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June 21, 2018

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

Mr. Larry Davis
Urban Lofts XIV, LTD
4512 Montrose Boulevard
Houston, Texas 77006

**RE: WVR-73056 [PRJ-72886] - WAIVER RELATED TO ZON-73055 AND
TMP-73057
CITY COUNCIL MEETING OF JUNE 20, 2018**

Dear Mr. Davis:

The City Council at a regular meeting held on June 20, 2018 voted to **APPROVE** a request for a Waiver TO ALLOW 24-FOOT WIDE PRIVATE STREETS THAT TERMINATE IN A NON-STANDARD DESIGN BEHIND A GATE WHERE 47-FOOT WIDE STREETS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-PD13 (Residential Planned Development - 13 Units per Acre) Zone [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Coffin) [PRJ-72886].

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-73055) and Tentative Map (TMP-73057) 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. A Waiver of Title 19.04.070 is hereby approved, to allow 24-foot wide private streets that terminate in a non-standard design behind a gate where 47-foot wide streets are required.
4. 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.

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

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3RD FLOOR

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 June 21, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb:nl

cc: Mr. Domenic Radford
Interurban Construction LLC
117 South 11th Street
Las Vegas, Nevada 89101

Mr. Joe Alvin Haun, P.E.
Hauntec
2721 Ironside Drive
Las Vegas, Nevada 89108