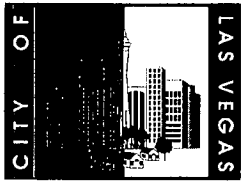


PLANNING &
DEVELOPMENT



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Comp Planning 229-6022

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052531

October 8, 2004

Mr. Ben Moshe
OR Investment Group
2552 Aviv Court
Las Vegas, Nevada 89121

RE: SDR-5109 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Moshe:

Your request for a Site Development Plan Review and a Waiver of the Commercial Development Standards to allow a three-foot front yard setback where 20 feet is the minimum required FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 504 RESIDENTIAL CONDOMINIUM UNITS AND 90,000 SQUARE FEET OF RETAIL SPACE IN TWO 10-STORY, 132-FOOT TALL BUILDINGS, A 12-STORY, 150-FOOT TALL BUILDING AND TWO 16-STORY, 195-FOOT TALL BUILDINGS on 5.84 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Lake Mead Boulevard (APN 139-19-611-002), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on October 7, 2004.

The Planning Commission voted to **DENY** the request because the project was determined to be too large for the site, with the potential for negative impact on surrounding residential areas.

This action by the Planning Commission on October 7, 2004 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004.

Sincerely,

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Bill Curran
Curran & Parry
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby

