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February 25, 2009

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter – Royal Construction
First Extension of Time for VAR-19853, & SDR-19211
APN: 125-20-301-015**

To Whom It May Concern:

Please be advised this office represents Royal Construction (the "Applicant"), in the above referenced matter. The Applicant is requesting a first extension of time for property generally located on the north side of 215 and west of Durango, more particularly known as assessor's parcel number 125-20-301-015 (the "Site").

On or about May 16, 2007, the City approved a zone change to Town Center for the Site. In conjunction with the zone change, the City approved SDR-19211 which allows for a 115 unit condominium development composed of two five-story buildings. Additionally, the City approved VAR-19853 reducing the residential adjacency standard. Both SDR-19211 and VAR-19853 are set to expire on or about May 16, 2009. The Applicant is requesting an additional two years on this first extension of time to preserve SDR-19211 and VAR-19853 because of the poor economic conditions and in order to finalize financing. Additionally, there have been no substantial changes in the area since the zone change. As a result, this first extension of time is appropriate.

We thank you in advance for your time and consideration of this matter. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste

AJC/dmf

