



054911



August 5, 2005

Mr. Easton Craft  
Cielo Vista, LLC  
19935 Ballinger Way, NE  
Seattle, Washington 98155

RE: SDR-6411 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 15, 2005  
Related to ZON-6412, VAR-6413 and SUP-6414

Dear Mr. Craft:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A 37-STORY MIXED USE DEVELOPMENT INCLUDING; 414 RESIDENTIAL UNITS AND 32,970 SQUARE FEET OF COMMERCIAL SPACE on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Rezoning ZON-6412, Variance VAR-6413, and Special Use Permit (SUP-6414) to allow Mixed-Use development approved by the City Council.
2. 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.
3. All development shall be in conformance with the site plan and building elevations for 27 stories, date stamped 03/29/2005, except as amended by conditions herein.
4. The Waiver from the Residential Adjacency separation requirement is hereby approved.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and the required number and size of trees along the streets and perimeter.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive

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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. All mechanical equipment shall be fully screened from street level and surrounding building views.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. 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.
10. Signage for the development shall be permitted in conformance with the requirements of Title 19.14.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

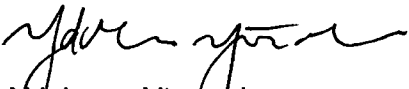
#### Public Works

14. Coordinate with the City Surveyor to determine the method of mapping necessary, if mapping is required; if such mapping is required it should record prior to the issuance of any building permits for this site.
15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.
17. 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.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

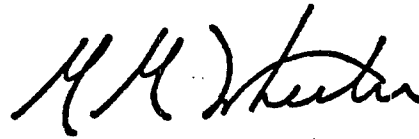
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20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 6412 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan 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.

Sincerely,



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



M. Margo Wheeler, AICP  
Director  
Planning and Development

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