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CITY MANAGER



063453

August 18, 2006

Ms. Melani Schulte
Hot Endeavor, LLC
7201 West Lake Mead Boulevard, Suite 550
Las Vegas, Nevada 89128-8347

RE: ZON-13867 - REZONING
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO SDR-13866

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road (APN 138-28-401-015). The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13866) 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.

Public Works

3. Dedicate 30 feet of right-of-way and those portions of Silver Sky Drive necessary to complete the cul-de-sac adjacent to this site prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Silver Sky Drive adjacent to this site concurrent with development of this site.

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

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5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

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

Ms. Donna Thornton
Integrity Engineering
2480 East Tompkins Avenue, Suite #232
Las Vegas, Nevada 89121

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