



February 22, 2007

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. and Mrs. Allen Hamika
2636 Mirabella Street
Henderson, Nevada 89052

RE: ZON-18375 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO GPA-18374 AND SDR-18376

Dear Mr. and Mrs. Hamika:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002). The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. 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. 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. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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6. 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 a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Ms. Carol Caldwell
Jay Brown, Limited
520 South Fourth Street
Las Vegas, Nevada 89101

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