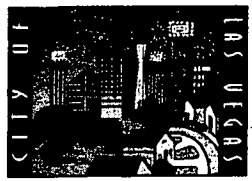


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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065101

December 8, 2006

Mr. Richard Weisbart  
3515 Cochise Lane  
Las Vegas, Nevada 89169

**RE: SDR-17731 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Weisbart:

Your request for a Site Development Plan Review FOR A FIVE STORY MIXED-USE DEVELOPMENT WITH 30 APARTMENTS AND 2,200 SQUARE FEET OF RETAIL AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT on 0.31 acres adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as there is insufficient parking.

This item will be considered by the City Council on **January 3, 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,

John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Mr. Mark Jaget  
8440 West Lake Mead Boulevard, Suite 101  
Las Vegas, Nevada 89128

Ms. Kristen Neuman  
Aptus Architecture  
1200 South Fourth Street  
Las Vegas, Nevada 89104

Mayor  
Oscar B. Goodman

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