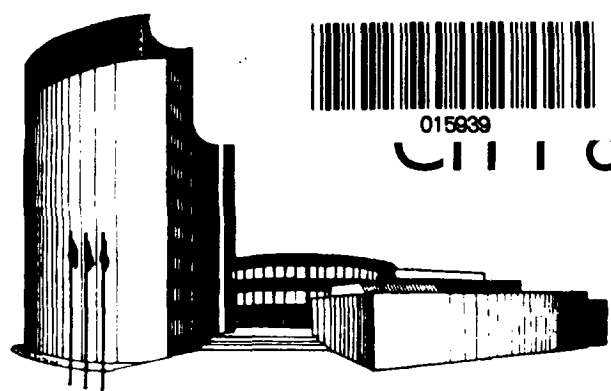


17,890

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



015839
CITY OF LAS VEGAS

September 23, 1997

Mr. Dudley Smith
Pacesetter Investment Co.
43 Corporate Park
Irvine, California 92714

RE: Z-75-97 - REZONING

Dear Mr. Smith:

The City Council at a regular meeting held September 8, 1997 APPROVED the request for a Rezoning on property located on the east side of Lamb Boulevard and the north side of Washington Avenue from R-E (Residence Estates) to C-1 (Limited Commercial); PROPOSED USE: 51,443 SQUARE FOOT COMMERCIAL SHOPPING CENTER, subject to:

1. Provide minimum 15 foot wide landscape planters along the south and west property lines and install 24 inch box evergreen trees 20 feet on center, shrubs and ground cover as required by the Landscape, Wall and Buffer Standards of the Zoning Code.
2. Construct the structure along the northern property line and provide minimum six foot wide landscape planter along the east property line and install 24 inch box evergreen trees 20 feet on center, shrubs and ground cover as required by the Landscape, Wall and Buffer Standards of the Zoning Code.
3. Provide a minimum six foot high block wall along the east property line as required by the Planning and Development Department.
4. The site plan shall be revised to comply with the setback standards of the Zoning Code.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway and private alley 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. All driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.



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6. A Traffic Impact Analysis including a Master Driveway Plan for the entire 4.17 acres must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. The Master Driveway Plan shall establish the maximum number and general locations of the allowable driveways servicing this entire parcel. No driveways other than those identified in the approved Master Driveway Plan shall be allowed unless authorized by the Traffic Engineer. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. If inter-site access between this site and the convenience store site at the northeast corner of Lamb Boulevard and Washington Avenue is proposed, provide to the City a copy of a Joint Access and Shared Driveway Agreement executed and recorded against both of these parcels prior to occupancy of this site as required by the Department of Public Works.
8. The existing public sewer system servicing this site is currently at maximum capacity. Meet with the City Sanitary Collection Systems Engineer to determine an alternate route or other means of providing a sewer relief system; comply with such requirements prior to occupancy of this site as required by the Department of Public Works.
9. 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 recommended in the approved Drainage Plan/Study. This site is within a FEMA flood zone.
10. 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.
11. Resolution of Intent.


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12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
21. 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.

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22. Conformance to the site plan as amended by the above conditions.
23. Conformance to the building elevations.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/vwd

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

Mr. Salim Rana
Nazmar, Inc.
3230 East Flamingo Road, #507
Las Vegas, Nevada 89121

Mr. Dewey Jones
D. I. Development
3185 South Highland Drive, #14
Las Vegas, Nevada 89109