

September 18, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Site Plan Review of Retail Portion of Grand
Montecito and Durango: APN-125-29-601-020 & 002

Dear Ms. Wheeler:

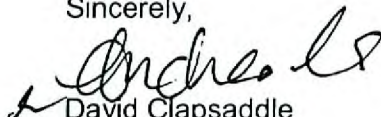
On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for a site plan review of the retail portion of the project located at the intersection of Grand Montecito Parkway and Durango. The Major Modification and Site Plan Review for the office portion of the project was approved by the City Council on December 8, 2005. At that time, our client committed to doing a separate review for the retail portion of the overall development. A Tentative Map for the overall site has also been approved.

The retail portion of the site is approximately 4.49 +/- acres located directly on the intersection of Grand Montecito and Durango. The plan shows 42,500 square feet of retail space, including a 5,500 square foot bank. Shops 1 and 2 are placed directly on the intersection, providing an attractive entry feature for the center. The building elevations for the retail are designed to provide a consistent appearance for both the office and retail areas. There are no waivers submitted with this application; it is the intent to meet the standards of the Town Center Development Standards Manual.

As noted at the pre-application conference, the approval of a commercial subdivision allows for cross-access and parking over the entire site. There are 956 parking stalls provided for the entire office and retail project, where 821 are required. The purpose of delineating the shared parking area is to provide assurance that all retail parking is in close proximity to the shops.

We believe the proposed application will be an exciting, attractive addition to this area of the Town Center plan. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

GCG:mw



SDR-16952
11/02/06 PC

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