



046678



May 21, 2004

Mr. Randy Black  
911 North Buffalo Drive, Suite #201  
Las Vegas, Nevada 89128

RE: ZON-4111 - REZONING  
CITY COUNCIL MEETING OF MAY 19, 2004  
Related to GPA-4110, SUP-4113 and SDR-4112

Dear Mr. Black:

The City Council at a regular meeting held May 19, 2004 APPROVED the request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, an all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
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CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

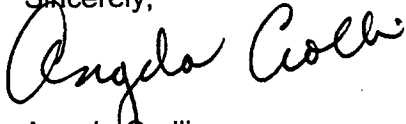
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6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



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

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

Mr. J. D. Boteler  
Scott L Baker, Architect  
7225 South Bermuda Road, Suite D  
Las Vegas, Nevada 89119