



051103



November 30, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. John Spilotro
600 Casino Center, Limited Liability Company
626 South Third Street
Las Vegas, Nevada 89101

RE: SDR-4604 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 15, 2004

Dear Mr. Spilotro:

The City Council at a regular meeting held September 15, 2004 APPROVED the request for a Site Development Plan Review and WAIVERS from the Downtown Centennial Plan parking lot screening requirements, parking lot landscaping requirements, and Title 19 perimeter wall and buffer requirements, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 2004. This approval is subject to:

Planning and Development

1. The landscape treatment show in the attached Site Development Plan Review shall be implemented within six months of the approval date by the City Council.
2. This Site Development Plan Review shall be reviewed in five years by the Planning Commission and City Council. At that time, the full Centennial Plan improvements shall be required.
3. All development shall be in conformance with the site plan and building elevations, date stamped 8/09/04, except as amended by conditions herein.
4. Five-foot deep landscape buffers shall be provided at the perimeter of the property adjacent to Casino Center Boulevard and Bonneville Avenue. A decorative 42" high parking lot screen fence shall be installed along the Casino Center Boulevard and Bonneville Avenue frontages in accordance with Subsection DS3.1.g of the Downtown Centennial Plan. The screen fence shall conform to the design shown in Graphic 5 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. Landscaping and ground cover shall be provided in the perimeter buffer areas in accordance with Title 19.12.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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18112-001-6/04



5. 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. Turf shall be utilized for no more than 12.5% of the total landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Any streetscape improvements to the public right-of-way along Bonneville Avenue shall be coordinated with the Public Works Department for conformance to the development plan for the Bonneville Clark Couplet construction project.
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. Utilities and power service lines in alleys shall be located underground

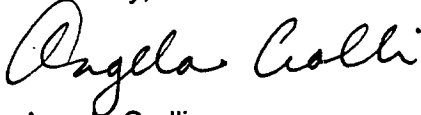
Public Works

9. Dedicate a 10 foot radius and also grant a chord easement on the southwest corner of Bonneville Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
10. Coordinate with the City Engineer to determine appropriate improvements for the Bonneville Clark Couplet. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. 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.

Mr. John Spilotro
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14. Landscape and maintain all unimproved right-of-way on Bonneville Avenue and Casino Center Boulevard adjacent to this site.
15. Submit an Encroachment Agreement for all private improvements located in the Bonneville Avenue and Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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