



April 7, 2008

Doug Rankin, Planning Manager
City of Las Vegas
Planning & Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Centennial Hills Center-6150 N. Durango
Special Use Permit

Dear Doug,

Please accept this letter as justification for submittal for a Special Use Permit to the existing project land use and zoning for the above reference property. Submitted in this application are the following materials:

- Planning Submittal Checklist dated 3/25/08
- Grant Deed and Legal Description
- Justification letter
- Reduced 8.5" x11" copy of all plans
- 20- Full size copy of all plans
 - Included are the site plan and floor plans
- Check for \$800
- Assessor Parcel Map
- Statement of Financial Interest
- Project of Regional Significance -Environmental Impact Assessment

The site is designated SC-TC (Service Commercial-Town Center).

A Special Use Permit is required for the proposed convalescent care rehabilitation facility.

SUP-27685
05/22/08 PC

125 EAST SIR FRANCIS DRAKE BOULEVARD
THIRD FLOOR
LARKSPUR CA 94939
(415) 464-2000 FAX (415) 464-1950
www.VentureCorporation.com

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Justification: The convalescent care facility is intended for the rehabilitation of orthopedic, heart, speech, and related conditions. The use will be combatable with other uses within the project and the Centennial Hills Town Center community.

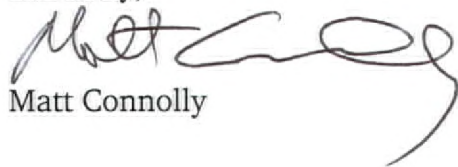
The use is complementary within the project creating opportunity for adjacent medical services and customer cross use to the medical, professional, and retail uses. In addition, the use is less intensive of a use than the project is designed for, as a multi-tenant building, and will not create additional traffic or the need for additional parking.

The parcel of the project is +-23.5 acres, which exceeds the minimum parcel size of 20,000 square feet. The maximum anticipated beds will be 50, which is less than the maximum allowed per acre of 50 with the SUP. The care facility will be located on Durango Drive that is a street that exceeds the requirement of the facility to be located on an 80-foot street or larger.

We request your favorable consideration for this Special Use Permit.

Advise Ron Potaro or myself if you have any questions or input in processing this application.

Sincerely,



Matt Connolly

cc. Ron Portaro

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