



**LAS VEGAS
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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

December 5, 2019

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

**RE: VAR-77701 [PRJ-77251] - VARIANCE REALTED TO GPA-77367, ZON-77572, VAR-77573, VAC-77574 AND TMP-77575
CITY COUNCIL MEETING OF DECEMBER 18, 2019**

Dear Mr. Rosenberg:

Please be advised the Las Vegas City Council at its regular meeting on **December 18, 2019** as referred to above, will consider your request for a Variance TO ALLOW NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; STUB STREETS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED; AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) [PCD (Planned Community Development and PF (Public Facilities) General Plan Designation] Zone [PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Thursday, December 12, 2019** at 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, 3rd 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 Bitton
Horrocks Engineers
1401 North Green Valley Parkway, Suite #160
Henderson, Nevada 89074