



054951



August 11, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Temeka Ramsey  
Marc Properties, LLC  
20 West 55<sup>th</sup> Street, 12<sup>th</sup> Floor  
New York, New York 10019

RE: SUP-6505 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF JULY 6, 2005  
RELATED TO SDR-6503

Dear Mr. Ramsey:

The City Council at a regular meeting held July 6, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the northwest corner of First Street and Bonneville Avenue (APNs 139-34-311-017 through 022), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2005. This approval is subject to:

Planning and Development

1. Coordinate with the City Engineer's office to discuss the Bonneville Avenue/Clark Avenue couplet project to determine impacts to this site plan prior to the submittal of a map for this site or the submittal of any construction drawings. If the applicant proposes to realignment the Bonneville/Clark couplet connector, the applicant shall dedicate or obtain dedication of all necessary rights-of-way to realign the proposed First Street connector prior to the submittal of any construction drawings or the submittal of a map for this site that would incorporate such proposal.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development.
3. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-6503), date stamped 04/12/05.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101


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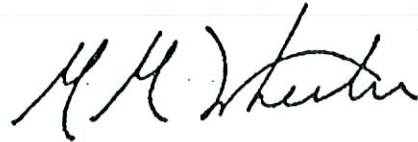
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**08-15-07 CC**

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5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

  
Vicky Darling  
Assistant Deputy City Clerk for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Edward Blalock  
2875 North Bronco Street  
Las Vegas, Nevada 89108

Mr. Ken Levesque  
JMA Architecture Studio  
2285 Corporate Circle, Suite #250  
Henderson, Nevada 89074

**EOT-23028**  
**08-15-07 CC**