



SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

February 12, 2008

Margo Wheeler
 Planning and Development Manager
 Comprehensive Planning
 731 South Fourth Street
 Las Vegas, NV 89101

Re: **Craig and 95**
Major Amendment to SDR-19643

Dear Ms. Wheeler,

On behalf of our client, Platinum Realty, Inc, we hereby request recommendation for approval of this amendment to the previously approved Site Design Review (**SDR-19643**). The revision to the original approved site design includes elimination of the large anchor tenant and increasing the number of smaller neighborhood services shops. This redistribution of shops has increased the total square footage of retail from the previously approved 37,936s.f. to 39,305s.f. Even though the overall increase is less than 10% according to the City of Las Vegas Zoning Code, specifically **19.18.050.H.1.c** "*the Director has no authority to approve any material increase in the maximum density, floor area, or height*", therefore making this a Major Amendment to SDR-19643. Even though this is a Major Amendment as defined by the code, the changes are minor in nature and we still meet the basic overall design previously approved and still meet the spirit and intent of the original plan. The approximate building locations have remained the same. The one way drive, however behind the longest building has been eliminated completely, thus eliminating the "alley effect" and potential for undesirable elements.

In addition to the Major Amendment to SDR-19643 we are requesting the same waivers as was previously approved with SDR-19643 as follows:

1. **Waiver of perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an 8-foot wide buffer is required.**
2. **A 2-foot wide buffer along a portion of the north property line where an 8-foot wide buffer is required.**

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At this time we request the same waivers as approved with SDR-19643 (and as listed above), for reasons stated with said previously approved SDR-19643. As stated above the basic overall design remains the same as the original approved site design with the same approval criteria as SDR-19643 therefore we respectfully request your recommendation for approval of these waivers and Amendment to SDR-19643.

We look forward to your recommendation of approval and encourage you to contact us should you have any questions or need additional information.

Sincerely,



Kathryn L. Grider
Planning Manager

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