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CITY MANAGER



February 8, 2008

Dr. Doug Selby
City Parkway V, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: SDR-25059 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO SUP-25060

Dear Dr. Selby:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 57-STORY MIXED-USE DEVELOPMENT INCLUDING 1.12 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 98 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, BUILDING PLACEMENT AND FRONTAGE REQUIREMENTS, ARCHITECTURAL STANDARDS, AND ACCESS STANDARDS on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-25060) shall be required.
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, and building elevations, date stamped 10/09/07, and the revised parking study data, date stamped 10/19/07, except as amended by conditions herein.
4. The following Waivers from Union Park Design Standards are hereby approved as follows:
 - a. A Waiver from Subsection 1.6.2 is hereby approved, to allow two vehicle access points on Grand Central Parkway where only one access point is allowed.

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- b. A Waiver from Subsection 1.6.4 is hereby approved, to allow the exterior parking structure treatment as shown in the elevations date stamped 10/09/07, where an architecturally consistent treatment is required.
 - c. A Waiver from Subsection 1.9.2 is hereby approved, to allow a different curvature to the alignment of The Promenade as shown on the site plan date stamped 10/09/07, where conformance to the alignment shown in illustration in Subsection 1.9 is required.
 - d. A Waiver from Subsection 2.5 is hereby approved, to allow a 10-foot sidewalk width for a segment along the Grand Central Parkway frontage of the property where a 12-foot width is required.
 - e. A Waiver from Subsection 3.1(B) is hereby approved to allow building setbacks at 55'-9" and 103'-4" where a setback at 80'-0" is required.
 - f. A Waiver from Subsection 3.13.1 is hereby approved, to allow no streetwall offset along the Grand Central Parkway and City Parkway facades as shown in the elevations dated 10/09/07, where a three-foot streetwall offset is required.
 - g. A Waiver from Subsection 4.5(E.2) is hereby approved, to allow the use of non-specified palm trees on the enclosed interior of The Promenade in accordance with the landscape plans dated 10/09/07, where conformance to the palm trees specified in the Union Park standards is required.
5. Any exterior art or streetscape furniture contemplated in the Union Park Owner's Association sidewalk streetscape area shall be submitted to the UP-DRC for review and approval prior to installation in accordance with Union Park Design Standards.
 6. The paving materials utilized at the Grand Central Parkway main entry and the City Parkway valet entry shall delineate the pedestrian pathway with a paving pattern and/or color across all vehicular driveways that cross the perimeter Union Park Owner's Association sidewalk streetscape area in order to increase pedestrian safety.
 7. The final transparency and reflectivity of glazing at either end of the enclosed retail space shall be reviewed and approved by the UP-DRC prior to the issuance of a building permit in accordance with Subsection 3.5 of the Union Park Design Standards.
 8. As part of the building permit/construction document submittal process as outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.
 9. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.

10. 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.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. 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.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.
17. Approval of this Site Development Plan Review application does not constitute approval of the signage. A more detailed master sign package and tenant design criteria shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.
18. 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.
19. 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.

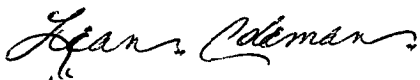
Dr. Doug Selby
SDR-25059 – Page Four
February 8, 2008

20. 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.
21. 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.
22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine the appropriate connection/outfall point for the increased wastewater flow prior to the submittal of any construction drawings or a Tentative Map, whichever may occur first.
24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. 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.
26. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.
27. Site development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site-related actions.

Sincerely,



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

cc: See Attached List

Dr. Doug Selby
SDR-25059 – Page Five
February 8, 2008

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

Ms. Carla Romero
Heritage – Nevada VIII, LLC
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Beverly Hills, California 90210

Mr. Ben Doyle
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