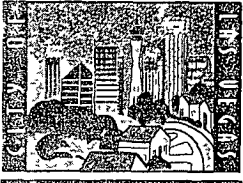


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 14, 2007

WMC II Associates LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: SDR-23606 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant.

Your Request for a Site Development Plan Review FOR A PROPOSED 2,495,091 SQUARE FOOT COMMERCIAL CENTER WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARD TO ALLOW A 206-FOOT FRONT SETBACK AND THE EXPANSION OF AN APPROVED PARKING GARAGE on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive AND A 2,306 SPACE TEMPORARY PARKING LOT on 18 11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive (APNs 139-33-610-022, 139-27-410-005, 139-33-511-004, and 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on September 13, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0100-97), Special Use Permit (SUP-12635) and Site Development Plan Review (SDR-16509) 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 plans and landscape plan, date stamped 08/29/07, and building elevations, date stamped 07/31/07, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Plan – Parkway Center Site Planning Standards for Build-to-Line (Setbacks) is hereby approved, to allow the Phase IV building to be located 206 5 feet from the front property line.

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby



- 5 A Waiver from Downtown Centennial Plan - Parkway Center Parking and Related Standards for Temporary Parking Facilities regarding interior landscaping requirements is hereby approved, to remove the requirement for interior landscaping for the surface parking lot located immediately north Discovery Drive
- 6 The approval of the Temporary Parking Facility sited north of Discovery Drive shall be limited to 36-months from the completion of said facility
- 7 This development is subject to the applicable conditions of the approved Review of Condition (ROC-6466) that allowed the required landscaping to be installed in phases
- 8 A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein
- 9 A revised schematic landscape plan shall be submitted to the Planning and Development Department for review and approval, showing conformance to the relevant conditions of the previous approvals [Z-0100-97(3), ROC-6466, ROC-6467, SDR-6593, and SDR-16509] with all amenity zones, sidewalks, and landscape buffers clearly indicated and dimensioned within 30-days of final action
- 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 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
- 12 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)
- 13 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

- 14 All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19 12 040
- 15 Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminares Lighting on the exterior of buildings shall be shielded and shall be downward-directed Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties
- 16 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
- 17 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
- 18 The approved Master Sign Plan for the property shall be amended to include the Phase IV building, and shall be submitted for approval prior to the issuance of a Certificate of Occupancy for the Phase IV building
- 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
- 20 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
- 21 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

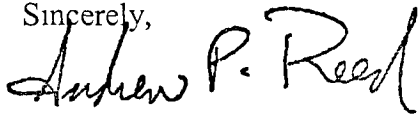
- 22 Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site

- 23 Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site
- 24 The developer shall be responsible for construction of the final pavement wearing surface on Discovery Drive from Martin L King Boulevard to Grand Central Parkway prior to occupancy of Phase 5 unless deferment of these required offsite improvements is allowed by the City Engineer Coordinate with the City Engineer's Office to determine design details
- 25 Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Union Park 61 Acres Phase I project, the Downtown Connector BRT Grand Central Parkway Widening Phase I project, and any other public improvement projects adjacent to this site Comply with the recommendations of the City Engineer
- 26 Coordinate with the Right-of-Way Section of the Department of Public Works to ensure that appropriate trail easements and/or pedestrian access easements adjacent to the World Market Center are granted to the City for all trails or sidewalks that are located outside of the public street right-of-way In addition, submit a Petition of Vacation for the existing trail easement located on the western boundary of this site
- 27 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
- 28 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
- 29 Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center commercial subdivision, the approved Traffic Impact Analysis and all other site-related actions

WMC II Associates LLC
SDR-23606 - Page Five
September 14, 2007

This item will be considered by the City Council on *October 17, 2007*, 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 that reads "Andrew P. Reed". The signature is written in a cursive style with a large, prominent "R" at the end.

Andrew P Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR dm

cc Mr Robert Holgate
World Market Center
495 South Grand Central Parkway
Las Vegas, Nevada 89106