

The CW Group Civil Engineers

July 26, 2007

City of Las Vegas
Dept. of Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

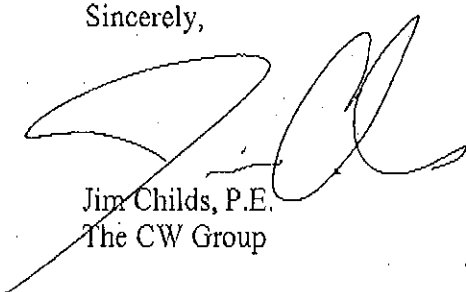
RE: Justification for Design Review for Rancho Plaza

To Whom It May Concern:

Please accept this letter as the required justification for the project referenced above. The proposed retail center will consist on one constructed building, a general commercial (C-2) zone and will meet all aspects of the applicable zoning ordinance. Additionally, this use was previously approved in a previous application (SDR - 5774) which has since expired. We also request a waiver for a 10' wide front landscaping buffer where 15' is required as this was approved under the original SDR.

Thank you for your time and consideration in this matter. If you should have any questions or need any additional information, please do not hesitate to call me at your earliest convenience.

Sincerely,



Jim Childs, P.E.
The CW Group

SDR-23323
REVISED
09/13/07 PC