

KGa ARCHITECTURE

December 18, 2008

City of Las Vegas Development
Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Bank of Nevada
Headquarters

FOUNDING PARTNERS

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Dear Staff:

Please accept this document as the Justification Letter for the above referenced project. This project is located on the northwest corner of Sahara Avenue and Paseo Del Prado.

This request is for a Site Development Plan Review for a new 26 space parking lot and main entry plaza. This is in conjunction with an interior renovation and repaint of the building exterior. The interior renovation is a remodel of the lower, first and mezzanine levels. The current exterior color of the building will change and the new color(s) will be within a desert palette.

We are also requesting a waiver of landscape standards to allow a 5'-0" landscape buffer along Sahara Avenue where 15'-0" is required. The existing landscape being renovated includes 5'-0" from new parking lot back of curb to property line and 10'-0" from property line to existing sidewalk for a total width of 15'-0".

Should you have any questions regarding this information, please feel free to contact our office.

Sincerely,



Craig Lucas, AIA
Architect

LAS VEGAS

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