

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 /Bilpar, APN's 125-27-801-011

To Whom It May Concern:

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

Name of proposed project: Tenaya /Bilpar Daycare/Office

Explanation of intent: This General Plan Amendment and Zone Change is being submitted for a Daycare Building and one Office Building 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. No new residential construction is planned for the Tenaya frontage. No viable market exists for residential product. All Buildings are single story and approximate height will not exceed the 35'-0" maximum limit. 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 or building 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: 1.99 acres of site area.
Total number of Parcels: (1) one parcel, (2) two buildings.

Sincerely,



Michael Andersen AIA
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