



June 13, 2012

Mr. Todd Nigro
Sky Pointe Hotel Group, LLC
9115 West Russell Road, Suite #210
Las Vegas, Nevada 89148

**RE: SUP-45116 - SPECIAL USE PERMIT RELATED TO VAR-45114 AND
SDR-45115
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Nigro:

Your request for a Special Use Permit FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on June 12, 2012.

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

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Hotel, Motel or Hotel Suites use, except as modified herein.
2. Approval of an' conformance to the Conditions of Approval for Variance (VAR-45114) and Site Development Plan Review (SDR-45115) shall be required.
3. 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.
4. A Waiver from Town Center Development Standards B.4.b.31 is hereby approved, to allow a Hotel to be 82 feet from a single family detached dwelling where 330 feet is the minimum distance separation required.

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 702.388.9108
www.lasvegasnevada.gov

EOT-54462

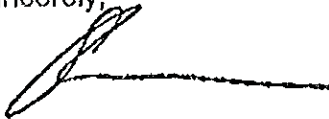
PRJ-54451
06/10/14

Mr. Todd Nigro
Sky Pointe Hotel Group, LLC
SUP-45116 - Page Two
June 13, 2012

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 12, 2012** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 25, 2012**. 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:clb

cc: Mr. Chris Kaempfer
Kaempfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

EOT-54462

PRJ-54451
06/10/14