



055222

August 18, 2005

Mr. David Bratcher
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: ZON-6715 – REZONING
CITY COUNCIL MEETING OF AUGUST 17, 2005

Dear Mr. Bratcher:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.31 acres at 311 North Seventh Street. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. 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.
4. Landscape and maintain all unimproved right-of-way, if any, on Seventh Street adjacent to this site.
5. Submit an Encroachment Agreement for all private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.

Sincerely,

Stacey Campbell
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

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



Mr. David Bratcher
ZON-6715 – Page Two
August 18, 2005

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

Mr. Jeff Harper
Las Vegas Metropolitan Police Department
201 Las Vegas Blvd South, Suite #200
Las Vegas, Nevada 89101

Mr. Bernie Chippoletti
Terra West Realty Developer
3080 Durango Drive, Suite #100
Las Vegas, Nevada 89117

Ms. Jill Melone
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101