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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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CLV 7009



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August 11, 2006

GeoSummit, LLC
1431 South Las Vegas Boulevard
Las Vegas, Nevada 89104

RE: ABEYANCE - SDR-13899 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A 45-STORY MIXED-USE DEVELOPMENT CONSISTING OF 421 RESIDENTIAL UNITS AND 1,190 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE STEPBACK, STREETScape AND BUILD-TO-LINE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 1.26 acres at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 10, 2006.

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

This item will be considered by the City Council on **September 6, 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:dm

cc: Mr. David Shirit/Mr. Lou Khem
Stratorise, LLC/Aztec International
4465 South Buffalo Drive, Suite #2
Las Vegas, Nevada 89147

Mr. George Garcia
G.C. Garcia, Incorporated
1711 Whitney Mesa Drive, Suite 110
Henderson, Nevada 89014