



003055

October 30, 2000

Mr. Frank Neilson
Harmon-Koval, Limited Liability Company
6600 West Charleston Boulevard, Suite #124
Las Vegas, Nevada 89146

RE: U-0087-00 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 4, 2000
RELATED TO Z-0057-00

Dear Mr. Neilson:

The City Council at a regular meetings held October 4, 2000 APPROVED the request for a Special Use Permit FOR THIRTY-SEVEN FOOT (37') WIDE PRIVATE STREETS WITHIN A PROPOSED SINGLE-FAMILY SUBDIVISION, on 30.07 acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030), 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 October 5, 2000. This approval is subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two (2) years after the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including provision of a separate lot for the private streets.

Public Works

3. Site development to comply with all applicable Conditions of Approval for Z-57-00.
4. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, multi-use trails, 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

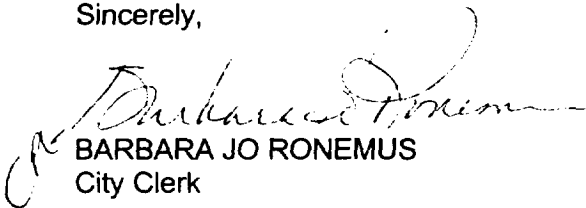
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5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
6. The street widths for the proposed private streets shall be a minimum of 39 feet wide including a roll curb and gutter.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/da

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

Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Pkwy, Suite #814
Henderson, Nevada 89014

Mr. Brian Walsh
D. R. Horton
6845 Escondido Street, Suite #105
Las Vegas, Nevada 89119

Exber, Inc.
107 North 6th Street, 3rd Floor
Las Vegas, Nevada 89101