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005872

CITY of LAS VEGAS

February 18, 1999

Mr. Robert Schulman
DJ I, Limited Liability Company on behalf of
Concordia Homes of Nevada
3900 Paradise Road, Suite 185
Las Vegas, Nevada 89109

RE: U-126-98 - SPECIAL USE PERMIT (Related to Z-75-98)

Dear Mr. Schulman:

The City Council at a regular meeting held January 25, 1999 considered the Appeal filed by Projects Engineering Consultants, Limited from the Denial by the Planning Commission for a Special Use Permit on property located on the northeast corner of Elkhorn Road and Leon Avenue FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED SINGLE FAMILY SUBDIVISION, R-E (Residence Estates) Zone [proposed R-1 (Single Family Residential)].

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on January 26, 1999. This approval is subject to:

1. Conformance to the same standards and guidelines that govern the design and construction of public streets as required by the Department of Public Works.
2. The formation of a property owner's association is mandatory and will include all properties served by the private drives. This association shall own and be responsible for the maintenance of the private drives and appurtenances. The association documents must establish a reserve fund for the maintenance of drives and other improvements. Such documents shall be subject to review and approval by the City to ensure that adequate provision for maintenance has been made.
3. Private drives shall be constructed on property separately owned by the homeowners association. Provisions for appropriate easements shall be granted to the City and other utility providers allowing necessary use and access for utilities and the maintenance thereof. The easements shall also provide the City and protective service providers with the same right of access that they would have if the private drives were public streets.

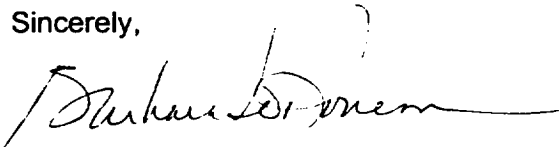
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4. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned 24 hours a day or provide an alternative means of ensuring access to the subdivision by the City and other emergency and utility service providers with appropriate identification. If the association fails to maintain such access, the City may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the association. The association shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the City.
5. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. If the proposed private streets are not gated, appropriate signage shall be posted at the entry drive, clearly indicating the private nature of the street.
6. Any private drive which has access control gates or cross arms must be of a break-away design. A turn-around space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. Any guard house, or other entry feature designed as a drive-through, must have a minimum clearance of 14 feet in height above the road surface.
7. All private, traffic regulatory signs shall conform to State of Nevada Regulations.

Sincerely,



BARBARA JO RONEMUS
City Clerk

*RSLO
BLS*

/ac

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

Ms. Gidget Graham
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