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June 16, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Ms. Suzanne Sanders
PHSSA, LLC
3111 South Maryland Parkway
Las Vegas, Nevada 89109

RE: ROC-11856 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF MAY 3, 2006

Dear Ms. Sanders:

The City Council at a regular meeting held May 3, 2006 APPROVED the request for a Review of Condition Numbers 14 and 15 of an approved Site Development Plan Review (SDR-3177) TO AMEND CONDITIONS REGARDING HOURS OF OPERATION AND ALLOWING OFFICE INSTEAD OF RETAIL USE on 4.36 acres at 1250 South Buffalo Drive (APN 163-03-101-015), O (Office) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2006. This approval is subject to:

Planning and Development

1. There shall be a review six months from the certificate of occupancy of the office by the City Council of the hours of operation for the accessory use.
2. The security gates to the parking area shall be locked during all non-business hours and said gates shall be operational within 45 days.
3. Condition #14 shall be replaced:
The hours of operation for the accessory office use shall be limited to Monday through Friday, 7:30 a.m. to 5:00 p.m., and 9:00 a.m. to 5:00 p.m. on Saturday.
4. Condition #15 shall be replaced:
The amount of accessory space shall be limited to 3,500 square feet and shall be exclusively for professional office use only with no ancillary commercial services.

Sincerely,

Carmel Viado
Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

Margo Wheeler
Director
Planning and Development Department

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

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cc: See Attached List

RQR-23426 10-03-07 CC

Ms. Suzanne Sanders
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Chris Kaempfer
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109