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CITY of LAS VEGAS

December 29, 1998

Mr. Mel Lacquement
Mountain Spa Resort Development, L. L. C.
2810 West Charleston Boulevard, Suite F-58
Las Vegas, Nevada 89102

RE: Z-75-91(6) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Lacquement:

The City Council at a regular meeting held December 7, 1998 APPROVED the request for a Site Development Plan Review on property located east of Buffalo Drive and north of Racel Street for a PROPOSED HOTEL (RITZ-CARLTON), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 1998. This approval is subject to:

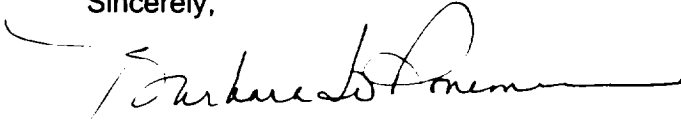
1. An update to the Traffic Impact Analysis shall be submitted to the Department of Public Works prior to the issuance of any building or grading permits and shall be approved prior to occupancy of this site.
2. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
3. Provide on-site, legal access to this development area prior to occupancy of any units within this site as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval of Z-75-91 and DA-1-91 and all subsequent related actions.



Mr. Mel Lacquement
Z-75-91(6) – Page Two
December 29, 1998

5. Conformance to the site plan and elevations.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Ms. Rhonda McBride
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146