



LAS VEGAS
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CITY MANAGER

October 9, 2013

Mr. Brad Burns
DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

**RE: SUP-50917 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF OCTOBER 8, 2013**

Dear Mr. Burns:

Your request for possible action on a request for a Special Use Permit FOR A PRIVATE STREET adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on October 8, 2013.

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

Planning

1. Conformance to all Minimum Requirements under the Town Center Master Development Standards Manual for a Private Street use.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-48852).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

www.lasvegasnevada.gov



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Public Works

6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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.

This item will be considered by the City Council on **November 20, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074