



September 16, 2008

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Justification Letter (Revision to SDR-23606)
World Market Center Phase 4 & 4A
APN# 139-33-511-007, 139-27-410-005, 139-33-511-004.
REVISED FOR SUP SEE BELOW

To Whom It May Concern:

This letter is written on behalf of the applicant, WMC 4 Assoc. LLC, and shall serve as the required justification letter for the *Revised* Design Review for the parcels listed above.

This revised proposed project is a condensed version of what was previously approved for SDR-23606.

Previously Approved:

- 2,495,091 Square foot Commercial Center (WMC4 building & 4A, floors above the existing parking garage), new bus drop off area, 19.18 acre site with a 206.5 foot build-to-line front set back.
- Building footprint, 123,689 SF.
- 2,306 Space temporary parking north of Discovery Drive, 18.11 acre site.

Approval Requested:

- 1,162,255 Square foot Commercial Center, two (2) additional parking levels on top of the existing parking structure, and 1,108 SF elevator tower north of proposed WMC4, on a 19.90 acre site with a 263 foot build-to-line front set back. The existing bus drop area will remain as is.
- Building footprint, 73,676 SF.
- The three (3) existing tent structures north of Discovery Drive will remain as they presently are.
- A waiver from The Downtown Centennial Plan for temporary parking facilities to eliminate interior landscaping for the surface lot located directly north of the proposed WMC 4.
- A waiver from Installation of permanent trail and landscaping near the existing bus drop off area, and west along Discovery Drive until final construction is placed, as per ROC-6466.
- ***A Special Use Permit is also requested for a height greater than 175 feet in the A-O District.***

The proposed development is a continuation of current zoning PD in a MU general plan designation.



The proposed design is fitting with the existing World Market Center environment and will no doubt be an attractive addition to the area.

We greatly appreciate your time and effort in the review of this development proposal. If you have any questions, or require further information, please do not hesitate to contact me at 702-946-8195.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Lehmann', followed by a long horizontal line extending to the right.

Robert A. Lehmann, AIA
Project Manager

cc.

James Donofrio
Director of Construction