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August 31, 2010

City of Las Vegas

RE: Justification Letter for project located at 521 S. Third Street (APN 139-34-311-092)

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: 521 S. Third Street Office

Explanation of intent: This Pre-application Conference Request is being submitted for an office building on said property. This project (Reference SDR-34450) was approved for a Site Development Plan review on August 18, 2009 by the council. The plans, however have changed. The proposed building is now a 8,303 square foot two story office building on the 0.16 acres instead of the previously approved 5,705 square foot one story office project.

The property is under C-2 (General Commercial) zone. Landscaping will meet conditions identified in Title 19. As previously approved, the office building height will be at approximately 30'-0" above the finish floor and 33'-9" at the highest point. Exterior finish materials include split face CMU block along the sides of the building and limestone veneer and colored concrete panels along the face of the building. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

Total acreage: 0.16 acres
Total number of lots: (1) One Lot, (1) One Building

Sincerely,

Sheldon Colen

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SDR-39394