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CITY MANAGER  
VIRGINIA VALENTINE



004795

January 12, 2001

Mr. John Ritter  
Southwest Desert Equities, Limited Liability Company  
on behalf of Warmington Homes  
3320 North Buffalo Drive, Suite 204  
Las Vegas, Nevada 89129

**RE: Z-0033-97(20) - AMENDMENT TO THE LONE MOUNTAIN MASTER PLAN**

Dear Mr. Ritter:

Your request to Amend The Lone Mountain Master Plan to reduce Parcel W FROM: 18 Acres TO: 3.2 Acres and to increase the adjacent development parcels accordingly, located along the Gilmore Road Alignment, between Hualapai Way and the Beltway (APN's: 137-12-501-003, 006, 010, 011, 012, 013, 137-12-601-001 and 014), Ward 4 (Brown), was considered by the Planning Commission on January 11, 2001.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

**Planning and Development**

1. This approval does not allow an increase in the overall number of dwelling units.

**Public Works**

2. The 15-foot pedestrian pathway easement shall not encroach into the Gilmore Channel right-of-way, and shall be located, in its entirety, upon the adjacent parcels north of the Gilmore Channel.
3. Site development to comply with all applicable conditions of approval for the Lone Mountain Planned Development (Z-33-97), Z-33-97(19) and all other subsequent site-related actions.

**Standard Conditions**

4. All City Code requirements and design standards of all City departments must be satisfied.

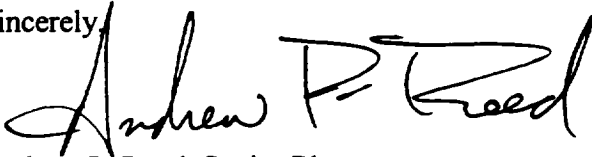
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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

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This item will be considered by the City Council on February 21, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "A" and "R".

Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Mr. Gregg Oberlin  
Warmington Homes  
6787 West Tropicana Avenue, Suite 120A  
Las Vegas, Nevada 89103

Chris Arambula  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146