

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

March 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: **JUSTIFICATION LETTER FOR A SDR/WAIVER APPLICATION FOR
APN: 139-34-501-016**

Dear Mr. Fagg:

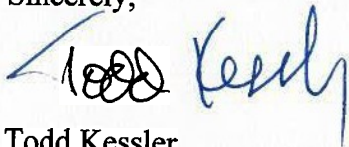
Please accept this as our justification letter for the site development plan review and a waiver to the DCP streetscape standards on 0.54 acres at 228 Las Vegas Blvd. North, Las Vegas, NV 89101 zoned C-2 (General Commercial).

The waiver request is to widen the existing 5 foot sidewalk along Las Vegas Blvd to 10 feet in width. In addition we will have a 6' 10" landscape buffer. We are currently doing the same 10 foot widening along the adjacent parcel to the south located on 208 Las Vegas Blvd., North APN 139-34-511-004. If the existing 5 foot sidewalk is not changed, then there will be a bottleneck transition point where the 2 sidewalks meet.

The purpose of the waiver request is based on safety concerns given the existing 5 foot sidewalk. There will be soon be close to 1,500 employees moving into City Hall and they will be frequently walking along this sidewalk on the way to the Fremont East District.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,


Todd Kessler

PRJ-48735
03/27/13

WVR-48970