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18112-001-06-05
CLV 7009



056185

October 31, 2005

Mr. Ronald Gramm
P.O. Box 5700068
Las Vegas, Nevada 89157

RE: ZON-8340 - REZONING
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO SDR-8343

Dear Mr. Gramm:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.55 acres at 3909 West Vegas Drive (APN 139-30-501-002). The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. The hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
2. A Site Development Plan Review (SDR-8343) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Resolution of Intent with a two-year time limit.

Public Works

4. Construct all incomplete half-street improvements on Vegas Drive adjacent to this site concurrent with development of this site.
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.
6. All driveways shall be constructed to meet the intent of Standard Drawing #222A.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk
Department

M. Margo Wheeler, AICP
Director
Planning and Development

cc: See Attached List

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

Mr. Harold Foster
3230 Polaris Avenue, Suite #23
Las Vegas, Nevada 89102