

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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August 24, 2007

Mr. Kenneth Landfield  
Tamares Real Estate Holdings, Inc.  
1500 Broadway, 24th Floor  
New York, New York 10036

**RE: SUP-23096 - SPECIAL USE PERMIT**

Dear Mr. Landfield:

Your request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 902 and 916 East Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 23, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

### Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a mixed-use use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-23097) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

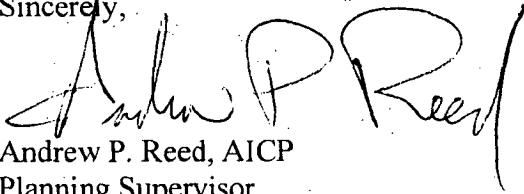
City Manager  
Douglas A. Selby



Mr. Kenneth Landfield  
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This item will be considered by the City Council on **September 19, 2007**, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "R" at the end.

Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Kevin Joy  
Tamares Real Estate Holdings, Inc.  
One Main Street, 2nd Floor  
Las Vegas, Nevada 89101