



LAS VEGAS
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CITY MANAGER

October 14, 2015

Mr. Weston Adams
TB-Jack LLC
4129 W. Cheyenne Ave., Ste. 1
North Las Vegas, Nevada 89032

**RE: VAR-60941 [PRJ-60899] - VARIANCE RELATED TO GPA-60940, WVR-60942, VAC-60943 AND TMP-60944
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW A 42-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS REQUIRED, TO INSTALL SIDEWALKS ON ONE SIDE OF THE STREET WHERE BOTH SIDES ARE REQUIRED AND TO INSTALL NO GATE ON A PRIVATE STREET WHERE SUCH IS REQUIRED on 3.95 acres on the northwest corner of Ann Road and Durango Drive (APN 125-29-808-009), R-D (Single Family Residential - Restricted District) Zone, Ward 6 (Ross) [PRJ-60899], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (60944) 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
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/city of las vegas

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This item will be considered by the City Council on November 18, 2015, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Mr. Michael P. Cuddy
DR Horton
1081 Whitney Ranch Dr., Ste. 141
Henderson, Nevada 89014

Ms. Aimee English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146