

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

November 17, 2006



064968

Mr. Robert Moyer  
Moyer Trust  
8021 West O'Bannon Drive  
Las Vegas, Nevada 89117

**RE: ABEYANCE - SDR-16508 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Moyer:

Your request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS, WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed not harmonious and compatible with the surrounding development and land uses.

This item will be considered by the City Council on **December 20, 2006**, 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,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clb

cc: Mr. Emil Khalili  
NuVision Holdings, LLC  
14523 Sherman Way Boulevard  
Van Nuys, California 91405

Mr. Doug Ahlstrom  
KKE Architects  
6775 Edmond Street, Suite #260  
Las Vegas, Nevada 89118

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)

Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby

