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July 30, 2007

M. Margo Wheeler, AICP
City of Las Vegas
Planning and Development Department
731 South Fourth
Las Vegas, Nevada 89101

**Re: *Kyle Canyon Resort Hotel/Casino
Justification Letter
GPA-20469 and ZON-22351 ("Applications")
APNs 125-06-002-005, 125-06-002-006 and 125-06-002-007
("Subject Property")***

Dear M. Margo Wheeler:

This office represents the Applications set forth above. The Applications are part of the applicant's request for the approval of a proposed resort hotel/casino generally located near the northeast corner of Iron Mountain Road and Hualapai Way and within the Kyle Canyon Master Planned Development ("Kyle Canyon"). The Applications request the following changes on the Subject Property:

1. A general plan amendment to the Traditional Neighborhood Development (TND) land use category (the City's designation);
2. A modification to the Kyle Canyon Land Use Map to the Town Center Mixed Use land use category (the Kyle Canyon's designation); and
3. A zone change to the Traditional Development district (TD) (the City's zoning category).

The general plan amendment to the TND and the zone change to TD allow for a variety of uses. The approval of Kyle Canyon included Development Standards and Design Guidelines that allow non-restricted gaming in the Town Center Mixed Use category. The Subject Property is part of a larger area that has already been approved for a maximum of 160 feet in height pursuant to Section 3.21(c) of the development agreement between the City of Las Vegas and Kyle Acquisition Group, LLC. The applicant requests rezoning of the Subject Property to TD under LVMC 19.06.160 and the development of the resort hotel/casino will be governed by the Kyle Canyon Development Standards and Design Guidelines for the Kyle Canyon Town Center.



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The final design and amenities for the resort hotel/casino will be determined at a later date through the public hearing process as a site development plan review.

The proposed location is currently more than 2,500 feet from a developed residential district and a structure used primarily for religious services or worship and is currently more than 1,500 feet from a school (public or private) making the site suitable for a resort hotel/casino. The proposed location is neither detrimental to the public health, safety and welfare of the citizens of the City of Las Vegas, nor it is inconsistent with the overall objectives of the City's General Plan because of its distance from protected uses.

The site is bordered by major streets and there will be multiple access points to and from the major streets to handle the traffic created by the resort hotel/casino and ensure that traffic circulates effectively. The proposed use is harmonious with the land uses for the surrounding property set forth in the Centennial Hills plan and the development of the resort hotel/casino will be governed by the Kyle Canyon Development Standards and Design Guidelines for the Kyle Canyon Town Center, which will ensure it is harmonious with Kyle Canyon. The applicant respectfully requests your consideration and approval of these Applications. Please contact me at (702) 693-4274 if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Elizabeth M. Sorokac

EMS/anc

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