



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

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

**EOT-33652
04-15-09 CC**