

**SANDBERG GROUP**

A R C H I T E C T S

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October 24, 2006

City of Las Vegas  
Planning & Development Dept.  
731 S. Fourth Street  
Las Vegas, Nevada 89101

REF: Site Development and Plan review  
NWC Stewart & Nellis  
APN 140-32-601-005

To Whom It May Concern,

The project listed above is a 7.81 acre retail development and is located at the NWC of Nellis and Stewart. The property is currently zoned C-1.

The project will consist of approximately 84,245 sq.ft. of in-line retail and freestanding pad buildings. The proposed use is compatible with existing zoning, therefore we are not requesting any revisions to the current zoning.

We would respectfully request your approval for the site development and plan review. If you have any questions or need any further information, please contact me at our office.

Very truly yours,  
SANDBERG GROUP ARCHITECTS



Richard W. Salemme  
Principal

**SDR-17717**  
**12/07/06 PC**