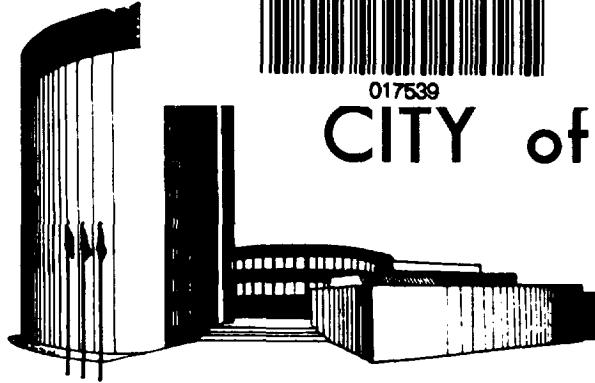


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

April 29, 1996

Mr. and Mrs. Michael Black
8321 Black Brothers Court
Las Vegas, Nevada 89117-1846

RE: Z-20-96 - ZONING RECLASSIFICATION RELATED TO GPA-11-96

Dear Mr. and Mrs. Black:

The City Council at a regular meeting held April 17, 1996 considered the request for a rezoning on property located on the west side of James Bilbray Drive, approximately 195 feet south of Smoke Ranch Road, from: N-U (Non-Urban), to: C-1 (Limited Commercial), proposed use: 5,721 Square Feet of Single Story Office Space.

The City Council APPROVED the request, subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. The application be amended to P-R (Professional Offices and Parking).
3. Construct a nominal six foot high decorative wall along the south and west sides of the site as required by the Planning and Development Department.
4. Provide a minimum five foot wide landscaped planter inside the wall along the south and west sides of the site and install 24 inch box trees a minimum of 25 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Provide a 10 foot wide landscaped planter along James Bilbray Drive and install 24 inch box trees a minimum of 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
6. All lighting shall be directed so that light falls only on the subject site.
7. No outdoor loudspeakers shall be permitted.
8. Dedicate an additional 9 feet of right-of-way for a total half-street width of 30 feet on James Bilbray Drive prior to the issuance of any permits as required by the Department of Public Works.



Mr. and Mrs. Michael Black

April 29, 1996

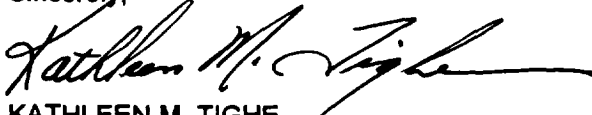
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9. Construct half-street improvements on James Bilbray Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
10. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. Approval of a revised site plan, indicating conformance to the parking, driveway and access standards of the Municipal Code, indicating the location of all trash enclosures and the subsequent conditions of approval by the Planning and Development Department with a copy provided to Councilman Callister prior to development of the site.
12. Resolution of Intent with a twelve month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

Mr. and Mrs. Michael Black

April 29, 1996

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cc: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

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