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November 14, 2007

Via Hand Delivery

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

**Re: Justification Letter for Providence Square
APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property")
Site Development Plan Review for Providence Square
("Application")**

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved for this site on by the Las Vegas City Council on June 6, 2007. This Application is a site development plan review of the Providence Square site plan as required by LVMC 19.06.050(II). The site development plan review should be done according to the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted concurrently with the zone change application to designate the Property PD.

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The proposed site plan consists of a commercial project called Providence Square that includes the following uses:

- o Grocery Store,
- o Fitness Club, and
- o Retail stores, both in-line and pads.

Providence Square consists of 200,000 gross square feet of space for the uses set forth above. The site plan meets the open space requirements. The site plan exceeds the parking requirements by more than 20%, providing 1020 parking spaces, where only 800 are needed. The Property will be landscaped with 10' of perimeter landscaping that adheres to the Providence Square



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standards. The Providence Square standards emphasize groupings of similar plants and provide pedestrian plazas landscaped with plants that are colorful, fragrant or an enhancement to the comfort of the user. The corner of Deer Springs and Hualapai is an example of an attractive and inviting pedestrian plaza that may contain amenities like enhanced paving and furnishings.

The Providence Square site plan meets all of the requirements of the Providence Square Standards and the applicant respectfully requests your approval of this Application. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Elizabeth M. Sorokac

EMS/anc

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