



052022

January 19, 2005

Mr. Ken Kim  
Rinkai America, Inc.  
3265 East Tropicana Avenue, Suite E-1  
Las Vegas, Nevada 89121

RE: SDR-5027 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 3, 2004  
Related to SUP-5028 and VAC-5029

Dear Mr. Kim:

The City Council at a regular meeting held November 3, 2004 APPROVED the request for a Site Development Review and Waivers of Downtown Centennial Plan Standards for streetscaping, building stepbacks, and reflective glazing FOR A 73-STORY, 863-FOOT TALL, 1,300,000 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 951 CONDOMINIUM UNITS AND 41,000 SQUARE FEET OF COMMERCIAL USES on 2.17 acres at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5028) to allow Mixed-Use development approved by the City Council.
2. This Site Development Plan Review shall expire two years from the 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, date stamped 10/07/04, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and level of detail of the elevations.
5. The Waiver for the use of glazing with 34% reflectivity is approved for the central vertical band on the tower façade only. Glazing at the ground floor level shall be clear, and all other glazing shall be limited to 22% reflectivity in accordance with Code requirements.

LAS VEGAS CITY COUNCIL

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18112-001-6/04

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 application related to the site.
7. 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.
8. The existing utilities and power service lines in the abutting alley and the abutting Cincinnati Avenue right-of-way shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.
9. The Waiver from the Downtown Centennial Plan streetscape standards is hereby approved, allowing for a five-foot sidewalk and five-foot amenity zone along Las Vegas Boulevard and Sahara Avenue in place of the required width, due to the additional right-of-way that will be dedicated to the City.
10. The sidewalk shall include a decorative paving treatment at the intersections in accordance with Subsection DS4.2 of the Downtown Centennial Plan. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.
11. Palm trees shall be installed in the public right-of-way along Las Vegas Boulevard at a maximum spacing of 35 feet on center in accordance with Subsection DS4.2.a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation. Shade trees shall be installed along Sahara Avenue at a maximum spacing of 30 feet on center. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.
12. The 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. Standard Fourth Street style fixtures shall be installed in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
14. A parking attendant shall be on duty during business hours as required by Title 19.10.010(J)(8) for tandem parking spaces.
15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

16. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

17. Dedicate a 54 foot radius at the northeast corner of Sahara Avenue and Las Vegas Boulevard. Also, dedicate and construct appropriate public right-of-way in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts unless specifically allowed otherwise by the City Engineer.
18. A petition to vacate Cincinnati Avenue, such as VAC-5029, must be recorded prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.
19. 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 Plan Standards concurrent with development of this site.
20. This site shall be designed to accommodate future pedestrian access bridges. All submitted drawings shall show connection points and annotate this feature as "FUTURE PEDESTRIAN ACCESS BRIDGE".
21. Coordinate the connection to public sewer line, in Sahara Avenue, with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to City Council approval. 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.

23. 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 recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. 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 approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing 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 Final Map, whichever may occur first, if allowed by the City Engineer.
24. Landscape and maintain all unimproved right(s)-of-way adjacent to this site concurrent with development.
25. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site prior to the issuance of any permits.
26. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
27. Provide a copy of a recorded Joint Access Agreement between this site and Assessor Parcel Number 162-03-410-007 prior to the issuance of any permits.
28. Coordinate with the Clark County School District to determine the impact this density has on the District's schools, and to identify possible methods to mitigate the impacts.
29. 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.

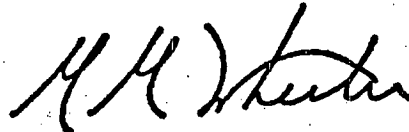
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30. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall intersect the adjacent streets at a 90 degree angle, unless otherwise allowed by the City Traffic Engineer. The driveway along Sahara Avenue, shall also receive approval from the Nevada Department of Transportation.

Sincerely,



Vicky Darling  
Assistant Deputy City Clerk 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

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10150 Covington Cross Drive  
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