



**LAS VEGAS  
CITY COUNCIL**

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CITY MANAGER

December 9, 2015

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

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

Dear Applicant:

Your request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED 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 Variance (VAR-61859) and Waiver (WVR-61858) 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

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

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