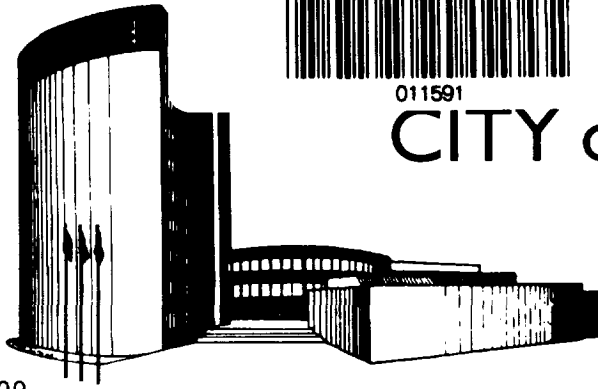


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LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

January 27, 1999

Mr. David Danis
First Interstate Bank of Nevada on behalf of
Laurich Properties, Inc.
P.O. Box 63931
San Francisco, California 94110

RE: Z-20-97(15) - SITE DEVELOPMENT PLAN REVIEW (Related to U-124-98 and V-68-98)

Dear Mr. Danis:

The City Council at a regular meeting held December 21, 1998 APPROVED the request for a Site Development Plan Review on property located on the northwest corner of Tonopah Drive and Charleston Boulevard FOR A PROPOSED 14,216 SQUARE FOOT DRUG STORE, PD (Planned Development) Zone, Size: 1.42 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 1998. This approval is subject to:

1. The applicant shall construct a raised median within Rancho Lane in order to prevent left hand turns from the drug stores eastern driveway to west-bound Rancho Lane as required by the Planning and Development Department and the Department of Public Works.
2. The Tonopah Drive/Rancho Lane and Tonopah Drive/Charleston Boulevard intersections shall be redesigned as required by the Planning and Development Department and the Department of Public Works.
3. The plan as submitted requires the Vacation of portions of Tonopah and Rancho Lane. Those street Vacations shall be completed prior to the issuance of building permits.
4. The site shall be designed to allow only right turns onto Charleston Boulevard.
5. Landscaping shall be provided as shown on the submitted site plan.
6. The drive-thru window shall be for pharmacy use only.

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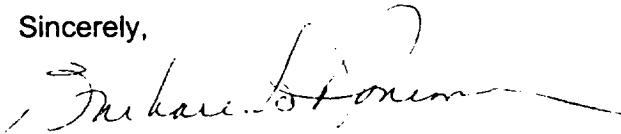


7. The proposed building footprint shall be redesigned to not encroach into the existing public sewer easement located parallel to and approximately 40 feet south of Rancho Lane as required by the Department of Public Works. This condition shall not be enforced if the applicant provides a plan acceptable to the City Planning Engineer to relocate the existing public sewer line. If this alternative is chosen, all appropriate public sewer easements for the new alignment shall be granted to the City prior to the issuance of any sewer construction permits, and the applicant shall submit an application to vacate the existing public sewer easement. The Vacation Application shall have received City Council approval prior to the issuance of any building permits which encroach within the existing easement boundaries. The relocated sewer line shall be constructed prior to or concurrent with on-site development activities.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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. Unless specifically allowed in writing by the Traffic Engineer, the easternmost driveway on Rancho Lane shall be eliminated. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. If a Traffic Impact Analysis is required by the Nevada Department of Transportation, provide a copy of such to the City Department of Public Works for approval prior to the issuance of any permits for this site.
9. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mr. David Danis
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14. 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.
15. 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.
16. 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 to provide for transportation hazards.
17. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

*RSK
PKB*

/ac

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

Mr. Hank Gordon
Laurich Properties, Incorporated
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