



LAS VEGAS CITY COUNCIL

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CITY MANAGER



091849

April 13, 2007

Mr. Luis Rojas
6005 Lonesome Cactus
Las Vegas, Nevada 89130

RE: ZON-20397 - REZONING

Dear Mr. Rojas:

Your Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), Ward 3 (Reese), was considered by the Planning Commission on April 12, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19675) 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 a 10 foot radius on the southeast corner of Bonneville Avenue and 8th Street prior to the issuance of any permits.
4. 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 of this site.
5. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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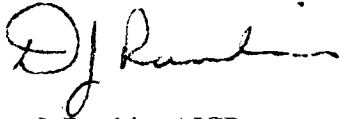


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7. Coordinate improvements adjacent to this site along Bonneville Avenue with the Engineering Design Section of the Department of Public Works to mitigate conflicts between this site and the Bonneville/Clark One Way Couplet project.

This item will be considered by the City Council on **May 16, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Mr. R. Dean Bryan
Bryan Construction, Inc.
308 South 11th Street
Las Vegas, Nevada 89101