

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 30, 2010

Mr. Russ Wakeham
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: WVR-38578 - WAIVER RELATED TO TMP-38575
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Wakeham:

Your request for a Waiver of Title 18.12 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 66 FEET WHERE 125 FEET IS REQUIRED AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 20.28 acres at the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-38575) shall be required, if approved.
2. Conformance to the approved conditions for Rezonings (ZON-2184 and ZON-3241).
3. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

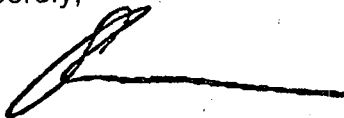
Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

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