



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

March 7, 2019

Ms. Lindsey White  
Mr Andrew Acuna  
3425 Cliff Shadows Parkway, Suite #110  
Las Vegas, Nevada 89129

**RE: VAR-75210 [PRJ-75172] - VARIANCE RELATED TO GPA-75207,  
ZON-75208 AND VAR-75209  
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Applicant:

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Variance TO ALLOW A CUL-DE-SAC DESIGN WHICH DOES NOT MEET TITLE 19.04.100 DEVELOPMENT STANDARDS on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]

This approval is subject to the following conditions

**Planning**

1. Approval of General Plan Amendment (GPA-75207) and Rezoning (ZON-75208), and approval and conformance to the Conditions of Approval for Variance (VAR-75209) shall be required, if approved.
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

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- 7 A substandard terminus of Alpine Ridge Way is hereby approved. The minimum radius on the modified terminus shall be 30 feet and the sidewalk along the terminus shall comply with Americans with Disability Standards.
- 8 Any construction on the east half of Alpine Ridge Way must comply with the provisions of existing Bureau of Land Management grants on the east half of Alpine Ridge Way.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2019.

Sincerely,



Robert Summerfield, AICP~~®~~  
Director  
Department of Planning

RTS;PL:clb

cc: Mr. Andrew Acuna  
Summit Homes of Nevada  
3425 Cliff Shadows Parkway, Suite #110  
Las Vegas, Nevada 89129

Ms. Jana Felipe  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118