



June 12, 2009

Mr. Christopher Stuhmer
Trinity Peak I, LLC
9500 Hillwood Drive #200
Las Vegas, Nevada 89134

RE: SUP-34339 - SPECIAL USE PERMIT

Dear Mr. Stuhmer:

Your request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A NON-RESIDENTIAL USE TO FRONT ALONG THE INTERIOR DRIVE INSTEAD OF THE PRIMARY PUBLIC RIGHT-OF-WAY at the northeast corner of Trinity Peak Drive and Buffalo Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Steinman), was considered by the Planning Commission on June 11, 2009.

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

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Mixed-Use.
2. Conformance to the conditions for Rezoning (Z-0087-98) and Site Development Plan Review (SDR-21608).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **July 15, 2009** at 1:00 P.M. in the City 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,

A handwritten signature in black ink that reads "D. Rankin".

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

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400 STEWART AVENUE
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DJR:nl

cc: Mr. Christopher Stuhmer
Trinity Peak II, LLC
9500 Hillwood Drive #200
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Mr. Christopher Stuhmer
C2 Lofts
9500 Hillwood Drive #200
Las Vegas, Nevada 89134

Mr. Christopher Stuhmer
Northwest III, LLC
9500 Hillwood Drive #200
Las Vegas, Nevada 89134

Mr. Douglas Crook
Douglas L. Crook & Associates
5275 South Durango Drive
Las Vegas, Nevada 89113