



**LAS VEGAS
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

August 11, 2021

Mr. Efraim Balizan
Northland, LLC
9275 W. Russell Road, Ste. 400
Las Vegas, Nevada 89148

**RE: ABEYANCE - 21-0334-VAR1
PLANNING COMMISSION MEETING OF AUGUST 10, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 10, 2021* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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 **August 10, 2021** 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 submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **August 23, 2021**.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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3RD FLOOR
LAS VEGAS, NV 89101
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711 | TTY



cityoflasvegas
lasvegasnevada.gov

21-0334-VAR1 - Page Two
August 11, 2021

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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Rob Izer
Shea Homes, LP
8800 N. Gainey Drive, Ste. 370
Scottsdale, AZ 85258

Ms. Hannah Swan
Westwood Professional Services
5725 W. Badura Avenue, Ste. 100
Las Vegas, Nevada 89118