HAUNTEC

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January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Site Development Justification Letter

Dear Sir or Madam:

This letter is provided to justify the development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently zoned C-1 and will need to be rezoned to a minimum of RPD 14 to allow for the higher density of residential properties. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduce a new project that has recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

The developer's product is suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. A Correctional facility is located east of the site, and a YMCA is located south of the site. In addition, an apartment complex is west of the site. The proposed development fits the current use in the immediate area.

Because the development will have a positive impact on the neighborhood, the developer wishes at this time for the proposed Site Design to be reviewed by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

Joe Alvin Haun, PE, MSE
HAUNTEC

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
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