

PLANNING & DEVELOPMENT



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041269

December 19, 2003

Ms. Shelli Lowe
909 Trophy Hills
Las Vegas, Nevada 89134

RE: ABEYANCE - RENOTIFICATION - SUP-3352 - SPECIAL USE PERMIT

Dear Ms. Lowe:

Your request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT WITH 112 RESIDENTIAL UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use developments.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3253).
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 Council.

This item will be considered by the City Council on *January 21, 2004*, 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,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



cc: Mr. Sam Cherry
SOHO Lofts
1351 West Warm Springs Road
Henderson, Nevada 89014

Mr. Todd McBrayer
Breslin Builders
5525 Polaris Avenue, Suite B
Las Vegas, Nevada 89118