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CITY MANAGER
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011756

December 3, 1999

Mr. Craig Jondreau
Garehime Family Trust 1993, et al on behalf of
Familian Development
1700 Griffith Avenue
Las Vegas, Nevada 89104

RE: Z-25-88(7) - REINSTATEMENT & EXTENSION OF TIME OF ZONING

Dear Mr. Jondreau:

Your request for a Reinstatement and Extension of Time on an approved Rezoning on property located on the southeast corner of Alexander Road and Tenaya Way, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.00 Acres, Ward 4 (Brown), APN: 138-10-501-009, was considered by the Planning Commission on December 2, 1999.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. **Condition of Approval #4 of Z-25-88(6) shall be amended to read as follows:**
"Construct half-street improvements on Alexander Road from Tenaya Way to the west end of the Nevada Department of Transportation overpass right-of-way (approximately 850 linear feet) as required by the Department of Public Works. Construction of all required public street improvements on Alexander Road shall commence within 12 months of City Council approval of this Extension of Time action. Failure to comply with this condition shall result in this item being reconsidered by the City Council."
2. **Condition of Approval #5 of Z-25-88(6) shall be amended to read as follows:**
"Construct half-street improvements on Tenaya Way and full-width improvements on Dalecrest Drive as required by the Department of Public Works. Construction of all required public street improvements on Tenaya Way shall commence within 12 months of City Council approval of this Extension of Time action. Failure to comply with this condition shall result in this item being reconsidered by the City Council."
3. Site development to comply with all applicable conditions of approval for Z-25-88 as amended by each successive Extension of Time, and all other subsequent site-related actions as required by the Department of Public Works.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

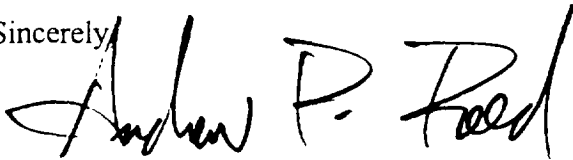
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Mr. Craig Jondreau
Z-25-88(7) - Page Two
December 3, 1999

4. The Extension of Time shall expire on January 19, 2001.
5. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 19, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. Bruce Familian
Familian Development
4534 West Hacienda Avenue, Suite A
Las Vegas, Nevada 89118

Mr. Robert Lewis
TETRA Southwest
308 West Lake Mead Drive, Suite A
Las Vegas, Nevada 89015