

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 14, 2008

Mr. Charles Miles  
Exceed Properties, Inc.  
964 Spafford Street  
Antioch, Illinois 60002

**RE: ABEYANCE - SDR-25773 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Miles:

Your request for a Site Development Plan Review FOR A PROPOSED 43-STORY MIXED-USE DEVELOPMENT INCLUDING 1,105 RESIDENTIAL UNITS AND 179,860 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 101-FOOT SETBACK WHERE 1,500 FEET IS REQUIRED AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND FIVE FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue (APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084), C-1 (Limited Commercial) Zone, R-PD25 (Residential Planned Development - 25 Units per Acre) Zone, and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), was considered by the Planning Commission on March 13, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as the proposal is not compatible with the adjacent properties.

This item will be considered by the City Council on **April 16, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Brad Staheli  
Faith Communications Corporation  
2201 South 6th Street  
Las Vegas, Nevada 89104

Chris Richardson  
Ed Vance & Associates  
900 South Pavilion Center Drive, Suite #160  
Las Vegas, Nevada 89144

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