

April 27, 2007

City of Las Vegas  
Planning & Development Department  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: APN # 139-32-002 – Variance Request Justification Letter

To Whom It May Concern:

Craig and Crete Developers, LLC has been hired by Schifini Family Trust to work with City of Las Vegas in order to obtain desired approvals for a General Health Care Office Building. The proposed development is located at 600 South Tonopah Dr., immediately North of University Medical Center. This letter and application is being submitted with the requested material as instructed.

The subject property falls within the medical master planned re-development district. There are many commercial structures in the immediate vicinity, some directly across the street, which are already being used for or under construction to become General Health Care Offices and or General Health Care supporting facilities.

The design team is seeking a variance from the residential set back restriction (1' to 3' rise and run) in order to proceed with the development as proposed. Carrying over from the era when the area was zoned for single family homes there are two single family residences to the West and one across the street to the East. The sloped bulk plane created by the restriction not only cuts through the third story as proposed but also the second story.

When the City amended the master plan and created this new medical professional district the reason for doing so was to transition the neighborhood from residences to offices. Many of the homes have been renovated and are now used as offices. Many of the homes have been torn down and replaced with commercial buildings. Enforcing this restriction is only acting counter to the intent and desire of the City.

The current master plan and ordinance has been in place for more than four years. At this point in time the single family residences around the subject property are a small majority and this type of development, transition and change is the standard. The City has placed parking meters on the street in front of both houses to the West, there by inviting commercially generated traffic to continually station in front of the homes. The house across the street to the East currently has a 5 story loft development adjacent to it which is much taller than the proposed structure for the subject property.

The Design Team's site plan places the building 82' from the West property line and approximately 78' from the East home's property line after you cross Tonopah. In both

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instances this creates a substantial buffer zone especially considering the new zoning and transition that's in progress.

Right now the property is a vacant lot. This building will be a complement to the localized re-development objectives in that it is consistent with the City's intent for the area. The people it will serve and location for work opportunities will greatly enhance and contribute to the community.

Respectfully,

  
Casey Craig  
Manager – Craig and Crete Developers, LLC

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