

JUSTIFICATION LETTER FOR VARIANCE FOR JONES OFFICE AT APN 163-01-201-006.

12/27/06

This is a request for a Variance for the above stated project at 1506 S. Jones Blvd. in the City of Las Vegas. The property will be used for a professional office building.

We are asking for a waiver for building offset along Jones where 20 feet is required and 15 feet is provided. The existing project to the north has provided 5 feet of offset. The waiver is justified because it is in conformance with the adjacent projects and the narrow parcel makes the required offset a hardship.

File: 9101-justification4

**ZON-18972
VAR-18973
02/08/07 PC**