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October 22, 2007

UNION PARK DESIGN REVIEW COMMITTEE (UP-DRC)

Meeting Date: 10/12/07

Committee Members Present: Steve van Gorp, Flinn Fagg, Rita Brandin, Chuck Kubat,
and Jorge Cervantes

Project: World Jewelry Center

World Jewelry Center Design Development (DD) submission dated 10/05/07, and reviewed by the UP-DRC on 10/19/07 is approved by the UP -DRC to apply for Site Development Plan Review subject to the following conditions:

1. Final Civil Plans:

Project final Civil plans shall match and coordinate with the Union Park Phase II final infrastructure engineering design when the design is approved by Las Vegas Public Works and the final drawings are available to the project. This coordination will include satisfying the Clark County Flood Control requirements for building separation from street flow lines and the submission of a final drainage study update to be approved by Public Works.

2. Art/Street Furniture:

Any art or streetscape furniture contemplated in the Union Park Owner's Association sidewalk streetscape area shall be located on a site plan and submitted for UP-DRC review and approval. Specific public art projects as required by the Union Park Design Standards (dated Nov. 1, 2006, page #13) shall be submitted for UP-DRC review and approval.

3. Signage:

Approval of this DD submission does not constitute approval of all the signs as shown on the DD submission. A more detailed master site package and tenant design criteria as it may affect exterior tenant expressions and signage, shall be submitted for UP-DRC review and approval at a later date.



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4. Pedestrian Pathways:

At the Grand Central main office entry and City Parkway valet entry areas a pedestrian pathway/sidewalk shall be delineated with paving pattern and/or color across all vehicular driveways that cross the perimeter Union Park Owner's Association sidewalk streetscape zone in order to increase pedestrian safety.

5. Glazing:

Final transparency and reflectivity of glazing at either end of the enclosed retail space shall be checked and approved by UP-DRC prior to Building Permit submittal in order to ensure good pedestrian visibility into the retail extension of the Promenade, as required by the Union Park Design Standards (dated November 1, 2006, page #52).

6. LEED:

As part of the Building Permit/Construction Document submittal process as outlined in the revised Union Park Design Standards (dated as amended August 24, 2007 and approved by the Las Vegas Planning Commission on September 27, 2007), the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval.



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