



**Legal Notices Transmittal and Scanning Separator Sheet**

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**Legal Notice Type: Action Letter**

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Date of Transfer to ERM: 10/27/2011

Page Count: 4

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Meeting Date: 10/19/2011

Meeting Type: City Council <=>

Date of Letter: 10/27/2011

Case Number(s): SDR-42674 <=>

Subject of Notice: APPLICANT: GOLDEN GATE CASINO, LLC - OWNER: SAL SAGEV HOTEL CO.  
INC., ET AL - 1 Fremont Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: Sacrelli

Scanned By:

**SCANNED**

NOV - 2 2011

QC By:



October 27, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

Ms. Carolyn Reynolds  
Sal Sager Hotel Company, Inc.  
1 Fremont Street  
Las Vegas, Nevada 89101

RE: SDR-42674 – SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SDR-42674  
CITY COUNCIL MEETING OF OCTOBER 19, 2011

Dear Ms. Reynolds:

The City Council at a regular meeting held October 19, 2011, APPROVED the request for a Site Development Plan Review FOR A 28,902 SQUARE-FOOT ADDITION TO AN EXISTING HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED AND PARKING LOT IMPROVEMENTS WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE MAIN STREET PUBLIC RIGHT-OF-WAY on 2.4 acres at 1 Fremont Street (APNs 139-34-111-034, 045 through 048), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2011. This approval is subject to:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/11, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow a parking lot screening fence to be constructed of concrete block along the east perimeter where ornamental iron is required.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow the Main Street streetscape to have a 12-foot wide sidewalk and no amenity zone or shade trees where a 10-foot sidewalk and a five-foot amenity zone with 36" box shade trees are required.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



5. A Waiver from the Downtown Centennial Plan is hereby approved, to allow the Carson Avenue streetscape to have a 9-foot, 10-inch wide sidewalk and no amenity zone or shade trees where a 10-foot sidewalk, five foot amenity zone and 36" box shade trees are required.
6. Any proposed signage must be reviewed and approved by the Downtown Design Review Committee and/or the Fremont Street Experience, as required by Title 19.13 and 19.10. No Off-Premise signage is permitted unless subsequently approved via a Special Use Permit.
7. A valet must be on duty and on site at all times.
8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
9. Prior to occupancy of the new addition, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of a Certificate of Occupancy.
12. 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. Installed landscaping shall not impede visibility of any traffic control device.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

19. Dedicate a 10-foot radius on both the northeast and the southeast corners of Main Street and Carson Avenue adjacent to this site prior to the issuance of any off-site permits as required by Title 13.12.
20. The proposed new driveway accessing this site from Main Street as shown on the approved site plan is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer. All other existing "pan" style driveways accessing this site may remain.
21. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.
22. An encroachment for the existing and proposed awnings and landscaping, if any, in the public right-of-way as shown on the approved site plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved site plan. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

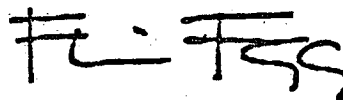
Ms. Carolyn Reynolds  
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23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director  
Planning

cc: Zahn Elizabeth Trust  
1912 South Maryland Parkway  
Las Vegas, Nevada 89104

Ms. Alice O'Keefe  
Gensler of Nevada  
3883 Howard Hughes Parkway, Suite #650  
Las Vegas, Nevada 89169

Mr. Mark Brandenberg  
Golden Gate Casino, LLC  
1 Fremont Street  
Las Vegas, Nevada 89101

Mr. Greg Stevens  
Golden Gate Casino  
1 Fremont Street  
Las Vegas, Nevada 89101

Mr. Derek Stevens  
Desert Rock/Golden Gate, LLC  
1 Fremont Street  
Las Vegas, Nevada 89101