



April 23, 2009

Mr. Peter Lowenstein
Current Planning- Planning & Development
731 Fourth Street
Las Vegas, NV 89101

Subject: Upper West Side by C2 Lofts
Site Development Plan Review- Extension of SDR-21608

Dear Mr. Lowenstein:

On behalf of the applicant, C2 Lofts, we respectfully request review and approval of the attached application for Site Development Plan Review extension. The site is located within the Las Vegas Tech Center, fronting of Buffalo Drive and bordered by Trinity Peak Avenue, Fire Mesa Street and Peak Drive. Consisting of approximately 21.2 acres within Ward 4, this portion of the Tech Center is zoned C-PB with a land use designation of LI/R for which the applicant is proposing a mixed-use development of commercial and multi-family.

A Site Development Plan (SDR-9439) was approved on December 21, 2005, and the Major Modification (SDR-21608) was granted on May 11, 2007, (enclosed). The Special Use Permit (SUP-9436) for this mixed-use development of commercial uses and condominiums has also been granted and has expired, but we are in the process of applying and are submitting simultaneously. We are seeking to extend current (SDR 21608) approval.

We respectfully request that the waivers granted with our previous Site Development Review approval remain in place as well as the conditions granted with the Special Use Permit. We look forward having this item on the agenda for the June 11, 2009, Planning Commission meeting. Please contact our office if you have any question or comments during your review.

Sincerely,

Douglas L. Crook

cc: J. Christopher Stuhmer

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