

August 17, 2007

Mr. Andrew P. Reed
Planning Supervisor
City of Las Vegas
Planning and Development Department
Current Planning Division
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: TMP 21996 -- Neon Heights Tentative Map

Dear Mr. Reed:

I would like to request an abeyance on the Agenda item TMP 21996 from August 23, 2007 Planning Commission meeting to November 29, 2007 on behalf of our client.

The Owners have concerns regarding the Tentative Map expiration. It is their understanding that once the Tentative Map is approved, the countdown to its expiration (two years) begins immediately. The Final Map will not be allowed until a Certificate of Occupancy is given. The building needs to be finished within two years from the date of the approved Tentative Map otherwise a new Tentative Map would need to be recorded prior to the Certificate of Occupancy and Final Map. Sales contracts that are tied to the original Tentative Map could become void. At this point, they are not ready until their sales office is open.

Please consider our request for this matter. Should you have any questions, please feel free to contact me and I will be happy to assist you. I look forward to hearing from you soon. Thank you for your kind consideration on this matter.

Sincerely,
ACE Engineering



Tony Gill
Sr. Project Manager

TG:ka

Submitted after final agenda

Date 8-23-07 Item 15