



092288

May 18, 2007

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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INTERIM

DOUGLAS A. SELBY  
CITY MANAGER

Dr. Doug Selby  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: WVR-20191 - WAIVER  
CITY COUNCIL MEETING OF MAY 16, 2007  
RELATED TO GPA-20188, ZON-20192, VAR-20193, VAR-20190 AND  
SDR-20187

Dear Dr. Selby:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Waiver of Title 18.12.100 TO ALLOW PRIVATE STREETS TO BE 24 FEET WIDE WHERE 37 FEET IS THE MINIMUM FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION ON 3.98 ACRES located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

**Planning & Development**

1. Conformance to the conditions for General Plan (GPA-20188), Rezoning (ZON-20192), Variance (VAR-20190), Variance (VAR-20193), and Site Development Plan Review (SDR-20187) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**Public Works**

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

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

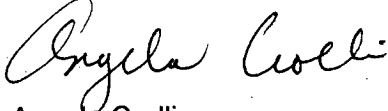
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5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20192 and Site Development Plan Review SDR-20187 and all other applicable site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, Acting City Clerk

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

Mr. Larry Davis  
Urban Lofts XIV, Ltd.  
4512 Montrose Boulevard  
Houston, Texas 77006

Trinity Schlottman  
Interurban Construction, LLC  
1700 East Desert Inn Road, Suite #202  
Las Vegas, Nevada 89169

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