



**LAS VEGAS  
CITY COUNCIL**

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*City Manager*

November 5, 2020

Mr. Matt Rosenberg  
Harmony Homes Nevada, LLC  
8912 Spanish Ridge Avenue, Suite #200  
Las Vegas, Nevada 89148

**RE: 20-0152-VAR1 AND 20-0152-TMP1  
CITY COUNCIL MEETING OF NOVEMBER 18, 2020**

Dear Mr. Rosenberg:

The Las Vegas City Council at its regular meeting on **November 18, 2020** as referred to above, will consider the following Land Use Entitlement project requests on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive (APN 139-20-411-015), R-TH (Single Family Attached) Zone, Ward 5 (Crear).

**20-0152-VAR1** - TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION IS REQUIRED, A CONNECTIVITY RATIO OF 1.27 WHERE 1.30 IS REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED.

**20-0152-TMP1** - RANCHO & VEGAS - FOR A 235-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION.

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Thursday, November 12, 2020** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Larry Britton  
Horrocks Engineers  
1401 North Green Valley Parkway, Suite #160  
Henderson, Nevada 89074

**DEVELOPMENT  
SERVICES CENTER**

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