



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 15, 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")
Zone Change to Planned Development ("Application")**

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:
 - a. North-Right-of-Way
 - b. South-Right-of-Way, BLM land and an approved cell tower site,
 - c. East-BLM land

RECEIVED
NOV 27 2007

ZON-25758
SDR-25760
01/10/08 PC



d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.
3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.
4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. 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

RECEIVED
NOV 27 2007

ZON-25758
SDR-25760
01/10/08 PC