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June 10, 1998



CITY of LAS VEGAS

Mr. Robert Holgate  
Triple 5 Nevada Development Corporation  
9452 West Sahara Avenue  
Las Vegas, Nevada 89117

RE: Z-139-88(24) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Holgate:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for a Site Development Plan Review on property located on the north side of Sahara Avenue, and the west side of Fort Apache Road, FOR A PROPOSED 27,418 SQUARE FOOT TWO-STORY RETAIL AND OFFICE BUILDING AND A 33,207 SQUARE FOOT TWO-STORY RETAIL AND OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 31.74 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. All lighting shall be shielded and directed so that light falls only on the subject site.
2. Site development is to comply with all applicable Conditions of Approval for Z-139-88 and all other subsequent site-related actions as required by the Departments of Public Works and Planning and Development.
3. 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.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.



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7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
9. An update to the previously approved 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.
10. 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.
11. 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.
12. 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. Neil Breen  
Perlman Architects  
2450 Chandler, #21  
Las Vegas, Nevada 89120