



055889



October 3, 2005

Mr. Jeffrey Fine  
FDG Grand Central, LLC  
3960 Howard Hughes Parkway, Suite 750-A  
Las Vegas, Nevada 89109

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: SDR-7335 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005  
RELATED TO MOD-7865

Dear Mr. Fine:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1.09 MILLION SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF A 32-STORY HOTEL TOWER, A 16-STORY OFFICE TOWER AND A 24-STORY RESIDENTIAL TOWER, INCLUDING 470,000 SQUARE FEET OF COMMERCIAL SPACE, 670 CONDOMINIUM HOTEL UNITS AND 146 RESIDENTIAL UNITS WITH WAIVERS OF THE PARKWAY CENTER BUILD-TO-LINE REQUIREMENT, STREETSCAPE REQUIREMENTS, AND EXTERIOR FINISH MATERIALS REQUIREMENTS on 4.48 acres adjacent to the southwest corner of Bonneville Avenue and Grand Central Parkway (APN 139-33-710-004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire five years from the date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 06/13/05, except as amended by conditions herein.
3. The applicant shall submit and receive approval for a Special Use Permit application, as required by Airport Overlay District regulations contained in Title 19.06.080, prior to the issuance of any building permit for the project.
4. All current and future development on the subject site shall be reviewed in conformance with the Parkway Center Development Standards as contained in the Downtown Centennial Plan, adopted by City Council on 07/05/00, and last amended on 10/21/04.

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5. Phase II of the development shall require a Site Development Plan Review application, to be reviewed and approved by the City of Las Vegas, in accordance with the Parkway Center Development Standards.
6. Parking for both phases of the development shall be provided in accordance with Section 4.12 of the Parkway Center Development Standards.
7. A Waiver from the Parkway Center streetscape requirements is hereby approved, to allow ten-foot wide public sidewalks along Bonneville Avenue and Grand Central Parkway, and to allow a reduction in the required number of street trees in accordance with the submitted landscape plan. The project is also exempt from the provision of a perimeter buffer at the northeast corner of the site in accordance with the submitted landscape plan.
8. A Waiver from the Parkway Center build-to line requirement is hereby approved, to allow the placement of the building as depicted in the submitted site plans.
9. The public sidewalks adjacent to the project shall include a decorative paving treatment at all intersections. All streetscape treatments shall conform to the requirements of the Parkway Center Development Standards.
10. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 25 feet on center in accordance with the Parkway Center Development Standards. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the required palm trees.
11. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with the Parkway Center Development Standards. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.
12. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area provided on the subject site. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
14. 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. The landscape plan shall include irrigation specifications.

15. 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.
16. 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, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
17. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
18. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
20. 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.
21. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

22. Coordinate with the City Surveyor prior to the submittal of a Map for this site to determine mapping options; comply with the recommendations of the City Surveyor.
23. Dedicate an additional 5 feet of right-of-way, as well as the transition taper needed for dual left turn lanes, in accordance with Standard Drawing 201.1 adjacent to this site on Bonneville Avenue. The required taper length may be reduced from the 201.1 standard at the direction of the City Traffic Engineer.
24. Construct all incomplete half-street improvements per Standard Drawing 201.1 on Bonneville Avenue adjacent to this site concurrent with development of this site. Construction of the bus turnout on Grand Central Parkway is not required at this time.

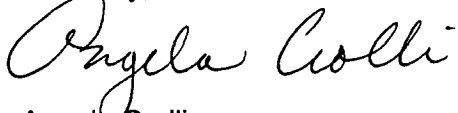
25. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and be a minimum width of 32-feet wide adjacent to Bonneville Avenue and Grand Central Parkway.
26. Landscape and maintain all unimproved rights-of-way, including median islands, on Bonneville Avenue and Grand Central Parkway adjacent to this site.
27. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonneville Avenue and Grand Central Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
28. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
29. 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.
30. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing

Mr. Jeffrey Fine  
SDR-7335 – Page Five  
October 3, 2005

improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

31. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
32. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
33. Site development to comply with all applicable conditions of approval for Z-100-97 and all other site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. John Leleu  
KKBR  
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