



**LAS VEGAS
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ELIZABETH N. FRETWELL
CITY MANAGER

December 9, 2015

Mr. Bradley J. Burdsall
Talon NV Management LLC
9732 Highridge Drive
Las Vegas, Nevada 89134

**RE: SUP-61864 [PRJ-61856] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Special Use Permit TO ALLOW A GUEST HOUSE/CASITA WITH THREE ROOMS AND A BATHROOM at 9732 Highridge Drive (APN 138-18-419-008), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-61856], was considered by the Planning Commission on December 8, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. 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.
3. The applicant shall receive an approval letter from Summerlin North for this project prior to approval of a building permit.
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.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

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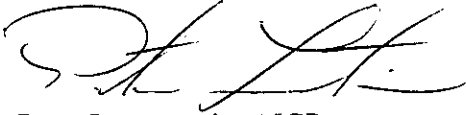


/city of las vegas

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This action by the Planning Commission on **December 8, 2015** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after ***December 21, 2015***. 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,



Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl