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February 14, 2007

Margo Wheeler
City of Las Vegas Department of Planning
731 So. 4th Street
Las Vegas, NV 89101

**Subject: Justification letter for the Site Development Plan Review-
Stupak Community Center.**

Dear Margo:

The Downtown area of Las Vegas is changing. When finished, the proposed 30,000 s.f. Stupak Community Center will adaptively support neighborhood change and further implement the strategic plan by promoting healthy lifestyles for all segments of the community while revitalizing and invigorating our mature areas and the urban core.

Located in Ward 3, The proposed two story building will occur on the 1.25 acre Chester Stupak Park site. Upon completion, the existing Stupak Community Center will be raised for a new open park space. The new Stupak community Center will feature a large reception/lobby area, enclosed gymnasium, classrooms, staff offices, weight fitness area, aerobics, teen/game room, and kitchen. Increased parking will have a total of 43 stalls of which 14 are to be compact size.

The exterior façade will be commensurate with similar Community Centers in residential areas, with earth tone colors on stucco and masonry accented with low scale canopies and trellises. Landscaping will surround the perimeter to further soften the scale. Roof mounted mechanical units will be screened from view behind parapet walls.

The facility will conserve our energy resources through the use of a high efficiency low life cycle cost mechanical/electrical system, natural lighting, water saving plumbing fixtures, and drought tolerant site landscaping. Bins will be provided to encourage staff disposal recycling.

We appreciate your consideration of our application. Should you have any further questions, please contact me at 229-1046.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Batte'".

Patrick Batte'
Project Manager- City of Las Vegas Office of Architectural Services.

SDR-21642
06/14/07 PC