



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 10, 2015

Chris Ellenberger
Equity Link Properties
8920 Sheep Ranch Court
Las Vegas, Nevada 89143

**RE: WVR-59049 [PRJ-58903] - WAIVER RELATED TO VAR-59047 AND VAR-59048
PLANNING COMMISSION MEETING OF JUNE 9, 2015**

Dear Applicant:

Your request for a Waiver TO ALLOW NO STREETLIGHTS ON JONES BOULEVARD, ROSADA WAY AND A PROPOSED PRIVATE STREET WHERE STREETLIGHTS ARE REQUIRED AND TO ALLOW A 166-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58903], was considered by the Planning Commission on June 9, 2015.

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

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

Public Works

4. The installation of streetlights shall be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location, and the developer shall provide to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including foundations, may be contributed to the City if allowed by the Department of Public Works. If curb and gutter is not required with this project, the required monies in lieu of streetlights shall include the cost of conduit and pull boxes. The contributed amount shall be based on the City's current bond schedules for all streetlights and associated infrastructure deferred by this action adjacent to this site.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

WVR-59049 [PRJ-58903] - Page Two
June 10, 2015

This item will be considered by the City Council on **July 15, 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Mr. David Dwyer
Dwyer Engineering
7310 Smoke Ranch Road, Ste. E
Las Vegas, Nevada 89128