



February 17, 2005

LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Gabriel Manriquez  
717 South 8th Street  
Las Vegas, Nevada 89101

RE: ZON-5726 - REZONING  
CITY COUNCIL MEETING OF FEBRUARY 16, 2005  
Related to VAR-5730 and SDR-5727

Dear Mr. Manriquez:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Variance application (VAR-5730) and a Site Development Plan Review application (SDR-5726), approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
4. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

VOICE 702.229.6011  
TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

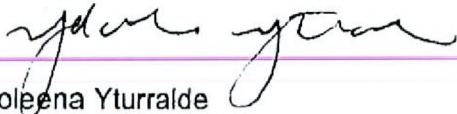
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**EOT-19407**  
**03-07-07 CC**

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5. 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,



Ydoleena Yturralde  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Rick Van Diepen  
PGAL  
5850 South Polaris  
Las Vegas, Nevada 89118

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**03-07-07 CC**