

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0109-88(2)

APN 138-02-601-001

Location E OF RANCHO, 500' N OF CRAIG

Applicant TONOPAH CRAIG ROAD COMPANY

Subject

SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED
2,800 SF RETAIL BUILDING.



FILE HISTORY

[illegible]

FILE NO.: **Z-109-88(2)**

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____	_____
2. _____	_____
3. _____	_____
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18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: **Z-109-88(2)**

2. Conformance to the submitted site development plan and building elevations as amended by the above condition.
3. 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.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
9. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
10. 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.
11. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Mr. Abrams
Z-109-88(2) - Page Two
February 19, 1999

9. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
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This action by the Planning and Development Staff is final.

Sincerely,

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Judd Abrams, Esq.
Maury Abrams Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

February 19, 1999

Mr. Judd Abrams, Esq.
Tonopah Craig Road Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: Z-109-88(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Abrams:

Your request for a Site Development Plan Review on property located on east side of Rancho Drive, approximately 500 feet north of Craig Road FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-02-601-001, has been considered administratively by the City of Las Vegas Planning and Development Staff.

The Planning and Development Staff has administratively ***APPROVED*** your request subject to the following:

1. Provide a minimum of one van accessible parking space adjacent to the building as required by the Planning and Development Department.
2. Conformance to the submitted site development plan and building elevations as amended by the above condition.
3. 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.
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6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice
Administration 229-6353
Complanning 229-6022
Current Planning 229-6301
www.ci-las-vegas.nv.us

Mayor
Jon Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Lorry Brown

City Manager
Virginia Valentine



February 19, 1999

Mr. Judd Abrams, Esq.
Tonopah Craig Road Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: Z-109-88(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

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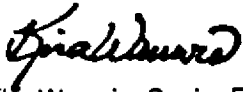
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Mr. Abrams
Z-109-88(2) - Page Two
February 19, 1999

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10. 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.
11. 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.

This action by the Planning and Development Staff is final.

Sincerely,



Kira Wauwie, Senior Planner
Current Planning Division



KW:cl

cc: Mr. Judd Abrams, Esq.
Maury Abrams Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

FEBRUARY 1999 - ADMINISTRATIVE REVIEW

Z-109-88(2) - TONOPAH CRAIG ROAD COMPANY - Request for a Site Development Plan Review on property located on east side of Rancho Drive, approximately 500 feet north of Craig Road FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-02-601-001.

APPLICATION REQUEST:

This request is for an Administrative Site Development Plan Review to construct one 2,800 square foot building as an addition to an existing retail center located on the northeast corner of Rancho Drive and Craig Road.

BACKGROUND DATA:

- 01/18/89 The City Council approved C-1 (Limited Commercial) zoning for this site as part of a larger request (Z-109-88).
- 10/12/89 The Planning Commission approved a Plot Plan and Building Elevation Review for the retail shopping center on this site [Z-109-88(1)].

DETAILS OF APPLICATION REQUEST:

Site Area:	26.7	Acres
Building Area (Existing):	315,562	Square Feet
New Building Area:	2,800	Square Feet
Parking Required (Overall):	969	Spaces
Parking Provided (Overall):	1,412	Spaces

This is a proposed new pad site located within an existing shopping center. Access, parking, landscaping and other on site improvements are existing. The building elevations depict a single story, stucco exterior, tile roof and tile accents similar to the existing buildings in the center.

FINDINGS:

The proposed new building is similar to buildings in the shopping center developed on this site. Adequate will be provided, however one van accessible parking space must be provided adjacent to the building. For these reasons, staff has no objection to this request and is recommending approval.

STAFF RECOMMENDATION: **APPROVAL**, subject to:

1. Provide a minimum of one van accessible parking space adjacent to the building as required by the Planning and Development Department.

2. Conformance to the submitted site development plan and building elevations as amended by the above condition.
3. 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.
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NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING &
DEVELOPMENT



Development
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Las Vegas, NV 89101

TDD 702-386-9108
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Current Planning 229-6301
www.ci.las-vegas.nv.us

February 11, 1999

Mr. Judd Abrams, Esq.
Tonopah Craig Road Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: Z-109-88(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Abrams:

Your request for a Site Development Plan Review on property located on east side of Rancho Drive, approximately 500 feet north of Craig Road FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-02-601-001, will be considered administratively by the City of Las Vegas Planning and Development Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-4717.

Very truly yours,

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Judd Abrams, Esq.
Maury Abrams Company
16661 Ventura Boulevard, Suite #408
Encino, California 91436

Mayor
Jan Lavery Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: PLANNING AND DEVELOPMENT

Z-109-88(2)

HAND DELIVERED

* COMPREHENSIVE PLANNING	MARC CASTAGNOLA	DSC
COMPREHENSIVE PLANNING	STEVE VAN GORP	DSC
* DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
* FLOOD CONTROL - DPW	GREG McDERMOTT	DSC
* LAND DEVELOPMENT - DPW	STACEY CAMPBELL	DSC
PERMITS / INSPECTIONS	GEORGE GARDNER	DSC
* RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
* SANITARY SEWERS - DPW	DAVE McGONEGLE	DSC
* TRAFFIC ENGINEERING - DPW	GARY PHILLIPS/MARC ESCOBEDO	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

CITY CENTRE DEVELOPMENT CORP (2)	STACEY LIED	300 S. FOURTH #905
REDEVELOPMENT AGENCY	JEFF MARESH	5TH STREET SCHOOL
* ELECTRICAL SERVICES - DPW	DONALD K. BEHUNIN	3104 BONANZA RD.
* FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR.
FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR.
METRO - CRIME PREVENTION	BILL TURLOCK	601 FREMONT-2ND FL.
* METRO - INTERGOVERNMENTAL SVCS	STAN OLSEN	714 SOUTH FOURTH
SID / STREET REHAB / TRAFFIC - DPW	D. BLISS / B. HAMP / E. FOLK	4TH FL. CITY HALL
* SURVEY - DPW	RITA LUMOS	415 N. 7TH STREET

SENT VIA "U. S." MAIL

CLARK COUNTY HEALTH DISTRICT
CLARK COUNTY SCHOOL DISTRICT
CLARK COUNTY ZONING
DIVISION OF WATER RESOURCES
FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)
LAS VEGAS VALLEY WATER DISTRICT
NEVADA POWER COMPANY
SOUTHWEST GAS CORPORATION
SPRINT-CENTRAL TELEPHONE - NEVADA
UNITED STATES POSTAL SERVICE

(revised 12/10/98)

* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

**DEVELOPMENT REVIEW TEAM MEETING
FEBRUARY 10, 1999**

8:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

Z-109-88(2) - TONOPAH CRAIG ROAD COMPANY - Request for a Site Development Plan Review on property located on east side of Rancho Drive, approximately 500 feet north of Craig Road FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-02-601-001.

CASE PLANNER: KIRA WAUWIE 229-4717

***THIS ITEM IS FOR ADMINISTRATIVE REVIEW ONLY AND WILL NOT APPEAR
ON THE PLANNING COMMISSION AGENDA!!!***

Comments Due: **FEBRUARY 10, 1999**

*Comments not returned by the due date will not be incorporated into the staff report for this case.
Comments may be submitted either on this sheet, at the DRT meeting or e-mail to CARMAN
LIVINGSTON, the agenda tech responsible for this case.*

COMMENTS: _____

**DEVELOPMENT REVIEW TEAM MEETING
FEBRUARY 10, 1999**

8:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

Z-109-88(2) - TONOPAH CRAIG ROAD COMPANY - Request for a Site Development Plan Review on property located on the ~~northeast corner~~ ^{east side of} of Rancho Drive and Craig Road FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-02-601-001. ^{approximately 500 feet north of}

CASE PLANNER: KIRA WAUWIE 229-4717



PUBLIC HEARING

NON-PUBLIC HEARING

THIS ITEM IS FOR ADMINISTRATIVE REVIEW ONLY AND WILL NOT APPEAR ON THE PLANNING COMMISSION AGENDA!!!

Comments Due: **FEBRUARY 10, 1999**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to CARMAN LIVINGSTON, the agenda tech responsible for this case.

COMMENTS:

DRAFT

[Handwritten signature]
[Handwritten initials]

01/26/99

15:28:53:63

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 109 88 2 BZA-CC-FC-SUM (BCPS) P MEETING DATE 02/25/99

ITEM # ACCEPTED 01/26/99 PUBLIC HEARING N BY RUD

EXISTING ZONES C-1 ROI-> C-1

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

Z-109-88(2) - TONOPAH CRAIG ROAD COMPANY - REQUEST FOR A SITE DEVELOPMENT
PLAN REVIEW ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF RANCHO DRIVE AND
CRAIG ROAD FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (LIMITED
COMMERCIAL ZONE, WARD 4 (BROWN), APN# 138-02-601-001

A P P L I C A N T WARD 4 PARCEL# 13802 601 001 MORE? N

TONOPAH CRAIG ROAD COMPANY TONOPAH-CRAIG RD CO

16661 VENTURA BL. #408 XDEVON TAX GROUP

ENCINO, CA. 91436 1777 N E LOOP 410 #1230

(818) 986-1455JEFF HARDMAN SAN ANTONIO TX 78217-5234

P R O P O S E D U S E

PARCEL MAP FILE 66 PAGE 42

2-,800 SQ-ARE FOOT RETAIL PT LOT 3

BUI-LDING

***ADMINISTRATIVE REVIEW

UPDATE NEW DELETE PRINT ZACT3 ZACT2 BACK

01/26/99

15:31:53:11

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 109 88 2 BZA-CC-4COMM (BCP) P MEETING DATE 02/25/99

ITEM # ACCEPTED 01/26/99 PUBLIC HEARING N

Z-109-88(2) - TONOPAH CRAIG ROAD COMPANY - REQUEST FOR A SITE DEVELOPMENT
PLAN REVIEW ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF RANCHO DRIVE AND
CRAIG ROAD FOR A PROPOSED 2,800 SQUARE FOOT RETAIL BUILDING, C-1 (LIMITED
COMMERCIAL ZONE, WARD 4 (BROWN), APN: 138-02-601-001

P R O P E R T Y L O C A T I O N

EASTNORTH CORNER OF RANCHO DRIVE AND CRAIG ROAD

200 SCALE MAP# L-2-4 SIZE .00 ACRES #LOTS 0

MAP NAME MERTON MELVIN

CC: MAURY ABRAMS COMPANY SUBD:

16661 VENTURA BL. #408

ENCINO, CA. 91436

(818) 906-1455

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 1/22/99

APPLICATION/PETITION FOR: ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
(Type of Action Requested)

Project Address (Location): 4500 N. Rancho Drive Las Vegas, NV 89130

Proposed Use: 2,800 sq. ft. Retail Building Assessor's Parcel No(s): 138-02-601-002
138-02-204-001
138-02-601-001
138-02-601-003

Project Name: Rancho Sierra Center

Existing General Plan Designation: SC Service Commercial Proposed General Plan Designation: SC Service Commercial

Existing Zoning: C-1 Proposed Zoning: C-1 Ward No.: 4

Commercial Sq. Ft.: 315,562 Floor Area Ratio: _____

Gross Acres: 26.7 Lots/Units: _____ Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): Tonopah Craig Road Company, A Calif. Limited Partnership Contact: Judd Abrams, Esq.

Address: 16661 Ventura Blvd. #408 Tel: (818) 986-1455 Fax: (818) 995-3260

City: Encino, CA 91436 State: CA Zip: 91436

Applicant: Maury Abrams Company Contact: Judd Abrams, Esq.

Address: 16661 Ventura Blvd. #408 Tel: _____ Fax: _____

City: Encino, CA 91436 State: _____ Zip: _____

Represented By: Judd Abrams, Esq. Contact: Judd Abrams, Esq.

Address: 16661 Ventura Blvd. #408 Tel: _____ Fax: _____

City: Encino, CA 91436 State: _____ Zip: _____

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME) Tonopah Craig Road Co. A Calif. Limited Partnership

PROPERTY OWNER(S): By Maury Abrams

Print First & Last Name: Maury Abrams General Partner

Subscribed and sworn before me this 19TH day of JANUARY 19 99

Philip Miller



FOR DEPARTMENT USE ONLY

Case No.: Z-109-88(2)

Meeting Date: ADMIN

Required Signs: 0

Map No.: L-2-4

Total Fee(s): 200.00

Receipt No.: 29658

Date Accepted: 1/26/99

Accepted By: MM

Maury Abrams Company

Justification Letter

16661 VENTURA BOULEVARD
SUITE 408
ENCINO, CALIFORNIA 91436
(818) 986-1455
FAX (818) 995-3260

January 20, 1999

**RE: Proposed New Freestanding Building
Administration Site Development Review
Rancho Sierra Shopping Center
Northeast corner Craig Rd. & Rancho Dr.
Las Vegas, NV**

Gentlemen:

We are the owners of the Rancho Sierra Shopping Center. The shopping center was constructed in 1990/1991.

We are hereby requesting the approval for construction of a new 2,800 sq. ft. free-standing building.

The building will face Rancho Drive. The building elevations, colors and architectural design will be substantially identical to all the other buildings constructed in the shopping center.

The location of the proposed building is currently a portion of our asphalt parking lot.

The existing parking count for the shopping center is as follows

**Parking required: 957
Parking provided: 1,425
(see enclosed site plan)**

As you can see from the above parking counts, the addition of a new 2,800 sq. ft. free-standing building will have no impact on the parking requirements of the shopping center.

**The new total parking required: 963.
The new total parking provided: 1,412.**

Additionally, the Landscape Plan which was previously submitted and approved prior to construction of the shopping center has not been changed or modified since it's installation in accordance with the plans.

Sincerely,

TONOPAH-CRAIG ROAD CO.
A California Limited Partnership



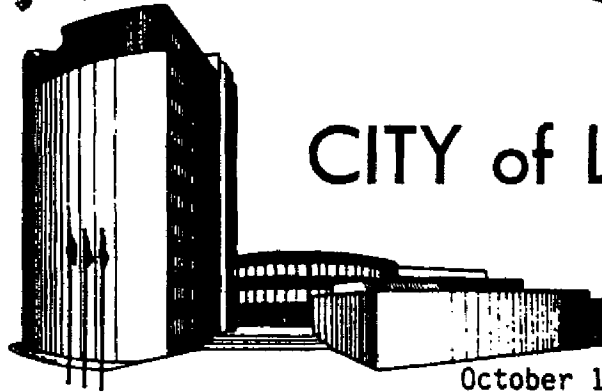
By: Maury Abrams
General Partner

JA/ss

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 17, 1989

Mr. Maury Abrams
Tonopah-Criag Road Company
16661 Ventura Boulevard, #823
Encino, California 92436

RE: Z-109-88 AND Z-102-89 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Abrams:

Your request for a Plot Plan and Building Elevation Review regarding a proposed shopping center with automotive service center on property located on the northeast corner of Rancho Drive and Craig Road, R-E Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on October 12, 1989.

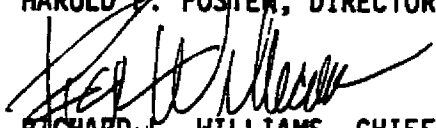
The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-109-88 and Z-102-89.
2. Any outdoor storage area shall be for live nursery stock only unless a Variance is approved.
3. No deliveries be permitted before 8:00 A.M. or after 5:00 P.M.
4. Construct a 28 foot wide pavement transition roadway for Craig Road from the east edge of this site to the existing Craig Road paving as required by the Department of Public Works.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD B. FOSTER, DIRECTOR


RICHARD L. WILLIAMS, CHIEF
CURRENT-PLANNING DIVISION

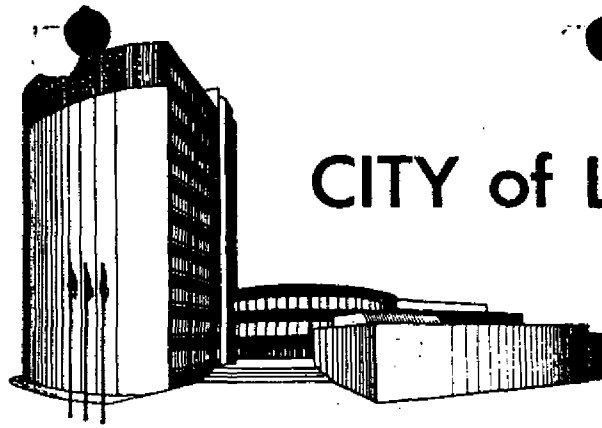
RLW:erh

cc: VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102



MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

ROI# 1601

January 30, 1989

Mr. Maury Abrams
Tonopah-Craig Road Company
16661 Ventura Blvd. - #823
Encino, California 92436

RE: Z-109-88 - RECLASSIFICATION OF PROPERTY

Dear Mr. Abrams:

The City Council at a regular meeting held January 18, 1989 APPROVED the Request for Reclassification of Property located on the northeast corner of Rancho Drive and Craig Road, From: R-E (Residence Estates), To: C-1 (Limited Commercial), Proposed Use: Commercial Shopping Center including Automotive Service Center, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Installation of an eight foot high block wall along the north and east property lines.
3. The landscape planters along the Rancho Drive and Craig Road frontages shall be a minimum of 15 feet in width and 10 feet in width along Torrey Pines Drive.
4. Installation of additional landscaping within the interior of the parking area as required by the Department of Community Planning and Development.
5. Installation of 24 inch boxed evergreen trees 40 feet on center along the north and east property lines as required by the Department of Community Planning and Development.



Mr. Maury Abrams
Tonopah-Craig Road Company
RE: Z-109-88 - RECLASSIFICATION OF PROPERTY
January 30, 1989
Page 2.

6. Installation of 24 inch boxed evergreen trees, boulders and lawn ground cover along the street frontages and 15 gallon trees and evergreen ground cover in the interior planters as required by the Department of Community Planning and Development.
7. Eliminate the proposed Maverick Street right-of-way and incorporate the land into the shopping center development.
8. Provide a minimum setback of 50 feet from the north and east property lines.
9. Dedicate 60 feet of right-of-way for Torrey Pines Drive, a 25 foot radius on the southeast corner of Torrey Pines Drive and Rancho Drive and a 54 foot radius on the northeast corner of Craig Road and Rancho Drive as required by the Department of Public Works.
10. Contribute \$25,000 prior to the issuance of building permits to partially fund the construction of a traffic signal at Craig Road and Rancho Drive as required by the Department of Public Works.
11. Construct half-street improvements on Rancho Drive and Craig Road and full street improvements on Torrey Pines Drive as required by the Department of Public Works.
12. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of either a building or grading permit.
13. Approval of an amendment to the Master Plan of Streets and Highways for the realignment and reduction in width for a portion of Torrey Pines Drive as required by the Department of Public Works.
14. Obtain Nevada Department of Transportation and Department of Public Works approval for the Torrey Pines Drive realignment and construct all median modifications at Torrey Pines Drive and at Craig Road as required by the Nevada Department of Transportation and the Department of Public Works.

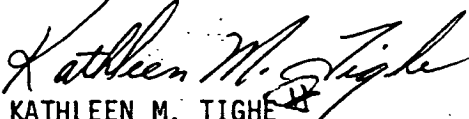
Mr. Maury Abrams
Tonopah-Craig Road Company
RE: Z-109-88 - RECLASSIFICATION OF PROPERTY
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Page 3.

15. Enter into an Oversizing Agreement for the extension of sanitary sewer to this site along Craig Road as required by the Department of Public Works.
16. Obtain a Nevada Department of Transportation Encroachment Agreement for all landscaping in the Rancho Drive public right-of-way as required by the Department of Public Works.
17. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
18. Conformance to the plot plan as amended by the above conditions.
19. Approval of detailed building elevations and building construction materials by the Planning Commission prior to the issuance of a building permit.
20. All exterior lighting be directed away from the adjoining residential properties with no ray of light shining directly onto any residential property.
21. Trash pickup shall be limited to the hours of 8:00 a.m. to 5:00 p.m.
22. Enter into an agreement to post \$25,000 for a traffic signal participation at Torrey Pines and Rancho to be paid for at the time a signal is warranted.
23. 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.
24. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

Mr. Maury Abrams
Tonopah-Craig Road Company
RE: Z-109-88 - RECLASSIFICATION OF PROPERTY
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25. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
26. Satisfaction of City Code requirements and design standards of all City departments.
27. Approval of the parking and driveway plans by the Traffic Engineer.
28. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
29. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

Maury Abrams Company

16661 VENTURA BOULEVARD
SUITE 408
ENCINO, CALIFORNIA 91436
(818) 986-1455
FAX (818) 995-3260

January 22, 1999

Matt Pinjuv
City of Las Vegas Planning Dept.
731 South 4th Street
Las Vegas, NV 89101

RE: Rancho Sierra Shopping Center

Dear Mr. Pinjuv:

Pursuant to our meeting, enclosed please find fourteen (14) site plans you requested for the proposed expansion of the above referenced center.

If you have any questions please call directly.

Sincerely,



MAURY ABRAMS

MA:lh

Maury Abrams Company

16661 VENTURA BOULEVARD
SUITE 408
ENCINO, CALIFORNIA 91436
(818) 986-1455
FAX (818) 995-3260

January 20, 1999

City of Las Vegas
Department of Community Planning & Development
City Hall 400 E. Stewart Avenue
Las Vegas, NV 89101

**RE: PROPOSED NEW 2,800 SQ. FT. FREE STANDING BUILDING
ADMINISTRATIVE SITE DEVELOPMENT REVIEW
RANCHO SIERRA SHOPPING CENTER
NORTHEAST CORNER CRAIG ROAD AND RANCHO DRIVE
LAS VEGAS, NV**

Gentlemen:

I am writing this letter in accordance with the instructions of Robert Genzer and as a follow-up to our pre-application conference with Mr. Genzer on October 15, 1998.

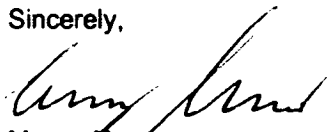
I have enclosed the following items for your Administrative Site Development Review:

1. Application/Petition form for Administrative Site Development Review
2. \$200.00 Administrative Fee
3. Justification letter
4. Two (2) full size Site Plans and two (2) 8 ½ x 11 Site Plans
5. Two (2) copies of Building Elevations
6. Two (2) copies of Floor Plan

I believe this package contains all of the necessary information in order to process the Administrative Site Development Review.

Please let me know if any additional information is needed.

Sincerely,



Maury Abrams
General Partner

MA/ss