

February 18, 2013

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

Re: Justification Letter for Application

APN 139-19-703-002,004 & 007 – 3925 Coran st-clv

We are planning on use the (4) existing buildings on property 139-19-703-002,004 & 007. The improvements will be to install new sidewalk along Coran Ln and Cypress trl, with New Driveways, utility services, improvements and landscape per City of Las Vegas Building and IBC requirements. We will incorporate some of the site development additional parking per city std for office complex, the existing building will receive new paint and replace window and new door with energy affection to the IECC 2009 standards and upgrade to restroom per the city std and 2003 ADA requirements. It would also help to create additional jobs for the existing business and enable them to serve more customers. This in turn would bring more people into the area, helping other businesses in the area

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

Thank you,



**James Guan
Property Representative
West East Asset Management, LLC**

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FEB 20 2013

**City of Las Vegas
Dept. of Planning**