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JUSTIFICATION LETTER AND REQUEST FOR WAIVERS

February 8, 2008

Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Re: 138-36-210-003
312 South Jones Blvd.
Las Vegas, NV 89074

To Whom This May Concern,

The purpose of this letter is two fold: (i) to explain the proposed project at the above referenced property address; and (ii) request waivers.

I. EXPLANATION:

The proposed project is to convert the property from its current single family residential use to office professional. As Planning & Development is well aware the boulevard of South Jones has undergone a major transformation in the last few years. Many of the previous residential properties on the boulevard have converted to commercial office professional buildings. Additionally, in recent years the area has been rezoned from SFR to Office Professional.

The transitional period of the property in its current state is stagnant. The property's use as a single family residential home is unappealing. The boulevard is extremely busy, making living arrangements uncomfortable. Banks are not willing to refinance the property as a residential home as they indicate that the highest and best use is commercial.

As plans previously submitted indicate, I plan on complying with all feasible requirements of the City of Las Vegas to convert this property from SFR to professional office. Code requirements with which I am unable to comply with, I will apply for waivers.

In progression of this goal I have retained the services of both an architect and a general contractor. My general contractor is Evergreen Construction LLC. Upon approval from Planning & Development I will obtain the proper permits and begin the conversion. I plan to wrap up this endeavor in the most expedient manner possible and bring this property in conformity with other commercial buildings on the boulevard.

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II. WAIVERS

A. Perimeter Landscape:

1. **Front Perimeter:** Planning and development indicated that a 15 foot front perimeter is currently required. I am respectfully requesting a waiver of the 15 foot requirement, as to comply with this perimeter requirement would preclude me from compliance with adequate parking regulations. Additionally much of the land in the front of the property is under ownership of NDOT. As a result of the above, I am asking for a waiver of 0 feet.

2. **Rear Perimeter:** Planning and development indicated that a 8 foot rear perimeter is currently required. I respectfully requesting a waiver of the 8 foot requirement and ask that a 1 foot perimeter be sufficient. To comply with the current perimeter requirement would preclude me from compliance with adequate parking regulations.

3. **North and South Perimeters:** Planning and development indicated that a 5 foot side perimeter is currently required for the North and South portions of the property. I am respectfully requesting a waiver of the 5 foot requirement and ask that a zero foot perimeter be sufficient. To comply with the current perimeter requirement would preclude me from compliance with adequate parking regulations.

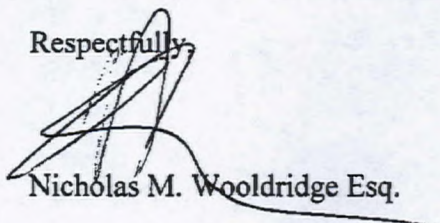
I believe the request for the above waivers are in good and faith not intended to intentionally circumvent regulations. My request is made in hopes of an expedient and feasible conversion of this property. It is difficult to comply with certain regulations when the lot and building size are too small or too big, and demolition of the property is not within the means of the property owner.

B. Drive Aisle and Shared Access:

Between 308 South Jones and my property 312 South Jones is a drive aisle and shared access to the rear portion of the properties. This shared access is set forth in a cross easement for which the property owners granted to each other. By granting these cross easements the shared access creates space of approximately 12 feet for ingress to the rear portions of the property.

Should you have any questions please feel free to contact me.

Respectfully,


Nicholas M. Wooldridge Esq.

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