

KKE of Nevada, Inc.

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Justification letter

Subject: DESIGN REVIEW FOR BUSINESS PARK AT ANN & LEGGET

To Whom It May Concern :

We are respectfully submitting the site development plan design review for Business Park at Ann Road and Legget Road. APNs 125-28-801-014, 016, and 018.

The proposed 3.21 ac project is located at the boundary of Ann Road and Legget Road. The proposed Business Park is composed of 5 standing alone office buildings with each has wood frame construction and glass front door entrance features. The proposed parking can support 60% (19,550 square feet) of medical office, with the balance of the square footage for standard office uses.

Per Title 19 we provided 15' landscape buffer on the parameter and landscape are provided per code requirement. The building height is 22' at the max height and is falling inside the slope of 1:3 requirement.

The project creates a nice landscaped courtyard linking these 5 buildings and promotes the quality of the overall environment for the project. Based on the nature of this development, we respectfully request waivers of development standard for the location of the buildings being away from the street in order to form the courtyard. We also request a waiver for the landscape standards for the number of trees required for the parking lot based on the fact that courtyard provides landscape in excess of the Title 19 requirements.

The proposed development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulation.

Sincerely,

KKE of Nevada, Inc.

yihong liu B.J.N.

Yihong Liu, AIA LEED AP
Director of Design

**SDR-22239
REVISED
07/12/07 PC**