

PLANNING &
DEVELOPMENT



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August 14, 1998

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite 190
Newport Beach, California 92660

RE: ABEYANCE - Z-74-97(2) - AMENDMENT TO THE RIO VISTA PLAZA MASTER
PLAN

Dear Mr. Benedict:

Your request to amend the Rio Vista Plaza Master Plan on property located on the south side of Ann Road and east of Rancho Drive TO ALLOW A PORTION OF THE SITE TO BE USED FOR PARKING AND AUTOMOTIVE DISPLAYS IN CONJUNCTION WITH A PROPOSED NEW CAR DEALERSHIP WHERE RETAIL AND OFFICE BUILDINGS AND A PARKING LOT WERE APPROVED, U (Undeveloped) [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zones under Resolution of Intent to PD (Planned Development), Size: 1.91 Acres, Ward 4 (Brown), APN: 125-34-502-013 through 015, 125-34-601-001 and 002, was considered by the Planning Commission on August 13, 1998.

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

1. Conformance to the Conditions of Approval of Z-74-97, SD-19-98 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

This item will be considered by the City Council on September 14, 1998, at 2:00 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,

Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. Andy Breech
National Facilities
2120 Wilshire Boulevard, #400
Santa Monica, California 90403

Mr. Greg Borgel
Mendenhall Marino and Associates
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