



LAS VEGAS CITY COUNCIL

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CITY MANAGER

November 9, 2007

Mr. Joseph Bonifatto
Kyle Canyon Gateway Center, LLC
9811 West Charleston Boulevard, Suite #2-395
Las Vegas, Nevada 89117

RE: SUP-20478 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 19, 2007
RELATED TO GPA-20469, ZON-20475 AND ZON-22351

Dear Mr. Bonifatto:

The City Council at a regular meeting held September 19, 2007 APPROVED the request for a Special Use Permit FOR A PROPOSED NON-RESTRICTED GAMING FACILITY at the southeast corner of Oso Blanca Road and the Hualapai Way alignment, (APNs 125-06-002-003, 005, 006, 007, 125-07-101-001, and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: T-D (Traditional Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2007. This approval is subject to:

Added Condition:

- A. Family entertainment venues such as movie theater and/or bowling shall have access without going through the casino gaming area.

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Gaming Establishment, Non-restricted use.
2. Conformance to the conditions for Rezoning (ZON-20543), Rezoning (ZON-20475), Rezoning (ZON-22351), and Development Agreement (DIR-21605), if approved.
3. A Site Development Plan Review application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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4. The expansion of the Gaming Enterprise Overlay District shall be limited to the following parcels that are wholly outside the required buffer radii for Non-Restricted Gaming uses:

"Parcel 1" as identified on Parcel Map (PMP-22508) (PM 114 0022)
125-06-002-003
125-06-002-005
125-06-002-006
125-06-002-007

5. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Nima Taghavi
Rancho Way, LLC
1000 Bristol Street North, Suite #17105
Newport Beach, California 92660

Mr. Calvin Champlin
Kyle Acquisition Group, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
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