

KGA

ARCHITECTURE

KITTRELL GARLOCK
AND ASSOCIATES, AIA

August 8, 2006

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: First Good Shepherd Lutheran School - SDR

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

The accompanying application requests approval for a Site Development Plan Review for a Primary Private School located on the northwest corner of Lewis and Thirteenth Street.

The proposed building is a 12,480 SF Primary Private School (grades kindergarten thru second grade) and a Preschool. The site design provides a pick up/drop off near the main entrance and provides for 24 parking spaces. The security gates on the west side of the property off the alley are to remain open from and 6:30 AM- 8:30 AM and 2:45 PM – 6 PM, Monday thru Friday. The gate on the east side of the property off Thirteenth Street is to remain open 6:00 AM – 6:00 PM. The school believes it is in the children's best interest to limit circulation through the site during the school day.

We are asking for a parking lot landscape waiver and a reduction of the Perimeter Landscape Buffer. The building setback along Thirteenth Street is 5 feet and the Landscape Buffer is 15 feet. The design provides a 10 feet for the building setback and

Founding Principals

Ed Kittrell, Jr., AIA
George F. Garlock, AIA

Principals

David P. Brom, AIA
James C. Lord II, AIA

SDR-15762 **RECEIVED**
09/21/06 PC **AUG 08 2006**

10 feet of landscaping along Thirteenth Street. We believe the Perimeter Landscape we have provided will not compromise the Cities objective for landscaping. We are also asking for the interior Landscape Buffers to be reduced from 8 feet to 6 feet. The east interior lot line is adjacent to an alley with minimal landscaping opportunities. The north interior lot line is adjacent to property of the same owner, as well as we are providing 1 tree per 20 linear feet for the entire perimeter of the project. We are deficient one parking island on the north row of parking. We do however provide 8 trees plus the perimeter landscaping at the parking lot.

The applicant and owner appreciate your time and effort to review this application.

Should you have any questions regarding this request, please feel free to call our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darcey Wenzel', written in a cursive style.

Darcey Wenzel, AIA
Associate

SDR-15762
09/21/06 PC