
OAKBROOK
REALTY AND INVESTMENT,
LLC

October 29, 2009

Las Vegas Redevelopment Agency

City Hall

400 Stewart Ave

2nd Floor

Las Vegas, NV 89101

Re: Justification Letter

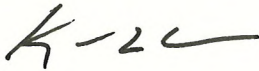
Dear Planning and Development Department,

We are submitting a special use permit application for a bail bonds office at 321 S. Casino Center, #105.

Our original special use permit for #105 expired in March, because of delays in getting plans completed for the building permit. We inherited the original special use approval through our purchasing of the property last year. The criteria of harmonious and compatibility with the surrounding neighborhood, type and intensity of the proposal and public, health and welfare has not changed since the original special use approval that expired.

Please call me at 847-609-4663 with any questions.

Sincerely,



Kevin Plencner



1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

SUP-36551
12/17/09 PC

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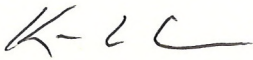
October 30, 2009

RE: Parking Requirements Special Use Permit

To Whom It May Concern:

#105, is the first floor of a multi story parking garage which has a total of 419 parking spaces. In regard to ADA requirements, access for the handicapped is provided via ramps and elevators.

Sincerely,



Kevin Plencner

RECEIVED
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**SUP-36551
12/17/09 PC**

Sup- 36551

OAKBROOK
REALTY AND INVESTMENT,
LLC

November 2, 2009

Re: 321 Casino center Suite 110 Parking Provisions

To Whom It May Concern:

Suite 110 (1024 square feet) is located on the first floor of a six story mixed use parking/ food service/ retail structure. The first floor is mixed use food service, retail and office. The remaining five floors provide 419 parking spaces of which 10 are designated as handicap accessible parking.

All handicap accessible parking spaces are easily reached by two elevators which are within 20 feet of the handicap accessible spaces on each level. These elevators are equipped with standby power from an emergency generator which has already been installed and is fully operational.

There are 10 handicap accessible spaces within the garage. There are the 2 closest spaces to the elevators on each level; levels 2-6. ADA requires a minimum of 9 for a facility with 401 to 500 spaces.

Please call me at 847-609-4663 with any questions.

Sincerely,



Kevin Plencner

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