



041807



February 6, 2004

Bell Real Estate, Limited Liability Company  
1900 Industrial Road  
Las Vegas, Nevada 89101

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

RE: ZON-3067 - REZONING  
CITY COUNCIL MEETING OF DECEMBER 17, 2003  
RELATED TO SDR-3070

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.92 acres on the north side of New York Avenue, approximately 110 feet east of Industrial Road (APN: 162-04-710-002, 004, 145 and 146). The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. There shall be a one-year review.
2. Perimeter fence shall be decorative wrought iron on the front and chain link side and rear.
3. Landscaping may be desert-type.
4. A Resolution of Intent with a two-year time limit.
5. A Site Development Plan Review (SDR-3070) application 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

6. 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.

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us

**RQR-29766**  
**10-15-08 CC**



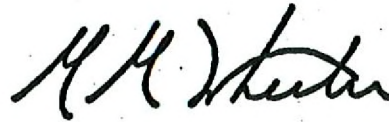
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7. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

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

Mr. Zev Kaplan  
501 South Rancho Drive, Suite C-16  
Las Vegas, Nevada 89106

RQR-29766  
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