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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

Site Development Review

Dear Sirs:

NuVision Holdings, LLC is requesting your review and approval for a Zone Change from (U(SC) use to C-1 use with a Special Use Permit for a Mixed Use Project, Office with Residential Above.

The existing Parcel, APN# 138-15-701-002, is located at the SWC of Peak Drive and Rainbow Blvd. The site is currently undeveloped with full offsite Improvements existing. The site area is .98 acres net and currently zoned Undeveloped (Neighborhood) Service Commercial.

Adjacent land uses are R-2 to the North and East, R-1 to the Northeast and R-3 to the South and West.

The proposed zoning for the parcel is C-1, Limited Commercial with a Special Use Permit for a Mixed Use development of Residential over Office/Garage Structure.

The total proposed lot coverage is .68 with a F.A.R. of .48 for the Residential; component and unlimited for the Commercial component.

The Residential component is proposed at 32 du/ac composed of all two-bedroom/two-bath units.

The proposed project's parking requirement and impact to the surrounding neighborhood of 121 required spaces is proposed at 89 spaces with the difference of 32 spaces substantiated by a shared parking agreement between the two major uses of the proposed project due to peak residential use and commercial establishment hour of operation.

The proposed project is located on a major arterial with public transportation to residential amenities directly to the North and South of the project on Rainbow Blvd.

**11/16/06 PC**  
**SDR-16508**

The proposed project is to be built of sustainable materials that blend into the surrounding neighborhood, in simple forms to be constructed to meet attainable goals of the proposed future residents.

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.

**SDR-16508**  
**11/16/06 PC**

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APN 138-15-701-002

Residential Adjacency Waiver

Dear Sirs:

NuVision Holdings, LLC is requesting a Waiver for the Residential Adjacency Standards for a Mixed Use Project, Office with Residential Above.

This request is for the adjacency to the multifamily project to the north of Peak Drive and the multifamily project to the east of Rainbow Blvd. Due to the nature of the project, that being a mixed use development of Office with Residential above, the 3:1 slope line will only intersect the residential components 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 large, circular scribble.

Douglas Ahlstrom  
Director of Housing  
KKE of Nevada, Inc.