

Project Alta, LLC & Project Alta II, LLC
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December 29, 2008

City of Las Vegas – Development Services Center
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Letter of Justification
Las Vegas Metropolitan Police (Metro) Headquarters
NWC Martin Luther King Blvd. and Alta Dr.
APN 139-33-202-004 and -008

To Whom It May Concern:

Please accept this correspondence as our Letter of Justification for the submission of the Metro Headquarters project for your approval.

The Metro Headquarters project represents the consolidation of multiple departments of Metro, currently located throughout the valley, into a cohesive office campus located at the NWC of Martin Luther King Blvd. and Alta Dr. The project site is 14.55 acres in size and is zoned C-1. The development is planned to consist of two (2) 4-story office buildings (approximately 120,000 SF each), one (1) 5-story office building (approximately 150,000 SF) and one (1) 6-level parking structure along with the required onsite and offsite improvements. The office buildings will be contemporary in design with steel frame structures covered with an EIFS exterior and energy efficient glass openings. The elevations of the buildings will be articulated to provide visual interest while maintaining efficient floor plans for Metro.

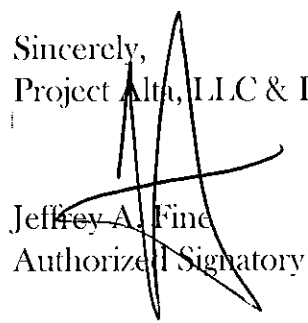
SDR-32826
02/12/09 PC

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The site is properly zoned to support this project and we are therefore only seeking Site Development Plan Review at this time. Based on our current understanding of the site, we are unaware of any other land use applications that will be required for the proposed development.

We appreciate your consideration of our application and are available to answer any questions you may have.

Sincerely,
Project Alta, LLC & Project Alta II, LLC



Jeffrey A. Fine
Authorized Signatory

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