

November 3, 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.; the original drawings show that the required parking was 109 spaces. This building qualifies as impaired parking under Title 19; we are therefore required to provide a total of the existing number of spaces plus one space per 300 square feet of added space, or 109 plus 12, for a grand total of 121 required. We are providing 123 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

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