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August 9, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Gus Misherifi
Samer Nakhle
8221 Windrush Avenue
Las Vegas, Nevada 89117

RE: SUP-4511 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 4, 2004

Dear Mr. Misherifi:

The City Council at a regular meeting held August 4, 2004 APPROVED a Request for a Special Use Permit FOR A PROPOSED PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN: 163-03-501-032), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 5, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Submit a petition of vacation for Belcastro Street and Holmby Avenue adjacent to this site prior to or concurrent with submittal of a Tentative Map for this site. Such petition shall be acted upon by City Council prior to the submittal of a Final Map for technical review. Belcastro Street shall be terminated in a circular cul-de-sac meeting current City Standards, unless otherwise allowed by the City Engineer.
5. Private streets shall be identified as "Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowner's Association."

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6. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. John Vornsand, AICP
2564 Wigwam Parkway, Suite #308
Henderson, Nevada 89074

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