



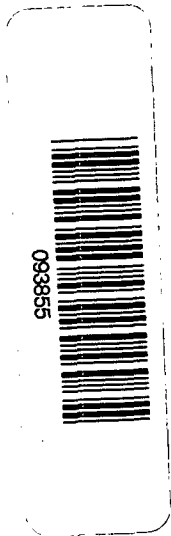
LAS VEGAS CITY COUNCIL

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CITY MANAGER



July 18, 2007

Mr. Carlos Avemaria
5200 Vegas Drive
Las Vegas, Nevada 89108

RE: ZON-18773 - REZONING
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO GPA-18776, SUP-18774 AND SDR-19330

Dear Mr. Avemaria:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Rezoning FROM: O (OFFICE) AND R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) TO: C-1 (LIMITED COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027). The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Additional Condition

- A. The applicant must sign and record a covenant running with land agreement for the possible future installation of all half streets so deferred.

Planning & Development

1. A General Plan Amendment (GPA-18776) 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-19330) 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

4. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and the "Vegas Drive, Michael Way to Rancho Drive" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
5. Construct half-street improvements including appropriate transition paving on Marietta Avenue adjacent to this site concurrent with on-site development activities.

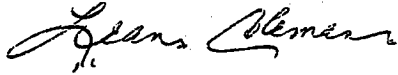
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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6. Remove and replace all substandard public street improvements, if any, adjacent to this site on Vegas Drive 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. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
7. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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