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B o n a n z a G a r d e n s L a s V e g a s N e v a d a

August 05, 2009

City of Las Vegas Planning & Development Department

Attention: Department City of Las Vegas Planning & Development Department

Re: SDR 12128 Bonanza Gardens-4901 East Bonanza Road (APN-140-32-502-002)

Planning & Development Department

In Reference to the Pre-application Conference meeting, for the Bonanza Gardens

Based on the economic climate and the actual conditions we are all experiencing in Las Vegas and in the rest of our nation, we were forced to modify our design. The new and improved version is based on a reduction of the approved Bonanza project (August 16, 2006 for 348 units); we would like to keep moving forward with the project, but we must improve the design to make it economically feasible. The reduction of the units is only by 9.5% to 315 total units. The other aspect of modifying the design is to make it a green design for a better sustainable environment, and affordable project. We also would like to point out the following improvements to the project.

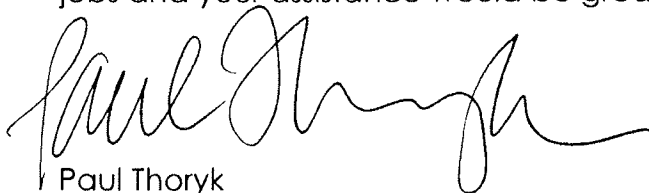
1.- 9.5 % Reduction of the number of units from 348 units to 315 total units.

2.- Reduction on the number of bedrooms and unit size

3.- With the reduction of units, the parking requirements diminish.

- 4.- Delete first level parking podium for an improved residential neighborhood surface parking, with garages and green friendly grassy surface over parking space every 6 spaces.
- 5.- Improved the open space within the buildings and site.
- 6.- Modified the units and delete the elevators with central corridor within the buildings for a neighborhood quality walkup entry.
- 7.- Doubling up the 24" box shade trees at the perimeter landscaping.
- 8.- The improved design blends itself as a friendlier neighbor to the surrounding projects, as opposed to a 3 story over a parking podium.
- 9.-Sustainable, with a possible gold Leed certification, solar panels for energy consumption, energy efficient appliances and mechanical units capable on running on solar energy , use of sustainable and recyclable panel system for the building construction .

We would appreciate the opportunity to present the project and address the improved residential design. We reduced the number of units, in a full effort of enhancing the design we also made it affordable. We welcome any assistance you can provide us to make this project a reality, due to this economic climate this project can provide the City of Las Vegas with new jobs and your assistance would be greatly appreciated.



Paul Thoryk
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