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059279

January 5, 2006

Mr. Tommy Uribe
D.R. Horton
6845 Escondido Street, Suite #105
Las Vegas, Nevada 89119

RE: SUP-9447 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 7, 2005
RELATED TO VAR-9728

Dear Mr. Uribe:

The City Council at a regular meeting held December 7, 2005 APPROVED the request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE WITH AN UNPAVED PARKING LOT adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-327-050 thru 055), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2005. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Temporary Real Estate Sales Office use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-9728).
4. 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 of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.

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7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public works prior to the issuance of any construction drawings or any permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for ZON-4640 and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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