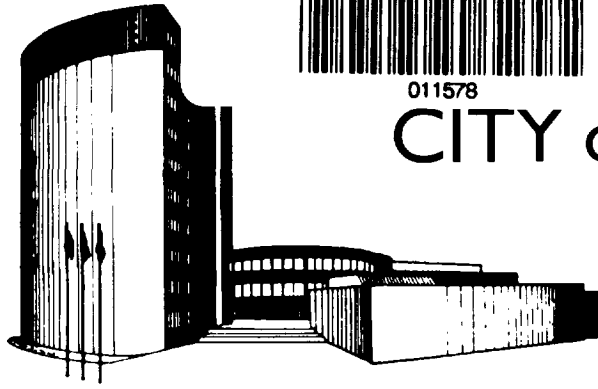


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

August 13, 1998

Mr. John Yturri
Rancho Gowan Business Park, Limited Liability Company on behalf of
Real Homes, Incorporated
3925 North Martin L. King Boulevard, Suite 217
North Las Vegas, Nevada 89030

RE: Z-122-96(1) - REVIEW OF CONDITION

Dear Mr. Yturri:

The City Council at a regular meeting held August 10, 1998 APPROVED the request for a Review of Condition on property located on the northeast corner of Rancho Drive and Gowan Road to amend the landscaping requirements of an approved business park, C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Size: 21.99 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on August 11, 1998. This approval is subject to:

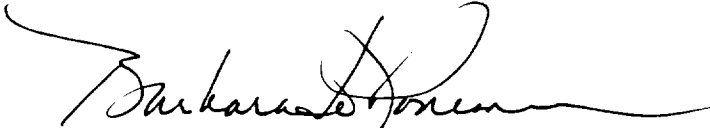
1. Condition No. 2 of Zoning Case Z-122-96 shall be amended to require the applicant to construct a nominal 8 foot high decorative slump stone block wall set back a minimum of 30 feet from the right-of-way of Bradley Road for landscaping outside the wall, and install 36 inch box trees a minimum of 20 feet on center with a 3 foot high berm, shrubs and ground cover and a meandering sidewalk as required by the Planning and Development Department. Additional trees shall be planted throughout the site in suitable areas. Drought tolerant landscaping is encouraged.
2. Condition No. 3 of zoning case Z-122-96 shall be amended to require a 10 foot wide landscape planter along the Rancho Drive bus turn-out, with 15 foot wide planters required along the remainder of the Rancho Drive frontage.
3. Condition No. 4 of Zoning Case Z-122-96 shall be amended to require the applicant to provide palm trees (minimum of 15 feet in height) along both sides of the main driveway in the project as required by the Planning and Development Department.



Mr. John Yturri
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August 13, 1998

4. Site development is to comply with all other applicable Conditions of Approval for Zoning Case Z-122-96 and all other site-related actions as required by the Departments of Planning and Development and Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

BARBARA JO RONEMUS
City Clerk

/ac

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