



Scott L. Baker, Architect, Inc.

October 24, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101

SLBA Project Name: StorageOne @ Tule Springs
SLBA Project Number: 05-176

Justification Letter

To Whom It May Concern:

On behalf of our client, the owner of this property (i.e the applicant), and we the representative, respectfully request a Review of Conditions for the project described within this letter.

The Review of Conditions application is for a Self Storage Facility on a site that is a portion of a larger site. This site area is 2.21 acres. The one building on site is a three story building 85' feet wide and 370' long overall for a total of 90,650 sf. The overall height of the building is 32'-0" with the elevator canopies extending to 36'-8". The look of the building is a new and improved StorageOne corporate elevation. The main entrance features a tile mansard roof supported by framed columns wrapped in stone veneer and stucco finish to give the front elevation different depths. Black glass at the first, second floor levels. The balance of the building is a metal fabricated 2 ½" panel pre textured broken with 1" reveals. This textured panel paint looks and feels exactly like a standard stucco system. There will be channel illuminated letter signage on the North & East sides of Building A above the apartment / office area. The StorageOne letters will be 2' high and the self storage letters will 12" high.

This project has already been approved with SUP-10520 and then approved again with the new elevation design administratively through John Korkosz that is currently being constructed.

At each and every new location, this unique design and color scheme blends the mini storage in with adjacent residential or commercial structures.

The applicant agrees to abide by all the requirements and guidelines set by the City of Las Vegas.

Sincerely;

JD Boteler

ROC-25311
12-05-07 CC