



012507

July 20, 1999

Northshore 252 Limited Partnership  
9532 East Riggs Road  
Sun Lakes, Arizona 85248-7411

**RE: Z-80-98 - REZONING**

Dear Applicant:

Your request for a Rezoning on property located at 3350 North Durango Drive, FROM: C-1 (Limited Commercial) TO: R-3 (Medium Density Residential) PROPOSED USE: PREVIOUSLY APPROVED AND PRESENTLY UNDER CONSTRUCTION 252 UNIT APARTMENT COMPLEX, Size: 13.9 Acres, Ward 4 (Brown) APN: 138-09-401-001, 002, 003, and 016, was considered by the Planning Commission on July 15, 1999.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Approval of a General Plan Amendment to M (Medium Density Residential).
2. A Resolution of Intent.
3. Grant a 20 foot wide public sewer easement over the public sewer line as built to service the adjacent parcel to the south of this site, and submit an application to Vacate the existing public sewer easement where such does not align with the existing sewer line within 60 days of approval of this action as required by the Department of Public Works.
4. Site development to comply with applicable imposed conditions of approval for U-32-95, Z-7-94, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

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This item will be considered by the City Council on Wednesday, August 18, 1999 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive, slightly slanted style.

Andy Reed, Senior Planner  
Current Planning Division

AR:cl:sd

cc: Ms. Kimberly Phillips  
Bodie, Inc.  
3120 South Rainbow Boulevard, Suite #204  
Las Vegas, Nevada 89102

Mr. Michael Schulz  
AGRA Infrastructure  
3016 West Charleston Boulevard, Suite #180  
Las Vegas, Nevada 89102