



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

February 17, 2022

Mitchell Stipp  
Centennial Hills Mob Owners LLC  
10120 West Flamingo Road Suite 4-124  
Las Vegas, Nevada 89147

**RE: 21-0764-MOD1, 21-0764-VAR1, 21-0764-SUP1 AND 21-0764-SDR1  
CITY COUNCIL MEETING OF FEBRUARY 16, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 16, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), Ward 4 (Anthony). (Fiore).

**21-0764-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER)**

**21-0764-VAR1 - VARIANCE - TO ALLOW 404 PARKING SPACES WHERE 440 ARE REQUIRED**

**21-0764-SUP-1 - SPECIAL USE PERMIT - FOR A PROPOSED SINGLE-USE HIGH DENSITY RESIDENTIAL USE**

**21-0764-SDR-1 - ITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS**

21-764-VAR1 approval is subject to the following conditions:

**Planning**

1. Approval of a Major Modification (21-0764-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0764-SUP1) and Site Development Plan Review (21-0764-SDR1).

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

21-764-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under the Town Center Design Standards Manual for the Single-use High Density Residential use.
2. Approval of a Major Modification (21-0764-MOD1) and approval of and conformance to the Conditions of Approval for Variance (21-0764-VAR1), Site Development Plan Review (21-0764-SDR1).
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.
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.

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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein

**21-764-SDR1** approval is subject to the following conditions:

1. Approval of a Major Modification (21-0764-MOD1) and approval of and conformance to the Conditions of Approval for Variance (21-0764-VAR1), Special Use Permit (21-0764-SUP1).
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. All development shall be in conformance with the site plan and landscape plan date stamped 12/30/21, and building elevations, date stamped 11/22/21 except as amended by conditions herein.
4. Waivers from the following Town Center design standards are hereby approved:
  - To allow a nine-foot setback/landscape buffer from the property line for parking areas that abut a public street where 15 feet is required.
  - To allow parking facilities abutting the right of way where they are required to be located away from the right-of-way, on the rear side of the structure they serve.
  - To allow a parking lot at the street corner where such is not allowed.
  - To allow zero percent commercial, retail, entertainment or similar uses on the ground floor where 80 percent is required in mixed-use districts.
  - To allow a reduction of parking lot trees where one per every six parking spaces are required.
  - To allow a curb cut and vehicular access from a public right-of-way (Grand Montecito Parkway) within the UC-TC district where such is not allowed.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. The minimum distance between buildings shall be 10 feet.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: 36-inch box trees are required in the buffer areas adjacent to Durango Drive and Grand Montecito Parkway. All trees planted along these streets shall consist of one or more of the species identified in the Town Center Design Manual Commercial Development Standards Section 2.B for perimeter landscape buffer areas.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways cuts and replace with new improvements meeting Town Center Development Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. The driveway off of Grand Montecito Drive shall align with the existing roadway to the east (in approximately the Azure Drive alignment) and shall conform to Standard Drawing #222.1. Left turn access may be allowed if approved in the required Traffic Impact Analysis.

14. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew

cc:

Matthew Pinsky  
Centennial Hills Apartments LLC  
570 Lake Cook Road Suite 325  
Deerfield, Illinois 60015

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