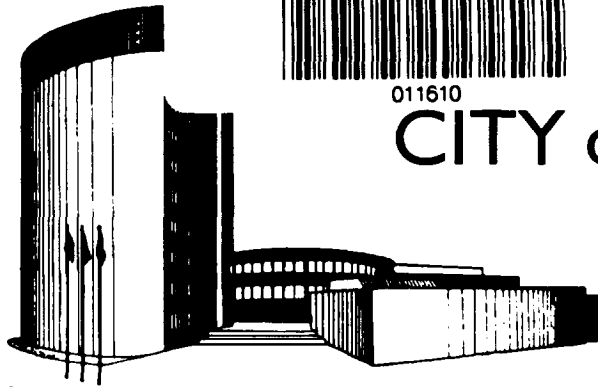


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011610

# CITY of LAS VEGAS

November 4, 1998

Mr. Joseph Torkan  
Regal Trading Limited Liability Company  
9301 Wilshire Boulevard, Suite #203  
Beverly Hills, California 90210

RE: Z-140-89(10) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Torkan:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for a Site Development Plan Review on property located south of Craig Road and east of Jones Boulevard FOR A PROPOSED 79,578 SQUARE FOOT SHOPPING CENTER, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.26 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on October 13, 1998. This approval is subject to:

1. Construct an eight (8) foot high split-faced decorative block wall on the south and east sides of the shopping center.
2. Garbage receptacles shall be located in areas as may be approved by staff and representatives of Silver State Disposal, with concern for aesthetics and convenient placement.
3. Decorative tile roofing shall be utilized, with drainage pipes being concealed.
4. Roof ladders (if necessary) shall be located on the sides of the buildings.
5. Electrical boxes shall be recessed in the building.
6. Landscaping to the south and east of the shopping center shall be placed inside the eight (8) foot decorative wall and shall be increased to the width of fifteen (15) feet. The landscaping shall consist of 12-foot Mondale pines, planted every 15 feet, 10 feet away from the decorative block wall.
7. No advertising signs shall be placed on the rear or rooftops of the buildings.
8. Lighting shall be placed to minimize the spillover to the neighboring houses.
9. No windows shall be constructed on the rear (south and east sides) of the shopping center to maintain the privacy of the adjacent residences.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)  
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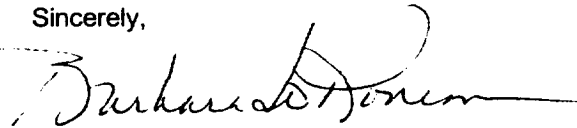
10. The developer shall work with staff regarding the widening of the driveways to 60 feet in width.
11. The developer shall provide revolving, non-dedicated 24-hour security for the center.
12. The developer shall work with staff in conjunction with the drainage study to redirect roof water runoff onto Craig Road and not onto the adjacent vacant parcel.
13. The developer and staff shall work with the Regional Transportation Commission on a bus pull in/pull out.
14. The developer shall work with staff regarding the installation of double speed humps as close together as permitted by law in lieu of blocking the alley entrances on Craig Road and Jones Boulevard and for full access at the northern most end of the shopping center on Jones Boulevard with a median blocking the alleyway to prevent a left turn out onto Jones Boulevard.
15. A roof plan shall be submitted for review to determine whether the proposal meets the residential adjacency standards and shall be approved by the Planning and Development Department prior to the issuance of any permits.
16. Condition No. 2 of Z-140-89(9) shall be revised to read as follows: A Traffic Impact Analysis including a Master Driveway Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for this site. 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. The number and general location of driveways servicing this site shall be determined by the Master Driveway Plan, no other driveways shall be permitted unless approved by the Traffic Engineer. 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.
17. Off-site improvement drawings for Jones Boulevard adjacent to this site shall be submitted to and accepted by the City within 180 days of receipt of written notification by the City that such improvements are required. The developer shall make all reasonable attempts to respond to City review comments in a timely manner, and construction of the off-site improvements shall commence within 90 days of approval of such improvement drawings by the City. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
18. Coordinate with the owner/developer of the Not-A-Part parcel (138-01-301-015) on the southeast corner of Jones Boulevard and Craig Road to establish reciprocal driveway access rights between these two parcels. If such is established, provide the City with a copy of a recorded agreement prior to the issuance of permits for this site as required by the Department of Public Works.

19. Submit an application for an Occupancy Permit for all private improvements in the Craig Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
20. Original Condition #24 of Z-140-89 shall be revised to read as follows: A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits, or the recordation of a Map dividing this site, whichever may occur first. 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.
21. Site development shall be in conformance with all applicable original Conditions of Approval of Z-140-89, all subsequent approvals, all ordinance amendments enacted subsequent to the original approval, and all conditions of this [Z-140-89(10)] approval.
22. 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.
23. 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.
24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
25. All City Code requirements and design standards of all City departments must be satisfied.
26. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
27. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
28. 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.
29. 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.

Mr. Joseph Torkan  
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30. 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.
31. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
32. 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.
33. All development shall be in conformance with the plot plan and building elevations as amended by these above conditions.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

RSC

/ac

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

Mr. Bijan Dardashti  
5371 Wilshire Boulevard, Suite #203  
Los Angeles, California 90036