



036596

May 8, 2003

MAYOR
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CITY COUNCIL
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MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

Mr. Anthony Musso
Distinctive Homes, Limited Liability Company
2500 West Sahara Avenue, Suite 111
Las Vegas, Nevada 89102

RE: ROC-1928 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF APRIL 16, 2003

Dear Applicant:

The City Council at a regular meeting held April 16, 2003 APPROVED the request for Review of Conditions #4, #6, and #12 of an approved Rezoning (Z-0079-98); Conditions #1, #2, and #3 of an approved Rezoning (Z-0057-99); and Conditions #10 and #14 of an approved Tentative Map (TM-0055-02) on 18.46 acres located adjacent to the south side of Tropical Parkway, approximately 170 feet east of Jones Boulevard (APNs: 125-25-301-004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

1. Conditions #4 and 6 of Z-0079-98 and Condition #1 of Z-0057-99 shall be deleted.
2. Conditions #2 and 3 of Z-0057-99 and Condition #14 of TM-0055-02 shall be imposed as currently written, except that a decorative block wall along the East boundary is not required.
3. Condition #12 of Z-0079-98 shall be revised as follows: Construct half-street improvements including appropriate overpaving on Tropical Parkway adjacent to this site and construct widened paving on Tropical Parkway from the west edge of this site westerly to Jones Boulevard and from the east edge of this site easterly to the existing improvements to the Leon Avenue alignment; temporary "Goecke" paving is acceptable for the widened paving. Construct full width improvements on Rowland Avenue and Smithsonian Way concurrent with development of this site as required by the Department of Public Works. If the required Vacation Applications are not approved by both the City and the County for Smithsonian Way, construct half-street improvements including appropriate overpaving on Smithsonian Way. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

CITY OF LAS VEGAS
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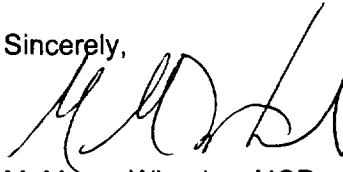
4. Condition #10 of TM-0055-02 shall be revised as follows: "A Master Streetlight plan for Tropical Parkway adjacent to this site shall be approved prior to the approval of any construction drawings for this site.
5. The developer shall disclose in writing to homebuyers that horses are allowed on adjacent properties.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Ms. Susan LeCavalier
G. C. Wallace
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Steve Kelly
Distinctive Homes, Limited Liability Co.
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