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May 15, 1998



# CITY of LAS VEGAS

Mr. Jeffrey Kaplan  
Tech Center Associates  
535 Anton Boulevard, Suite #150  
Costa Mesa, California 92626

RE: Z-68-85(41) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Kaplan:

The City Council at a regular meeting held May 11, 1998 APPROVED the request for a Site Development Plan Review on property located on the south side of Cascade Valley Court, east of Tenaya Way, FOR A PROPOSED 14,582 SQUARE FOOT OFFICE BUILDING, C-PB (Planned Business Park) Zone, Size: 1.00 Acre. The Notice of Final Action was filed with the Las Vegas City Clerk on May 12, 1998. This approval is subject to:

1. 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.
2. Meet with the Traffic Engineer 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.
3. An addendum 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. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
4. All development shall be in conformance with the plot plan and building elevations.

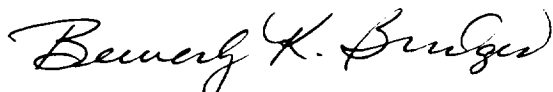


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5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. 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.
11. 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.
12. 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.
13. 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,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

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See attached List

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cc:      Planning and Development Dept.      Mr. Thomas J. Krob  
          Development Coordination-DPW      Petty-Krob Properties, Limited Liability Company  
          Dept. Of Fire Services                    1533 Champion Hills Lane  
          Land Development Services            Las Vegas, Nevada 89134

Mr. Eric Christianson  
Welles Pugsley Architects  
2480 East Tompkins Avenue, Suite #222  
Las Vegas, Nevada 89121