



June 23, 2000

Mr. Michael Ray  
D & M Properties, Limited Liability Company  
4245 West Reno Avenue  
Las Vegas, Nevada 89118

RE: Z-0022-00 - REZONING  
CITY COUNCIL MEETING OF JUNE 21, 2000

Dear Mr. Ray:

The City Council at a regular meeting held June 21, 2000 APPROVED the request for a Rezoning From: R-E (Residence Estates) To: R-D (Single Family Residential-Restricted) of 0.50 Acres on the south side of Del Rey Avenue, approximately 600 feet east of Arville Street (APN: 162-06-610-004), PROPOSED USE: 2,575 SQUARE FOOT SINGLE-FAMILY RESIDENCE, Ward 1 (M. McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2000. This approval is subject to:

**Planning and Development**

1. A Resolution of Intent with a two (2) year time limit.

**Public Works**

2. Prior to the issuance of any permits or the recordation of a Parcel Map for 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 Del Rey Avenue 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 or the recordation of a Parcel Map for this site. (Public Works)

**Planning and Development**

3. All development shall be in conformance with the Site Development plan and building elevations.
4. 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.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

CITY OF LAS VEGAS  
400 STEWART AVENUE  
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5. All City Code requirements and design standards of all City departments must be satisfied.
6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
8. 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.
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 a building or grading permit, whichever occurs first.
10. 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.
11. 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 transportation hazards.
12. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/lo

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

Mr. Robert Lujan  
D & M Properties, LLC  
4245 West Reno Avenue  
Las Vegas, Nevada 89118