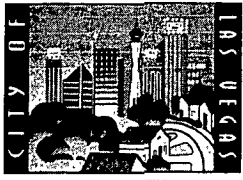


PLANNING & DEVELOPMENT



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January 11, 2008

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

RE: 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 January 10, 2008.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request.

This item is scheduled to be heard again at the **February 14, 2008** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

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

City Manager
Douglas A. Selby

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

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

