



ARCHITECTURE

PLANNING

INTERIOR DESIGN

December 29, 2008

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Re-Zone
4201 East Bonanza Road
Las Vegas, NV 89110

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of the Southern Nevada Laborers' local #872 Training Trust, is requesting the review and approval to re-zone parcel number 140 31 501 003 located at 4201 East Bonanza Road. This 9.29 Acre parcel is dually zoned C-1 for the Northern 2/3 portion of the property and R-1 for the southern 1/3 portion. We ask for the property to be re-zoned all C-1.

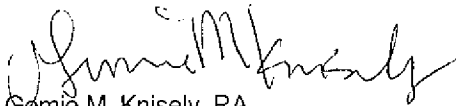
This facility is an adult vocation trade training facility. The training consists of indoor classroom training and exterior hands on physical training. For example the students learn to put up scaffolding, form concrete, install shot create for embankment retention, remove concrete etc. The training yard, located at the Southern portion of the site, is used for the physical training. The yard changes constantly, the students learn to install the various trades and then learn to remove them.

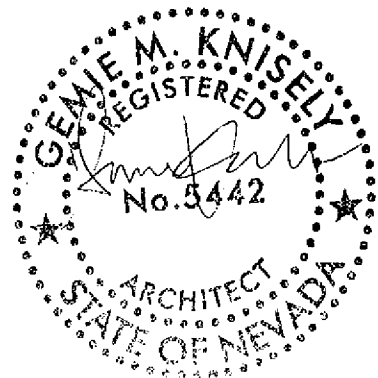
The training takes place during business hours. The facility is clean and well maintained. Concurrent with this application is a Site Development Plan Review to renovate and add on to the existing building. We propose to add an 8'-0" landscape strip to the East and West property lines for the portion of property that is adjacent the residential zones.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,


Gemie M. Knisely, RA



gk³

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