



Scott L. Baker, Architect, Inc.

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AUG 13 2008

July 12, 2008; Revised August 13, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
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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.

Revision for August 13, 2008:

1. We are requesting a Waiver of the building placement standards to allow the office building to be placed away from the street fronts. The current building placement meets the 3:1 site setback ratio for the current code regulations by stepping the office building back along Marion Drive. Providing the code required building placement standards would strongly impact the building area. The current submitted site design also provides a well landscaped street frontage on Marion and Bonanza.
2. We are requesting for a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required. The owner of this project has an agreement with the City concerning the wash area and the landscaping adjacent to the wash. The agreement was that the city would coordinate and install the landscaping along the wash and that it would not fall to the responsibility of the current property owner. Also the city is in the process of coordinating the rip-rap along the wash and this may affect the ability to actually install landscaping. I do not have documentation for this at this time.

SDR-28980
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3. At the mini storage site along Marion, single story units use the boundary wall as the back wall of the structure. On the north and south sides of this building are freestanding cmu walls. These walls are to be 8' high and are noted as such on the construction drawings and detailed to be two bands of spit-face tan colored cmu with the balance being cinnamon colored split-face cmu. This is cmu wall also extends along the wash to the entrance gate of the mini storage.
4. We are also removing the RV covered parking at this time for this submittal and making it all regular parking.
5. We are adding three trees to the site plan along the wash edge as requested by planning. Please see the site plan. They will be in 5' x 5' inside clear dimension planters with concrete curb edge. The three added trees will be 24" box Phoenix Mesquite / Prosopis Hybrid.

Sincerely



Scott Baker
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