

VISTA Realty Inc.
A Division of The Vista Group

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February 15, 2013

City of Las Vegas Department of Planning
Attention Yorgo Kagafas, Senior Planner

Dear Yorgo,

Thank you for your time meeting with Dr. Luther Creed and myself with regard to the violation at 2020 Palomino Lane. The Ownership has made the decision to apply for a Major Site Development Plan Review in order to keep the current landscaping in place. We have provided the requested documents as well as photos, site plans and landscape plans.

We are requesting this major change to the originally submitted landscape plan for the following reasons: The plan which was originally approved by the City of Las Vegas in 1986 was never the landscape that was installed as it was determined at the time that because the building was an award winning building for design that putting in the trees on the South side of the building would significantly detract from the building itself. This has never until this time been questioned by the City of Las Vegas. Also, the trees which were originally on the East side of the building near the road were originally Olive trees, as I am sure you are aware these trees cause a lot of allergy problems and are very dirty, therefore when the building converted to xeroscape to save water per the water districts requests the olive trees and grass were removed and no trees were replanted in this area because the area between the parking lot and the sidewalk is so narrow and they believed it caused issues for drivers turning onto Palomino Lane.

We respectfully request this Major change to the originally approved landscape plan to the current landscape as we believe as you can see from the attached pictures that the current landscape is maintained very well and there are many trees on the property if not on the perimeters.

Thank you for your time and if you should require any further information, do not hesitate to contact me.

Sincerely,

Vista Realty, Inc.



Connie Gamble
Broker

Enc.