

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063579

August 25, 2006

Ms. Carmen Tricolo
5341 American Ranch Court
Las Vegas, Nevada 89131

RE: SUP-15016 - SPECIAL USE PERMIT

Dear Ms. Tricolo:

Your request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 5341 American Ranch Court (APN 125-12-714-012), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 24, 2006.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0016-98) and Site Development Plan Review SDR-4075 shall be required.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. This unit is not rentable and this covenant shall be on file with Clark County.

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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Public Works

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on , 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,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb