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June 10, 2008

VIA HAND DELIVERY

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
731 So. Fourth Street  
Las Vegas, NV 89101

*Re: Justification Letter – John Edgley, Trevi Architecture  
Minor Amendment to Site Development Review  
APN: 162-09-102-002*

To Whom It May Concern:

Please be advised this office represents John Edgley and Trevi Architectural, Inc. (collectively the "Applicant"), in the above referenced matter. The Applicant is requesting a minor amendment to an approved site development plan for property generally located on the southwest corner of Presidio Avenue and Westwood Drive, more particularly know as assessor's parcel number 162-09-102-002 (the "Site"). The Site is approximately 1.45 acres and is zoned Industrial (M).

The Site was originally approved on or about October 28, 1993 by the Las Vegas Planning Commission (Z-62-60). The Applicant is amending the site plan to incorporate and/or rearrange the parking on the site. Pursuant to Title 19.18.050 (H), the Director has discretion to administratively approve such an amendment request to a site plan.

The purpose of this application is to provide the City of Las Vegas with an updated site plan. The existing building on the Site is slightly over 22,000 square. The Applicant is meeting the parking code and is providing twenty-three (23) parking spaces and two loading zones. The Applicant is placing an eight (8) foot high wrought iron fence to shield the outside storage from the parking lot and right-of-ways. Additionally, the Applicant is reviving the landscaping to what was originally approved via Z-62-60.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENS HAW & FERRARIO

Anthony J. Celeste

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