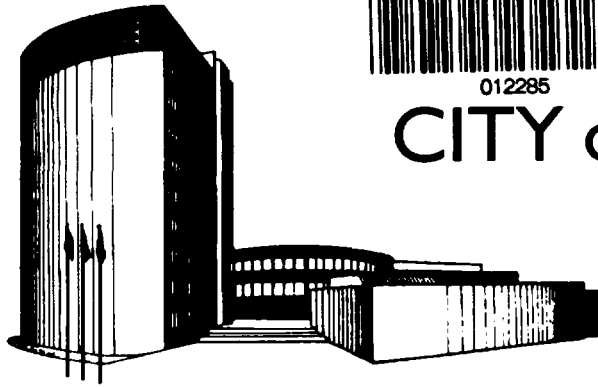


MAYOR
JAN LAVERTY JONES

COUNCILMEN
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LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE
June 1, 1999



CITY of LAS VEGAS

Dipak and Kusum Desai, et al
V & G Ram
3420 Calle Del Torre
Las Vegas, Nevada 89102-3908

RE: Z-8-99 - REZONING [Related to GPA-3-99]

Dear Dipak and Kusum:

The City Council at a regular meeting held May 24, 1999 APPROVED the request for a Rezoning on property located on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road, From: R-E (Residence Estates) and C-2 (General Commercial) To: C-2 (General Commercial), PROPOSED USE: 33,525 SQUARE FOOT NEW CAR DEALERSHIP AND ACCESSORY USES, Size: 6.00 Acres, Ward 4 (Brown), APN: 138-02-102-003. The Notice of Final Action was filed with the Las Vegas City Clerk on May 25, 1999. This approval is subject to:

1. A new site plan showing one landscape finger planter for every six parking spaces in the customer/employee parking areas shall be submitted for administrative approval by the Planning and Development Department.
2. Submit and record appropriate Reversionary, Parcel or Subdivision Maps to establish the property lines as shown with this project prior to the issuance of any building permits as required by the Department of Public Works.
3. Dedicate 40 feet of right-of-way adjacent to the entire legal parcel for Torrey Pines Drive prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half-street improvements on Torrey Pines Drive and Rancho Drive adjacent to the entire legal parcel of which this site is a part concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Also, if legally able, construct a minimum of two lanes of temporary paving on Torrey Pines Drive, west of the centerline, from the south edge of this site southward to tie into existing improvements and from the north edge of this site northward to Lone Mountain Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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. Construction of all required improvements on Torrey Pines Drive adjacent to this site shall commence within one year of approval of this rezoning action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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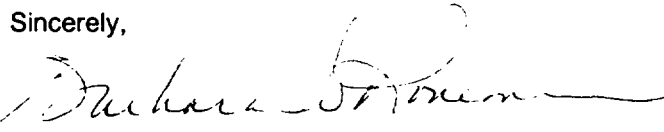
5. Prior to any maps further dividing this site, appropriate public sewer easements shall be granted along the south edge of this site eastward to Torrey Pines as required by the Department of Public Works.
6. Common access rights shall be established between all proposed retail uses on this site, and inter-site access shall be provided between all proposed retail uses as required by the Department of Public Works. Provide proof of such common access rights prior to the issuance of any building permits for this site.
7. 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 as required by the Department of Public Works
8. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the proposed median cut on Rancho Drive. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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.
9. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.
10. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

11. 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 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.
12. A Resolution of Intent with a one year time limit.
13. All development shall be in conformance with the plot plan as amended by the above conditions and building elevations.
14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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21. 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,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Jim Veltman
Veltman Consulting Services
2801 North Tenaya Way, Suite B
Las Vegas, Nevada 89128

Mr. Jack Super
V. A. Ram Trustees
V. A. Ram and Girijamma Ram Family Trust
2080 Flamingo Road, Suite #320
Las Vegas, Nevada 89119