GREENE TINDALL DESIGN

December 12, 2006

To: City of Las Vegas Planning and Development Department

Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

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3531 EAST RUSSELL ROAD, SUITE B, LAS VEGAS, NEVADA 89120, PHONE 702.597.5292, FACSIMILE 702.597.5598

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

Sincerely,

Christopher S. Dyka, R.D.
Project Manager

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