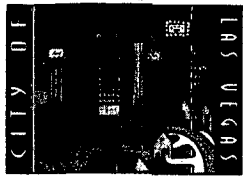


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 24, 2008

Mr. James Donofrio
World Market Center II, LLC
495 Grand Central Parkway
Las Vegas, Nevada 89106

RE: SDR-29870 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Donofrio:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-23606) FOR AN 18-STORY, 1,162,255 SQUARE-FOOT COMMERCIAL BUILDING AND ADDITIONAL BUILDING HEIGHT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARD TO ALLOW A 263-FOOT FRONT SETBACK on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive (APNs 139-33-511-007 and 139-33-610-022), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on October 23, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-23606) and Special Use Permit (SUP-30257) shall be required except as amended by conditions herein, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/08/08 and building elevations date stamped 09/09/08, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Build-To-Line Requirement to allow a 263-foot front setback percent of the first story façade to align along the front property line where 70% is required is hereby approved.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040 and the Downtown Centennial Plan Parkway Center Standards.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. 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.
10. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
12. Prior to the submittal of a building permit application, 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 applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

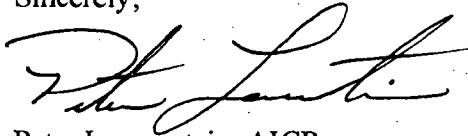
Public Works

14. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site.
16. The developer shall be responsible for construction of the final pavement wearing surface on Discovery Drive from Grand Central Parkway to the I-15 underpass prior to occupancy of Phase 4 unless deferment of these required offsite improvements is allowed by the City Engineer. Coordinate with the City Engineer's Office to determine design details.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Union Park 61 Acres Phase I project, the Downtown Connector BRT Grand Central Parkway Widening Phase I project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Coordinate with the Right-of-Way Section of the Department of Public Works to ensure that appropriate trail easements and/or pedestrian access easements adjacent to the World Market Center are granted to the City for all trails or sidewalks that are located outside of the public street right-of-way. In addition, submit a Petition of Vacation for the existing trail easement located on the western boundary of this site.
19. All private improvements and 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.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
21. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center commercial subdivision, the approved Traffic Impact Analysis and all other site-related actions.

Mr. James Donofrio
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October 24, 2008

This item will be considered by the City Council on **November 19, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is fluid and cursive, with a large initial "P" and "L".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb