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January 17, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Lloyd Manning
Rainbow Corporate Center L.P., a Nevada Limited Partnership
500 North Rainbow Boulevard
Las Vegas, Nevada 89107

RE: Z-0061-93(8) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 16, 2002

Dear Mr. Manning:

The City Council at a regular meeting held January 16, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,556 SQUARE-FOOT COMMERCIAL BUILDING on 6.44 Acres adjacent to the southwest corner of Rainbow Boulevard and Washington Avenue (APN: 138-27-701-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2002. This approval is subject to:

Planning and Development

1. 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.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
4. Landscaping and a permanent underground sprinkler system shall be installed 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.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
6. All City Code requirements and all City departments' design standards shall be met.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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Mr. Lloyd Manning
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Public Works

8. 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.
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.
10. An update to the previously approved 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 submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
11. 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 building or grading permits or submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

Sincerely,



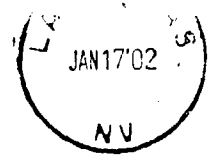
ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Dennis Bonds
Gerald Garapich, AIA, Limited Liability Co.
10 Commerce Center Drive
Henderson, Nevada 89014

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986



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Mr. Lloyd Manning
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500 North Rainbow Boulevard
Las Vegas, Nevada 89107

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