

February 27, 2008

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

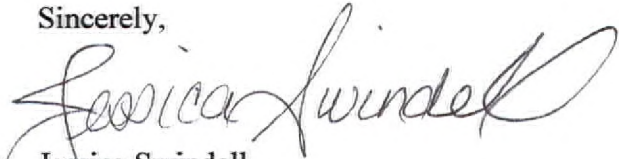
RE: Justification Letter
The Palms at Peccole Ranch Apartments – Condo Conversion
APN #163-06-510-001

To Whom It May Concern:

Alpha Engineering, on behalf of the current owner, Acacia Capital, is re-submitting a condo tentative map and site development review application for The Palms at Peccole Ranch Apartment complex which is already existing. The developer intends to change the ownership structure from a single owner apartment complex into an undivided common interest community. The apartment complex was approved by the City of Las Vegas on March 21, 2001 as application number Z-0093-00(1). The original tentative map, TMP-10987, was approved on February 9, 2006 and the original site development review, SDR-8987, was approved on January 4, 2006 and has expired resulting in the new applications that need to be filed.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,


Jessica Swindell
Processor

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**SDR-27284
04/24/08 PC**