



November 19, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Michael Mullin
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: ZON-5176 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 17, 2004
Related to SDR-5177

Dear Mr. Mullin:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-5177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 15-foot radius on the southwest corner of Stewart Avenue and Thirteenth Street prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on 13th Street, Stewart Avenue, and the full width of the alley adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Landscape and maintain all unimproved rights-of-way on Stewart Avenue and 13th Street adjacent to this site.
6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Stewart Avenue and 13th Street public rights-of-way adjacent to this site prior to occupancy of this site.

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

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7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

Ms. Jacque Haas
Nevada H.A.N.D., Inc.
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