

WJR

Consulting Services, LLC Land Acquisition & Development Services

February 13, 2008

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
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RE: REQUEST FOR GPA, ZONING & SDR - 138-03-510-001, 002, 003, 023, 024, 025, 031

To Whom It May Concern:

We at SF Investments, LLC on behalf of the applicant Mickey Stratton of Sterling S. Development would like to formally request to rezone the subject property from Undeveloped / Medium Low Attached / RE to R3 for Multi-Family Luxury Apartments at a proposed density of (22 DUA).

The sole purpose for this request is to allow for 248 Luxury Apartments gated on 11.45 acres (22 DUA). The Multi-Family Luxury Apartments will be security gated and will consist of 1, 2 and 3 bedroom units with a Recreation Center and Resort Pool area and Covered Parking throughout.

The number of 1, 2 and 3 bedroom units are as follows:

1. Number of 1 Bedroom Units = 122 @ 1.25 Parking Spaces Per Unit = 153
2. Number of 2 Bedroom Units = 106 @ 1.75 Parking Spaces Per Unit = 186
3. Number of 3 Bedroom Units = 20 @ 2.0 Parking Spaces Per Unit = 40
4. Visitor Parking @ 1 Parking Space per every 6 Units = 40
5. TOTAL PARKING SPACES REQUIRED = 420
6. TOTAL PARKING SPACES PROVIDED = 434

Being that the subject property is located along the east side of US 95 and south of Lone Mountain Road across from the Santa Fe Hotel and Casino would provide a well-needed / high quality / affordable residential development in the area.

If you have any questions, please feel free to call me at (702) 635-6939.

Sincerely,

Bill Roberts

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