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June 26, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT
731 S. Fourth Street
Las Vegas, NV 89101

**Re: *Justification Letter for Modification to the Plan, Site Development Review,
& Special Use Permit***
APN: 125-20-301-006 & 007

To Whom It May Concern:

Please be advised that this office represents Spinnaker Homes V (the "Applicant") with respect to the above referenced matter. This letter serves as justification for this proposed multifamily project (the "Project") generally located on the southeast corner of Deer Springs and Campbell, more particularly known as APN: 125-20-301-006 & 007 (the "Site") consisting of approximately 10.13 acres. The Applicant is seeking a modification to the plan, site development review and a special use permit with respect to a proposed active adult luxury apartment complex.

Modification to the Plan:

This application is to modify the Town Center Plan to allow for the desired density requested in the zone change. The current designation is for ML, or up to 8 units to the acre. The Applicant is seeking to modify the zoning request to M. Although an M zoning category allows for up to 25 dwelling units per acre, the Applicant is seeking less than 15 dwelling units per acre.

Site Development Review:

The project is designed as a gated luxury apartment development for active adults with various neighborhood and recreational amenities. The Project will consist of approximately 149 apartment units or an overall density of approximately 14.7 dwelling units per acre. The Applicant has designed the Site specifically to act as a true transitional property between the single family residential uses to the north and west of the Site and the approved multifamily use to the south of the Site.

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The apartment units along Campbell and Deer Springs consists of one story and two story units with a maximum height of 30', similar to the height of its single family residential neighbors. Also, the density along Campbell and Deer Springs is only about 11 dwelling units per acre. The interior of the Site has an approximate density of 18.7 dwelling units per acre, which neighbors the approved multifamily product at 25 dwelling units to the acre to the south of the Site. As a result, the Applicant has truly designed this Site as an ideal buffer or transitional piece between the single family at about 7 dwelling units per acre and the approved multifamily at about 25 dwelling units per acre.

Amenities within the Site include, but not limited to: a large recreational building, a pool, mini-park and an overall 3.75 acres of open space, where only 1.21 acres of open space is required. The recreational building and pool are centrally located on the Site to provide convenient and easy access to all residents.

Special Use Permit:

The Applicant is proposing a gated the community at the main entrance of off Deer Springs. Although the Town Center Plan envisions an open environment, the Town Center Plan understands and allows for gated communities. As a result, the Applicant is requesting a special use permit to allow the community to be gated.

Thank you for your time and consideration of this application. Should you have any questions or concerns, please feel free to contact me.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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