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CITY of LAS VEGAS

April 2, 1998

Mr. Jeff Maresh
City of Las Vegas
Redevelopment Agency
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: SD-3-98 - SITE DEVELOPMENT PLAN REVIEW (Related to VAC-2-98)

Dear Mr. Maresh:

The City Council at a regular meeting held March 23, 1998 APPROVED the request for a Site Development Plan Review on property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard South FOR A PROPOSED 264,210 SQUARE FOOT RETAIL/ENTERTAINMENT COMPLEX (NEONOPOLIS), C-2 (General Commercial) Zone, Size: 2.75 Acres, subject to:

1. All modifications to the submitted site plans, elevation plans, or landscape plans shall require Administrative review and approval prior to the issuance of any permits.
2. The service area shall be redesigned to eliminate maneuvering in the public right-of-way and include a screening door with architectural design that matches the festive facade design of the larger building.
3. All public street rights-of-way and sewer corridors in conflict with this Site Development Plan shall be eliminated/relocated prior to occupancy of this site as required by the Department of Public Works.
4. A Reversionary Map to revert all property lines underlying this site plan shall record prior the recordation of a Final Map for this site as required by the Department of Public Works.
5. Dedicate 5 feet of right-of-way adjacent to this site on Las Vegas Boulevard South and dedicate a 10 foot radius on the southeast corner of Fourth Street and Ogden Avenue and a 10 foot radius on the southwest corner of Ogden Avenue and Las Vegas Boulevard South as required by the Department of Public Works. As an alternative, the dedication of the said 5 feet may not be required if construction drawings are submitted showing that the ground floor of the proposed building does not encroach into the additional 5 foot width hereby requested. This condition can be superseded or modified if an alternate plan is submitted with and approved in the required Traffic Impact Analysis.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

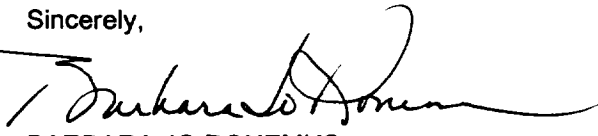
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6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site along Fourth Street, Ogden Avenue, Las Vegas Boulevard South, and Fremont Street and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
7. All salvageable public improvements in conflict with this application (streetlights, parking meters, manhole covers, etc.) shall be returned to the City of Las Vegas prior to occupancy of this site as required by the Department of Public Works.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing how this site will accommodate the intent of the Master Plan of Streets and Highways and Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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. The Traffic Impact Analysis shall also address operational issues and the possible relocation of the proposed valet parking area, the ingress and egress from the parking garage, and the service bay area such that the public right-of-way is not negatively impacted by service vehicles and traffic to and from this site. The Traffic Impact Analysis shall also address possible turn-outs to accommodate private taxi and bus pick-up and drop-off locations as well as increased pedestrian queuing areas at corner intersections. 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.
9. 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 as required by the Department of Public Works. Current City Code does not allow vehicles to back onto or off of 80 foot or 100 foot public rights-of-way as this Site Development Plan currently proposes.
10. Submit an Encroachment Agreement and/or NDOT Occupancy Permit as appropriate for all landscaping and private improvements, if any, located in the public street rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
11. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site as required by the Department of Public Works.
12. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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13. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable Conditions of Approval for VAC-2-98 and all other subsequent site-related actions as required by the Department of Public Works.
15. Street landscaping shall conform to the Downtown Urban Design Master Plan for 4th Street, Las Vegas Boulevard, and Ogden Avenue.
16. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission 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.
17. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
19. All City Code requirements and design standards of all City departments must be satisfied.
20. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
22. 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.
23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac
See Attached List

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

Ms. Stacey Lied
City Centre Development Corporation
233 South 4th Street, Suite #201
Las Vegas, Nevada 89101