January 21, 2013

City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada

Re: Justification Letter for Application

APN 139-28-604-003 – 1100 N. Martin Luther King

Phase I
We are planning on expanding the existing building to the North. The building is currently against the property line and we have rezoned the adjacent property to be compatible with this parcel. We are currently in review for a One (1) Lot Parcel Map to combine both parcels into a single parcel.

The improvements will be identical to the existing building and enable the existing business to expand into the additional (19000 Sqft) space created by the building expansion. It would also help to create additional jobs for the existing business and enable them to serve more customer's. This in turn would bring more people into the area, helping other business's in the area

Phase II
We are also intending to do future expansion on the vacant site and will incorporate some of our future plans into the site development additional parking ,New landscape that will match existing landscape on Martin L King Blvd, New Driveways, utility services and improvements.

The intended expansion is compatible with properties that are similar and fronting onto Martin Luther King. Future development is both needed and wanted in this area of Las Vegas (Ward 5). This parcel would also be considered some what of and in fill parcel, since the property to the north and south are developed.

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,

Lonnie Walston
Property Owner

RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

SDR-48148