

EDVERG CONSTRUCTION & DEVELOPMENT - NV
CONTRACTOR LICENSE # 0052630

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Justification letter

August 25, 2006

City of las vegas
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

General Land Ownership information
Owner: Carlos Codarini
5589 Evangeline Ct.
Las Vegas Nevada, 89120

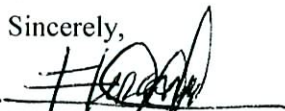
Attention: Planner
Subject: Variance & waiver – APN 139-26-508-002
Re: Justification Letter – Codarini Office Building

Dear Sir,

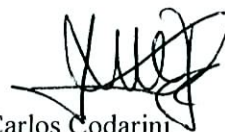
This property is located at 2400 Hinkel Drive, in the city of Las Vegas, Nevada. This letter is written to show justification for our proposal to convert 8,000 S.F. of raw land into an Office Building. Our project is constrained by the small lot size; however, we have worked with the staff in creating an upscale design in the limited space available. In order to accomplish our goals we are seeking approval for variance for perimeter set-back and additionally, we are seeking a landscape waiver. We have worked 2 years in this project, putting our best together to formulate this office building on the limited land that we have available, we are willing and committed to continue work with the staff on all aspects for the benefit of the project. We believe that continuing of the improvement of the area and a better use of the property, our operation at this location will provide convenience and safety for our customers, and enhance the existing shopping center... The proposed development is compatible with surrounding uses and will serve as a convenience to the surrounding neighborhood.

If you have any questions or comments regarding this matter please do not hesitate to contact me. Thank you in advance for your cooperation.

Sincerely,



Eduardo Vergara
Edverg Construction and Development



Carlos Codarini
Owner – Tel: 375-8885

RECEIVED
AUG 28 2006

SDR-14137 VAR-14139
09/21/06 PC REVISED

JUSTIFICATION LETTER

GENERAL LAND OWNERSHIP INFORMATION:

Carlos Codarini
5589 Evangeline Ct.
LAS VEGAS, NEVADA 89120

PROPOSED: Hinkel Center

APN 139-26-508-002

Our property and proposed improvements located at 2400 Hinkel Drive, In the City of Las Vegas, State of Nevada. This letter is written to show justification for our proposal to convert 8,000 sf. raw land in to a retail commercial center. Our project is constrained by the small lot size, however, we have worked with staff in creating an upscale design in the limited space available. In order to accomplish our goals we are seeking approval for a variance for perimeter set-backs,

and additionally, we are seeking a landscape waiver. We have worked 2 years on this project, putting our best together to formulate this center on the limited land we have available, we are willing to continue working with staff on all aspects of design to better enhance our project. We believe continuing retail office lease space on the south side of Hinkel is a justifiable, and better use of the property. our operation at this location will provide convenience and safety for our customers, and enhance the existing neighborhood shopping center.

Carlos Codarini
(owner)

If you have any questions concerning this proposal, contact me any time at (702)375-8885

RECEIVED
AUG 15 2006

VAR-14139
09/21/06 PC