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CITY of LAS VEGAS

August 11, 1998

Ms. June Kern
4133 Jory Trail
Las Vegas, Nevada 89108

RE: U-44-98 - SPECIAL USE PERMIT

Dear Ms. Kern:

The City Council at a regular meeting held July 27, 1998 APPROVED the request for a Special Use Permit on property located at 4133 Jory Trail TO ALLOW A RESIDENTIAL CARE FACILITY FOR 10 RESIDENTS, R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 28, 1998. This approval is subject to:

1. The request be amended to allow a Residential Care Facility.
2. This use shall be reviewed in two years at a public hearing.
3. Sign and record a Covenant Running with Land Agreement for the possible future installation of half-street improvements (sidewalk) on Jory Trail adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
4. 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 as required by the Department of Public Works.
5. All development shall be in conformance with the plot plan and building elevations.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.



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8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", with a long horizontal flourish extending to the right.

BARBARA JO RONEMUS
City Clerk

RSK

/ac

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