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June 16, 2011

Mr. Frank Pankratz
RA Southwest Land Company, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89128

RE: SDR-41313 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-41312
CITY COUNCIL MEETING OF JUNE 15, 2011

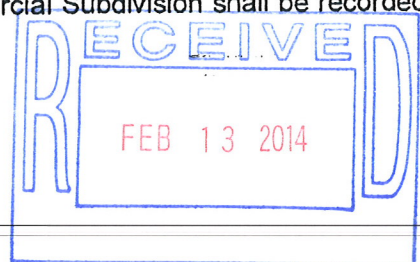
Dear Mr. Pankratz:

The City Council at a regular meeting held June 15, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 773,000 SQUARE-FOOT SHOPPING CENTER, A FOUR-STORY PARKING GARAGE AND A SIX-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), PD (Planned Development) Zone [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 15, 2011. This approval is subject to:

Planning

1. Approval of Rezoning (ZON-41312) shall be required.
2. This approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the Master Development Plan and Development Standards date stamped 04/18/11, the site plan and landscape plan date stamped 04/18/11, and building elevations, date stamped 04/19/11, except as amended by conditions herein.
4. The applicant shall amend the proposed Master Development Plan and Development Standards as follows:
 - a) Section 1.4 shall state that a Commercial Subdivision shall be recorded prior to the filing of records of survey.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

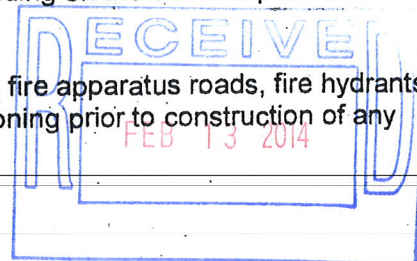


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- b) Section 2.4 shall be amended to further state that no structure may encroach within any required landscape buffer area, described as the 125-foot landscape area along the east property line adjacent to the existing R-PD4-zoned residential development and the 15-foot buffer along the east property line adjacent to the existing R-1 zoned residential development. Any request by or on behalf of the property owner, or any proposal by the City, to modify the approved Master Development Plan or Development Standards shall be filed with the Department of Planning in accordance with UDC 19.10.140.G.
 - c) Section 2.6.2 shall refer to the intersection as "signalized."
 - d) Section 3.3 shall be revised to state that the applicant will negotiate with the Las Vegas Valley Water District to relocate a pipe within the western boundary of the site and abandon the associated easement.
 - e) Section 7.2 shall include the following language: "Signage located along the east perimeter and adjacent to residential development shall be subject to the Residential Protection Standards of UDC Title 19.08."
 - f) Section 7.2 language regarding building wraps shall be deleted and replaced with the following language: "Building wrap signage shall be permitted if approved as part of a Master Sign Plan. Any off-premise signage included in building wrap signage shall also require approval of a Special Use Permit."
- 5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/18/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
 - 6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
 - 7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 - 8. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
 - 9. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
 - 10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.



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11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

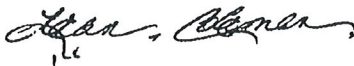
Public Works

14. Dedicate or grant appropriate roadway, sewer, and drainage easements for an additional 10 feet of right-of-way (where such does not exist) for a continuous right-turn lane on Rampart Boulevard adjacent to this site and dedicate the rights-of-way necessary for a future bus turnout/right turn (deceleration) lane on Alta Drive prior to the issuance of any off-site permits. Also, grant appropriate traffic signal equipment easements for the proposed signalized entry drive on Alta Drive prior to construction of any signal improvements or as otherwise directed by the Traffic Engineer.
15. Construct the dedicated right-turn lane on Rampart Boulevard along the entire length of this site concurrent with on site development activities. Also, remove all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive and Rampart Boulevard public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping and private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
18. The developer of this site shall coordinate with the Department of Public Works to determine appropriate design criteria and location for the proposed pedestrian bridge over Alta Drive. Appropriate Encroachment Agreements or other instruments acceptable to the Department of Public Works must be obtained prior to the issuance of permits for the pedestrian bridge over Alta Drive. In addition, the developer shall demonstrate to the satisfaction of the City Traffic Engineer that the proposed pedestrian bridge will not obstruct visibility to the two adjacent traffic signals on Alta Drive.

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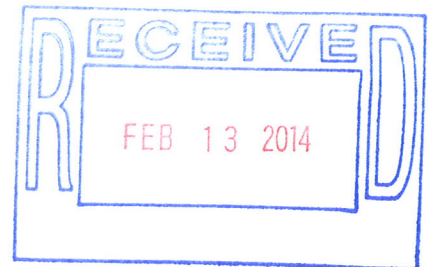
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
20. 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 also 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 or appropriate roadway, sewer, and drainage easements shall be granted 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 approval imposed by the Planning Commission or the City Council on the development of this site.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Greg Borgel
Moreno & Associates
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101



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