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CITY MANAGER



063455

August 18, 2006

Mr. George Gekakis
McKnight Street Investments II, LLC
2655 South Rainbow Boulevard Suite #401
Las Vegas, Nevada 89146

RE: WVR-13432 - WAIVER
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO VAR-13429, VAR-13430, SUP-13431, VAC-13433 AND
SDR-13428

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a waiver of Title 18.12.130 TO ALLOW A NON-CIRCULAR CUL-DE-SAC on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue (APNs 139-25-407-005, 007, 027, 037, 042 and 043), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13431), Variance (VAR-13430), Variance (VAR-13429), Site Development Review (SDR-13428), and Vacation (VAC13433) shall be required.
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. Prior to the submittal of any construction plans or the issuance of any permits, submit a plan for the termination of Effinger Lane acceptable to the City Engineer. The termination shall be constructed with curb and gutter and shall be constructed with radii that accommodate street sweepers.

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LAS VEGAS, NEVADA 89101

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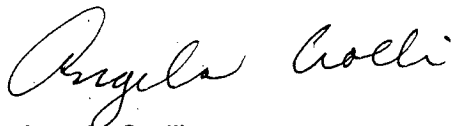
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4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans or the issuance of any permits. The design and layout of all onsite private circulation and access drives, and the termination of Effinger Lane, shall meet the approval of the Department of Fire Services.
5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-13428 and all other applicable site-related actions.
6. An emergency vehicle crash gate shall be provided on the southern boundary of Effinger Lane.

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. Jeff Moore
1903 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89146

Mr. Raymond Lisignoli
4641 Royal Ridge Boulevard, Suite #140
Las Vegas, Nevada 89103

Ms. Antonette Crawford
700 Effinger Street
Las Vegas, Nevada 89101