

EL CAPITAN MHP, LLC

2187 OKOA STREET • HONOLULU, HAWAII 96821-2648

May 16, 2008

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

RE: 4901 E. Bonanza Road, Las Vegas, NV 89110
Extension of Time: ZON-12127, SDR-12128

MAY 28 2008

Dear Planning Staff, Planning Commissioners, and City Council Members:

On August 16, 2006 I stood before the Las Vegas City Council, requesting approvals regarding 4901 E. Bonanza Road (which was then operating as El Capitan Mobile Home Park). I had requested three interrelated land-use approvals with certain minor waivers:

- 1) **GPA-12129:** This action requested an amendment of the Southeast Sector Plan of the Master Plan affecting the subject parcel from ML (Medium Low Density) to H (High Density). The action was granted without time limit or other contingencies.
- 2) **SDR-12128:** This action requested approval of submitted site plans and elevations depicting a 348 unit, 4 story, condominium development upon the subject parcel. The action was approved subject to: General Plan Amendment to High density, Re-Zoning to R-5, certain design and public works requirements, and a 2 year time limit.
- 3) **ZON-12127:** This action requested rezoning of the subject parcel from R-MHP (Residential Mobile Home Park) to R-5 (Apartment). The action was granted subject to: numerous conditions regarding closure of the mobile home park, approvals of GPA-12129 and SDR-12128, public works studies, and a 2 year time limit.

My group envisioned replacing the aged mobile home park with a new condominium complex of innovative design. Our vision endures, but it has been beset with difficulties, leaving us unable to commence with construction before expiration of the rezoning and site development review approvals. **As such, I request here a 2 year extensions of time for ZON-12127 and SDR-12128, and associated waivers.**

In considering my present request, I ask that you note the special difficulties associated with this parcel stemming from its former operation as a mobile home park. Due to a peculiarity of Nevada state law, the closure process of the mobile home park could not commence prior to zoning approvals. We began the lengthy and arduous process of closing El Capitan Mobile Home Park in August 2006. As you doubtless know, the closure of mobile home parks is a contentious issue, especially in recent years. I understood the plight of the mobile-home owners in El Capitan and was happy to take steps to mitigate their inconvenience through the park closing. Nevada State law provided certain rights to such owner-tenants, detailing compensation schemes and an extended notice period of 180 days. Further heightened compensation and a full 9 month notice period were added as conditions to ZON-12127, accommodations that I was

EL CAPITAN MHP, LLC

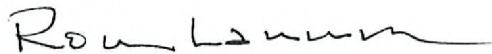
2187 OKOA STREET • HONOLULU, HAWAII 96821-2648

happy to provide. A few tenants found it difficult to vacate even within this time period, consuming additional time. I am proud that these efforts resulted in a smooth and equitable mobile home park closure.

Our success in dealing compassionately with the erstwhile residents of El Capitan was not without costs, coming at the expense of the development timetable. Thus, we could not prudently commence meaningful development work until late summer 2007, fully half of the time allotted under the Resolution of Intent. This delayed the project most inopportunistly, as the global "credit crunch" struck precisely at that time. The resulting seizure of global capital markets and rapid deterioration of the Las Vegas single-family housing market quickly made the contemplated condominium development economically unviable.

We envision a successful condominium development still, but such a project must now wait until an improvement in the local real estate market and the return of reasonable capital availability. I believe that this project is in the interest of the immediate neighborhood and broader Las Vegas community, set to substantially improve and increase the housing stock for working people. I humbly ask that you extend the time limits of ZON-12127 and SDR-12128.

Sincerely,



Robert Lannon
Managing Member, El Capitan MHP, LLC

EOT-28347
07-02-08 CC