Pacific Railroad right-of-way on the west, Interstate 515 on the north, the western property line of the properties on the west side of 8th Street to Bridge on the east and then the centerline of Bridger on the south. Properties along Las Vegas Boulevard are exempt from this district and must adhere to the Las Vegas Boulevard District standards.

****Downtown Overlay District** The subject site is located within the Downtown Overlay District. The intent of the Downtown Overlay District is to establish special design standards for development within the City's established urban core.

*****Airport Overlay** - The subject site is within the North Las Vegas Airport Overlay (200 feet). The proposed changes to the existing site will not affect the Airport Overlay and is within the limitation of the A-O (Airport Overlay District).

******Downtown Casino Overlay** The subject site is within the Downtown Casino Overlay, which governs signage. No signage is being proposed with this application and thus do not affect any requirements pursuant to Title 19.06.

*******Live/Work Overlay** The subject site is within the Live/Work Overlay district. The proposed development will not offer any housing options; therefore, the project is not impacted by the Live/Work standards as outlined in Title 19.06.030.

*******Las Vegas Boulevard Scenic Byway Overlay District** The subject site is within the Las Vegas Boulevard Scenic Byway Overlay District. This district supersedes all signage requirements pursuant to Title 19.06 and 19.14. There are no proposed signs as a part of the subject application.

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan*, the following development standards apply to the subject proposal.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	62,727 SF	N/A
Min. Lot Width	100 feet	302 feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Corners • Rear 	20 feet 15 feet 20 feet	0 feet 0 feet 0 feet	N* N* N*
Max. Lot Coverage	50%	26%	Y
Max. Building Height	N/A	85 feet	N/A
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* Title 19.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and stand parking requirements. There are no changes to the existing buildings, which affect any development standards. The information provided indicates existing conditions on-site.

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Streets (Las Vegas Boulevard)	Deglet-Noor Date Palms @ 30-foot increments and 25 feet or greater in height 7 Date Palms Required	Mexican Fan Palms @ 20-foot increments and 25 feet or greater in height 8 Date Palms Provided	N*
North/South Streets (4 th Street)	Deglet-Noor Date Palms @ 30-foot increments and 25 feet or greater in height 9 Date Palms Required	Mexican Fan Palms @ 20-foot increments and 25 feet or greater in height 3 Date Palms Provided	N*
East/West Streets Ogden Avenue	Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache @ 15-20-foot intervals and 36-inch box 15 Shade Trees Required	Southern Live Oak @ 20-foot increments and 24-inch box trees 11 Shade Trees Provided	N*

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Right-Of-Way Improvements	Five-foot amenity zone and a 10-foot sidewalk zone (Per Graphics 11 & 12, Downtown Centennial Plan for Ogden Avenue, 4 th Street and Las Vegas Boulevard	Ogden Avenue: Five-foot amenity zone and a five-foot sidewalk 4 th Street: Five-foot amenity zone and a 10-foot sidewalk Las Vegas Boulevard: Five-foot amenity zone and a six-foot sidewalk	N*
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*The applicant fails to meet the Downtown Centennial Plan Streetscape Standards with respect to the following items; sidewalk width, tree species, tree box size and tree quantity. First, the applicant fails to provide an adequate number of shade trees with the correct box size along Ogden Avenue. Second, an inadequate number of trees are not provided along 4th Street. Third, the applicant fails to provide Date Palms, instead providing Mexican Fan Palms along Las Vegas Boulevard and 4th Street. Finally, a five and six-foot sidewalk are proposed along Ogden Avenue and Las Vegas Boulevard. Waivers of the Downtown Centennial Plan Streetscape Standards have been requested. It should also be noted that no perimeter landscaping is provided or required pursuant to the requirements of the Downtown Centennial Plan Landscape Standards.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel or Hotel Suites	170 rooms	1 space per guest room	170		84	4	N*
Gaming Establishment, Non-Restricted	13,906 SF	1 space per 90 sf of gfa	155	8			N*
TOTAL			333		88		N*

*There are 123 existing parking spaces. The applicant is proposing to remove 35 parking spaces. These parking spaces will be replaced by the proposed pedestrian pathway and courtyard, which will leave only 84 parking spaces, with four handicapped spaces. No additional square-footage is being added to the subject site, which would require additional parking. Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic exemption of standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitation on the approval of a Site Development Review Plan.

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Waivers		
Request	Requirement	Staff Recommendation
To allow Mexican Fan Palms on north/south streets	Deglet-Noor Date Palms on north/south streets	Denial
To allow 24-inch box shade trees on east/west streets	36-inch box shade trees required on east/west streets	Denial
To allow three Mexican Fan Palms on 4 th Street	Nine Date Palms required on 4 th Street	Denial
To allow 11 shade trees along Ogden Avenue	15 shade trees required along Ogden Avenue	Denial
To allow a five-foot and six-foot sidewalk along Ogden Avenue and Las Vegas Boulevard	10-foot sidewalk required along Ogden Avenue and Las Vegas Boulevard.	Denial
To allow no parking screening where ornamental screen and landscaping	Parking lots facing public streets, ornamental screen and landscaping shall be incorporated	Denial

ANALYSIS

The applicant is proposing the following modifications to the subject site including; new paint, doors and windows to the existing Travel Inn Motel, pedestrian walkway, pool and cabanas, re-striping of parking areas, ingress and egress changes and new landscaping. The proposed project fails with respect to landscaping along Las Vegas Boulevard, 4th Street and Ogden Avenue. The applicant has failed to provide adequate landscaping pursuant to the Downtown Centennial Plan Requirements, with respect to the following items; sidewalk width, tree size, species and quantity. First, the proposed use of Mexican Fan Palms where Date Palms are required is not appropriate given the location of the proposed project along Las Vegas Boulevard. Second, the applicant is providing an inadequate number of trees along 4th Street and Ogden Avenue. Third, inadequate sidewalk widths are proposed along Ogden Avenue and Las Vegas Boulevard. Finally, the applicant is requesting a Waiver for Parking Lot Screening Standards to allow no parking screening where ornamental screening and landscaping are required. The Waivers of the Downtown Centennial Plan Standards are not acceptable, and would visually hinder the overall character and appearance of the existing streetscapes. The Waivers are not appropriate and would set a negative precedence, which fail to meet the intent of the Downtown Centennial Plan. Therefore, staff is recommending denial of the subject application.

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- **Site Plan**

The site plan indicates several changes to the existing Gold Spike Hotel and Casino and the former Travel Inn Motel site. First, a pedestrian walkway is proposed, which will connect the existing Gold Spike Hotel and Casino and the former Travel Inn Motel. The pedestrian walkway will eliminate 35 parking spaces from a parking lot that is north of the Gold Spike Hotel and Casino. Second, the ingress and egress to the existing parking lot, which is located along 4th Street has been reversed. The ingress and egress change was required by Public Works. Third, both parking lots on the subject site will be re-striped and resurfaced. Fourth, a new pool and cabanas are proposed in the courtyard of the former Travel Inn Motel. Finally, two eight-foot screen walls are also proposed. One wall is to be located north of the proposed pedestrian walkway on 4th Street; and one is to be located north of the existing parking area adjacent to Las Vegas Boulevard.

- **Waivers**

The applicant is requesting several Waivers as a part of the subject Site Development Plan Review. The Waivers cannot be supported by staff as they are self-imposed and can be better mitigated through adherence to the Downtown Centennial Plan Streetscape Standards and Parking Lot Screening Standards.

- A Waiver from the Downtown Centennial Plan Streetscape Standards to allow Mexican Fan Palms where Date Palms on north/south streets are required, is hereby approved.
- A Waiver from the Downtown Centennial Plan Streetscape Standards to allow 24-inch box shade trees along east/west streets where 36-inch box shade trees are required, is hereby approved.
- A Waiver from the Downtown Centennial Plan Streetscape Standards to allow three Mexican Fan Palms along 4th Street where nine Date Palms are required, is hereby approved.
- A Waiver from the Downtown Centennial Plan Streetscape Standards to allow 11 shade trees along Ogden Avenue where 15 are required, is hereby approved.
- A Waiver from the Downtown Centennial Plan Streetscape Standards to allow a five-foot and six-foot sidewalk where 10 feet along Ogden Avenue and Las Vegas Boulevard are required, is hereby approved.
- A Waiver from the Downtown Centennial Plan Parking Lot Screening Standards to allow no parking screening where ornamental screen and landscaping is required, is hereby approved.

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- **Landscape Plan**

New landscaping is also being proposed along Las Vegas Boulevard, Ogden Avenue and 4th Street. The applicant fails to meet the Downtown Centennial Plan Streetscape Standards with respect to the following items; sidewalk width, tree species, tree box size and tree quantity. First, the applicant fails to provide an adequate number of shade trees with the correct box size along Ogden Avenue. Second, an inadequate number of trees and required Date Palms are provided along 4th Street. Third, the applicant fails to provide Date Palms, instead providing Mexican Fan Palms along Las Vegas Boulevard and 4th Street. Fourth, a five and six-foot sidewalk are proposed along Ogden Avenue and Las Vegas Boulevard. Finally, the applicant has failed to comply with parking lot screening standards. The applicant has requested Waivers of these Downtown Centennial Plan Standards.

- **Elevations**

The applicant is proposing several minor revisions to the elevations of the Gold Spike Hotel and Casino and the former Travel Inn Motel. First, the applicant is proposing to add new doors and windows to the former Travel Inn. Second, the applicant will be repainting both buildings. Third, stone veneer is being added to both buildings. Finally, neon architectural embellishments are proposed on the Gold Spike Hotel and Casino and the former Travel Inn.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is incompatible with adjacent development in the area. The number of associated Waivers, indicate that other sites would be better suited for the proposed development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City plans, policies and standards;**

The proposed development is inconsistent with the Downtown Centennial Plan, which is evidenced by the number of requested Waivers. The applicant has requested Waivers of the Downtown Centennial Plan Streetscape Standards and Parking Lot Screening Standards.

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3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Adjacent roadways will not be negatively impacted by the proposed modifications. Site access is provided from Las Vegas Boulevard an (100-foot) Primary Arterial, Ogden Avenue an (80-foot) Secondary Collector, 4th Street an (80-foot) Secondary Collector and an alley way.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are appropriate, but the landscape materials are not. The applicant has failed to comply with the Downtown Centennial Standards, with respect to tree quantity, species, box size and parking lot screening requirements.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed use of Mexican Fan Palms where Date Palms are required is undesirable along Las Vegas Boulevard and 4th Street, which fails to create an orderly and aesthetically pleasing environment. The proposed use of Mexican Fan Palms would be unharmonious with adjacent development in the area and inconsistent with the Downtown Centennial Plan Streetscape Standards.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 128

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APPROVALS 3

PROTESTS 0