



091941

April 20, 2007

Mr. Andre Rochat
3941 Royal Viking Way
Las Vegas, Nevada 89121

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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INTERIM

DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-19616 - REZONING
CITY COUNCIL MEETING OF APRIL 18, 2007
RELATED TO VAR-20139 AND SDR-19614

Dear Mr. Rochat:

The City Council at a regular meeting held April 18, 2007 APPROVED the request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008). The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2007. This approval is subject to:

Planning & Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19614) 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. 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. 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.

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

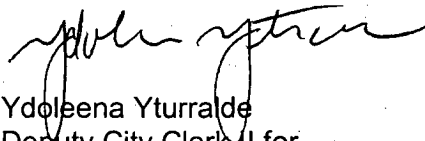
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4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk-II for
Beverly K. Bridges, CMC, Acting City Clerk

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