



048450



July 12, 2004

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: ZON-4279 - REZONING
CITY COUNCIL MEETING OF JULY 7, 2004
Related to SDR-4278

Dear Ms. Mulroy:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. 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 (SDR-4278) 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, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,

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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

cc: See Attached List

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18112-001-6/04

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

Mr. Shawn Mollus
Las Vegas Valley Water District
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Las Vegas, Nevada 89153