



July 2, 2013

LAS VEGAS  
CITY COUNCIL

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CITY MANAGER

Mr. Brad Boe  
THM Enterprises, LLC  
10655 Park Run Drive, Suite #230  
Las Vegas, Nevada 89144

RE: VAR-48779 – VARIANCE  
CITY COUNCIL MEETING OF JUNE 19, 2013

Dear Mr. Boe:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Variance TO NOT INSTALL REQUIRED OFFSITE IMPROVEMENTS INCLUDING SIDEWALKS AND STREETLIGHTS WHERE SUCH ARE REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

Planning

1. The approval shall be for no streetlights only.
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.

Public Works

6. **The installation of streetlights may be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the 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.**

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

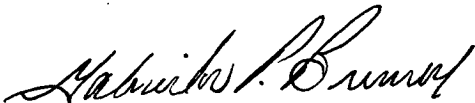
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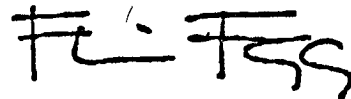
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**Coordinate with the Traffic Engineering Section of Public Works regarding street lighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for sidewalk and streetlights not constructed at this time on Juliano Road and Hickam Avenue. 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). Sidewalk may be installed if recommended in an approved Drainage Study for this site.**

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director of Planning

cc: Ms. Amber Dolce  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118