



**Scott L. Baker, Architect, Inc.**

July 12, 2008

City of Las Vegas Planning & Development  
731 South Fourth Street  
Las Vegas, Nevada 89101  
1.702.229.4856 T  
1.702.385.7268 F

RE: **Justification Letter**

Project Name: Marion Office Park  
Project Number: 06-111 and 06-130

To whom it may concern;

Below is the previous justification letter for this project:

The purpose of this letter is to serve as the **Justification Letter** for the attached applications.

This site is located at the Northwest corner of Marion and Bonanza and adjacent to the Las Vegas Wash. It is accessed from Marion and Bonanza.

The overall site is 6.37 acres of RE.

The northern boundary is the edge adjacent to the wash.

The application is for a three story, 54,087 sf office building and a 104,100 sf mini storage.

The application is for a rezoning from RE to C1; for a site development plan review to allow a 104,100 sf mini storage and a 54,087 sf office building; and a special use permit for a mini storage facility in a C-1

The exterior of the office building is EIFS with formal cornice details and coordinating columns.

The exterior of the mini storage is a combination of smooth face block, split face block, metal banding with stucco finish, and metal canopies.

The parking required for the office building is 180 spaces and the project provides 183. The required parking for the mini storage is 19 spaces and the project provides 20 spaces.

This application was approved and then unfortunately expired in February of this year with no notification of the expiration date reaching the owner. While the zoning was in place, complete working drawings have been completed and approved for this project through the building and civil departments. Permits are ready for issuing, but they can not be issued until this application is re-established.

We are requesting this approval in order to move on with construction.

Sincerely

Scott Baker  
Scott L. Baker, Architect, Inc.

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**ZON-28982**  
**08/28/08 PC**