

12/11/07

City of Las Vegas Planning and Development
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Re: Justification Letter for Tenaya /Azure, APN's 125-27-610-001 thru 010 & 024

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: Tenaya /Azure Office Park

Explanation of intent: This General Plan Amendment, Rezoning and Site Design Review is being submitted for five new Office Buildings on said property designed to produce an environment of stable and desirable character consistent with the objectives of Title 19 and existing residential buildings on the adjacent sites. Only parcels 001 & 024 will require Rezoning.

No new residential construction is planned for the Tenaya frontage. No viable market exists for residential product. The owners have met with the adjacent neighbors and council members regarding this future development, all appear to agree this will be the proper use for the parcels.

All Buildings are single story and approximate height will be 22'-0". Landscaping will meet conditions identified in Title 19. Exterior finish materials will include sand finish stucco and concrete shake tile roofing. Lighting fixtures will accent the building and building and pole mounted lighting will illuminate the parking areas. Signage will be attached to the building. No monument signage will be submitted for approval at this time.

The Parking and Loading Zone requirements are noted on the Site Plan and will comply with the Parking and Loading Zone objectives of Title 19.

Total acreage: 5.26 acres of site area.
Total number of Parcels: (11) eleven parcels, (5) five buildings.

Sincerely,



Michael Andersen AIA
SCA Design
180 Cassia Way, Suite 502
Henderson, NV. 89014
(Phone) 719-2020 (Fax) 719-2024

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