

March 28, 2008

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

Re: VAR request for Astoria at Alexander/215 (APN 137-12-114-001 thru 077; 122 thru 126; 158 thru 304; and 310 thru 371) for Condition 3 of VAR-8962 (see attached approval).

To Whom It May Concern:

Astoria Alexander LLC, as owner of a portion of the above referenced property, is submitting herewith an application for a Variance of VAR-8962. Specifically, we are requesting a reduction in the number of parking spaces per condition 3 of the approved variance.

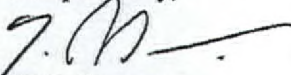
Astoria is proposing to add 4 new models to the existing project. A previous Variance to this portion of the Title and the Design Standards for the Lone Mountain West Master Plan has been approved (VAR-8962) however, condition 3 of this approved Variance states that: "The development will contain no less than 557 parking spaces, which meet Title 19.10 parking standards."

Although it is highly unlikely that all of the remaining lots on the project (291) will have these new floor plans, we request that the variance be allowed for such an instance. The request therefore is that 432 parking spaces that meet the Title 19.10 parking standards be provided.

Please let me know if you have any questions or concerns.

Thank you for your help in this matter.

Respectfully,



T.R. Barron
V.P. of Planning and Engineering
The Astoria Corporation

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VAR-27287
REVISED
04/24/08 PC