



GRAHAM DOWNES ARCHITECTURE INC.

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May 30, 2007

CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

Re: **Justification Letter -
Site Development Plan Review
Merryhill Middle School, Apn: 138-31-210-009.**

To Whom It May Concern,

The proposed project is a private Middle School; operated by Nobel Learning Communities; out of Pennsylvania. The location is a 4.66 acre site located on the north side of Alta Drive, just east of Hualapai Way, directly adjacent to an existing Pre-School facility. The project will consist of 23,544 square feet of building; including a gymnasium; athletic fields and parking, with entries off of Alta Drive.

In 2000 the General Plan designated zone for parcel number 138-31-210-009 was C-V; Civic (Special District) under the General Plan. In 2001, construction plans for a new elementary school conforming to the General Plan and Zoning Ordinances were submitted for permit review. However, due to unforeseen circumstances, the plans were pulled prior to completion.

In 2005, the Owner of the Property submitted a Zone change [ZON 6222], which was approved by the City of Las Vegas to re-zone the parcel from C-V to C-1 – Light Commercial. As of the date of this application, this zone change has expired and the parcel has reverted back to CV Zone, allowing the use for a school project without a Special Use Permit.

The proposed Middle School use of this site will benefit the city in providing and maintaining open space areas; in conjunction with the private middle school to serve the communities growing needs. The application is now being re-submitted with the exception that the school is intended to house middle school students 6th through 8th grade, in lieu of elementary school students.

The proposed project does not create any adverse impacts on the site or its surrounding areas. There is sufficient transportation, utility facilities and services available to serve the proposed project, while maintaining sufficient levels of services to the surrounding developments.

The proposed Architectural Style is in keeping with the existing Pre-School, and the exterior materials typical to this area, and meets the City of Las Vegas Design standards for height, set-backs and development standards.

Sincerely

Cheryl Felske, AIA
Graham Downes Architects

cc: GDA File/ David Panczner, NLC

**GPA-22501
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07/12/07 PC**

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