



064098

September 21, 2006

Ms. Eva Mazzearella
408 South Seventh Street
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-15045 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO VAR-15048, VAR-15049, VAR-15596 AND SDR-15043

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033). The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 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-15043) 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. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
4. Dedicate a 10-foot radius on the southwest corner of Seventh Street and Chef Andre Rochat Place prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.
5. 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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Ms. Eva Mazzearella
ZON-15045 -- Page Two
September 21, 2006

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 for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169