



ARCHITECTURE • PLANNING • INTERIOR DESIGN

December 29, 2008

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

RE: Site Development Plan Review
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 of a site development plan review for the addition to their existing building located at 4201 East Bonanza Road. The site design includes a 7,625 SF two story addition to the existing 16,030 SF single story building. The addition is located at the in the exterior courtyard at the center of the existing building. The existing asphalt parking lot is existing to remain. Parking is to be re-stripped and there is surplus of 45 parking spaces.

All sidewalks and curb and gutter are existing to remain. The landscape adjacent the building and adjacent Bonanza is existing to remain. This parcel is dually zoned C-1 for the Northern 2/3 portion of the property and R-1 for the southern 1/3. Concurrently with this application we are applying to re-zone the parcel to be all C-1. 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.

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 is used for the physical training and the yard changes constantly, the students learn to install the various trades and then learn to remove them.

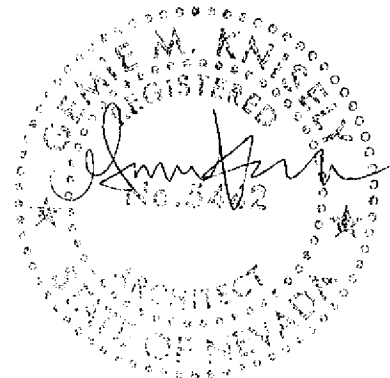
The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gemie M. Knisely'.

Gemie M. Knisely, RA



gk³

ARCHITECTURE PLANNING INTERIOR DESIGN

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