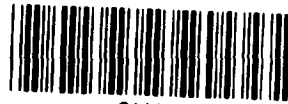
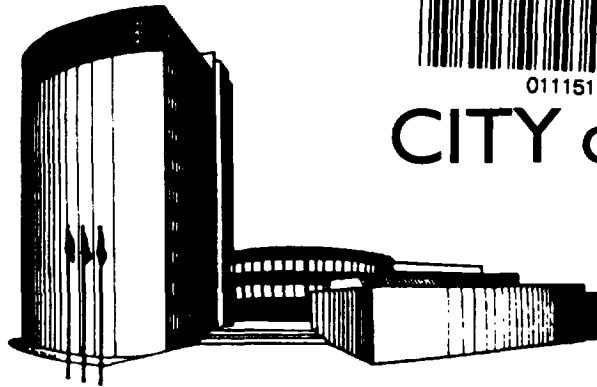


**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN**

**CITY MANAGER
LARRY K. BARTON**

June 10, 1998



011151

CITY of LAS VEGAS

Mr. Steve Allen
Mr. Lee Wilder
LeRoy Wilder Family Trust
PO Box 1181, Route 70
Jean, Nevada 89019

RE: ZC-567-95(1) - EXTENSION OF TIME

Dear Messrs. Allen and Wilder:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for an Extension of Time on property located on the west side of Decatur Boulevard, between Madre Mesa Drive and Roberta Lane, for a proposed mini-storage facility, retail center, and 108 apartment units, U (Undeveloped) Zone [R (Rural Density Residential), M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] under Resolution of Intent to R-3 (Medium Density Residential) and C-1 (Limited Commercial), Size: 11.23 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. The City of Las Vegas shall amend the General Plan for this site unless the applicant files a General Plan Amendment application.
2. The submitted Parcel Map PM-40-97 must record prior to the issuance of any permits for this site as required by the Department of Public Works.
3. Dedicate 30 feet adjacent to this site for Madre Mesa Drive (where such dedications do not already exist), 30 feet for Roberta Lane and an additional 5 feet for a total radius of 20 feet on the southwest corner of Decatur Boulevard and Madre Mesa Drive.
4. Construct half-street improvements on Madre Mesa Drive and Roberta Lane adjacent to this site and construct all incomplete half-street improvements (sidewalk) on Decatur Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



Mr. Steve Allen
Mr. Lee Wilder
ZC-567-95(1) - Page Two
June 10, 1998

5. Contribute \$7,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Decatur Boulevard and Rancho Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
6. If such has not already been established and because it appears that access and parking may be shared by other parcels to the south and west of this site, Joint Access and Parking Agreement shall be provided to allow intrasite circulation between the parcels and a copy of such shall be provided to the City prior to the issuance of any permits for 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
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.

Mr. Steve Allen
Mr. Lee Wilder
ZC-567-95(1) - Page Three
June 10, 1998

14. 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. Bill Curran
Curran & Parry
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106