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18112-001-06-05
CLV 7009



063207

August 11, 2006

Mr. Jim Torti
Art Central, LLC
1600 National Avenue
San Diego, California 92113

RE: ABEYANCE - ZON-13879 - REZONING

Dear Mr. Torti:

Your Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-5 (APARTMENT) on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tarkanian). NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE), was considered by the Planning Commission on August 10, 2006.

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-13883) 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

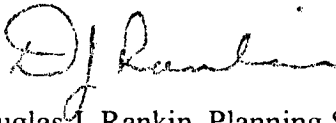
3. Construct all incomplete half-street improvements on Casino Center Boulevard and the alleys adjacent to this site concurrent with development of this site. All offsite improvements shall be constructed in accordance with the Downtown Centennial Standards, except as amended by condition herein.
4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to the public sewer system at a size and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

Mr. Jim Torti
ZON-13879 - Page Two
August 11, 2006

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths 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.

This item will be considered by the City Council on ***September 6, 2006***, 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, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Jim Torti
Blokhaus
1600 National Avenue
San Diego, California 92113