



January 13, 2016

Mr. Rick Firmine  
805 Land, LLC  
3 Snowy Owl Lane  
Littleton, Colorado 80127

**LAS VEGAS  
CITY COUNCIL**

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CITY MANAGER

**RE: VAR-62407 [PRJ-62201] - VARIANCE RELATED TO WVR-62353, VAC-62357 AND TMP-62358  
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Variance TO ALLOW A 27-FOOT PRIVATE STREET WHERE 47 FEET IS REQUIRED AND TO ALLOW NO AMENITY ZONES AND SIDEWALKS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201], was considered by the Planning Commission on January 12, 2016.

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

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **January 12, 2016** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 25, 2016**.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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/city of las vegas

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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,



Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

AR:nl

cc:

Mr. Scott Harwood  
DR Horton, Inc.  
1081 Whitney Ranch  
Henderson, Nevada 89104

Mr. Eric Rietz  
Quantum Surveying  
6018 S. Durango Drive, Ste. 110  
Las Vegas, Nevada 89113