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CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

January 17, 2019

Mr. Frank Pankratz  
MS Northwest Land, LLC  
1215 S. Fort Apache Road, Ste. 120  
Las Vegas, Nevada 89117

**RE: SUP-74637 [PRJ-74608] - SPECIAL USE PERMIT RELATED TO  
GPA-74633, VAR-75154, SDR-74638 AND TMP-74639  
CITY COUNCIL MEETING OF JANUARY 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on January 16, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED PRIVATE STREET WITHOUT A GATE AND MULTIPLE GATED COMMUNITIES WITH PRIVATE STREETS WITHIN TOWN CENTER at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608].

This approval is subject to the following conditions:

Planning

1. Conformance to all requirements under the Town Center Development Standards Manual for a Gated Community with Private Street use.
2. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Site Development Plan Review (SDR-74638) and Tentative Map (TMP-74639) 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. 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.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2019.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:nl

cc:

Christa Bilbrey  
KB Home  
5795 W. Badura Ave., Ste. 180  
Las Vegas, Nevada 89118

Ms. Roxanne Leigh  
Slater Hanifan Group  
5740 S. Arville St., Ste. 216  
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