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DOUGLAS A. SELBY



040730

December 22, 2003

Mr. Mitchell Orgon
Mr. Robert J. Wueste
20 St. Malo Beach
Oceanside, California 92054

RE: SUP-3073 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003
RELATED TO GPA-3066, ZON-3071 AND SDR-3079

Dear Messrs. Orgon and Wueste:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3071), and Site Development Plan Review (SDR-3079) and all other subsequent site-related actions.
2. 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 Council.
3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section E.G. of the Town Center Development Standards Manual.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Private streets shall be identified as "Public Sewer and Public Drainage Easements to be privately maintained."

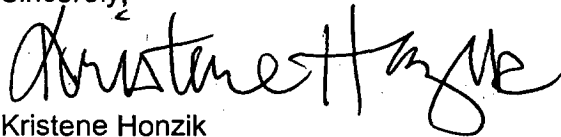
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7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3071 and Site Development Plan Review SDR-3079 and all other subsequent site-related actions.
8. A Homeowner's Association shall be established to maintain all private roadways and common areas created with this development.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Barbara Bross
Mr. Jeff Anderson
DR Horton
3513 East Russell Road, Suite D
Las Vegas, Nevada 89120

Ms. Traci Combs
Alpha Engineering
50 South Jones Boulevard, Suite #202
Las Vegas, Nevada 89107