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May 12, 2006

Stratorise South, LLC  
4465 South Buffalo Drive, Suite #2  
Las Vegas, Nevada 89147

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

RE: SDR-11193 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 5, 2006  
RELATED TO SUP-11195

Dear Applicant:

The City Council at a regular meeting held April 5, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 22-STORY MIXED-USE DEVELOPMENT CONSISTING OF 232 CONDOMINIUM UNITS AND 9,529 SQUARE FEET OF RETAIL SPACE on 0.69 acres at 1801 South Las Vegas Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2006. This approval is subject to:

Planning and Development

1. The applicant shall work with the neighbors and staff to build an eight-foot high decorative block wall on the east side of the alley.
2. Approval of a Special Use Permit (SUP-11195) to allow a 245-foot tall Mixed-Use development on the subject site within the 200-foot limit stipulated for this site in the McCarran Airport Protection Overlay.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 01/10/06, except as amended by conditions herein.
5. The following issues shall be addressed by the applicant:
  - The applicant shall prepare and submit a shadow study to the City;
  - Construction staging and access shall cause minimal disruption to the free flow of traffic on Las Vegas Boulevard;
  - The applicant shall provide a concierge service on the first floor to monitor and prevent cut-through traffic on the site;

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- The hours of operation during construction shall be 6:00AM to 6:00PM;
  - During construction, a 24-hour contact name shall be provided for the neighbors; and
  - The applicant shall provide a safety barrier to ensure the protection of the neighbors on the east of the alley during construction of the project.
6. Prior to the submittal of a building permit, 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.
  7. 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.
  8. The applicant shall submit revised plans that depict an additional handicap space in order to meet Code requirements for the minimum number of handicap spaces required.
  9. The waiver for the reduced sidewalk width on Las Vegas Boulevard as approved through SDR-4512, in order to allow a 10-foot wide sidewalk, remains in effect. The palm trees shall be located in a five-foot amenity zone with tree grates immediately behind the curb in accordance with the Downtown Centennial Plan.
  10. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner for required landscaping. No turf shall be permitted in landscape areas or amenity zones in this development. Failure to properly maintain required landscaping and the underground sprinkler system shall be cause for revocation of a business license.
  11. The waiver from the Downtown Centennial Plan requirement for building setbacks at the 4th, 11th, and 18th stories as approved through SDR-4512, remains in effect.
  12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of Las Vegas Boulevard.
  13. Wall pack lighting on the building shall utilize 'shoe-box' fixtures and downward-directed lights. All lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent residential properties.
  14. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
  15. Prior to the submittal of a building permit, 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.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. 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.
18. All signage shall be in conformance with the requirements of Title 19.14 and the Las Vegas Boulevard Scenic Byway Overlay District.
19. All City Code requirements and design standards of all City departments must be satisfied.

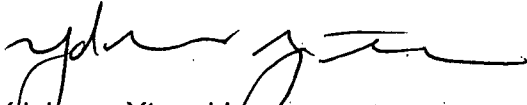
#### Public Works

20. The applicant shall install signage and construct the exiting driveway in a manner acceptable to the City Traffic Engineer, such as those depicted on the site plan submitted to the Department of Public Works date stamped 3/10/06, to direct exiting traffic southbound on the abutting alley to St. Louis Avenue.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Downtown Centennial Development Standards concurrent with development of this site.
22. Coordinate with the City Engineer's Office of the Department of Public Works regarding plans for future alley improvements accessing this site. If alley improvements are not complete at the time of development, such alley improvements (acceptable to the City Engineer) shall be constructed adjacent to this site to tie into the nearest existing improvements.
23. Construct a new sewer main from this site in Las Vegas Boulevard or in the alley from this site to Oakey Boulevard. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. The offsite public sewer improvements will be required to provide capacity for this project.
24. 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

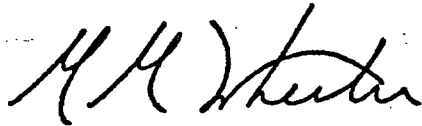
#201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic 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.

25. All 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.
26. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.
27. Landscape or hardscape (if allowed by the Planning Department) and maintain all unimproved right-of-way on Las Vegas Boulevard adjacent to this site.
28. Submit an Encroachment Agreement for all landscaping and private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



Ydoleena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler  
Director  
Planning and Development Department

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

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