

SDA

SDA INC.
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Real Estate: Construction
Development
Investment
Management

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Setbacks and Height

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE SETBACKS

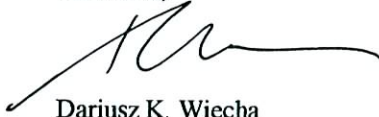
We are requesting a zero (0') setback on the West, East, and South side of the apartment building. The North setback is requested to be a minimum of 10 feet. We also request that the allowed building height be increased to 78' for architectural protrusions (entry tower element, elevator core) and 68' for the top of the roof of the residential portion of the project. The site geometry dictates full utilization to develop an urban character apartment complex. Currently enforced setbacks and height restrictions would reduce the project size making it financially unfeasible. Should the reduced setbacks be approved, they will enhance the urban character of the neighborhood.

This project fits the General Plan use. We request your consideration for re-zoning of the site of this project for a higher density residential use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC