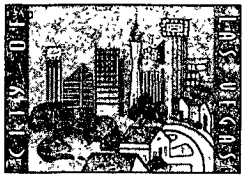


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov



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City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



February 15, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - SDR-25487 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Becker:

Your Request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as multifamily use is inappropriate in the proposed location.

This item will be considered by the City Council on **March 19, 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,

Flinn Fagg, AICP
Planning Manager

FF:dm

cc: Mr. David Brown
DCS
6554 Polished Jade Court
Las Vegas, Nevada 89131