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May 9, 2012

Ms. Danielle DeVita
Simon Chelsea Las Vegas Development, LLC
PO Box 6120
Indianapolis, Indiana 46206

**RE: SDR-44929 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Ms. DeVita:

Your request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0100-97(6) and SDR-10131] FOR A 159,257 SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL CENTER AND A FOUR-LEVEL EXPANSION OF AN EXISTING PARKING GARAGE WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENT ALONG BONNEVILLE AVENUE AND GRAND CENTRAL PARKWAY AND ARCHITECTURAL DETAIL, STREETSCAPE AND INTERIOR LANDSCAPE REQUIREMENTS on 39.08 acres at the southwest corner of Grand Central Parkway and Bonneville Avenue (APNs 139-33-710-003 and 004), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 8, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the conditions of approval of Site Development Plan Reviews [Z-0100-97(6) and SDR-10131], except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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, landscape plan, and building elevations, date stamped 04/18/12, except as amended by conditions herein.
4. A Waiver from Section VII.E.1.a of the Downtown Centennial Plan is hereby approved, to allow none of the building to be located at the property line along Grand Central Parkway and Bonneville Avenue where 70% of the building is to be built at the property line.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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Ms. Danielle DeVita
Simon Chelsea Las Vegas Development, LLC
SDR-44929 - Page Two
May 9, 2012

5. A Waiver from Section VII.E.4 of the Downtown Centennial Plan is hereby approved, to allow eight-foot minimum sidewalk widths where 10 feet is required and to allow 24-inch box shade trees along Grand Central Parkway where 25-foot tall date palms are required.
6. A Waiver from Section VII.E.5.d of the Downtown Centennial Plan is hereby approved, to allow no cornices around all sides of the buildings where required.
7. A Waiver from Section VII.E.7.d of the Downtown Centennial Plan is hereby approved, to allow trees on the interior of the site to be spaced in excess of 30 feet on center.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. Replace all dead vegetation on the site with living healthy plants and maintain in a vigorous living condition as required by Title 19.08.
13. A Major Amendment to the approved Master Sign Plan for the overall site shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

Ms. Danielle DeVita
Simon Chelsea Las Vegas Development, LLC
SDR-44929 - Page Three
May 9, 2012

14. 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.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Construct right turn lanes at the entrance to this site on Bonneville Avenue and at the intersection of Grand Central Parkway and Bonneville Avenue adjacent to this site concurrent with development of this site unless the approved Traffic Impact Analysis specifically states that construction of these right turn lanes are not required.
18. In accordance with code requirements of Title 13.56, remove all substandard sidewalk and unused driveways and replace with new improvements meeting Downtown Centennial Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public

Ms. Danielle DeVita
Simon Chelsea Las Vegas Development, LLC
SDR-44929 - Page Four
May 9, 2012

right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

21. 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.
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, or the submittal of any construction drawings. 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. Site Development to comply with all applicable conditions of Z-100-97(6) and SDR-10131; we note that condition #21 of Z-100-97(6) and condition #15 of SDR-10131 are not applicable to this site.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.

Ms. Danielle DeVita
Simon Chelsea Las Vegas Development, LLC
SDR-44929 - Page Five
May 9, 2012

25. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **May 8, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell
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Mr. Mark Fine
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