



**LAS VEGAS
CITY COUNCIL**

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

Dear Applicant:

Your request for a Waiver TO ALLOW A 210-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO INSTALL NO STREETLIGHTS 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 (TMP-60941) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
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. 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

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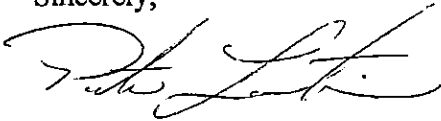
/city of las vegas

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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