

10/23/07

City of Las Vegas

Re: Justification Letter for Project located at southeast corner of Balsam Street and West Red Coach Avenue – APN 138-03-602-018

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: Investment Solutions Office Building

Explanation of Intent: This Design Review is being submitted for a new office building on said property to produce an environment of stable and desirable character consistent with the objectives of Title 19. There is currently undeveloped office zoning on the East adjacent property, undeveloped office-zoned land on the South adjacent property and residential-zoned Non-City of Las Vegas land on the West and North adjacent properties. Landscaping will meet conditions specified in Title 19. The office building height will be approximately 35'-0" above the finish floor complying with the adjacent residential setback limitation of 40'-2" on the North side of the office building and 40'-5" on the West side of the office building. Lighting fixtures will accent the building and building-mounted lighting will illuminate the parking areas. No monument signage will be submitted for approval at this time.

This will be the only building to be developed on the property and the property will require a zone change from 'Undeveloped Office' (U (O)) to 'Office' (O). We are requesting variance for a reduction of parking required for this site. See site plan for parking analysis and exterior building elevations.

Total Acreage: 1.04 of site area, (1) one lot.

Sincerely,

Sheldon Colen
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SDR-25276
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