



August 17, 2007

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Bruce Bilyeu
DFA, LLC
4141 South Arville Street
Las Vegas, Nevada 89106

RE: ROC-22207 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Bilyeu:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for a Review of Condition #6 of an approved Rezoning (ZON-13837) WHICH REQUIRED CONSTRUCTION OF ALL HALF-STREET IMPROVEMENTS ON BONANZA ROAD AND CLARKWAY DRIVE ALONG WITH THE REMOVAL OF ALL SUBSTANDARD PUBLIC STREET IMPROVEMENTS AND UNUSED DRIVEWAY CUTS FOR REPLACEMENT WITH NEW IMPROVEMENTS CONSTRUCTED TO CURRENT CITY STANDARDS on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. Condition Number 6 of Rezoning (ZON-13837) shall be amended to read: Construct all incomplete half-street improvements and remove all substandard public street improvements and unused driveway cuts adjacent to this site on Bonanza Road, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Clarkway Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits.

CITY OF LAS VEGAS
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2. Conformance to all other conditions of approval of Rezoning (ZON-13837).

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Bruce Bilyeu
Don F. Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104