



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 702 796 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

SUP-20478

REVISED

08/23/07 PC

RECEIVED

JUL 31 2007

12679 83



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

RECEIVED

JUL 31 2007

SUP-20478
REVISED
08/23/07 PC