



November 27, 2007

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter Regarding Application for
Site Development Plan Review, Re-Zoning to C-1, Special-Use Permit & Waivers
For the Property located at NEC Sahara Avenue & 6th Street
APN #'s 162-03-801-011, 013, 014, 015, 120, 099; 162-03-811-000 (the
"Property")

To Whom It May Concern:

This letter is written on behalf of the applicant, Exceed Development LLC, and shall serve as the required justification letter for the associated applications for the parcels listed above, an approximate 7 net acre mixed-use project at the Property.

The Property is located on the north side of Sahara Avenue and the east side of 6th Street. A portion of the Property, APN #162-03-801-099, lies within the City's Redevelopment Area. The General Plan calls for the land-use to be "C" and "SC" or General Commercial and Service Commercial.

The specific SUP applications and requested waivers associated with this Site Development Review and Re-Zoning application are as follows:

- SUP requested for Mixed-Use in a C-1 zone
- SUP requested for Height within Airport Overlay
- Variance requested for encroachment into the height/setback along a street classified as a collector or larger.
- Waiver of Development Standards requested for encroachment into the residential adjacency height/setback.
- General Plan Amendment to bring assembled property to a Planned Land Use of Commercial (C) and portions of the Property to be included into the Re-Development Area.

GPA-25772 ZON-25776
VAR-25778 SUP-25775
SUP-25779 SDR-25773
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The attached Site Development Review, Special-Use Permit, Variance & Waiver applications seek approvals for:

- 1,105 units of Residential Condominiums
- 179,860 square feet of flex Commercial Lease Space of which 10,660 square feet is retail and 169,200 square feet is office.
 - 10,660 square feet of Retail directly fronts Sahara Avenue

The proposed development, as submitted, consists of one building with a four (4) levels of underground parking garage. The remainder of the parking would be in above-ground parking garages on Levels 2-7 along with office lease space. The Ground Level would primarily be the retail lease space and back of house functions ancillary to the condo function. An amenities deck, including the pool, spa and outdoor terrace, would be on Level 8. Therefore, the first eight (8) levels shall serve as the building's base. The condominiums will begin at Level 8 and continue up to Level 43 to a maximum height of 500'-0".

As illustrated on the attached site plan, the building coverage occupies approximately 46% of the site providing for a highly pedestrian-friendly plaza in front of the retail along Sahara Avenue and a pair of beautifully enhanced and landscaped entries and porte cocheres off of 6th Street. Also incorporated into the design is an approximate .83 acre park/green space located on the east side of the development, adjacent to and acting as a buffer to the neighboring residential properties. This would be available to both the residents of the development and to the neighborhood surrounding the development. The development mimics many of the development standards set forth in the City of Las Vegas Downtown Centennial Plan in order to provide a consistency with developments that are planned to west and help promote pedestrian activity along Sahara Avenue and 6th Street.

By virtue of the attached applications, the City of Las Vegas is presented with another opportunity to promote additional redevelopment and more intense land uses downtown. This project specifically will further restore vitality and economic opportunities and give overall direction to future public and private improvements throughout the (redevelopment) area. We are confident this project will enhance the momentum for further needed redevelopment along Sahara Avenue moving east from Las Vegas Boulevard. The City Council has frequently asserted its desire to have quality new residential development in the Downtown area, and this development plan fits the standard.

The approval of this project will allow the City to meet many of its design goals and objectives for land use, urban form, pedestrian environment, and image and character in and adjacent to Downtown Las Vegas.

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We greatly appreciate your time and effort in the review of this development proposal. If you have any questions, or require further information, please do not hesitate to contact me at 702-946-8195.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris", enclosed within a large, loopy circular flourish.

Chris Richardson, Ed Vance & Associates
on Behalf of Exceed Development, LLC.

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