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August 23, 2006

City of Las Vegas  
Current Planning  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER  
SPECIAL USE PERMIT  
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Special Use Permit to allow 30 single family residential condominium units. The proposed Mixed Use project will also include 9,350 sq-ft of Medical Office Space.

A Major Modification Application, MOD 12919, has previously been submitted requesting a zone change from MD-2 to MD-1. The proposed MD-1 zoning will allow for residential condominiums per the Las Vegas Medical District Plan provided they are part of a mixed use development and the units are located on a second or successive floor. The proposed development satisfies these criteria and is in conformance to the Las Vegas Medical District Plan.

Please note that building floor plans and elevations have been modified and are different than what was shown in the previous applications, (SDR 12922, & MOD 12919). We will be using these drawings at all public hearings, and we request that you update the drawings in the previous applications to be consistent with this application. These changes make better use of the site, and improve the parking. In fact, a parking waiver will no longer be required.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

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**SUP-16246**  
**10/19/06 PC**