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CITY of LAS VEGAS

December 22, 1998

Union Pacific Railroad Company
1700 Farnum Street
Omaha, Nebraska 68102

RE: Z-100-97 - REZONING

Dear Applicant:

The City Council at a regular meeting held November 23, 1998 APPROVED the request for a Rezoning on property located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 95 (I-95) (Union Pacific property), From: M (Industrial) Zone To: P-D (Planned Development) FOR FUTURE MIXED USE PROJECT, Size: approximately 178.00 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. The permitted uses shall be those uses listed within the "Proposed Permitted Land Uses" section of the staff report as follows:
 - A. Commercial Office: General Office, Government Office, Medical Office, Professional Office, and Research and Development
 - B. Commercial Retail: Bank, Day Care Center, General Retail (excluding adult book stores and other adult uses), Health Club, Incidental Convenience Retail, Regional Shopping Mall, Restaurant/Delicatessen/Coffee Shop/Bakery, and Trade Center
 - C. Conference/Convention Facility
 - D. Entertainment (excluding adult entertainment, sexually oriented business): Movie Theaters, Museums, Musical Theaters, Performing Arts Center, Sports Facility
 - E. High Density Residential
 - F. Hotels

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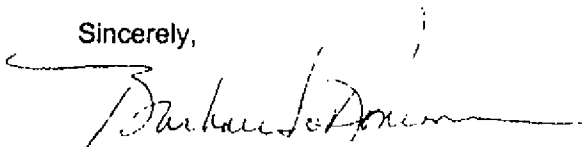
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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- G. Transportation: Gasoline Sales Station (with no automobile repair or servicing), Heliport, Monorail Station, Parking Facilities, Transportation Center.
2. A Master Development Plan and Development Standards shall be submitted for review and approval by the Planning Commission in conjunction with or prior to the submittal of any Site Development Plan Review application for any phase of this site.
 3. New off-premise signs (billboards) shall not be a permitted use on the property, however the pre-existing off-premise signs (billboards) on the property shall be allowed to be relocated and remain on-site subject to a two year review.
 4. Resolution of Intent.
 5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Nevada Stadium Builders, LLP
16885 Dallas Parkway, Fourth Floor
Dallas, Texas 75248

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