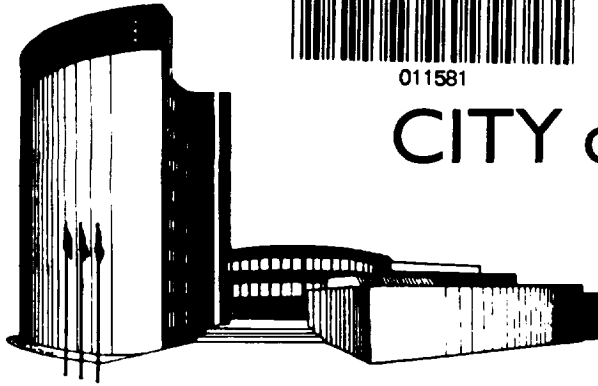


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LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

December 10, 1998

Mr. Gregory A. Koppe
530 South Third Street
Las Vegas, Nevada 89101

RE: Z-100-64(166) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Koppe:

The City Council at a regular meeting held December 7, 1998 APPROVED the request for a Site Development Plan Review on property located at 711 South Fourth Street FOR A PROPOSED 4,800 SQUARE FOOT TWO-STORY OFFICE BUILDING, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.24 Acre. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 1998. This approval is subject to:

1. All chain link fencing shall be removed from this site. Any new fencing shall be of a decorative material as required by the City of Las Vegas Urban Design Guidelines and Standards.
2. Remove all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first, as required by the Department of Public Works. All new or modifications to existing driveways shall meet the intent of Standard Drawing 222a and shall be consistent with the 4th Street corridor design standards.
4. Contribute \$1,000 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
www.ci.las-vegas.nv.us (WEBSITE)

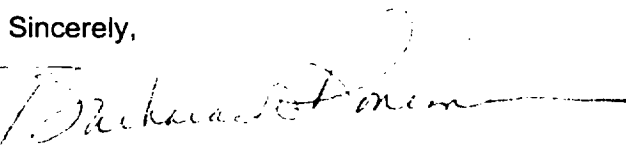
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Mr. Gregory A. Koppe
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5. All development shall be in conformance with the site plan and building elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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

/ac
See Attached List

Mr. Gregory A. Koppe
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December 10, 1998

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

Mr. George Rogers
770 East Sahara Avenue, Suite 340
Las Vegas, Nevada 89104