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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

S. ✓

October 20, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 North Tenaya Way
Las Vegas, Nevada 89131

**RE: ABEYANCE - VAR-65326 [PRJ-65268] - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 19, 2016**

Dear Mr. Gale:

The City Council at a regular meeting held on October 19, 2016 **APPROVED** a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES ALONG ELKHORN ROAD AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS THE MINIMUM REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268].

This approval is subject to the following conditions:

Planning

1. A Deviation of Standards for roadway cross-section on Elkhorn Road is hereby approved allowing for a 35-foot wide roadway section from centerline to back-of-curb, as depicted in the submitted Tentative Map cross-sections date stamped 07/28/16, with a detached sidewalk and <equestrian trail and/or> landscaping.
2. The Variance to allow a connectivity ratio of 1.25 where 1.30 is required is approved.
3. The Variance to allow no additional offsite improvements where complete streets standards require a five-foot sidewalk, a five-foot amenity zone and other amenities along Elkhorn Road is denied.
4. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.
5. 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.

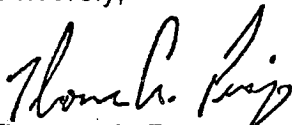
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6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Suite #141
Henderson, Nevada 89014

Ms. Aimee Ignatowicz-English
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146