

March 26, 2007

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

RE: APN # 139-32-002 – Design Submittal & Waiver Request Justification Letter

To Whom It May Concern:

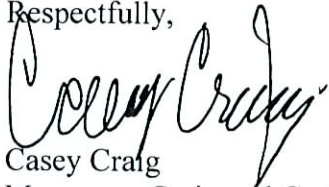
Craig and Crete Developers, LLC has been hired by Schifini Family Trust to work with City of Las Vegas, Planning & Development Department, in order to obtain desired approvals for a General Health Care Office Building. The proposed development is located at 600 South Tonopah Dr., immediately North of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

The building square footage is 15,000. The parking requirement for the building is 63 spaces. The design team has provided for 69 spaces.

An 8' landscape requirement is standard. To maintain parking stall count and on site traffic flow the Design Team is seeking a waiver to 5' landscape on the West and South sides. The West and South sides of the property are the back of the property and are not notably visible from the street. Further, the West and South sides of the property have existing 6' block privacy walls that separate this development from neighboring properties. Design Team recommends the Planning & Development Department grant the waiver on account of it does not compromise the intent of the landscaping requirement nor does it affect the appearance from adjoining properties because adjoining properties are behind the privacy walls.

Our understanding is this property falls within a 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 Office. The project as a whole is consistent with the desired future for the area. For information on style, design and specific placement please see the accompanying elevations, site plan, landscape plan and other supporting documents submitting with this application.

Respectfully,



Casey Craig
Manager – Craig and Crete Developers, LLC

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SDR-20812
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