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January 17, 2019

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

**RE: VAR-75154 [PRJ-74608] - VARIANCE RELATED TO GPA-74633,
SUP-74637, 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 Variance TO ALLOW 641 PARKING SPACES WHERE 811 IS THE MINIMUM REQUIRED FOR TWO MULTI-FAMILY DEVELOPMENTS on 60.39 acres 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. The Variance is approved for a total of 460 parking spaces where 501 parking spaces are required for the Multi-Family Unit 4 development only. The Multi-Family Unit 5 requested parking variance is not a part of this approval.
2. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Special Use Permit (SUP-74637), Site Development Plan Review (SDR-74638) and Tentative Map (TMP-74639) shall be required, if approved.
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.
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
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Ms. Roxanne Leigh
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5740 S. Arville St., Ste. 216
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