



May 19, 2005

Mr. Ric Truesdell
Cornerstone Company
3810 Meadows Lane
Las Vegas, Nevada 89117

RE: SDR-6217 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 18, 2005

Dear Mr. Truesdell:

The City Council at a regular meeting held May 18, 2005 APPROVED the request for a Site Development Plan Review FOR A 40-STORY MIXED-USE DEVELOPMENT CONSISTING OF 89 RESIDENTIAL UNITS AND 3,257 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP BACK AND STREETScape REQUIREMENTS on 1.35 acres at 1211 South Third Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
2. All development shall be in conformance with the site plan, date stamped 03/18/05, and the building plans and elevations, date stamped 03/01/05, except as amended by conditions herein.
3. Failure to obtain approval of a Vacation of the public right-of-way as required by Condition #17 shall require the applicant to resubmit a conforming site plan for review and approval by Planning Commission and City Council.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the building elements.
5. The Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved to allow a reduced sidewalk width on the east side of the property, and to allow the substitution of palm trees for the required shade trees along the south side of the property.

LAS VEGAS CITY COUNCIL

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6. The plaza area on the south side of the development shall be redesigned to properly terminate the Third Street axis and to incorporate the landscape and design elements currently on site. The revised landscape plan shall be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
7. The required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. The applicant shall provide and install standard Fourth Street style fixtures where applicable in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. The parking structure elevations and the north elevation of the tower shall be reviewed and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to ensure that there is adequate façade articulation and visual interest.
10. All metal panels and metal surfaces shall have a matte finish so as to minimize reflectivity. Reflective glass at the pedestrian level is prohibited; glazing on the upper stories of the building shall be limited to a maximum of 22% reflectivity.
11. Handicap parking spaces shall be provided on-site in conformance with Code requirements.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. 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.
13. 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.
14. Any new utility of power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

15. Signage for the development shall be permitted in conformance to the Arts District requirements of the Downtown Centennial Plan.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Submit an encroachment agreement prior to submittal of construction drawings for this site to allow design and construction of a portion of the proposed building within existing public right-of-way. Also, submit an application to vacate all public rights-of-way in conflict with this proposed site plan. Such Order of Vacation, if approved by City Council, shall not record until permits for construction of the structure overlying the area to be vacated have been issued, and appropriate bonds secured. However, the Order of Vacation shall record prior to recordation of a Final Map overlying the area to be vacated.
18. This site plan shall be revised to remove the proposed parking spaces within the 80 feet of 3rd Street right-of-way. The developer of this site shall coordinate with the Traffic Engineering Division to address the proposed Bus Rapid Transit project along the 3rd Street Alignment.
19. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
20. Remove all substandard public street 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.
21. The proposed buildings shall be designed so as not to encroach within the existing 20-foot wide public sewer easement through this site; alternatively, the sewer line may be abandoned and relocated, and the sewer easement vacated, prior to the construction of any structure overlying the easement area.
22. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer connection requirements prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
24. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
25. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
26. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.
27. A 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall 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 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 a approval imposed by the Planning Commission or the City Council on the development of this site.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City

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Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. John Lopeman
JMA Architecture Studios
10150 Architecture Studios
Las Vegas, Nevada 89146

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