



ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kkbrf.com
702.693.4215

KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

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 SDR-22877
APN: 125-20-301-006 & 007**

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 located on the southeast corner of Deer Springs and Campbell, more particularly known as assessor's parcel numbers 125-20-301-006 & 007 (the "Site").

On or about October 17, 2007, the City approved SDR-22877 which provides for a two-story, 149 multi-family residential development, set to expire on or about October 17, 2009. The Applicant is requesting an additional two years on this first extension of time to preserve SDR-22877 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-33650
04-15-09 CC**