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CITY MANAGER

September 11, 2013

Mr. Jeff Stevens
Ryland Homes Nevada, LLC
8925 West Russell Road, Suite #200
Las Vegas, Nevada 89148

**RE: ABEYANCE – VAR-50760 - VARIANCE RELATED TO SUP-48863, WVR-48864, AND SDR-48862
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Mr. Stevens:

Your request for possible action on a request for a Variance TO ALLOW 68,009 SQUARE FEET OF OPEN SPACE WHERE 103,237 SQUARE FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on September 10, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48863), Waiver (WVR-48864) and Site Development Plan Review (SDR-48862) 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
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This action by the Planning Commission on **September 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **September 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Chris Thompson
RCI Engineering
3281 South Highland Drive, Suite #810
Las Vegas, Nevada 89109