



W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER – MAJOR AMENDMENT SDR 38563, VAC 38583

We are Submitting a Major Amendment to the Site Plan (easement vacation VAC 38583), Floor Plan (square footage changed) and Landscape plan to the SDR-37021. We are requesting the entire Public Utility Easement (PUE) of 220 feet long and 5 feet wide, located on the property that runs from east to west parallel to Mc William Drive be vacated, we are also requesting a landscape waiver to the north Nine feet to Zero feet and to the west 22 feet to Zero feet. The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

Sincerely,

Cesar Solorzano,



VAC-38583

SDR-38563

REVISED