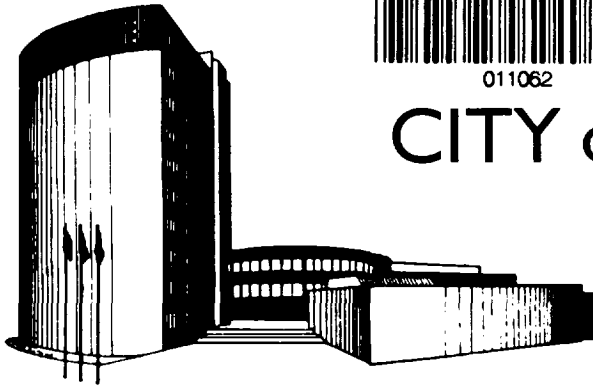


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
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GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



011062

CITY of LAS VEGAS

July 20, 1998

Hanbo Nevada, Incorporated
3400 Westminster Avenue
Santa Ana, California 92703

RE: Z-68-85(43) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

The City Council at a regular meeting held July 13, 1998 APPROVED the request for a Site Development Plan Review on property located on the south side of Peak Drive, approximately 271 feet east of Crimson Canyon Way, FOR A PROPOSED 13,920 SQUARE FOOT PRINTING BUSINESS, C-PB (Planned Business Park) Zone, Size: 2.00 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on July 14, 1998. This approval is subject to:

1. Prior to construction of the building proposed for the west portion of the property, a Site Development Plan Review shall be submitted and heard by the Planning Commission and the City Council.
2. Construct all incomplete half street improvements (sidewalk) on Peak Drive adjacent to the Bureau of Land Management land to the north of this site prior to occupancy of this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to the BLM Land to the north of this site and replace with new improvements meeting current City Standards.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign and relocation of the proposed driveway access, on- site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. 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 as recommended by the approved Drainage Plan/Study.



6. All development shall be in conformance with the plot plan and building elevations.
7. Site development to comply with all applicable Conditions of Approval for Zoning Application Z -68-85 and all other subsequent site-related actions as required by the Department of Public Works.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. 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.
14. 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.
15. 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 RONECUS
City Clerk

/bb

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

Mr. Young W. Yi
Laves Enterprises, Incorporated
3111 S. Valley View Boulevard, Suite #B-103
Las Vegas, Nevada 89102