



December 12, 2006

Ms. Margo Wheeler  
Director, Planning and Development Department  
City of Las Vegas  
731 South 4<sup>th</sup> Street  
Las Vegas, NV. 89101

RE: Justification Letter for Revised Park View Lofts- Site Development Plan Review; APN: 138-22-102-004

Dear Ms. Wheeler:

On behalf of our client, Great American Capital, please accept this justification letter for a site plan review for a proposed office building located near the intersection of Smoke Ranch Road and Buffalo. The original approval was for a three story, 35 foot high mixed use project. The project has been redesigned to eliminate the residential portion of the development. It is now a 40,971 square foot office building. A variance to allow a third story and waivers to lot width and perimeter landscaping were approved by the City Council on May 17, 2006.

### **SITE DEVELOPMENT PLAN REVIEW**

The criteria for review of site plans are contained in Title 19.18.050 of the Zoning Ordinance. They are:

1. The proposed development is compatible with adjacent development and development in the area.

*This office building is compatible with the established commercial/light industrial research, parks, educational and residential land use patterns of the surrounding area.*

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape Wall and Buffer Standards and other duly-adopted city plans, policies and standards.



**GCGARCIA**

**SDR-18657  
01/25/07 PC**

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*There are no additional waivers or variances associated with this application. A variance to allow a third story and waivers to perimeter landscaping and lot width were previously approved. Additional parking has been added to ensure compatibility with the surrounding land uses.*

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

*There is one street connect to Smoke Ranch, which has adequate capacity to accommodate traffic for the proposed professional office building.*

4. Building and landscape materials are appropriate for the area and for the City.

*The building elevations have not substantially changed from the previous approval. It will be an attractive addition to this area of the City. Substantive landscaping is provided along the perimeter and parking areas of the project.*

### **SUMMARY**

In summary, we believe the changes made to this project make it harmonious and compatible with the surrounding area. It is an attractive professional office building that will bring needed services to the area.

We respectfully ask for your favorable consideration of this project. Please contact our office if you have any questions or need additional information.

Sincerely,

*for* *Melissa Walter*  
David Clapsaddle  
Planning Director

DWC: mw

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