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August 28, 2008

W.O. 7017

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

**RE: VARIANCE REQUEST TO ALLOW 3 STORY BUILDINGS & AN
OVERALL BUILDING HEIGHT OF 36 FEET.
APN#: 138-03-510-001-003,023-025, & 031.**

On behalf of our client Sterling S. Development, VTN Nevada respectfully requests this application to allow 3 story buildings and an overall building height of 36 feet in an R-3 zone. The proposed 11.45 +/- acre site is located at the southeast corner of Lone Mountain Road and U.S. 95.

The applicant is requesting a variance to allow for a 3 story apartment building and an overall building height of 36 feet where 2 stories and 35 feet are permitted. The proposed development consists of 252 apartment units on approximately 11.45 acres. There was an oversight by the applicant when negotiations took place with the previously approved SDR. The variance would clean up the oversight and the site will meet all of Title 19 standards. The buildings along the southeast property line will be 2 stories and will meet residential adjacency standards. The applicant is proposing 3 story and 36 feet tall buildings along U.S. 95 and in the center of the site. The 3 story buildings will buffer the site from U.S. 95. The applicant believes that these changes will not adversely affect the health and safety of the residents and neighbors.

Should you have any questions or comments please do not hesitate to contact me at 702-873-7550.

Sincerely,

VTN Consultants

Jason Kepple