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April 5, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

***Re: Justification Letter – Picerne at Providence III
Site Development Plan***

To Whom It May Concern:

Please be advised that our office represents Picerne at Providence III (the “Applicant”) with respect to the above referenced land use application. This letter serves as justification for this proposed multi-family project (the “Project”) generally located at the southeast corner of Egan Crest Way and Grand Teton Drive, (the “Site”) consisting of approximately 20.9 acres. The Applicant is respectfully requesting approval of the site development plan.

Site Development Plan Review:

The Project is designed as a gated luxury apartment development with various neighborhood and recreational amenities. The Project will consist of 492 apartment units with an allowable density of approximately 24.9 dwelling units per acre. The proposed Project will exceed the parking requirements and will provide 931 parking spaces where only 860 parking spaces are required.

Amenities provided within the Site include, but not limited to, a clubhouse, two swimming pools, two spas, and two cabanas. Further, the proposed Project exceeds the open space requirements and will provide approximately 196,980 square feet of open space where only 49,200 square feet of open space is required. Additionally, the Site is pedestrian friendly and will provide an internal network of pedestrian walkways throughout the Site.

There is an existing final map; however, the Applicant intends to do a reversionary map indicating the Site as multifamily. Further, the Cliff’s Edge Design Review Committee approved the preliminary project plan for this Site.

RECEIVED

**SDR-21091
05/24/07 PC**

APR 05 2007

12234 Providence III



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PLANNING & DEVELOPMENT DEPARTMENT

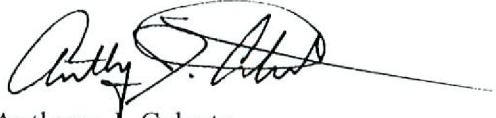
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Thank you for your consideration of our request and should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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