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March 7, 2022

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89102

**RE: Justification Letter for proposed Inline Retail on existing pad at Park Paseo & S. Las Vegas Blvd.**

Please accept this letter as justification for the proposed construction of a new inline retail building on an existing previously approved pad located on Park Paseo & S. Las Vegas Blvd (APN: 162-03-112-021) currently zoned as General Commercial (C-2).

The site has already been developed and includes existing driveways, sidewalks, parking, trash enclosure, landscape, site lighting, and an existing retail building approximately 8,660 sq. ft. As well as an approved "ready to build" pad, which will house our client's new proposed building. The new building will be 3,900 sq. ft. and stand 24'-8" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing development and the surrounding area. The site is accessible via existing driveways along Park Paseo and S. Las Vegas Blvd. as well as ADA compliant pedestrian walkways.

We feel that the proposed inline retail building will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, on behalf of our client, we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan  
SCA Design

