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May 18, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revised Justification Letter – Fairfield Residential
Site Development Plan Review; Variance; Zone Change; General Plan Amendment
APN: 126-25-101-001, 002, & 005

To Whom It May Concern:

This office represents Fairfield Residential (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed general plan amendment, zone change, site development plan review, and variance for property generally located south of Centennial Parkway and west of the I-215, more particularly known as APN: 126-25-101-001, 002, & 005 (collectively referred as the "Site") consisting of approximately 15.5 acres.

Site Development Plan Review

The project is designed as a luxury multi-family development with various neighborhood and recreational amenities including a swimming pool and clubhouse facilities. The project site plan depicts three (3) story buildings with a height up to approximately forty (40) feet. The Applicant is proposing a total of 414 units on the Site, which equates to approximately 26.6 dwelling units per acre.

VARIANCE

The Applicant is also requesting a variance for height. The Applicant is proposing three story buildings with a height of approximately forty (40) feet.

Zone Change

The Site is zoned Residential Planned Development ("PD"). The current zoning would allow up to 8.0 dwelling units per acre. However, the Applicant is desirous of developing luxury multifamily units at a density of approximately 26.6 dwelling units per acre. As a result, the

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Applicant is seeking a zone change from PD to High Density Residential ("R-4"), which allows for density greater than 25 dwelling units per acre.

General Plan Amendment

In conjunction with the zone change, the Applicant is also seeking a general plan amendment. The Site's current general plan designation is Planned Community Development ("PCD"). A PCD general plan designation allows for zoning of up to 8.0 units per acre. Because the Applicant is seeking to develop multi-family dwellings, the Applicant is requesting an amendment to the general plan from PCD to High ("H"). A general plan designation of H allows R-4 zoning, which provides for a density of greater than 25 dwelling units per acre.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Anthony J. Celeste

AJC/dmf

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