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January 23, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Steve Serle
Main Street Acquisitions, LLC
6070 North Federal Highway
Boca Raton, Florida 33487-3937

RE: SUP-9135 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO GPA-9129, ZON-9131, AND SDR-9136

Dear Mr. Serle:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for Special Use Permit FOR A PROPOSED EIGHT-STORY, 99 FOOT MIXED-USE DEVELOPMENT at 714, 718 and 722 Main Street; and 711 and 719 North First Street, (APNs 139-27-707-006, 007, 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use Development.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9129) Rezoning (ZON-9131) and Site Development Plan Review (SDR-9136).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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18112-001-06-05
CLV 7009



Mr. Steve Serle
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Tony Beavers
WPH Architecture
105 East Reno Avenue, Suite #6
Las Vegas, Nevada 89149