

BRESLIN BUILDERS

DESIGN/BUILD GENERAL CONTRACTOR

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CITY CLERK

2010 AUG -4 A 11:18

July 30, 2010

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Lady Luck – Revised Land-use Package Submittals

To Whom It May Concern:

As major projects progress and develop like the Lady Luck Casino and Hotel project, there are times when changes are required. As this project has progressed through additional planning and development stages, ownership has made the decision to make a change to the exterior casino elevations. This will allow for a better fit with the previously developed look and feel of 3rd Street venues including Hogs and Heifers, Triple George Grill, Sidebar, and Celebrity.

The enclosed changes reflect this progression on the east side of 3rd Street and the casino elevations have been updated to blend better with their neighbors. The update changes the materials being used on the casino area of the project, including less EIFS and stucco and more brick veneering. The overall feel of the project invokes the idea of a conversion of an old downtown warehouse type building into a casino use with required changes to what would have been an existing building to make a new casino work. These changes will allow this to be a great addition to the existing 3rd Street development that Resort Gaming Group has been developing for the past five or six years.

No additional square footage has been added to the project, nor have any of the proposed uses changed from the previous submittal. In addition to the exterior casino area elevation changes, we have revised the porte cochere on the east side of the casino to a longer more function use and have reduced the lease space venues on the 3rd Street side of the casino by one allowing for more casino area within the existing square footage. The west tower area (west side of 3rd Street) remains the same as previously submitted. The tower finishes remain as previously documented. The site/landscape plans have not been modified either. We continue to agree with the Conditions of Approval agreed to with Staff and the Planning Commission.

We are excited for this project to be approved and start construction and provide a great experience for those that visit the property and downtown Las Vegas.

Respectfully,

BRESLIN-BUILDERS



Todd McBrayer, LEED AP
Director of Design

**SDR-37946
REVISED**



April 13, 2010

Flynn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**

SDR Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009 & 010

Dear Mr. Fagg:

Please accept this as our official justification letter for the SDR encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden. The Applications are FOR A SDR FOR A PROPOSED RENOVATION OF AN EXISTING NON-RESTRICTED GAMING FACILITY HOTEL/CASINO WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS; WAIVER OF THE PARKING SCREENING STANDARD; AND A WAIVER OF THE BUILD-TO-REQUIREMENT ALONG OGDEN AVENUE AND ALONG 4TH STREET on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. We believe our waivers and the proposed expansion and renovation are 'in-line' with the vision of the Centennial Plan and will further help change the face of downtown and spark the Renaissance that is currently stalled. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

The following is a summary of the highlights of the renovation we will undertake:

1. Adding approximately 8,533 SF of meeting space and 17,250 SF of pool/deck space on the roof of the existing casino on the corner of Ogden and 3rd St.

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2. We have demolished the 112 rooms that existed along 4th St which resulted in a reduction of approximately 41,000 SF and we will be removing 50 rooms in the 2 towers from its original construction and replacing it with a spa, a fitness room, bathrooms, public corridors and office space.
3. Renovating the remaining 634 rooms, casino and new retail to a much higher standard than previously existed.
4. Adding a new central plant.
5. Redesigning the existing loading dock along Stewart Ave so that trucks will no longer be required to back in from Stewart and now have a built in turn around.
6. Stripping the existing bridge between the east and west towers down to its structural elements. This includes trimming the parapet and soffit to minimal dimensions and changing the glass to a clear system so that it can be see through.
7. Adding a controlled surface parking lot with 54 spaces along 4th St., a porte-cochere along 4th St, a drop off/valet zone behind the west tower, per city request – changing the direction of the alley between 3rd St. and Casino Center and a request that the parking meters along Ogden b/w 3rd St. be returned to a Commercial Loading Zone during the day. This is all done in an attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have added 54 parking spaces while reducing the existing room base by 162 rooms.

As part of this justification letter, we would like to formally request three waivers to the Downtown Centennial Plan (“DCP”). They are as follows:

1. Downtown Gateway District Streetscape Design Standards, Sections A, B & C.

We are requesting a waiver to the East/West and North/South street tree requirements as well as the requirement for a 5 foot amenity zone portion of the sidewalk along the north side of Ogden Avenue, the east side of 4th St. and the south side of Stewart Ave. Our request is based on the fact that the pre-existing conditions on Ogden and Stewart do not allow for expansion of the sidewalks or tree requirements due to fact that existing conditions conflict with trees/tree pits/tree canopies. Along 4th St. we are seeking a waiver of the tree distance requirements due to the fact that the existing tree distances are more than 30 feet and are not the species identified in the DCP. Please note that the overall renovation, in its entirety, provides the pedestrian environment required and spirit of the DCP

Additionally, there are other numerous minor civil waivers based on the new site plan that are identified and noted on the attached Civil Waiver Exhibit. Please note we have included a full size copy with our submittal.

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2. Downtown Gateway District Site Planning Standards, Sections A, E and G.

We are requesting 2 minor encroachments along the south side of Stewart. A 10 inch encroachment on a small portion of the existing building between 3rd St and the alley to the west and a 6 inch encroachment on a small portion of the existing building between 4th St. and 3rd St. Our request will help the building frontage along Stewart Ave. conform to the architectural style/elements on 3rd St. Additionally, this will enhance the view for pedestrians who will be exiting and entering the Mob Museum.

We are also requesting a waiver to the undergrounding of utilities/power lines based on the existing conditions that exist along Stewart Ave. and other property lines.

3. Downtown Gateway District Parking and Related Standards, Section D.

We are requesting a waiver of the Parking Screening requirement along 4th St. due to its architectural non-conformity with our overall design as well as the fact that we will be installing landscaping along the buffer zone. Please note that the square footage of the landscape area of the surface parking lot along the street frontage at Ogden, 4th, and up to Stewart is 4,054 SF (Ogden along 4th to the turn in).

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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