





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's Z-100-47(6) and
 Project Address (Location) Bonneville and Grand Central Parkway SDR-10131
 Project Name Las Vegas Premium Outlets Proposed Use Mall Expansion
 Assessor's Parcel #(s) 139-33-710-003 and 004 Ward # 5
 General Plan: existing PD proposed n/a Zoning: existing PD proposed n/a
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER FDG-Grand Central, LLC Contact Mark Fine
 Address 3883 Howard Hughes Parkway Phone: (702) 733-5900 Fax: (702) 733-5900
 City Las Vegas State NV Zip 89169
 E-mail Address n/a

APPLICANT Simon Chelsea Las Vegas Development, LLC Contact Danielle DeVita
 Address PO Box 6120 Phone: (973) 403-6810 Fax: (973) 364-2503
 City Indianapolis State IN Zip 46206
 E-mail Address ddevita@simon.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich
 Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
 City Las Vegas Premium Outlets State NV Zip 89113
 E-mail Address jll@kcncvlaw.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mark L. Fine

Subscribed and sworn before me

This 6 day of March, 20 12.
Notary Public - W. Clark County

Notary Public in and for said County and State

Revised 10/27/08



FLOR SCHECTEL
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 7-13-15
 Certificate No: 11-5386-1

FOR DEPARTMENT USE ONLY

Case # SDR-44929
 Meeting Date: 5/18/2012
 Total Fee: 10,300
 Date Received: 5/22/2012
 Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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Simon



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's Z-100-97(6) and SDR-10131
Project Address (Location) Bonneville & Grand Central Pkwy
Project Name Las Vegas Premium Outlets Proposed Use Mall Expansion
Assessor's Parcel #(s) 139-33-710-003 and 004 Ward # 5
General Plan: existing PD proposed n/a Zoning: existing PD proposed n/a
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
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E-mail Address jll@kcnvlaw.com

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name John R. Klein, President

Subscribed and sworn before me

This 7th day of March, 20 12.

Patricia Ardino

Notary Public in and for said County and State of New Jersey

Revised 10/27/08

Patricia Ardino
Notary Public, State of New Jersey
My Commission Expires October 24, 2012

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-44929</u>
Meeting Date:	<u>5/9/2012</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>3/22/2012</u>
Received By:	<u>MH</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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Simon

Phase I & II (residual)		
Existing Building Area Summary		
Leasehold GAA	Leasehold GAA	654,121
Leasehold GAA	Leasehold GAA	42,794
Total Common Area	Leasehold GAA	539,723
Leasehold GAA	Leasehold GAA	9,729
Leasehold GAA	Leasehold GAA	9,729
Existing Building Area for Demolition at Phase III		
Leasehold GAA	Leasehold GAA	8,365
Leasehold Common Area	Leasehold Common Area	0
Leasehold Common Area	Leasehold Common Area	8,365
Leasehold Common Area	Leasehold Common Area	579,358
Leasehold Common Area	Leasehold Common Area	42,794
Leasehold Common Area	Leasehold Common Area	539,723
Leasehold Common Area	Leasehold Common Area	9,729

Existing Building Area Summary			
100% GFA	594,620		
100% GFA	47,796		8.0%
Total GFA	642,416		
GLA/GFA Ratio	538.07		9.56%
GLA/GFA Ratio			

Existing Building Area for Demolition at Phase III			
Levi GFA	8,305		
Levi Common Area	0		0.0%
Levi GFA	8,305		
Demolishing GFA	270,265		
Demolishing Common Area	47,796		8.36%
Demolishing GFA	320,299		
GLA/GFA Ratio			9.170%

Phase III		Phase III Building Area Summary		BCC Summary	
Floors		Floors		Floors	
BLDG 31	Core Building Area GIA Common Area Perimeter GIA	26,274.60 55.52 31,614.58	1.71% 0.00% 98.27%	405	575
BLDG 32	Core Building Area GIA Common Area Perimeter GIA	83,013.39 2,752.89 85,766.27	1.51% 0.49% 98.00%	505	4,176
BLDG 33	Core Building Area GIA Common Area Perimeter GIA	59,231.69 1,780.25 61,011.94	1.71% 0.00% 98.27%	405	575

Phone III Building Area Summary			Bldg address
Bldg No.			
Bldg 31	Gross Building Area	37,276.00	575
	Common Area	56.52	
	Projected GLA	37,332.52	
Bldg 32	Gross Building Area	30,315.00	495
	Common Area	5,292.20	
	Projected GLA	35,607.20	
Bldg 33	Gross Building Area	29,331.00	500
	Common Area	1,760.25	
	Projected GLA	31,091.25	

Building Area Summary		
GIA	70,542	spaces
Common	17,798	sqsf/1000 ft
GIA	2,541	sqsf/1000 ft
GIA/GIA Proj.	2,541	sqsf/1000 ft

Parking Summary		
Parking Required	1,412	spaces
GIA ratio	2.00	sqsf/1000 ft
Parking Provided	2,541	spaces
GIA ratio	3.67	sqsf/1000 ft
GIA ratio	3.77	sqsf/1000 ft

Building Area Summary		
GIA	733,347	935035
Common Area	80,730	100,117
GIA	652,617	834918
GIA/GRA Ratio		91.23%

Parking Summary		
Parking Provided	1,415	935035
GIA ratio	2.581	100,117
Parking Required	2,581	834918
GIA ratio	3.67	100,117
GIA Ratio	3.77	100,117

Hennon Group
ARCHITECTS

Figure 10-1: Typical Accessible Space. This diagram illustrates the required clearances for accessible parking spaces. It shows a row of five parking spaces, each 9.0 feet wide. The first space is 5.0 feet deep, while the others are 9.0 feet deep. A 7-foot wide 'PARKING SIGN' is shown above the first space. A 1.8-foot wide 'VAN' is shown in the second space. A 9.0-foot wide 'ACCESSIBLE ON-BOARD ACCESSIBLE SPACE' is shown to the right of the second space. The diagram also shows a 5.0-foot wide 'ACCESSIBLE ON-BOARD ACCESSIBLE SPACE' to the right of the first space. The total width of the row is 45.0 feet.

[illegible]

▷ PEDESTRIAN ENTRY/EXIT
 ▷ VEHICLE ENTRY/EXIT
 ○ ADA ACCESSIBLE PATH (Transfer of people from Public to Public) (Existing)
 PARKWAY PATH
 □ EXISTING MERCANTILE/PARKING DECK
 □ NEW MERCANTILE/PARKING DECK
 ■ EXTENS OF EXPANSION (New Mercantile and Parking Deck)

- ▷ PEDESTRIAN ENTRY/EXIT
 ▷ VEHICLE ENTRY/EXIT
 ○ ADA ACCESSIBLE PATH (Transfer of people from Public to Public) (Existing)
 PARKWAY PATH
 □ EXISTING MERCANTILE/PARKING DECK
 □ NEW MERCANTILE/PARKING DECK
 ■ EXTENS OF EXPANSION (New Mercantile and Parking Deck)

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Phase III Expo

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APR 18 2012

City of Las Vegas
Department of Planning

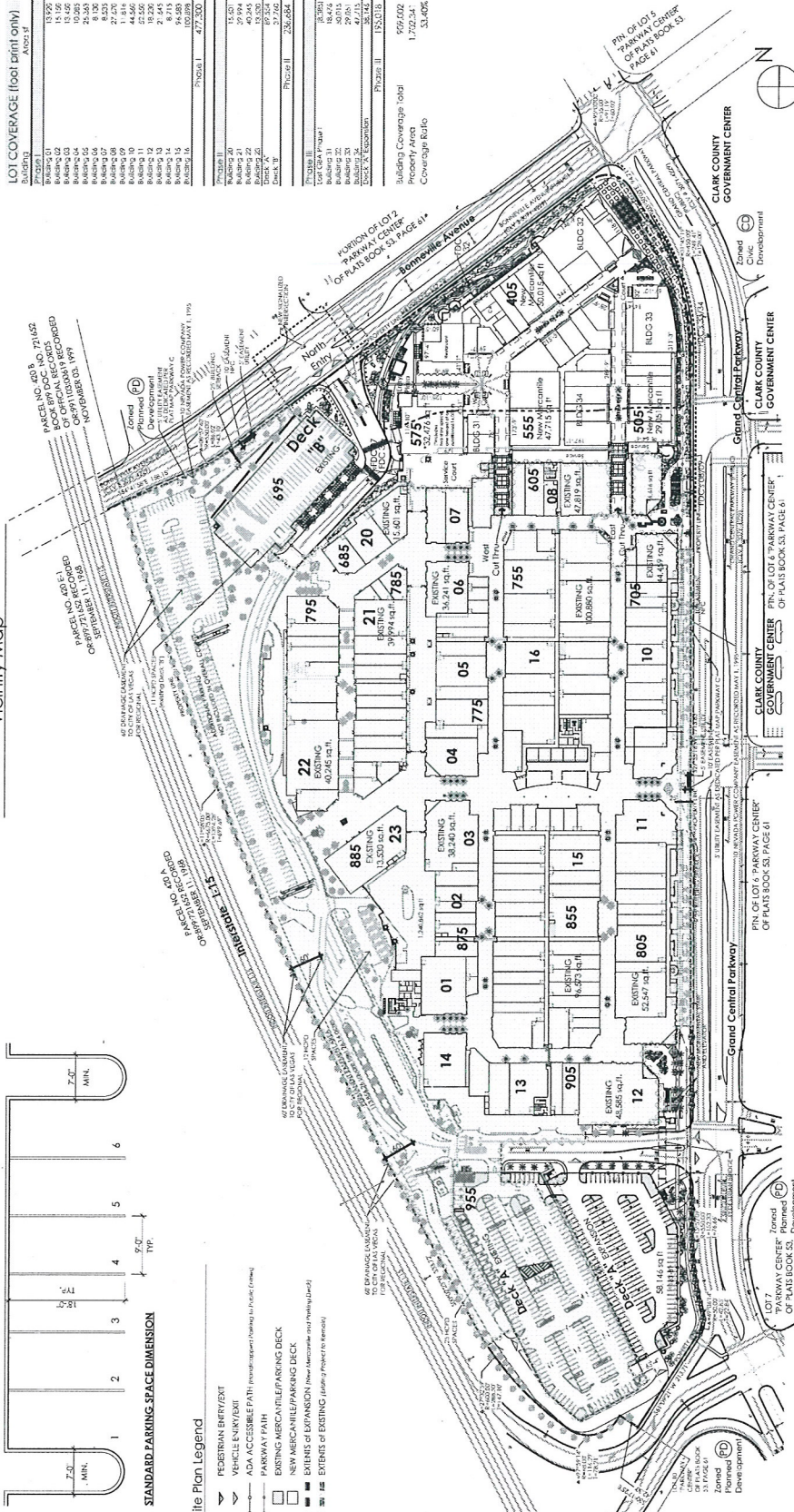
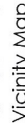
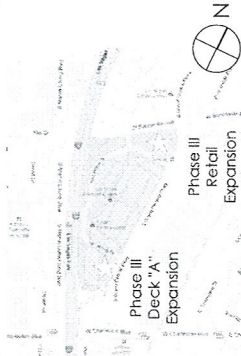
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3072.00 Site Plan
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SHEET NO. 1F, HF, MC
18 April 2012
Comments Resubmit
Planning Commission

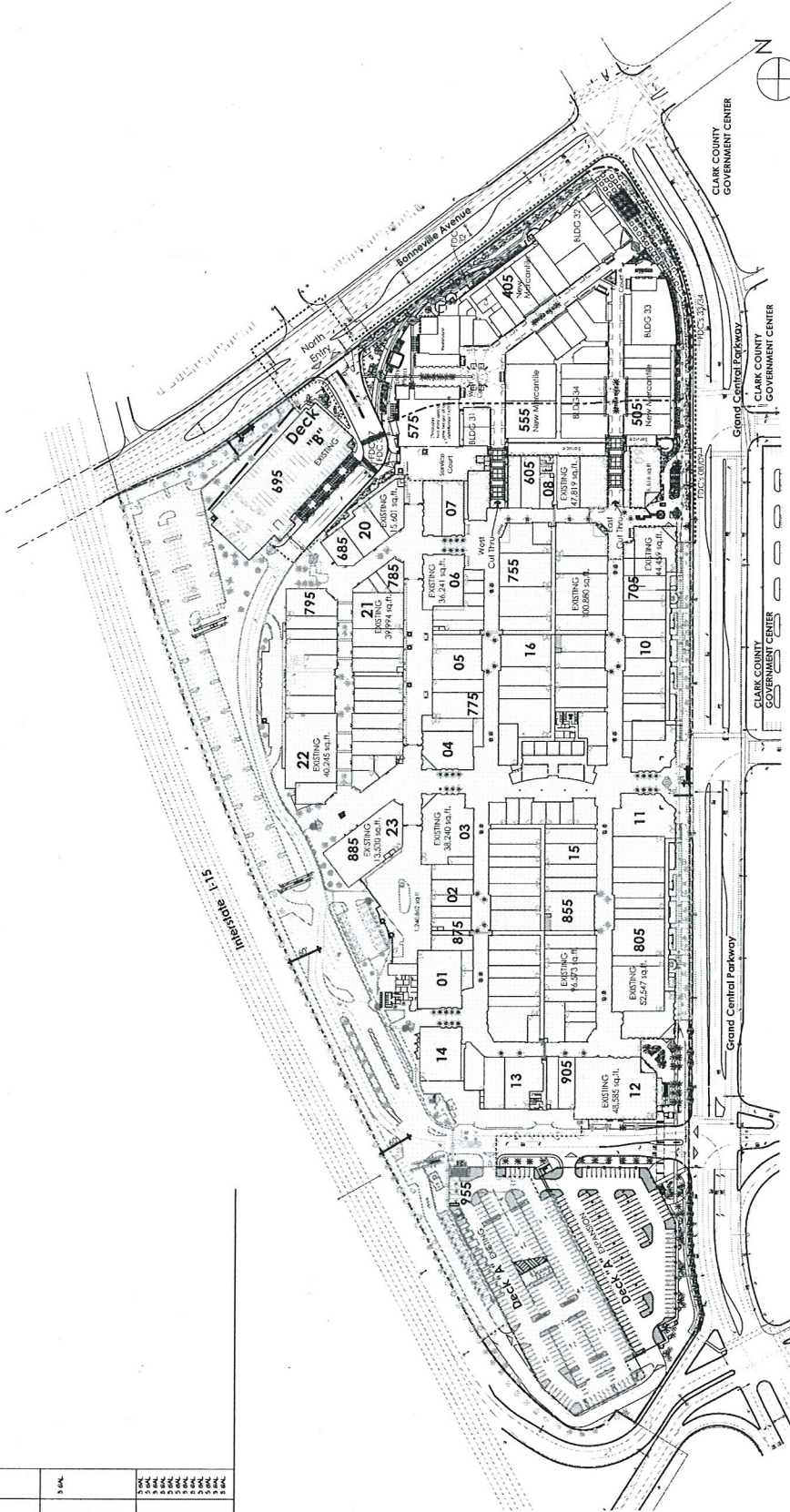
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SDR-44929

REVISED



PLANT SCHEDULE									
TREES									
ITEM	DESCRIPTION	QUANTITY	SIZE	REMARKS	DATE	BY	DATE	BY	DATE
1	EXISTING TO REMAIN								
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SCALE: 1" = 100'

3072.00 Landscape Plan
SE Hemmon
18 APR 2012
Comments Resubmit
Planning Commission

SDR-44929

REVISED

RECEIVED

APR 18 2012

City of Las Vegas
Department of Planning

Phase III Expansion

Las Vegas

PREMIUM OUTLETS

Hemmon Group
ARCHITECTS

PREMIUM OUTLETS

SIMON

Site Plan Legend

EXISTING ASPHALT/PARKING DECK
NEW ASPHALT/PARKING DECK
EXISTING OF EXPANSION (New Material and New Parking Deck)
EXISTING OF EXPANSION (Existing Material and New Parking Deck)

	Building Area	Sq. Ft. per Person	No. of Persons
Basement 31	91,914	35	1,044 persons
Basement 32	91,914	35	425 persons
Basement 33	91,914	35	425 persons
Basement 34	69,923	35	201 persons
Total	110,634		2,095 persons
Total Required Square Footage			716,000 sq. ft.

Bidding No./Address	Sq Ft per PERSON	No. of PERSONS	Est. Work to be Provided
BIDG 31 / 575			
2012-2013 GLA (13' x 13')	4,042	35	94
2013-2014 GLA (13' x 13')	4,042	35	94
2015-2016 GLA (20' x 12')	2,400	45	102
2017-2018 GLA (20' x 12')	2,400	45	102
2019-2021 GLA	1,862	35	86
Total	31,914	1004 persons	213

Spacia 2010 GLA	1,363	33	53 patients	11	132
Spacia 2100 GLA	1,962	53	53 patients	13	132
Spacia 2111 GLA	1,676	53	53 patients	10	132
Spacia 2151 GLA	2,573	53	53 patients	16	132
Spacia 2161 GLA	2,573	53	53 patients	16	132
Spacia 2201 GLA	2,573	53	53 patients	16	132
Spacia 2203 GLA	2,573	53	53 patients	16	132
Spacia 2360 GLA	2,426	33	114 patients	11	132
Spacia 2999 GLA	1,427	33	567 patients	17	228
Total	14,257		1473 patients	126	1234

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415
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	2007 persons	2008 persons	2009 persons	Total
Working retail	10,372	26,970	736	2,322
Other	3,929	231	46	132
Total	14,301	27,181	782	2,454

1. Maximum Travel Distance to exit from the Mall is 200'
2. Maximum Travel Distance from a Tenant Space to exit from the Mall is 100'
3. Occupant Load is based upon each space includes Tenant based Occupancy at 2 per foot
4. Evacuation Time within Building 24 is 1 hour, total.
5. Construction Type is to be Type 2B non-rated.
6. The project is fully sprinklered.
7. Handicap Icons indicate Covered, accessible building and events.

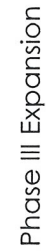
397 OCCUPANT LOAD OF SPACE
CALCULATE OCCUPANT LOAD OF SPACE PER SECTION
OTHER OCCUPANTS (TEMPORAL OCCUPANTS AT 2 LOCATIONS)
OCCUPANT LOAD OF EXIST (FLOOR OR AREA)
EXISTING MERCANTILE/PARKING DECK
NEW MERCANTILE/PARKING DECK
EXTENTS OF EXPANSION (FROM EXISTING AND FUTURE WORK)
EXTENTS OF EXISTING (EXISTS, REMAINS TO REMAIN)



Comments Resubmit
Planning Commission
18 April 2012
Jr. Mr. MC

STATUS: **SDR-44929** Planning C

REVISED



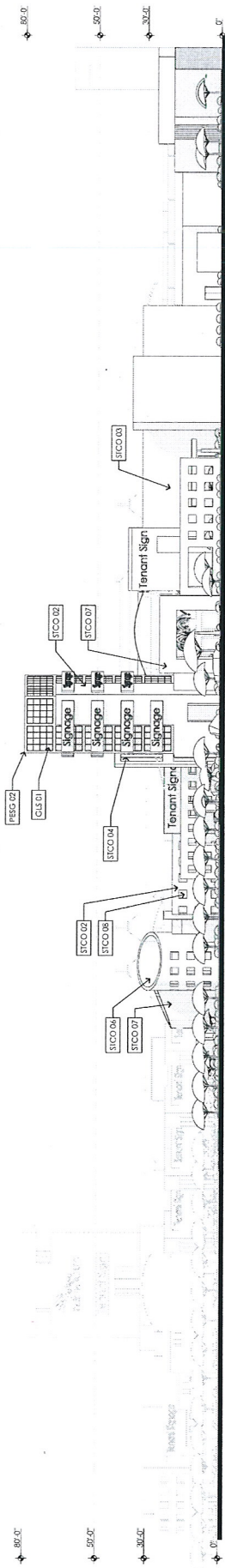
SCALE: 1" = 50'

PREMIUM
OUTLETS®

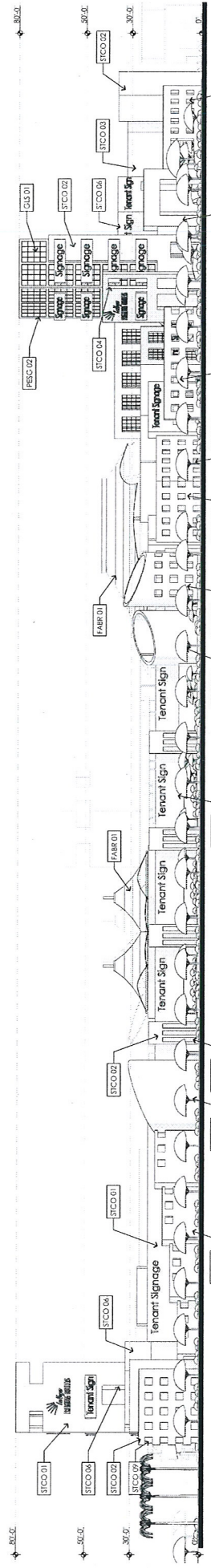
SIMON®

Hennon Group
ARCHITECTS

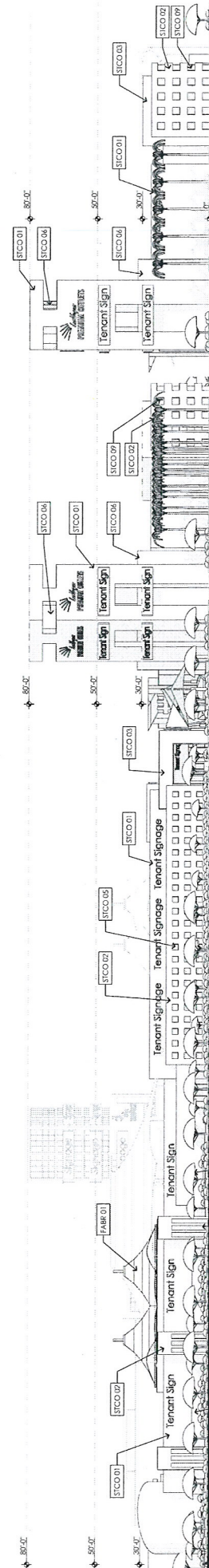
PREMIUM OUTLETS



WEST Expansion Elevation at North Entry Drive
SCALE: 1" = 20'



NORTH Expansion Elevation at Bonneville Avenue
SCALE: 1" = 20'



EAST Expansion Elevation at Grand Central Parkway
SCALE: 1" = 20'

EAST Grand Central Corner Elevation
SCALE: 1" = 20'

PREMIUM OUTLETS[®]
SIMON[®]

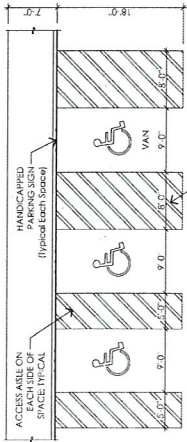
Las Vegas
PREMIUM OUTLETS[®]

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APR 18 2012
City of Las Vegas
Department of Planning

SDR-44929
REVISED
PD 04

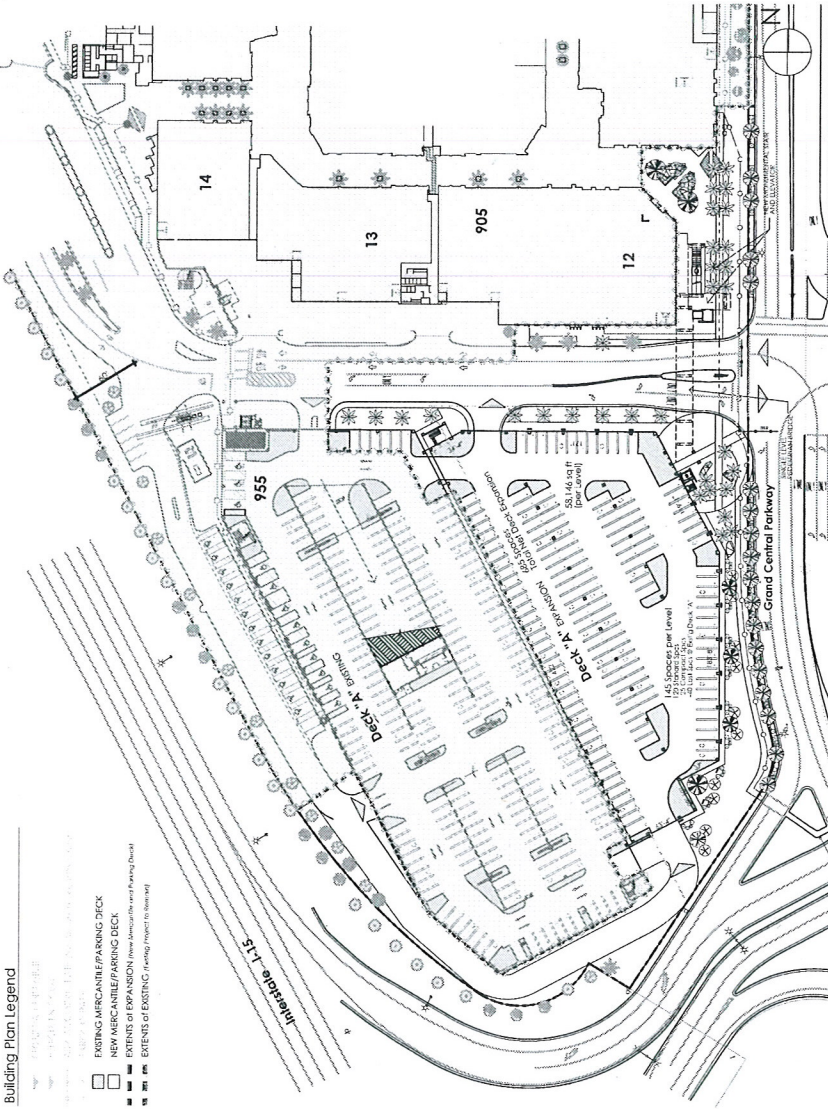
3072.00 Exterior Elevations
SE Hennon SHEET NO.
JF, HF, MC
16 April 2012
Comments: Resident
Planning Commission

Hennon Group
ARCHITECTS

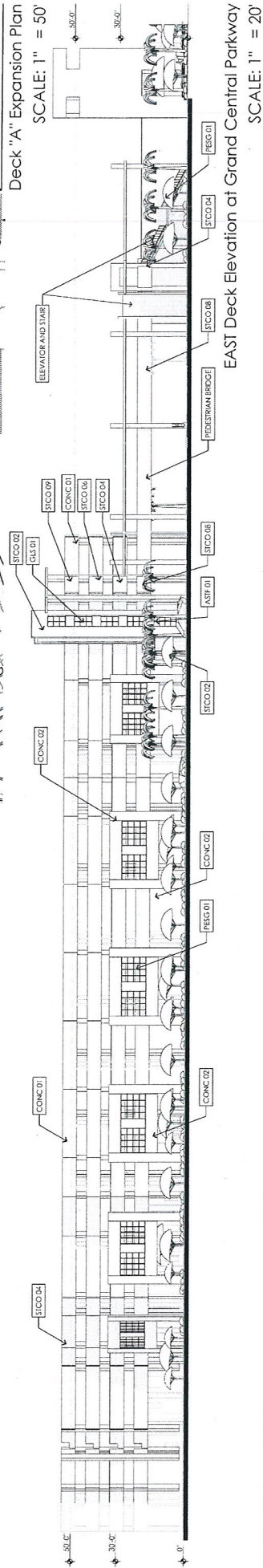


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)

- Building Plan Legend**
- EXISTING MERCANTILE/PARKING DECK
 - NEW MERCANTILE/PARKING DECK
 - EXTENTS OF EXPANSION (shown relative to existing deck)
 - EXTENTS OF EXISTING (shown relative to future wall)



Deck "A" Expansion Plan
SCALE: 1" = 50'



EAST DECK Elevation at Grand Central Parkway
SCALE: 1" = 20'

Phase III Expansion



PREMIUM OUTLETS

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3072.00 Deck "A" Expansion
SE Hennon SHEET NO.
JF, HF, MC
18 April 2012
Comments Resubmit
Planning Commission

PD 05

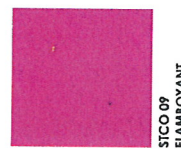
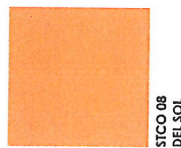
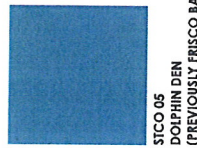
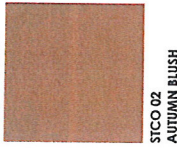
SDR-44929

REVISED

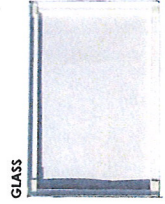
City of Las Vegas
Department of Planning

EXTERIOR COLORS AND MATERIALS

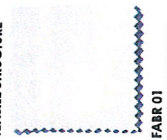
OVERALL MALL EXPANSION PERIMETER



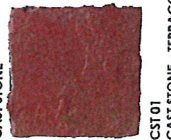
STOREFRONT



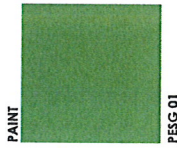
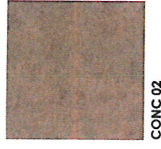
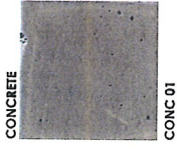
TENSILE STRUCTURE



CAST STONE



DECK A EXPANSION



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CREATING THE FUTURE
IN PROFESSIONAL ARCHITECTURE

Phase III Expansion

Lac Vegas
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PROJECT NO: 3072.00
SHEET NO: 3072.00
DATE: 20 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

PROJECT NO: 3072.00
SHEET NO: 3072.00
DATE: 20 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

PD 06

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MAR 22 2017

SDR-44929

SDR 44929

Simon/Chelsea Las Vegas Development, LLC

SWC Bonneville Ave. & Grand Central Pkwy.

Proposed 159,257 thousand square foot addition to an existing outlet mall.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FACTORY OUTLET CENTER [1000 SF]	578.285	26.59	15,377
AM Peak Hour			0.67	387
PM Peak Hour			2.29	1,324

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FACTORY OUTLET CENTER [1000 SF]	159.257	26.59	4,235
AM Peak Hour			0.67	107
PM Peak Hour			2.29	365

Total After Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	737.542	11.01	19,611
AM Peak Hour			1.55	494
PM Peak Hour			1.49	1,689

Existing traffic on all nearby streets:**Bonneville Avenue**

Average Daily Traffic (ADT)	13,488
PM Peak Hour (heaviest 60 minutes)	1079

Grand Central Parkway

Average Daily Traffic (ADT)	7,938
PM Peak Hour (heaviest 60 minutes)	635

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Bonneville Avenue	34,500
Grand Central Parkway	34,500

This addition is expected to add 4,235 additional trips per day on Bonneville Ave. and Grand Central Pkwy. Currently, Bonneville is at about 39 percent of capacity and Grand Central is at about 23 percent of capacity. With this project, Bonneville is expected to be at about 96 percent of capacity and Grand Central at about 80 percent of capacity.

Based on Peak Hour use, this conversion will add about 365 trips to the traffic in the area in the peak hour, or about eight every minute.

Note that this report assumes all traffic from this development uses all named streets.