



KUMMER KAEMPFER BONNER  
RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC  
esorokac@kkbrf.com  
702.693.4274

LAS VEGAS OFFICE  
3800 Howard Hughes Parkway  
Seventh Floor  
Las Vegas, NV 89169  
Tel: 702.792.7000  
Fax: 702.792.7181

RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

SUMMERLIN OFFICE  
3425 Cliff Shadows Parkway  
Suite 150  
Las Vegas, NV 89129  
Tel: 702.693.4260  
Fax: 702.939.8457

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.882.1311  
Fax: 775.882.0257

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  
ZON-20475 and SUP-20478 ("Applications")  
Applications to allow non-restricted gaming for a Resort  
Hotel/Casino on 51.38 acres**

Dear M. Margo Wheeler:

This office represents the Applications set forth above. The Applications are part of the applicant's request for approval of a proposed resort hotel/casino ("Project") 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 a zone change to add a gaming overlay (GO zoning designation) and a special use permit for non-restricted gaming on 51.38 acres. The 51.38 acres for the Project are more particularly described on the legal description submitted with these applications ("Subject Property").

The Applications will allow for non-restricted gaming on the Subject Property, if approved. The applicant wishes to rezone the Subject Property to add the GO gaming overlay under LVMC 19.06.160 and the development of the Project will be governed by the Kyle Canyon Development Standards and Design Guidelines for the Kyle Canyon Town Center. The Subject Property 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 final design and amenities for the Project will be determined at a later date through the public hearing process as a site development plan review.

The Project is located more than 2,500 feet from a developed residential district and a structure used primarily for religious services or worship and is located more than 1,500 feet from a school (public or private) making the site suitable for the Project. The proposed location



350118.3

**ZON-20475  
REVISED  
08/23/07 PC**

**RECEIVED  
JUL 31 2007**

12679.83

KUMMER

KAEMPFER

M. Margo Wheeler

July 30, 2007

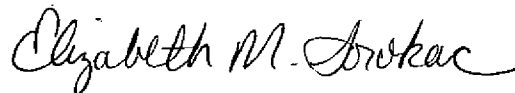
Page 2

for the Project 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 Project 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 Project 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 Project 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

**ZON-20475  
REVISED  
08/23/07 PC**

**RECEIVED  
JUL 31 2007**