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City of Las Vegas Planning & Development
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RE: **Justification Letter**

Project Name: Cliff Shadows Office Shell
Project Number: 06-145

To whom it may concern;

The purpose of this letter is to serve as the **Justification Letter** for the attached **Design Review Application**.

This site is located at the Northwest corner of Cliff Shadows and Novat near to Cheyenne exit of the 215 Beltway. It is accessed from Novat Street.

The overall site is 1.75 acres of U (ROI) PD, with existing PCD general plan for Lone Mountain overlay.

The south section of land adjacent to this project is intended to be for a bank. We understand that it is either currently submitted for Design Review or will soon be.

The new building being proposed in this submittal is a two story office building with a total of 23,940 sf. This submittal is for the shell only. The tenant improvements will come at a later date.

The building exterior is to have the same or similar colors to the proposed bank so they each work together as a whole. The finish materials are stucco, stone, glazing and steel accents. The relief in the elevations is accented by the change in colors. Also the sections with stone will be extended away from the main façade in order to differentiate it from the stucco. The steel accents consist of exposed 'C' channels over the windows, suspended metal canopies, and steel tube accents.

The parking required for this project is 80 spaces. The project provides 86 spaces of which 4 are handicap.

The overall height of the building is 33 feet.

The pre-application comments included the following:

- May need update to Flood Study
- Provide joint access agreements for parking
- No update to traffic study needed
- Traffic requests a left hand turn pocket into the project from Novat (Indicated on Site Plan)
- Building Department required an accessible route from the building to the public way..... (Indicated on Site Plan)
- Provide an employee patio area..... (Indicated on Site Plan)
- Provide complete landscape plan..... (Provided in Drawings)
- North section of landscaping adjacent to Residential is to have 7 feet in width..... (Provided on Site Plan)
- Trash Enclosure to be provided per Lone Mountain plan section 5.2.6..... (Noted and provided)
- Provide a clear 20 foot setback at west side of building -..... (Provided on Site Plan)

This application meets the full intent of the City's plan for this area and is very compatible to the area.

Sincerely;

Scott L. Baker



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02/28/08 PC