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LAS VEGAS

7/30/07

City of Las Vegas
Development Services Center
Planning and Development
731 S. fourth Street
Las Vegas, Nevada 89101

Attention : Margo Wheeler
Director of Planning and Development
Robert T. Summerfield, AICP
Planner II

Subject : Justification letter to request site development review and processing of phase 4 at World Market Center (Commercial Warehouse Exhibitor Space)

Reference: Existing APN #'s 139-33-610-005 & 139-33-511-005
Parcel 3 parking lot APN #'s 139-33-511-004 & 139-27-410-005 (18.11 acres)

Previous SDR reference number : SDR 16509 used in reference to calculations for site data.

The World Market Center is proud to announce it's application request and justification letter for a site development review for phase 4 and 4 A. Phase 4 building will consist of a total of 16 stories with an additional 4 stories (referenced 4 A) above the existing parking garage. We request a waiver from the Downtown Centennial Plan – Parkway Center Site Planning Standards for Build – to – Line (Setbacks) to allow the Phase IV building to be located 206.5 feet from the Front property line. A waiver from Downtown Centennial Plan – Parkway Center Parking and Related Standards for Temporary parking Facilities regarding interior landscaping requirements . We request to remove the requirement for landscaping in the surface parking lot located immediately north of Discovery Drive. In lieu of this we anticipate using temporary shade structures and shuttle pick up and drop off areas as needed. (The show events only) Currently, we have provided sidewalks, handicap access ramps and interim landscaping along Discovery Drive. Grand Central Parkway was provided asphalt improvements to accommodate the planned Grand Prix race. Grand Central Parkway landscaping trail system will be provided up to the southwest corner of Grand Central Parkway and Discovery Drive. We anticipate to address the 5-10-5 landscape trail requirements as the future site development review submittals replace the interim parking lot north of Discovery Drive. In addition, the south side of Discovery Drive will also be addressed during the phase 5 site development review submittal. Interim landscaping has been installed on both sides

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of discovery until development of future phases 5 & 6 come on line to address the landscape trail as required. The proposed gross square footage is 2,495,091 square feet. We have recently eliminated interior parcel lines to incorporate phase 3, the parking structure, phase 4, phase 4A and future phase 5 all as one parcel with separate legal descriptions to address appropriate allocations toward tax billings. A Record of survey for your review is also added with the submittal package. Site parking requirements for phase four will be addressed on 18.11 acres immediately north of Discovery drive. This will provide more parking than is currently required by the standards set forth by planning and zoning ordinances. Site data information is provided as required in the submittal package. We hereby give the authority for the Planning and Development Department to proceed and comment as required in relation to the Title 19 codes and ordinances that may have any impact concerns.

Respectfully submitted,

Robert Holgate
Director of Forward Planning and Development
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