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December 9, 2008

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

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RE: Justification Letter
138.22.102.004
General Plan Amendment Request
Existing U(O) Undeveloped Office to SC Service Commercial.

The proposed general plan change would conform to the existing plan and ensure a low impact, low activity use such as the proposed storage facility. The granting of this request would not be detrimental the neighboring uses nor would negatively impact the existing adjacent properties and would be in conformance with their uses which are:

North U(ML) Church Facility with Special Use U-255-90
East C-V Buffalo Drainage Channel and Cimarron Memorial High School (baseball and tennis courts)
South U(O) City Public park
West CIR Single family residential
Across the street are C-PB commercial uses and professional offices.

The self storage use is a low impact, low traffic, low noise and low activity type of use. As such, it would be an excellent buffer between the street noise and its activities for the park users and the residential uses especially in comparison to with an office type use. The proposed facility configuration is comprised of 1 story storage buildings around the property's perimeter with a two story building housing the facility's Office and a 2-car garage on the first floor with the resident manager's apartment on the second floor. In the middle of the property a single two-story storage building is proposed. The arrangement would enhance site security in addition to the security gates and perimeter buildings. The perimeter buildings would shield the surrounding properties from any noise and light or glare as the security lighting is mounted on the buildings facing interior driveways. Total storage area for the project is 97,086 with the office and manager apartment adding 2,463 square feet. The second story storage building will be approximately 22' high and screened by the perimeter storage buildings. The granting of this request would be in compliance with the existing character, scale, use and activity levels of the adjacent properties.

Sincerely,

James R. Wilmot
Asset Manager

GPA-32550
01/22/09 PC

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