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June 18, 2015

Mr. Vince Schettler
Investor Equity Homes, LLC
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

**RE: VAR-58604 [PRJ-58597] - VARIANCE REALATED TO VAR-58606,
VAR-58683 AND WVR-58614
CITY COUNCIL MEETING OF JUNE 17, 2015**

Dear Mr. Schettler

The City Council at a regular meeting held on June 17, 2015 *APPROVED* a request for possible action on a request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS ON ACKERMAN AVENUE AND TIOGA WAY WHERE SUCH ARE REQUIRED on 2.82 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58597].

The approval is subject to the following conditions:

Planning

1. Tioga Way shall be constructed with half street improvements that consist of half street paving, curb and gutter and decomposed granite from the back of curb to the property line.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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
DEVELOPMENT SERVICES CENTER
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PRJ-71004
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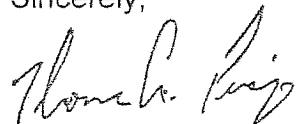
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Public Works

6. Sign and record a Covenant Running with Land Agreement for half street improvements not constructed at this time on Ackerman Avenue and Tioga Way. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. The installation of streetlights shall be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including bases, conduit and pull boxes at each streetlight location, and the developer provides to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Traffic Engineering Section of the Department of Public Works regarding street lighting requirements prior to submittal of construction drawings.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Ray Fredericksen
Per4mance Engineering, LLC
197 Carlsbad Caverns Street
Henderson, Nevada 89012

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