



December 9, 2015

Mr. Michael Cuddy
DR Horton, Inc.
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

**LAS VEGAS
CITY COUNCIL**

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MAYOR

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

**RE: VAR-61859 [PRJ-61793] - VARIANCE RELATED TO WVR-61857 AND
WVR-61858
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS WHERE COMPLETE STREET STANDARDS REQUIRE A FIVE-FOOT WIDE SIDEWALK, A FIVE-FOOT WIDE AMENITY ZONE AND OTHER AMENITIES FOR 60-FOOT WIDE MINOR COLLECTOR STREETS on 10.0 acres on the west side of Eula Street north and south of Azure Drive (APNs 125-30-101-008 and 125-30-201-002), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-61793], was considered by the Planning Commission on December 8, 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 Waivers (WVR-61857 and WVR-61858) 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
DEVELOPMENT SERVICES CENTER
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/city of las vegas

Public Works

6. Enter into a Covenant Running with Land Agreement for the future installation of all half-street improvements per current City Standards for any improvements deferred through this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the prior to the issuance of permits.
7. A Homeowners Association (HOA) must be created to maintain all unimproved rights-of-way and public easements within the limits of this site. Alternatively, each individual lot owner must maintain the unimproved public right-of-way for the full frontage of the associated lot and the each individual lot owner must maintain the public easements associated with each lot.
8. Submit an Encroachment Agreement for landscaping, private improvements, and unimproved areas in the Regena Avenue, Eula Street, Azure Drive, and Bright Angel Way public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

This item will be considered by the City Council on January 20, 2016, 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 Section Manager
Current Planning

PL:nl

cc:

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