

June 27, 2006

Planning & Development Department
City of Las Vegas



Re: Justification Letter for **Site Development Review**
State of Nevada – Department of Public Safety – Division of Parole and Probation
“New Campos Office Building and Parking Structure – 05-P08”
APN: 139-27-803-001

PROJECT NUMBER: 050071

To whom it May Concern:

We are pleased to submit with our application for Site Development Review this justification letter that describes the conversion of the existing Campos building and the proposed new building and parking structure.

The existing site was initially developed in the mid 1950's and has been home to a variety of State Agencies. The site is located at the SE corner of the intersection at Bonanza Road and Casino Center Blvd. adjacent to the City of Las Vegas Fire Department Headquarters Building and the Dula Municipal Pool. The proposed demolition of the existing buildings on this site will allow for the construction of a new five story office building with an attached three story parking garage. As discussed with City of Las Vegas Staff, future NDOT highway and adjacent road realignments are planned for the future that will require that demolition of the Fire Station Building and Municipal Pool. Our design for the site development will take this into account as we continue to coordinate our efforts with both NDOT and the City of Las Vegas.

ZONING: The Current Zoning classification for the site is C-V Civic District. This zoning classification is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the Northwest General Plan Amendment.

The proposed design for the project has been previewed by the City of Las Vegas staff and does not present any major problems for approval. We will need to comply with the “Downtown Centennial Plan” for development but there are no CLV Re-development Agency requirements for this parcel.

TRAFFIC: It has been discussed and reviewed with the City of Las Vegas Staff that no traffic study will be required for this proposed development.

SDR-14760
08/10/06 PC

PUBLIC WORKS: The new building will encompass almost the entire site. The office building portion will be located on an east-west axis with an approximate 252' long elevation for the north and south orientations and a 102' long elevation on the east and west sides. This approach to the design of the shape and site orientation of the building optimizes our ability to provide daylighting strategies and optimize the overall energy efficiency of the design.

As part of this submittal we are requesting a lot line adjustment for the Northwest corner of the site. There is a small triangle shape in this location that we would like to include as part of this development. We would also like to remove and replace the existing site improvements on the North and West sides of the site up to the back of the exiting curb. New sidewalks will be installed in these areas to blend into the Hardscape proposed for the new building. SHARCHITECTURE has met with Robin Yoakum at the City of Las Vegas who has no issue with adjusting the NW corner of the lot line to accommodate the needs of our project. She has already commenced taking action to review this with other staff. Please see attached exhibits included with this application.

PARKING: After coordinating with our Civil Engineers and NDOT, we determined that there is no longer room for 'on-site' parking. All parking for visitors and staff will be within a pre-cast concrete garage structure. The garage will provide 52 public (offender) spaces, 201 secured visitor/staff spaces for a total of 253 overall spaces. At NDOT's suggestion the land east of the property will eventually become available and may be considered for future on-site overflow parking.

SIGNAGE: The signage indicated on the plans represent the general idea for location only. If required, a separate application will be made for the signage in the future.

We hope that you find our application for this project and our interest in revitalizing this older part of Las Vegas in keeping with the spirit and intention of the City of Las Vegas guidelines. If you have any questions regarding this application please contact me at my office below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Gouveia', with a long horizontal line extending to the right.

Kevin Gouveia, RID, Assoc. AIA
Project Manager
SHARCHITECTURE

cc: SPWB, Chandrasekhar Bandi
DPS, Kevin Tice
SHA, John Anderson
SHA, Curt Carlson