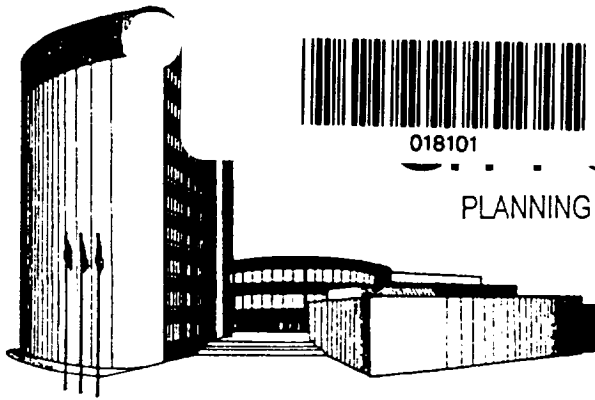


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CITY MANAGER  
LARRY K. BARTON



LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

October 29, 1996

Mr. Bart Maybie  
CBC Financial Corporation  
70 Innisbrook Avenue  
Las Vegas, Nevada 89113

RE: Z-107-96 - REZONING REQUEST

Dear Mr. Maybie:

Your request for a Rezoning on property located at 4335 Del Rey Avenue, from R-E (Residence Estates) to R-D (Single Family Residence-Restricted), proposed use: two detached single family dwellings, was considered by the Planning Commission on October 24, 1996.

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

1. The accessory structure on the west portion of this site shall be removed prior to the recordation of a Parcel Map as required by the Planning and Development Department.
2. Resolution of Intent with a twelve month time limit.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
5. 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.
6. 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.



TO: Mr. Bart Maybie  
RE: Z-107-96

October 29, 1996  
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This item will be considered by the City Council on November 20, 1996 at 2:00 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.

Very truly yours,



David Clapsaddle, Senior Planner  
Current Planning Division

DC:rlr

cc: Messrs. Bob Carrick and Bob Sherman  
Sherman Architecture  
2975 South Rainbow Boulevard, Suite J  
Las Vegas, Nevada 89102