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036810

May 27, 2003

Ms. Vivinian O'Hare
1308 South 17th Street
Las Vegas, Nevada 89104

RE: SUP-2036 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 21, 2003
Related to SDR-2035

Dear Ms. O'Hare:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Special Use Permit FOR A GATED DEVELOPMENT WITH PRIVATE STREETS adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2035).
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) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private streets shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

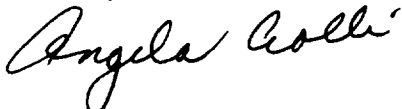
Ms. Vivinian O'Hare
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6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas 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.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. Site development to comply with all applicable conditions of approval for Site Development Plan Review application SDR-2035 and all other subsequent site-related actions.

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. Calvin Champlin
Quadrant Planning
3455 Cliff Shadows Pkwy, Ste #220
Las Vegas, Nevada 89129

Mr. Darrin Badger
Focus Property Group
3455 Cliff Shadows Pkwy, Ste #220
Las Vegas, Nevada 89129