February 14, 2007

NADEL RETAIL

City of Las Vegas Planning and Development
Development Service Center
731 South Forth Street
Las Vegas, NV 89101

Re: SWC Grand Teton Dr. and Buffalo Dr.
APN 125-16-502-002
Land use application

NADEL ARCHITECTS
NEVADA LLP
7180 Dean Martin Drive
Suite 800
Las Vegas, NV 89118

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

Ladies and Gentlemen:

This letter is to serve as a statement of justification for the design review of the above referenced project.

The site is ± 1.87 acres and is currently zoned U/PCD. We are requesting the property be rezoned to C-1 and a general plan amendment from PCD to SC (service commercial). The property in question is being proposed as a children's daycare facility for 188 children and 22 staff, and a 8,000 sq. ft. office of which 25% could be medical. The proposed development is going to be two (2) buildings with associated parking and landscaping. They are intended to serve the surrounding residential neighborhood.

The proposed development in its entirety will be constructed per City of Las Vegas title 19 Zoning codes. Development should commence upon the approval of this request. In conclusion, the proposed project will provide a pleasing addition to the overall environment of Las Vegas. We respectfully request that this application be approved as soon as possible to allow the proposed project to progress forward.

Respectfully,
NADEL ARCHITECTS NEVADA LLP

RHutchens

Ronald J. Hutchens
Project Manager / Senior Designer

GPA-19992
04/26/07 PC