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June 10, 1998



011059

CITY of LAS VEGAS



Mr. Avi Schlessinger
Wild West Investments, Limited Liability Company
600 South Rancho Drive, #113
Las Vegas, Nevada 89106

RE: Z-68-85(42) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Schlessinger:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for for a Site Development Plan Review on property located on the east side of Tenaya Way, and south of Box Canyon Drive, FOR A PROPOSED 69,383 SQUARE FOOT MEDICAL SERVICES BUILDING, C-PB (Planned Business Park), Size: 4.50 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. Construct sidewalk improvements on Tenaya Way and Box Canyon Drive adjacent to this site as required by the Department of Public Works.
2. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign 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. We recommend that the proposed driveway onto Box Canyon Drive be aligned with the driveway opposite if possible. If this option is chosen, a Joint Access agreement between this site and the site to the east shall be executed and a copy of such shall be submitted to the City.
3. 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.
4. A site-specific addendum to the previously approved Master 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.
5. Conformance to the standards of the Covenants, Conditions and Restrictions of the Las Vegas Technology Center, and all applicable Conditions of Approval for Z-68-85 and all other site-related actions.

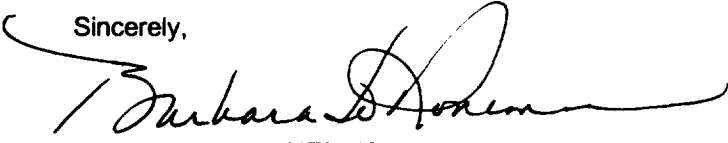


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6. All development shall be in conformance with the plot plan and building elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
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 RONEMUS
City Clerk

/ac

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

Mr. Willie Stokes
Davis Stokes Chilton
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Nashville, Tennessee 37228