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CITY MANAGER
VIRGINIA VALENTINE

December 29, 1998



Oxford Technology, Incorporated
5010 South Valley View Boulevard
Las Vegas, Nevada 89118

RE: Z-70-98 - REZONING (Related to U-123-98)

Dear Applicant:

The City Council at a regular meeting held December 7, 1998 APPROVED the request for a Rezoning on property located at 2310 Las Vegas Boulevard South, From: R-4 (High Density Residential) and C-2 (General Commercial), To: C-2 (General Commercial), PROPOSED USE: 322,226 SQUARE FOOT HOTEL AND CASINO, Size: 2.37 Acres The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 1998. This approval is subject to:

1. This action does not constitute approval of a Site Development Plan. A revised Site Development Plan shall be heard by the Planning Commission and City Council at a public hearing.
2. Dedicate 20 foot radii on the southwest and southeast corners of Cleveland Avenue and Fairfield Avenue and a 25 foot radius on the northwest corner of Las Vegas Boulevard and Cincinnati Avenue prior to the issuance of any permits as required by the Department of Public Works. This condition shall not be enforced if the applicant provides proof of existing signage or other private improvements that are intended to remain within the area to be dedicated throughout development of this site.
3. Construct all incomplete half-street improvements (sidewalk) on Cleveland Avenue and Fairfield Avenue adjacent to this site (including the Valet Parking Lot portion across Fairfield Avenue) concurrent with development of this site as required by the Department of Public Works. Also, construct full-width alley paving adjacent to the Valet Parking Lot portion of this site concurrent with development of this site as required by the Department of Public Works.
4. 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 as required by the Department of Public Works.

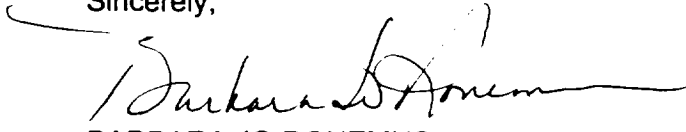


5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to approval of a Site Development Plan Review. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution 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. The Traffic Impact Analysis shall also address the potential impact of the proposed truck loading bay (i.e. backing up maneuvers) on Cincinnati Avenue and shall propose appropriate methods to mitigate such impacts. 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.
6. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine how sewer services will be provided to this site; because of capacity concerns, this site shall not connect to the existing Las Vegas Boulevard sewer line. Construct public sewer to service this site along an alignment and to a location acceptable to the City Planning Engineer as required by the Department of Public Works.
7. Landscape and maintain all unimproved right-of-way on Fairfield Avenue adjacent to this site as required by the Department of Public Works.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fairfield Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

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9. 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, 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.
10. A Resolution of Intent.
11. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

rs

/ac

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

Mr. Greg Jensen
Jones Vargas
3773 Howard Hughes Parkway
Las Vegas, Nevada 89109