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/city of las vegas

November 17, 2016

Mr. Michael Gray  
KB Home Nevada Inc.  
5759 W. Badura Avenue, Suite #180  
Las Vegas, Nevada 89118

**RE: VAR-66347 [PRJ-66198] - VARIANCE RELATED TO MOD-66199  
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Gray:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Variance TO ALLOW A FIVE-FOOT PARCEL PROPERTY LINE SETBACK WHERE 10 FEET IS REQUIRED ON LOT 22 OF A 157-LOT RESIDENTIAL SUBDIVISION on 18.02 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive (APN 126-13-501-022), M (Medium Density Residential) Cliff's Edge Land Use Designation, PROPOSED: R-SL [Residential Small Lot (Mini-Lot Conventional) Cliff's Edge Land Use Designation], Ward 6 (Ross) [PRJ-66198].

This approval is subject to the following conditions:

**Planning**

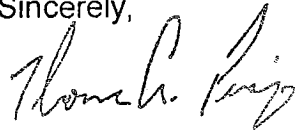
1. Approval of MOD-66199 shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall 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.

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5. 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 November 17, 2016.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning

TAP:clb

cc: Mr. Mark Bangan  
L.R. Nelson Consulting Engineers  
6765 West Russell Road, Suite #200  
Las Vegas, Nevada 89118