



November 28, 2006

Doug Rankin, Planning Supervisor
City of Las Vegas, Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

**SUBJECT: JUSTIFICATION LETTER FOR A MAJOR MODIFICATION TO
THE CLIFF'S EDGE MASTER PLAN FOR LAND USE PLAN UPDATES**

Dear Doug:

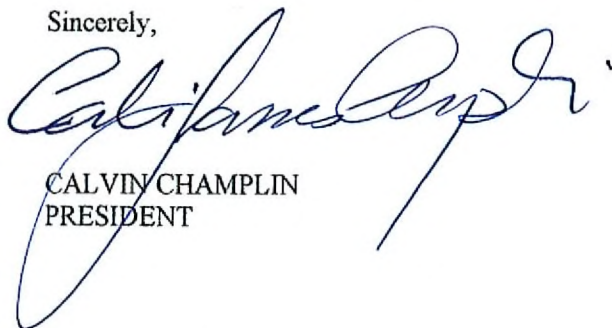
Cliff's Edge, LLC, as the Master Developer of the Cliff's Edge Master Plan, is requesting the attached major modification to the Plan on behalf of the property owners contained therein. This request would allow for modifications to the Cliffs Edge Land Use Plan and Land Use Tables and for a series of text and graphic updates.

The changes we are requesting are listed on the attached sheet with their corresponding page numbers where they would be replaced in the current design guidelines. Please note that proposed deletions from the plan are shown in red crossed-through text and proposed additions to the Plan are shown in blue text on the attached sheets, with the exception of the Land Use page where requested changes are shown in red for ease of reading.

Approving this request for land use changes will update the land use plan to reflect current and anticipated land uses within the Cliff's Edge Master Plan and accommodate changes to text and graphics that will further streamline implementation of the Cliff's Edge Master Plan.

Thank you for your assistance. Please let me know if you need anything further.

Sincerely,



CALVIN CHAMPLIN
PRESIDENT

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