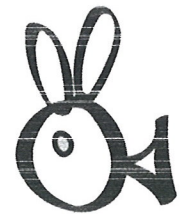


**Clark County Courthouse – Temporary Private Valet Lot
Justification Letter**



BUNNYFISH
studio

January 23, 2014

City of Las Vegas
Planning Department
333 North Rancho Road
Las Vegas, NV 89106

**RE: JUSTIFICATION LETTER – SDR and VAR Application
APN 139-34-210-047**

Please accept this as our official justification letter for an SDR for a Temporary Private Valet Lot, a VAR for the proposed front yard fence, and a WAV of the Downtown Centennial Plan Parking Lot Screening Fence Standards. The Application is for a SDR FOR A PROPOSED TEMPORARY PRIVATE VALET LOT, A VARIANCE TO ALLOW A FRONT YARD FENCE TO BE GREATER THAN FIVE FEET TALL, and a WAIVER TO NOT UTILIZE THE 42" HIGH ORNAMENTAL SCREEN FENCE ALONG THE STREET FRONTAGE LINES on the above property on 2.76 acres at 200 S. 3rd Street, Las Vegas, Nevada, zoned C-V (Civic).

We propose the following temporary solution between the demolition of the old Clark County Court House and its future permanent use. The proposed private valet lot will provide a secure and safe environment on a currently empty and unoccupied property. It will also provide increased parking for our visitors and community members who wish to enjoy downtown amenities, and will further enhance the revitalization of Downtown.

It is our desire to include a 6'-0" straight black wrought iron fence with required pedestrian and vehicle access points.

Respectfully Submitted,

Craig Palacios, NCARB, AIA, LEED AP bd+c
BUNNYFISH studio

RECEIVED

JAN 27 2014

City of Las Vegas
Dept. of Planning

**VAR-52727
SDR-52726**

520 E FREMONT, LAS VEGAS NV, 89101
702.241-9751