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March 7, 2011

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Justification Letter – Desert Capital Group
Second Extension of Time for ZON 18819, VAR 18820, SUP 18821, & SDR 18822
APN: 138-03-701-021**

To Whom It May Concern:

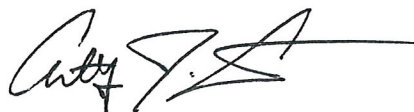
Please be advised this office represents Desert Capital Group (the “Applicant”), in the above referenced matter. The Applicant is requesting a second extension of time for property generally located on the east side of Tenaya, the west side of US 95 and approximately 900’ south of Craig Road, more particularly known as assessor’s parcel number 138-03-701-021 (the “Site”).

On or about March 21, 2007, the City approved a zone change to R-4 for the Site, subject to a resolution of intent set to expire on or about March 21, 2009. The Applicant timely sought an extension of time which the City Council granted on or about March 5, 2009. The Applicant is requesting an additional two years to preserve the R-4 zoning as well as the related site development plan review, variance allowing a 72’ high building, and a special use permit for a mixed use development 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,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Anthony J. Celeste

AJC/

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