

May 10, 2007

Subject Property: 1410 South Maryland Parkway, Las Vegas, NV 89104

APN# 162-03-612-010

Re: Justification Letter

To whom it may concern:

The subject property is located along Maryland Parkway bordered by Franklin Avenue to the North and Oakey Blvd to the South. There are a total of 38 properties along this corridor and there are only 7 properties that are still zoned residential and the rest of the 31 properties have already been zoned Professional. I hope that you would concur that Professional zoning is the most suited zoning for this property.

My family currently owns the property on the North side of the subject property. The address is 1404 South Maryland Parkway, Las Vegas, Nevada 89104, APN# 162-03-612-011. This property is zoned Professional and it is currently being used as a real estate office. Incidentally, this property's driveway is adjacent to the subject property's driveway which will be very convenient to gain entry and exit to the parking lot in the back. Attached please find a copy of our joint access agreement.

Having easier access on parking will alleviate the street side parking in front of the subject property along Maryland Parkway. In addition, there is sufficient parking space in the back which exceeds the current requirement.

Also, there will be a desert landscaping in the front of the subject property, (See Landscaping map) I am requesting for a landscaping waiver in the back of the property due to the fact that there are enough buffer around the parking lot.

Lastly, please note that the subject property is approximately 1,203 Square Feet. Due to the minimal size of this office, I am asking for a waiver on trash bin and trash bin enclosure. Due to the minimal size of the building, we anticipate a very minimal refuse and the current 96 gallon trash can from Silver State Disposal is very sufficient.

We are using the existing building on the property and please note that this is not a new construction. I hope that this letter will suffice your requirement and should you have any questions, please feel free to contact me directly at (702) 210-9828.

Respectfully,


Ernesto Bendicion

ZON-21948
06/28/07 PC

JOINT ACCESS AGREEMENT

This agreement between, Ernest & Elena Alzate, owner of record of the property located at 1404 South Maryland Parkway, Las Vegas, NV 89104 and Ernesto & Jocelyn Bendicion owner of record of the adjacent property located at 1410 South Maryland Parkway, Las Vegas, Nevada 89104 dated May 10, 2007.

Both parties hereby agrees to allow entry and exit to their adjacent driveway of their property.



Ernest Alzate



Elena Alzate



Ernesto Bendicion



Jocelyn Bendicion

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06/28/07 PC**