



August 14, 2000



002660

Mr. Salim Rana  
Areejh Investments Corporation  
4340 East Washington Avenue, Suite 107  
Las Vegas, Nevada 89110

**RE: Z-0105-97(4) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Rana:

Your request for a Site Development Plan Review FOR A PROPOSED 10-THEATER MOVIE COMPLEX, RETAIL SHOPS, PROFESSIONAL OFFICE SUITES AND A 4-LEVEL PARKING STRUCTURE on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), was considered by the Planning Commission on August 10, 2000.

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

**Planning and Development**

1. Pad "A" shall be deleted and the area developed as parking.
2. Revised elevations that indicate that the north side of the building shall have an exterior treatment that is compatible with the remainder of the structure shall be submitted to the Planning and Development Department.
3. All trees shall be at least 24-inch box in size.
4. A Site Development Review for the pads must be approved by the Planning Commission prior to any construction on those pads.
5. The City Council must approve variances V-0053-00 and V-0054-00. If those Variances are not approved, this approval shall be null and void.
6. Site development to comply with all applicable conditions of approval for Z-105-97, the Azra Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

**Public Works**

7. Meet with the Traffic Engineer 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.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

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

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8. 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 for this site. The Traffic Impact Analysis update shall address possible median modifications needed on Washington Avenue to facilitate left turns into this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
9. An addendum 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 for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. This proposed site must always allow for the perpetual common access between the various parcels/owners within the Azra Center commercial subdivision area.

**Standard Conditions**

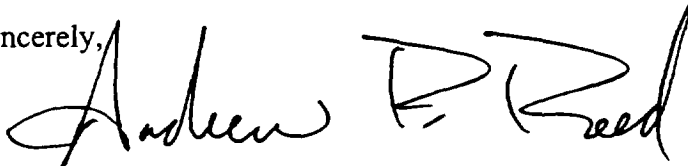
11. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.

Mr. Salim Rana  
Z-0105-97(4) - Page Three  
August 14, 2000

16. 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.
17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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.

This item will be considered by the City Council on September 20, 2000, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:rlr

cc: Mr. Dewey Jones  
3185 South Highland Drive, #14  
Las Vegas, Nevada 89109