

June 30, 2006

City of Las Vegas Planning and Development  
731 South Fourth Street  
Las Vegas, NV 89101

***Re: Variance for Open Space for 6.3 acres on the Southeast corner of Jones and Cheyenne in the City of Las Vegas, Nevada. (APN #138-13-101-006)***

To Whom It May Concern:

Please accept this justification letter for a variance of open space requirements on the above listed project. Using the City of Las Vegas open space calculation the required open space is 2.656 acres. We are providing all usable open space including 3 pools and lush courtyards, however the landscaping amounts to only 1.435 acres. We are also providing more than required buffers against the existing residences to the east and have worked extensively with the neighborhood to come up with the design that you have been presented with. A cash-in-lieu of open space could be very beneficial in this instance and would benefit City parks instead of being wasted on our site.

If you have any questions feel free to give me a call at any time.

Sincerely,

David Brown, PE  
Development Consulting Services, LLC  
702-807-1554

**VAR-14880**  
**07/27/06 PC**

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