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054748

July 26, 2005

Mr. Alan Floyd
RF Holdings, LLC
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

RE: ZON-6700 - REZONING
CITY COUNCIL MEETING OF JULY 20, 2005
RELATED TO SDR-6699

Dear Mr. Floyd:

The City Council at a regular meeting held July 20, 2005 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223). The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2005. 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 application (SDR-6699) 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

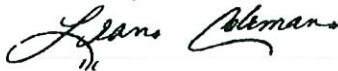
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
4. 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, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.
5. *For app. Call Albert Jung @ 229 2001*
This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

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Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Tom Kilmer
Pro West Construction
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

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