

055612



September 12, 2005

Rancho Drive, LLC  
630 South Fourth Street, Suite #400  
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: SUP-7656 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005  
RELATED TO ZON-7653, WVR-7659 AND VAC-6725

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Special Use Permit FOR PRIVATE STREETS IN A PROPOSED SUBDIVISION adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (A portion of APN 125-35-301-014), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. Ingress/egress to or from Rebecca Road shall be emergency access only.
2. Conformance to all Minimum Requirements under Title 19.04.040 for Private Streets (Residential).
3. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-7653), Vacation (VAC-6725), and Waiver (WVR-7659).
4. This Special Use Permit 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.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. A Homeowner's Association shall be established to maintain all private roadways created with this development. All 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.

CITY OF LAS VEGAS  
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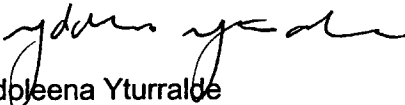
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Rancho Drive, LLC  
SUP-7656 – Page Two  
September 12, 2005

7. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative 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.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-7653 and all other subsequent 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. Tommy Uribe  
D.R. Horton, Inc.  
6845 Escondido Street, Suite #105  
Las Vegas, Nevada 89119