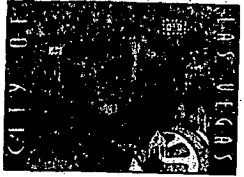


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 14, 2008

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

RE: ABEYANCE - VAR-25778 - VARIANCE

Dear Mr. Miles:

Your request for a Variance TO ALLOW NO STEPBACK WHERE A 1:1 STEPBACK TO HEIGHT RATIO IS REQUIRED ALONG A STREET CLASSIFIED AS COLLECTOR OR LARGER FOR A PROPOSED MIXED-USE DEVELOPMENT 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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