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August 22, 2006

To: The City of Las Vegas  
Planning and Development Department

Re: SWC Peak and Rainbow  
APN 138-15-701-002

Variance for % of Lot Coverage

Dear Sirs:

NuVision Holdings, LLC is requesting variance to increase the required % of Lot Coverage for a Mixed Use Project, Office with Residential Above.

The request is for an increase in the required Lot Coverage from 50% to 68%

The setbacks have all been met or exceeded to provide the maximum amount of landscape area at the ground level. In addition to the ground level, the residential plaza level above the garage structure will provide an additional 19% of open space, effectively creating 51% open to air for the residential use of the project.

Thank you for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Ahlstrom', written over a horizontal line.

Douglas Ahlstrom  
Director of Housing  
KKE of Nevada, Inc.