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Lee

January 23, 2006

Mr. Lee Atkins
Shiron Corporation
2049 Century Park East, Suite #3200
Los Angeles, California 90067

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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CITY MANAGER

RE: WVR-10082 – WAIVER OF TITLE 18.12.130
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO GPA-9918, MOD-9918, ZON-9908, SUP-9921, SDR-9913,
VAC-9922 AND VAC-9923

Dear Mr. Atkins:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Waiver of Title 18.12.130 TO ALLOW A 230 FOOT LENGTH FOR PRIVATE STREETS WHERE 150 FEET ARE REQUIRED; Title 18.12.105 TO ALLOW A 18 FOOT PRIVATE DRIVE WHERE 24 FEET IS REQUIRED; Title 18.12.100 TO ALLOW A 24 FOOT PRIVATE STREET WHERE 37 FEET IS REQUIRED AND Title 18.12.160 TO ALLOW A 180 FOOT OFFSET WHERE 220 FEET IS REQUIRED on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard, (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9146), Rezoning (ZON-9908), Major Modification (MOD-9918), Special Use Permit (SUP-9921), Vacation (VAC-9922), Vacation (VAC-9923) and Site Development Plan Review (SDR 9913).
2. This Variance 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.

Public Works

3. Curbing on both sides of the 18-foot private drives and the 24 foot private streets shall be constructed of red concrete and "Fire Lane No Parking"

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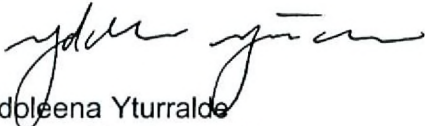
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signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association. Parking shall not be permitted on the private drives.

4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9908, Site Development Plan Review SDR-9913 and all other site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Lee Atkins
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