

Project Number: 1206-009-071

LARRY R. NELSON, P.E.
President

December 11, 2007

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: PROVIDENCE POD 308 – SITE DEVELOPMENT PLAN REVIEW
Justification Letter - APN 126-24-410-003

Dear Staff:

On behalf of our client, Mark Schnippel, we are including this letter to provide information on the Site Development Plan Review being submitted for consideration on the above referenced project.

We are asking for this request to develop 10 acres of property located on the northeast corner of Shaumber Road and Centennial Parkway as a Residential Condominium Development. The development would consist of 234 condominium units at a density of 20.7 units/acre. The proposed development is located within the Providence masterplan and complies with the Providence development criteria, attached is the approval letter from Providence.

The site was designed to allow access to the parcels to the east that are owned by others and are not a part of this development. We are asking to vacate Rome Boulevard on the north end of our development (separate vacation application) and need to provide this access to those parcels. We have been in contact with Denis Cederburg at the County in regards to the parcels located to the east and south of our entry to prepare a combination of parcels so as to eliminate an access point to the southerly half of those parcels.

Our client feels that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, LLC.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lnengineers@lnslc.com

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