



May 24, 2016

Mr. Thomas Perrigo, Director
City of Las Vegas, Department of Planning and Development
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: PALACE STATION

Dear Mr. Perrigo,

Please find attached site plans, landscape plans, floor plans and elevations for the expansion of the Hotel and Gaming uses for the Palace Station Hotel and Casino located at 2411 W. Sahara Avenue. The applicant proposes, as part of a multi-year master plan, to add a new bingo room, buffet, multiple restaurants, hotel tower, pool area, convention center, and a boutique cinema & bowling facility. It is anticipated that the property renovation will be completed in phases. Phase 1A will include a new bingo room. Phase 1B will be the addition of a new buffet, 2 restaurants, added gaming area, a new casino façade, and parking/site enhancements. Subsequent phases will include the build-out the balance of the proposed program, including the hotel tower and convention center.

This request will include the following land use entitlements:

GPA

The project site currently has land uses of H (High Density Residential), M (Medium Density Residential), SC (Service Commercial) and MXU (Mixed Use). The majority of the site is SC (Service Commercial), which is the most appropriate land use at this location. Applicant is requesting a General Plan Amendment from H (High Density Residential), M (Medium Density Residential), and MXU (Mixed Use) to SC (Service Commercial). This request will bring the site into one land use category, which is the most appropriate for the current use, surrounding uses and future use.

Rezoning

The site is mostly composed of C-1 (Limited Commercial) zoning with a land use of SC (Service Commercial). As part of the request for the General Plan Amendment, one parcel is zoned R-4 and the request would be to rezone this parcel to C-1 to bring it into conformity with the proposed General Plan.

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Special Use Permits

Hotel use in the C-1

Per Section 19.12 a Hotel use in the C-1 zoning district requires a Special Use Permit. The site currently has a Special Use Permit for such use and this use permit is needed to add the additional 159 rooms. The site is physically suited for the additional rooms and this expansion will be compatible with the current use of hotel/casino and with the surround land uses. The site is located at along a freeway on ramp and Sahara Avenue (a 120 foot right of way), which are sufficient to service the expanded use.

Non-Restricted Gaming

Per Section 19.12 any expansion of non-restricted gaming requires a Special Use Permit. The site currently has 84,505 sf of gaming area. The applicant proposes, over time, to add 42,252 sf of gaming area for a total of 126,757. The site is physically suited for the additional rooms and this expansion will be compatible with the current use of hotel/casino and with the surround land uses. The site is located along a freeway on-ramp and Sahara Avenue (a 120 foot right of way), which are sufficient to service the expanded use.

Airport Overlay

Per Section 19.10 a Special Use Permit is needed to exceed the height of the Airport Overlay District. The site is located in the North Las Vegas Airport Overlay District and the new tower is being request to be a height of 335-feet with 27-stories. The applicant has submitted a request to the FAA for determination of impacts and awaits that report. The current tower has been constructed to approximately 250 feet in height, with a flagpole at approximately 300 feet. The request to establish a new tower 85 taller than the current tower and 35ft taller than the flagpole will not have a negative impact to the surround land uses and will be further subject to regulation by the FAA and the Clark County Department of Aviation.

Site Plan Review

Casino Expansion

Currently the non-restricted gaming area is 84,505 sf. The applicant is proposing, over time, to add 42,252 sf of non-restricted gaming. This will be done in multiple phases that ultimately will total 126,757 sf of total gaming area.

Hotel Expansion

A new 335-foot 27-story tower with 606 new hotel rooms, with meeting space, will replace the existing 447 courtyard rooms as part of a future phase.

Central Plant

A new Central Plant of which 13,420 sf is enclosed and 5,790 sf is open above will be added to accommodate the remodel and expansion of the project.

Landscaping

Landscape buffers along the north, east and west are to remain as previously approved by the City of Las Vegas. The existing planters will have new plantings per the submitted plan, however the mature palms along the main entrance from Sahara shall remain. New Landscape buffers will be added to the south as part of Phase Two. These will range in width from 17' feet to 18' which exceeds the requirements of Title 19. An Exception for the number of parking lot fingers is needed for the south parking lot. Although this parking area was previously approved without any parking lot fingers, an exception for Parking Lot landscaping fingers is justified as 67 interior parking lot trees are being provided where 49 trees are required there by mitigating the required parking lot fingers. This alternative design still meets Title 19.08.110.C.12.b.i.

Parking

The site will provide a total of 2,674 parking spaces where 2,591 spaces are required for the 1,135 rooms (new and existing) and the 126,757 sf of gaming area.

Elevations

The requested elevations depict a new 335-foot 27-story tower with metal panels and multi-colored glass. The ground floor of the new tower is 35 feet tall to match the existing parapet. The façade is to be covered in simulated limestone, wood panels, EIFS and multi-colored glass to match the tower. Note signage shown on the elevations is for demonstrative proposes only. A Master Sign Plan will follow in the next few months prior to any request for sign permits for review by the City of Las Vegas Planning Commission.

Sincerely,



Joe Haley

Senior Vice President of Design & Construction
Station Casinos, LLC

Cc: Matthew Heinhold – Senior Vice President General Counsel & Secretary, Station Casinos LLC
R.T. Browning – Project Director, Station Casinos LLC
Shea D'Amico – Project Manager, Station Casinos LLC
Terry Murphy – Strategic Solutions

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