

May 30, 2007

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City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Att: Doug Rankin
Manager, Current Planning Division

LEED Subject: **Mixed Use Project – Deer Springs Way and Durango Drive
Extensions of Time for Special Use Permits and Site Development Plan
Review – Justification Letter
APNs: 125-20-201-016 and 025**

Dear Mr. Rankin:

Please accept this letter as justification of our request for Extensions of Time on approved Special Use Permits SUP-6323, SUP-6326, SUP-6330 and SDR-6317. These approvals were granted to allow the development of a mixed-use complex on a 5.1-acre site located on the northwest corner of Deer Springs Way and Durango Drive. The specifics of these approvals are as follows:

- Three Special Use Permits (SUP-6323 for a Tavern, SUP-6326 for a Supper Club, and SUP-6330 for a Mixed-Use Development over 12 stories) were approved by City Council on June 15, 2005. These were all two-year approvals.
- A Site Development Plan Review (SDR-6317 for a mixed-use project exceeding 12 stories, consisting of two 24-story towers and a base containing 474 residential units, 144,000 sf of commercial space and a related parking structure), approved at the same meeting. This approval also included waivers of certain Zoning Code and Town Center development standards, including residential adjacency, parking lot trees, building stepbacks, build-to lines and building entrance locations. This approval was also good for two years.

This will be a complex project; the owner has been working diligently to assemble the necessary development team to ensure a successful project. More time is needed to accomplish this. The approved site plan review and the three special use permits will expire in June 2007 unless these approvals are extended through the Extension of Time process.

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We feel that these extensions should be granted for the following reasons:

- Firstly, this project will help to fulfill the City's Town Center objectives for vertical mixed-use development in this area;
- Secondly, it has an outstanding design that will make a positive contribution to the urban fabric of the area, which was intended to be the "core" of the Town Center. It will fulfill a role in that area that cannot be addressed by the suburban-style shopping centers developing along Durango Drive;
- Thirdly, although it is a high-rise project, view of it is blocked from the medium-low density residential area to the west by the 15-story office tower project that is approved on the site directly to the west;
- This adjacent project recently received similar Extension of Time approvals; and
- Finally, this project will provide a range of supporting services and residential options to single-family houses and low-rise apartments in the area for future employees of the hospital that is developing directly across the street, and which is scheduled to open soon.

We would request that these applications be scheduled for consideration by the City Council at its July 11, 2007 meeting. Please let me know if you have any questions or need further information. Thank you for your assistance.

Sincerely,

WRIGHT ENGINEERS



Gary Leobold AICP
Director of Planning

c. W. Douglas Hitt

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