



051208

December 2, 2004

Mr. Matt Werner
Montecito Pads, LLC
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146

RE: SUP-5296 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SDR-5295

Dear Mr. Werner:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. A Site Development Review application (SDR-5295) for a High Density Residential Development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Jennifer Lazovich
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89109

Mr. William Bollwerk
WP South Acquisitions, LLC
15150 North Hayden Road, Suite #104
Scottsdale, Arizona 85260

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