

August 26, 2008

City of Las Vegas  
 Planning and Development Department  
 731 S. Fourth Street  
 Las Vegas, NV 89101

**APN: 139-34-510-034, 043 and 139-34-501-013, 014, 015**

Re:

- a. Site Development Review
- b. Waiver of the 5' amenity zone and 10' sidewalk (Along Ogden and Las Vegas Boulevard)
- c. Waiver of the required Date Palms along Las Vegas Boulevard
- d. Waiver of the required screening at ground level parking lots

To Whom It May Concern:

We respectfully submit this application for a Site Development Review, and associated waivers on the Gold Spike Hotel and Casino and the Travel Inn Motel located at the northwest corner of Ogden and Las Vegas Boulevard. This project is currently zoned C-2 and is in the Downtown Centennial Plan, the Downtown Casino Overlay District and the Las Vegas Boulevard District.

Within the next several years, the owner of the Travel Inn and Gold Spike Hotel sites ultimately intends to redevelop the entire block with a new resort hotel casino. As plans for redevelopment are explored and developed and until market conditions change, the owner would like to "clean up" and upgrade the existing facilities so as to revitalize and improve an area in need of aesthetic rehabilitation. The proposed upgrades will also allow the owner to infuse capital into the otherwise vacant and blighted Travel Inn Hotel. Consequently, the applicant is proposing the following:

1. **Addition of perimeter landscaping, courtyard and walls:** Because this proposal is simply an upgrade as opposed to an entire redevelopment of the site, the existing circumstances create obstacles that cannot be avoided. However, the applicant is proposing creative alternatives to the existing Code requirements to effectuate the proposed rehabilitation. Due to the location of the existing curb and the alignment of the travel lanes in Las Vegas Boulevard, the required 10' sidewalk and 5' amenity zone cannot be accommodated. Therefore, the applicant has provided a 5' amenity zone and a 6' sidewalk along Las Vegas Boulevard. Also, due to the location of the existing curb and the alignment of the travel lanes in Ogden, the required 10' sidewalk and 5' amenity zone cannot be accommodated. Therefore, the applicant has provided a 5' sidewalk along Ogden. Further, the applicant is complying with the request to provide a 25' radius at the corner of Las Vegas Boulevard and Ogden and this will transition into the existing parking lane at the north side of Ogden.


Lastly, the applicant would like to defer the requirements of the date palms and parking lot screening until the site is developed as a whole. In lieu of providing Date Palms along Las Vegas Blvd the applicant would like to landscape with Mediterranean fan palms at the same size and spacing as required by Code. As stated above, this Site Development Review application is a first step in the revitalization and ultimate redevelopment of site as a whole. The ultimate goal for the site is an entirely new masterplan which may include several hotel towers, new restaurants, an expanded casino and a parking structure. In the interim, we want to clean up the entire site and be able to contribute to the renewal of Downtown. Installation of the date palms and parking lot screening would be cost prohibitive at this time.

2. **Addition of a new pool and cabanas**
3. **Signage Upgrades**
4. **Exterior Upgrades: The buildings will be upgraded with new exterior finishes of paint, smooth stucco, stone veneer, metal panels and new lighting.**

There are currently 90 on-grade parking spaces on the property. In addition, there are 680 self parking spaces in the Neonopolis parking garage and 1472 parking spaces in the Fremont Street Experience parking garage. The parking garages are approximately 500' away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility will not be a problem considering the amount of parking in close proximity to the project.

Thank you for your kind consideration of our request. Please contact me should you have any questions, concerns or should you need additional information.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kristen G. Neuman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristen G. Neuman, AIA  
APTUS Architecture

**SDR-29662**  
**10/09/08 PC**