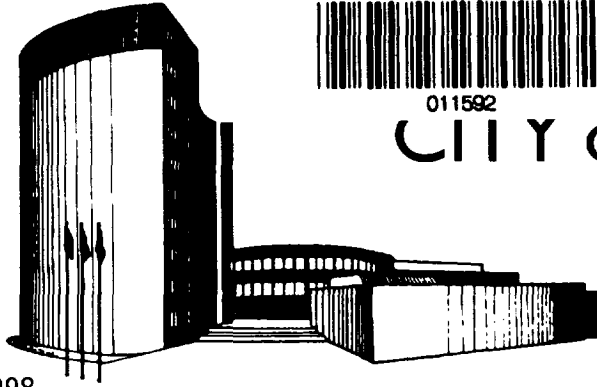


MAYOR
 JAN LAVERTY JONES

COUNCILMEN
 ARNIE ADAMSEN
 MICHAEL J. MCDONALD
 GARY REESE
 LARRY BROWN

CITY MANAGER
 VIRGINIA VALENTINE



CITY of LAS VEGAS

November 4, 1998

Mr. & Mrs. Jacob Garehime, et al
 1700 Griffith Avenue
 Las Vegas, Nevada 89104

RE: Z-25-88(6) - EXTENSION OF TIME

Dear Mr. & Mrs. Garehime:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for an Extension of Time 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. The Notice of Final Action was filed with the Las Vegas City Clerk on October 13, 1998. This approval is subject to:

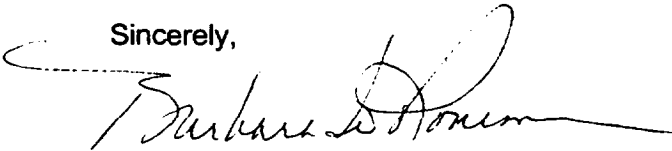
1. The Extension of Time shall expire on October 12, 1999.
2. Site development is to conform to all applicable Conditions of Approval for case Z-25-88 and all subsequent site-related actions and amendments to the City Zoning Code as required by the Departments of Planning and Development and Public Works.
3. Dedicate additional public street right-of-way at the southeast corner of Tenaya Way and Alexander Road per Standard Drawing #201.1 prior to the issuance of permits or concurrent with the recordation of a map for this site, whichever may occur first, unless specifically not required by the Traffic Engineer as required by the Department of Public Works.
4. Original Condition of Approval #12 of Z-25-88 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 drawings for all required public street improvements on Alexander Road shall be submitted to the City within 18 months of City Council approval of this rezoning action, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council."



Mr. & Mrs. Jacob Garehime, et al
Page Two – Z-25-88(6)
November 4, 1998

5. Original Condition of Approval #13 of Z-25-88 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 drawings for all required public street improvements on Tenaya Way shall be submitted to the City within 18 months of City Council approval of this rezoning action, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council."
6. Per Condition #8 of Z-25-88(5), contribute \$10,000 or provide proof of previous contribution, for this site's proportionate share towards the proposed traffic signal system at the intersection of Alexander Road and Tenaya Way prior to the issuance of any permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
7. Original Condition of Approval #16 of Z-25-88 shall be amended to read as follows: "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 or the submittal of any construction drawings, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Craig Jondreau
First Choice Realtors
3109 La Mesa Drive
Henderson, Nevada 89014