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065004

November 28, 2006

Las Vegas Housing Authority
340 North 11th Street
Las Vegas, Nevada 89101

RE: ZON-14246 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO VAR-14251 AND SUP-14252

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.47 acres at 323 North Maryland Parkway (APNs 139-35-211-071, 072, and 093). The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
3. Landscape and maintain all unimproved rights-of-way, if any, on Maryland Parkway and Thirteenth Street adjacent to this site.
4. Submit an Encroachment Agreement for all landscaping, if any, located in the Maryland Parkway and Thirteenth Street public rights-of-way adjacent to this site prior to occupancy of this site.

Sincerely,

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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18112-001-06-05
CLV 7009



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

Ms. Teri De La Torre
Nevada Association of Latin Americans, Inc.
323 North Maryland Parkway
Las Vegas, Nevada 89101