

G3 Labs, LLC
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October 22, 2014

TO: City of Las Vegas Planning Department
Subject: Justification Letter for Special Use Permit
Address: 3220 Procyon Street

The property at 3216 and 3220 have been leased as one property, to be used as a medical testing laboratory.

The property will consist of a laboratory of approximately 2,600 square feet, two warehouses of approximately 1,600 square feet, and administrative office space of approximately 1,200 square feet.

The property is zone M-1. The surrounding properties are also zoned M-1. This zoning is appropriate for a laboratory of this type.

The laboratory will not have any retail customers coming to the property. The samples that will be tested will be picked up at the customer's locations by laboratory personnel, brought to the laboratory for testing, and then returned to the customers upon completion of the required testing.

The parking at the laboratory will be, primarily, for employees of the laboratory.

A Reversionary Map, a DINA Report, and a Parking Demand Analysis for this property were prepared by Dwyer Engineering. A Floor Plan for this property was prepared by Suzana Rutar, Architect Ltd. Copies of those documents are attached hereto.

Note that the conclusion of the Parking Demand Analysis is that the available parking is adequate for this property.

The parking is sufficient for this property.



William R. Whalen
Managing Member

SUP-56658

PRJ-56130
10/23/14