

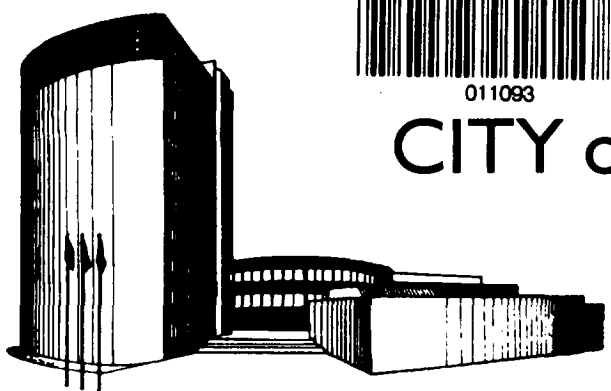


CITY of LAS VEGAS

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November 4, 1998

Mr. Larry Miller
 Peccole 1982 Trust/William & Wanda Peccole Family Limited Partnership
 851 South Rampart Boulevard, Suite 100
 Las Vegas, Nevada 89128

RE: Z-17-90(26) - SITE DEVELOPMENT PLAN REVIEW [Related to U-102-98]

Dear Mr. Miller:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for a Site Development Plan Review on property located on the northwest corner of Rampart Boulevard and Charleston Boulevard FOR A PROPOSED 93,316 SQUARE FOOT COMMERCIAL SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) 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 October 13, 1998. This approval is subject to:

1. Provide handicap access aisles on both sides of the handicap parking spaces.
2. The developer shall work with the City and the owners of the property adjacent to the east side of Rampart Boulevard to install landscaping within the Rampart Boulevard median, as required by the Planning and Development Department. A maintenance agreement shall be made, with maintenance of this landscaping being the responsibility of the property owners as required by the Planning and Development Department.
3. Dedicate appropriate right-of-way for a dedicated right turn lane on Rampart Boulevard adjacent to this site in accordance with Standard Drawing #201.1 prior to the issuance of any building or grading permits for this site as required by the Department of Public Works. Coordinate with the right-of-way section of the Department of Public Works for final right-of-way requirements for the radius on the northwest corner of Rampart Boulevard and Charleston Boulevard.
4. Construct all incomplete half-street improvements (sidewalk) on Rampart Boulevard adjacent to this site as required by the Department of Public Works.



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5. Contribute \$8,640.00 in accordance with the Peccole Ranch Master Traffic Impact Analysis' Signal Participation Proposal prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrade of traffic signals at any intersection within this general vicinity which is impacted by this development.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. The T.I.A. shall include a section on the reconstruction of the Charleston Boulevard and Rampart Boulevard intersection including bus turn outs and additional turn lanes. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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. 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.
7. 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.
8. Site development to comply with all applicable Conditions of Approval for Z-17-90 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.
9. 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.

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10. 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.
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.
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

/ac

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

Ms. Liz Ainsworth
Pentacore Engineering, Incorporated
6763 West Charleston Boulevard
Las Vegas, Nevada 89146