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June 9, 2006

Mr. Jay Jacobson
Pay Dirt Development & Investment, LLC
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: SUP-12705 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-12234 AND ZON-12235

Dear Mr. Jacobson:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED 64-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone [PROPOSED: R-1 (Single Family Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12235) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Private streets and private drives shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.

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6. A Homeowners' Association shall be established to maintain all 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.
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 12235 and all other applicable site-related actions.

Sincerely,



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

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

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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