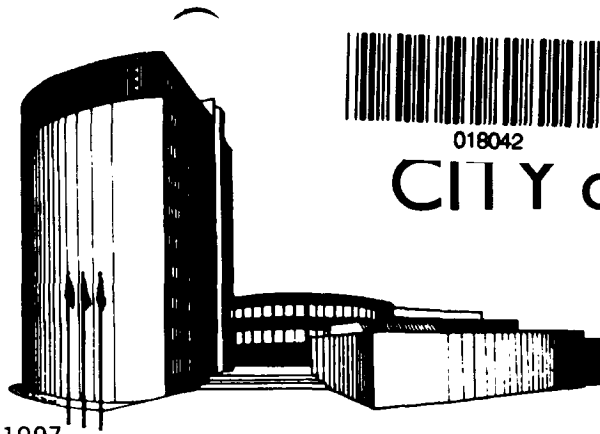


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CITY of LAS VEGAS



**MAYOR
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**COUNCILMEN
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GARY REESE
LARRY BROWN**

**CITY MANAGER
LARRY K. BARTON**

December 18, 1997

Mr. Hank Gordon
Restaurant Row, Limited Liability Company
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: Z-84-96(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gordon:

The City Council at a regular meeting held November 24, 1997 APPROVED the request for a Site Development Plan Review on property located on the west side of Rainbow Boulevard, approximately 950 feet south of Lake Mead Boulevard, FOR A PROPOSED 79,836 SQUARE FOOT, 155 ROOM, THREE-STORY, NON-GAMING HOTEL, U (Undeveloped) [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Size: 3.26 Acres, subject to:

1. Install 48 inch box trees a minimum of 25 feet on center with shrubs, boulders and berms in the landscape planter along Rainbow Boulevard as required by the original Conditions of Approval.
2. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
3. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. In accordance with the intent of a Commercial Subdivision, all parcels shall have perpetual common access to all driveways connecting this commercial subdivision to the abutting public streets as required by the Department of Public Works.



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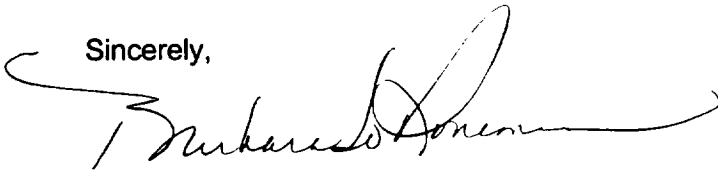
Mr. Hank Gordon
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5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable Conditions of Approval for Z84-96, the Restaurant Row Commercial Subdivision, and all other site-related actions as required by the Department of Public Works.
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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
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. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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16. 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.
17. Conformance to the Site Development Plan as amended by the above conditions.
18. Conformance to the building elevations.

Sincerely,



BARBARA JO RONEMUS
City Clerk *BJR*

/vwd

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

Mr. Brad Urie
Marriott International, Incorporated
3130 South Harbor Boulevard, Suite #350
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401 North Buffalo Drive
Las Vegas, Nevada 89128