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April 15, 2026

Mike Janssen
City of Las Vegas
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

**RE: 25-0530-SDR1
PLANNING COMMISSION MEETING OF APRIL 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 14, 2026* voted to **WITHDRAW WITHOUT PREJUDICE** the following Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY, 152-UNIT MIXED-USE DEVELOPMENT WITH 5,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.70 acres on the southwest corner of Alta Drive and Tonopah Drive (APNs 139-32-704-002 through 004), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen).

The Notice of Final Action was filed with the Las Vegas City Clerk on April 15, 2026.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Greg Palivos
Livco
1313 North Ritchie Court #1505
Chicago, Illinois 60610

Kevin Neal
Neal Development
317 Grove Way
Del Ray Beach, Florida