



**LAS VEGAS
CITY COUNCIL**

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ELIZABETH N. FRETWELL
CITY MANAGER

October 19, 2016

Mr. Frank Pankratz
Fore Stars, Ltd.
1215 South Fort Apache, Ste. 120
Las Vegas, Nevada 89117

**RE: ABEYANCE – MOD-63600 [PRJ-63491] - MAJOR MODIFICATION
RELATED TO GPA-63599, ZON-63601 AND DIR-63602
PLANNING COMMISSION MEETING OF OCTOBER 18, 2016**

Dear Applicant:

Your request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491], was considered by the Planning Commission on October 18, 2016.

The Planning Commission voted to recommend **DENIAL** of your request as the proposed development is not compatible with the surrounding area.

This item will be considered by the City Council on **November 16, 2016**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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/city of las vegas

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cc:

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow
Las Vegas, Nevada 89146

Mr. Frank Pankratz
Seventy Acres LLC
1215 South Fort Apache, Ste. 120
Las Vegas, Nevada 89117

Mr. Frank Pankratz
180 Land Co. LLC
1215 South Fort Apache, Ste. 120
Las Vegas, Nevada 89117