

*LAS Consulting, Inc.  
856 E. Sahara #201  
Las Vegas, NV 89104  
(702) 499-6469-Cell  
(702) 341-8489-fax*

April 23, 2008

Robert Summerfield AICP, Planner II  
City of Las Vegas  
Planning & Development  
739 South Fourth Street  
Las Vegas, NV. 89101

RE: SEC Tenaya & Summerlin Pkwy.  
APN 138-27-801-004 and pt of 006

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PLANNING AND  
DEVELOPMENT

Dear Mr. Summerfield:

Please accept this letter as our request for a site development review (SDR) for a project in an RPD 19. At their November 21, 2007 meeting, the City Council approved the development agreement between the city and The Tapestry Group, allowing for this project to move forward with the entitlement process.

This project is in an area that has condominiums, apartments and compact lot homes. This project is a for rent, gated project with apartment buildings along Summerlin Pkwy and the east property line (by the bank building) and the units next to the existing townhouses are townhouse style units (looks like large houses). This will be a gated community with main access from Westcliff and emergency access to Tenaya. The gate on Tenaya will be far enough from the roadway to allow the Water District to have access to their site. There is a water line to the Water District that will have to be relocated. We will meet all of the setback requirements and open space for the R-3 district, with the exception of height. There will be three story units on the perimeter of the site and the project is 19 units per acre.

In addition, we are working with the City of Las Vegas regarding the location of the Bonanza Trail project to the north of our site. This is workforce housing with a variety of amenities-24 hour security, screened tenants, business center, community center, on-site management, 1,2, & 3 bedroom units, swimming & wading pool, fitness center and walking trail, just to name a few. There will be extensive desert landscaping on site and around the perimeter. There are 401 parking spaces required and we are providing 450 parking spaces, 262 surface and 188 garage spaces. We are also requesting a waiver is to allow a

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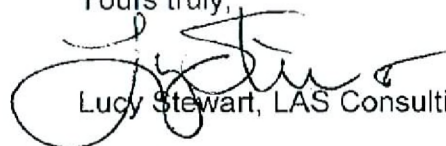
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residential adjacency setback of 50 feet where 70 feet is required . The 30-foot high building is at a lower grade than the protected property to the west, therefore limiting the impact on the single family homes.

This will be a tremendous asset to the neighborhood.

Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart, LAS Consulting, Inc.

Cc: Kimberly Reid, Councilwoman Tarkanian's office

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