APTUS|Architecture

February 21, 2007

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 125-20-710-006
Re:
Variance for Residential Adjacency

To Whom It May Concern:

We respectfully submit this request for a Variance to allow a 168 foot high office building 382'-0" feet from residential property where residential adjacency standards require 504 feet. This project is a ten-story office building located on the southwest corner of Deer Springs and Riley. This parcel is currently zoned T-C and is located in the Grand Montecito Development in the City of Las Vegas and must adhere to the guidelines contained in the Montecito Development Agreement. The parcel north of our site is planned for a hospital which will create a need for additional office and medical office space in this area. To the west is an existing restaurant, to the south is an existing Kohl's Retail store and in-line retail and to the east is a future residential development.

This office complex will combine much needed office and medical office space in a ten-story office building in a growing area of the city. The tallest part of the building is 168'-0" high. This project consists of 150,000 sf of leasable office and medical office space. There are 739 parking spaces required and 755 parking spaces provided. There are 4 loading spaces required and provided. The majority of the parking is provided in a 5-story parking structure (1 story below grade and 4 stories above grade) and is separated from the office building with a landscaped pedestrian plaza. The exterior materials of the office building include metal panels, precast concrete panels, aluminum storefront and stone veneer at the base. The mechanical equipment is located on the roof and is screened from view.

This project complies with all of the following Montecito requirements: stepbacks, site coverage, circulation, screened service areas, parking lot development, landscaping, streetscape and sidewalk treatments and signage as listed in the Montecito Development Standards. Also, we have provided 70% clear glazing at the ground floor level and entrances no more that 50' apart as required on the street side of the office building.

We are providing an enhanced landscape buffer on the east side of the site adjacent to the parking structure to help buffer the structure from the residences to the east. There will also be a headlight screen on the east side of the structure to limit the headlight disturbance that the residences would see from the parking structure.

We have made every attempt to follow the Montecito Development Standards, the Town Center Development Standards and the City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to continually add to the high level of development and the betterment of the citizen's quality of life.

Respectfully Submitted,

Kristen G. Neuman

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