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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 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**

