

October 8, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: EOT-20771 – Request for “Review of Condition”
APN: 125-25-601-022

Dear Ms. Wheeler:

This letter is submitted to request a “Review of Condition” for the above listed application. EOT-20771 was approved by the City Council on June 6, 2007. Condition no. 1 states that “ This Rezoning (Z-0018-01) shall expire on June 6, 2008 unless another Extension of Time is approved. The applicant is requesting that condition no. 1 be deleted and that the zoning be made permanent based on the information that follows.

Z-0018-01 is a 3.6 acre parcel located in the middle of a 36.43 acre site under three zoning actions located at the northwest corner of Decatur Blvd. and Tropical Parkway. The easterly portion of the property, Z-109-97, was approved by the City Council on December 8, 1997 and has a Resolution of Intent with no time limit. The westerly portion of the site, ZON-22583, was approved by the City Council on September 19, 2007 with the property going directly to C-1 (Limited Commercial) zoning. On the same date a site development plan, SDR-22582, was approved for the overall property.

The initial phase of development is expected to encompass portions of all three of the above cases. The concern of the developer is that it is not possible to have plans prepared and approved, and development started prior to the expiration of the 2001 case extension. Rather than apply for another extension the developer is seeking assurance from the city that the ROI will not become an issue. We are therefore requesting that the ROI be eliminated which would be consistent with other portions of the site.

As the applicants representative I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,


Robert S Genzer,
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