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August 11, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Jack Kashani
WMC 1 Associates, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: SDR-6593 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 6, 2005

Dear Mr. Kashani:

The City Council at a regular meeting held July 6, 2005 APPROVED the request or a Site Development Plan Review FOR A PROPOSED 1,619,219 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF THE PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 7.21 acres adjacent to the northeast corner of I-15 and Bonneville Avenue (APN 139-33-610-005), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 04/27/05, except as amended by conditions herein.
3. A Waiver from the Parkway Center perimeter landscape requirements is hereby approved, to remove the requirement for a landscape buffer along the west property line.
4. A Waiver from Parkway Center streetscape requirement is hereby approved, to allow the development of a trail instead of the required streetscape treatment along the Bonneville Avenue and Grand Central Parkway frontages.
5. A Waiver from Parkway Center parking lot landscaping standards is hereby approved, to remove the requirement for landscaping in the surface parking lot located immediately south of the Phase II building.
6. A Waiver from the Parkway Center build-to line requirement is hereby approved, to allow the Phase II building to be located 148 feet from the front property line.

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7. A Waiver from Parkway Center exterior materials requirement is hereby approved, to allow the use of synthetic stucco on the lower floors of the building.
8. The adequacy of the parking for this development shall be reviewed by the Planning Commission and City Council within two years of the issuance of a Certificate of Occupancy for the Phase II building, at which time the Planning Commission and City Council may require addition parking be provided for the facility.
9. The Off-Premise Advertising (Billboard) signs on the property shall be removed prior to the issuance of a Certification of Occupancy for the Phase II building.
10. This development is subject to the applicable conditions of the approved Review of Condition (ROC-6466) that allowed the required landscaping to be installed in phases.
11. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a structural building permit, to reflect a minimum 10-foot wide trail with amenity zones along the Bonneville Avenue and Grand Central Parkway frontages in accordance with the requirements of ROC-6467.
12. A permanent underground sprinkler system shall be installed in all landscape areas as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. 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 structural building permit. The landscape plan shall include irrigation specifications.
14. Pre-planting and post-planting landscape inspections are required. 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. This is to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized.
15. Handicap parking spaces shall be provided in accordance with Code requirements.
16. Glazing shall be limited to a maximum of 15 percent reflectivity in accordance with the Parkway Center Development Standards Manual.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 19. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 20. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
 21. The approved Master Sign Plan for the development shall be amended to include the Phase II building, and shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for the Phase II building.
 22. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 23. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
24. Remove all substandard improvements 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.
 25. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
 26. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, with the exception of permits for the foundation and rough grading in support of the foundation, subject to the applicant providing to the City Engineer a letter acknowledging that such improvements are made at the applicant's sole risk, pending approval of the required Traffic Impact Analysis. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities

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unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

27. A Drainage Plan and Technical Drainage Study for the parcel must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first, with the exception, if allowed by the Flood Control Section of the Department of Public Works, based on available grading information, of permits for the foundation and rough grading in support of the foundation, subject to the applicant providing to the City Engineer a letter acknowledging that such improvements are made at the applicant's sole risk, pending approval of the required Drainage Study. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
28. Site development to comply with all applicable conditions of approval for Z-0100-97 and all other subsequent site-related actions.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Robert Hologate
World Market Center
495 South Grand Central Parkway
Las Vegas, Nevada 89106

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