



Development  
Services Center  
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Las Vegas, NV 89101

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050959

October 22, 2004

Mr. Michael Mullin  
Nevada H.A.N.D., Inc.  
295 East Warm Springs Road, Suite #101  
Las Vegas, Nevada 89119

**RE: ZON-5176 - REZONING**

Dear Mr. Mullin:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), Ward 5 (Weekly), was considered by the Planning Commission on October 21, 2004.

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.
2. A Site Development Plan Review (SDR-5177) and Variance (VAR-5178) 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. Dedicate a 15-foot radius on the southwest corner of Stewart Avenue and Thirteenth Street prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on 13<sup>th</sup> Street, Stewart Avenue, and the full width of the alley adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Landscape and maintain all unimproved rights-of-way on Stewart Avenue and 13<sup>th</sup> Street adjacent to this site.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Janet Moncrief  
Steve Wolfson

City Manager  
Douglas A. Selby




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6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Stewart Avenue and 13<sup>th</sup> Street public rights-of-way adjacent to this site prior to occupancy of this site.
7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

This item will be considered by the City Council on *November 17, 2004*, 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,

  
Gary Leebold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Ms. Jacque Haas  
Nevada H.A.N.D., Inc.  
295 East Warm Springs Road, Suite #101  
Las Vegas, Nevada 89119