

June 12, 2006
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

**RE: JUSTIFICATION LETTER OF SITE DEVELOPMENT PLAN REVIEW,
WAIVERS OF PARKING AND RESIDENTIAL ADJACENCY REQUIREMENTS
FOR GAMNERDSIRI MEDICAL OFFICE AT 2000 PINTO LANE**

To Whom It May Concern:


This proposed building has been re-designed to eliminate the setback problems of the first submittal. In order to keep it financially practical, the first floor is lease office space, and the new second floor will contain the medical office space.

For the same financial considerations, in order to meet parking requirements, it is necessary to request a waiver to include some street parking in the overall parking count, and still be able to build enough square footage to make the project profitable.

The residential nature of the existing neighborhood makes it impractical to meet the height restrictions with residential adjacency, especially since the rest of the neighborhood will soon all become commercial, and the adjacency requirements will go away.

For the above-stated reasons, we respectfully request an approval the Site Development Plan, Waiver of Parking requirements, and Waiver of Residential Adjacency requirements. Thank you.

Sincerely,



Ping To
Architect

VAR-11052 VAR-10779
SDR-10777 07/27/06 PC
REVISED