

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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062133

June 9, 2006

Mr. James Grindstaff  
Great Mall of Las Vegas, LLC  
9510 West Sahara Avenue, Suite #200  
Las Vegas, Nevada 89104

**RE: SDR-10126 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Grindstaff:

Your Request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on June 8, 2006. **NOTE: THE APPLICATION HAS BEEN AMENDED FROM A WAIVER OF THE TOWN CENTER URBAN ZONE TO A WAIVER OF THE TOWN CENTER EDGE ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; TO REMOVE THE WAIVER TO ALLOW A REDUCTION IN OPEN SPACE; TO ADD A WAIVER OF TOWN CENTER SETBACK REQUIREMENTS; TO AMEND APN 125-20-201-001 TO APN 125-21-201-001; AND TO ADD APN 125-20-601-006**

The Planning Commission's motion for approval failed with a 3-3 tie vote.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

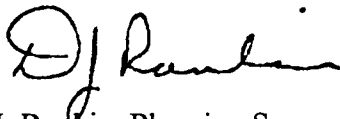
City Manager  
Douglas A. Selby



Mr. James Grindstaff  
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This item will be considered by the City Council on **July 12, 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: Ms. Sue Gray  
Perlman Architects  
2230 Corporate Circle, Suite #200  
Henderson, Nevada 89074