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VIRGINIA VALENTINE



019848

November 29, 2001

R. D. Uhrich  
Union Pacific Railroad Company on behalf of  
Chelsea Property Group, Inc.  
1800 Farnam Street  
Omaha, Nebraska 68102

RE: Z-0100-97(6) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 7, 2001  
Related to Z-0100-97(5)

Dear Applicant:

The City Council at a regular meeting held November 7, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 478,028 SQUARE FOOT RETAIL MALL on 39.20 acres on the southwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-710-001), PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2001. This approval is subject to:

**Planning and Development**

1. Existing off-premise advertising structures (billboards) shall be removed or enhanced within six (6) months of the final Certificate of Occupancy for the retail project, and if the use is to continue shall be replaced or enhanced by structures aesthetically compatible with the development, subject to the approval of Planning and Development Department staff.
2. Final elevation drawings shall be provided to staff by September 12, 2001 so that staff has adequate time to report on the elevations at the September 19, 2001 City Council meeting. If the final elevation drawings are not provided by that date, then the drawings must be reviewed by the Planning Commission prior to consideration by the City Council.
3. The City Council shall approve the Major Modification [Z-0100-97(5)] to the PD (Planned Development) Zoning District.
4. 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.
5. All development shall be in conformance with the revised site plan and building elevations submitted October 31 2001, except as amended by conditions herein.

CITY OF LAS VEGAS  
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6. The site plan shall be revised to include seating areas and appropriate landscaping, including at a minimum the three areas adjacent to the northeast, east, and southeast pedestrian entrances into the mall.
7. All development shall conform to the landscape plan submitted September 11, 2001. The landscape planter along Interstate 15 shall include 36-inch box trees planted a maximum of 25 feet on-center.
8. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect landscaped earth and rock berms of a minimum three (3) feet in height within provided planters along all public street parking lot frontages. The landscape plan revisions shall be subject to the approval of the Planning and Development Department prior to the issuance of any building permits for the site.
9. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect compliance with all of the adopted Landscape Architecture Design Criteria of the Parkway Center Lot 1 Master Plan as modified by the approved Major Modification Z-0100-97(5). Landscape areas within the parking lots shall be in conformance with the revised plans dated October 31, 2001.
10. The applicant shall install a major trail as depicted on the revised plans dated October 31, 2001.
11. The elevations of the building shall depict service court design incorporating an effective solid screen integrated into the facade structural design, along the perimeter of the service court areas except for maximum 40-foot-wide openings. Screen walls shall provide complete visual screening of any freight trucks providing regular service to the mall tenants.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
13. If not covered by the Parkway Center Lot 1 Development Standards, the Site Plan, Landscape, and Architectural design shall conform to the Downtown Centennial Plan.
14. All mechanical equipment, air conditioners and trash enclosures shall be screened in views from the abutting streets in a manner approved by the Planning and Development staff per plans submitted October 31, 2001.

15. Parking lot lighting shall be in conformance with the plans dated September 11, 2001. Lighting standards shall be no more than 34 feet in height.
16. A Master Sign Plan shall be submitted for approval of Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
18. 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.
19. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Coordinate with the Traffic Engineering Division and Nevada Department of Transportation for information regarding the future I-15 access ramps planned for Bonneville Avenue adjacent to this site. Site development shall be designed to accommodate the future acquisition of any such right-of-way.
22. 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 Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this 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

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on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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. 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 recordation of a Final Map whichever may occur first, if allowed by the Planning Engineer.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-100-97 and all other subsequent site-related actions.

Sincerely,



DOREEN ARAUJO  
DEPUTY CITY CLERK I for  
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Mark Silvestri  
Chelsea Property Group, Inc.  
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