



046630



May 17, 2004

CORRECTED LETTER

Mr. Richard Truesdell
Cornerstone Company
201 Las Vegas Boulevard South, Suite #150
Las Vegas, Nevada 89101

RE: ZON-3919 – REZONING
CITY COUNCIL MEETING OF MAY 5, 2004
Related to SDR-3920

Dear Mr. Truesdell:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011). The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 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 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns

LAS VEGAS CITY COUNCIL

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400 STEWART AVENUE
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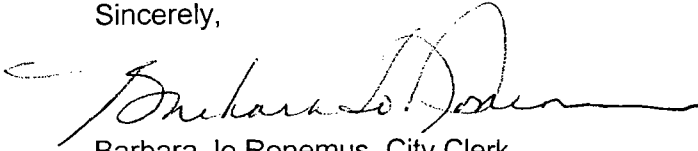
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for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Jo Ronemus".

Barbara Jo Ronemus, City Clerk

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

Mr. Dennis Watts
Cornerstone Company
201 Las Vegas Boulevard South, Suite #150
Las Vegas, Nevada 89101