



LAS VEGAS CITY COUNCIL

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059485

January 23, 2006

Mr. Howard J. Ickes
Ickes Family Trust
14 Anthem Pointe Court
Henderson, Nevada 89052

RE: SDR-8894 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED GPA-8892, ZON-8893, SUP-8895, SUP-8897 AND VAC-8898

Dear Mr. Ickes:

The City Council at a regular meeting, held January 18, 2006 APPROVED the request for Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-8892) to a GC (General Commercial) land use designation, a Rezoning (ZON-8893) to a C-2 (General Commercial) Zoning District, a Special Use Permit (SUP-8895) to allow a 654-foot high structure in the Airport Overlay District, a Special Use Permit (SUP-8897) to allow a mixed-use development on the subject site, and a Vacation (VAC-8898) to vacate a portion of the Wall Street right-of-way, approved by the City Council.
2. 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 of Las Vegas
3. All development shall be in conformance with the site plan, date stamped 11/07/05, and all other plans and elevations, date stamped 11/07/05, except as amended by conditions herein.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum

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of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters. All landscape buffers shall conform to the minimum width requirements listed in Title 19.12.

5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. 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. The landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. The use of turf in other areas shall be limited to a maximum of 12.5% of the total landscaped area.
8. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural detailing and features to comply with the Commercial Development Standards.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall, if proposed, 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.
13. Lighting on the exterior of buildings shall be shielded and shall be downward-directed, and shall not create fugitive lighting on adjacent properties.
14. 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.
15. The existing off-premise advertising sign shall be removed prior to the issuance of permits for any development on the site.

16. All City Code requirements and design standards of all City departments must be satisfied.
17. The approval is for 654-foot high, 45-story, 1,236 units and 62,417 square feet of commercial.
18. Approval does not entail approval of any designated future development.
19. Department of Transportation (NDOT) approval is necessary prior to approval of building permits for the parking structure under the future Martin L. King flyover.
20. Clark County Aviation Authority approval is necessary prior to issuance of any building permits.

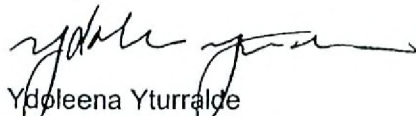
Public Works

21. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. Landscape and maintain all unimproved right-of-way, if any, on Western Avenue adjacent to this site.
23. Submit an Encroachment Agreement for proposed landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. No portion of the building may encroach into the right-of-way either at ground level or above.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 8893 and all other subsequent site-related actions.
27. 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 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.

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28. Coordinate with the City Engineer's Office and the Nevada Department of Transportation (N.D.O.T.) to determine impacts to this site from N.D.O.T. Project Neon prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.
29. An update to the approved Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits for any phase of this development subsequent to Phase I as defined on the submitted site plan.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk.

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

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