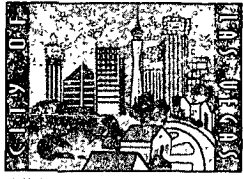


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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07101-001-06-07

February 15, 2008

Mr. Andrew Fonfa
Sahara Investments, LLC
9710 West Tropicana, #110
Las Vegas, Nevada 89147

RE: SDR-25261 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Fonfa:

Your Request for a Site Development Plan Review FOR A PROPOSED 72-STORY MIXED-USE DEVELOPMENT INCLUDING A 1,300-ROOM HOTEL; A 67,800 SQUARE-FOOT NON-RESTRICTED GAMING FACILITY, 254,240 SQUARE FEET OF COMMERCIAL USE AND 40 RESIDENTIAL CONDOMINIUM UNITS WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS FOR THE BUILD-TO LINE REQUIREMENT on 2.29 acres adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue (APNs 162-04-814-002, 162-04-807-004 and 005), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-25295) and Special Use Permits (SUP-25262, SUP-25263, and SUP-25264) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 01/14/08, and building elevations, date stamped 10/23/07 and 02/04/08, except as amended by conditions herein.
4. The existing off-premise sign shall be removed prior to the time application is made for a building permit.

5. A Waiver from Downtown Centennial Plan – Northern Strip Gateway District Site Planning Standards for Build-to-Line (Setbacks) is hereby approved, to allow the building to be located up to 60 feet from the front property line.
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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; 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.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
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 LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of the buildings shall be shielded. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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.

14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department 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.
15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. Prior to the submittal of a building permit application, 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Meet with the City Surveyor to determine the appropriate mapping method to resolve site boundary issues prior to the submittal of a map or the issuance of any permits for this site, whichever may occur first. Comply with the recommendations of the City Surveyor. Property boundary issues must be resolved prior to the issuance of any permits or the recordation of a map for this site.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise through conditions herein.

21. The proposed driveways accessing this site from Sahara Avenue shall receive approval from the Nevada Department of Transportation (NDOT). If the driveways are not approved by NDOT, the applicant shall submit a revised site plan to the Planning and Development Department to determine whether or not the changes will require a new public hearing.
22. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.
23. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
24. All private improvements and landscaping 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.
25. An update to the previously approved 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, the submittal of any construction drawings or the recordation of a map for this site, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the 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.
26. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
27. Coordinate with the Regional Transportation Commission regarding the Sahara Avenue Corridor/Rapid Transit Study prior to the issuance of any permits to address possible impacts to this site plan.

Mr. Andrew Fonfa
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February 15, 2008

This item will be considered by the City Council on **March 19, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg', written over a horizontal line.

Flinn Fagg, AICP
Planning Manager

FF:dm

cc: Chris Richardson
Ed Vance & Associates
900 South Pavilion Center Drive, #160
Las Vegas, Nevada 89144