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February 8, 2001

Mr. Larry Miller
Peccole 1982 Trust
851 South Rampart Boulevard, Suite 220
Las Vegas, Nevada 89145

RE: Z-0017-90(34) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2001
Related to Z-0034-81(11)

Dear Mr. Miller:

The City Council at a regular meeting held January 17, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 75,650 SQUARE FOOT COMMERCIAL CENTER on the northwest corner of Charleston Boulevard and Rampart Boulevard (APN: 138-32-411-003), 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 18, 2001. This approval is subject to:

Planning and Development

1. The applicant shall work with staff to enhance the landscaping within the eight foot (8') wide landscape planter along the western property line.
2. No wallpack lighting shall be allowed on the rear of the buildings. Lighting standards within parking lots shall be no more than 15 feet in height.
3. All light poles shall be restricted to 15 feet in height.
4. The restaurant hours shall be from 11:00 a.m. to 10:00 p.m. Sunday through Thursday; 9:00 a.m. to 11:00 p.m. Friday and Saturday; and open for six Sunday/ Holiday luncheons for extended hours.
5. The retail hours shall be from 9:00 a.m. to 9:00 p.m. Monday through Thursday; 9:00 a.m. to 10:00 p.m. Friday and Saturday; Sunday from 11:00 a.m. to 7:00 p.m.; and open for extended hours during the peak holiday shopping season. In the event the retails uses include a bookstore or grocery store, the hours of operation for a bookstore shall be 9:00 a.m. to 11:00 p.m. and for a grocery store shall be 7:00 a.m. to 11:00 p.m. In the event these two uses do not come to fruition, the hours of operation of any other use shall be the same as those of the retail stores.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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6. The delivery hours shall be from 7:00 a.m. to 5:00 p.m. Monday through Friday; 10:00 a.m. to 5:00 p.m. on Saturday. There shall be no deliveries on Sundays, no overnight parking and no 18-wheel delivery vehicles.
7. The approval of the previous site development plan shall be expunged.
8. This site development plan approval shall expire in two years should construction have not commenced.
9. All Residential Adjacency Standards shall be met.
10. No parking variances shall be granted in the future.
11. A signage plan for all free-standing and wall signage shall be submitted for approval by Planning and Development staff prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
13. The landscape plan shall be revised to indicate 24 inch box trees spaced twenty (20) feet on-center in all landscape buffers adjacent to roadways as required by the Urban Design Guidelines and Standards.
14. The rear elevations of the retail buildings shall be revised to show architectural features that are consistent throughout the commercial center. In addition, the elevations shall include elevation materials and colors that are proposed.

Public Works

15. 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.
16. 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. In addition, the proposed driveway accessing Charleston Boulevard shall conform to the Nevada Department of Transportation (NDOT) Standards.
17. All pad sites comprising this overall commercial site, site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

18. 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 or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
19. Obtain an Occupancy Permit for all private improvements (driveways) in the Charleston Boulevard public rights-of-way adjacent to this site prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-17-90, Z-17-90(26) and all other subsequent site-related actions.

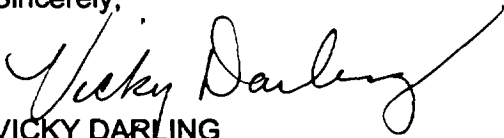
Standard Conditions

21. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
22. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
23. 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.
24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
25. All City Code requirements and design standards of all City departments must be satisfied.
26. 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.
27. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

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28. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
29. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



VICKY DARLING
ASSISTANT DEPUTY CITY CLERK for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Amber Dolce
Pentacore Engineering
6763 W. Charleston Boulevard
Las Vegas, Nevada 89146