

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



066056

February 22, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: ABEYANCE - SUP-18084 - SPECIAL USE PERMIT**

Dear Mr. Lopez:

Your request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

### Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04 for Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Waiver (WVR-18085) and Parcel Map (PMP-13512) 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. The private street shall be granted 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 Homeowners' Association.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby

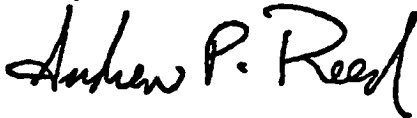


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6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility 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 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.

This item will be considered by the City Council on **March 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Planning Supervisor  
Planning and Development Department  
Current Planning Division

AR:clb

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139