

September 29, 2006

City of Las Vegas  
Planning and Development Department  
731 South Fourth Street  
Las Vegas, NV 89101

**RE: VENTURA OFFICE AND T.I. AT FORMER F.B.I. BUILDING, 700 EAST  
CHARLESTON, APN 165-03-501-003  
JUSTIFICATION LETTER FOR APPLICATION OF SITE DEVELOPMENT REVIEW  
AND VARIANCE-PARKING**

To Whom It May Concern:

The subject property is an existing office building, occupied since the late 1980s by the Federal Bureau of Investigation. Our client, Mr. Sam Ventura of SVS LLC, has purchased the building and intends to remodel it into Class 'A' office space. The centerpiece of the new construction will be a three-story atrium entry addition. Existing parking in the ground floor garage will remain, and the second and third floors will remain offices, although tenant improvement remodeling is planned. The entire site will be improved, including additional landscaping, particularly at the front along Charleston. Where there is now a parking lot the new plans call for extensive landscape, pedestrian walkways and other amenities. An exterior insulation finish system will be the new exterior, either replacing or covering the existing brick veneer. The existing windows and horizontal bands of metal panels will be replaced with continuous horizontal glazing.

The existing garage and surface parking were designed at 1 space per 400 sq. ft.; we are required to design to 300 sq. ft. per space, we must provide additional landscape area, and the structural grid in the parking garage does not allow much room for improving the layout. The original drawings show that the required parking was 109 spaces; by today's code, required parking for the 39,700 sq. ft. of existing office space is 132 spaces. We have excluded the square footage of the new construction; it is and always will be common area, never lease space, so it will not add to the number of occupants. We were also required to add 3 more handicap spaces, one of which is a van space. We have been able, with some creative site planning, to provide 127 spaces, a shortage of only 5 spaces, less than 4%. Three loading spaces are required; we have been able to include two loading spaces, where none were in place before. We therefore request a variance in the number of required parking spaces.

The 10' wide drive along the west will be completely replaced by landscaping. In addition, we plan to remove the existing planters and add landscape islands at the rate of one island per six parking spaces, to comply with today's more stringent requirements. We request a waiver of the landscape requirements, since we are dealing with existing conditions on all sides.

We believe the substantial improvements in our proposal far outweigh the few shortcomings that are the result of existing conditions. We therefore respectfully request approval of the accompanying site development and variance. Thank you.

Dave Truman  
Architect

**SDR-17211**  
**11/16/06 PC**

**Pinnacle Architectural Studio**

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