



**LAS VEGAS
CITY COUNCIL**

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August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

**RE: VAR-65307 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 74 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

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

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.
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
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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This action by the Planning Commission on **August 9, 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 **August 22, 2016**. 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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