

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



063081

July 28, 2006

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

RE: ZON-14246 - REZONING

Dear Applicant:

Your 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), Ward 5 (Weekly), was considered by the Planning Commission on July 27, 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.

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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

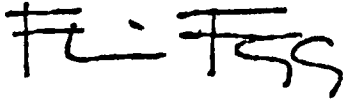
City Manager
Douglas A. Selby



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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,

A handwritten signature in black ink, appearing to read 'Flinn Fagg', with a stylized, cursive script.

Flinn Fagg, Manager
Planning and Development Department
Current Planning Division

FF:clb

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