

MESQUITE WOOD 3, LLC.

November 2, 2007

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV

Re: Lucky Kats Academy
1600 E. Oakey Blvd, Las Vegas

Dear Sirs:

This submittal is to request a Site Development Review for a new pres-school.

In response to the many request by parents of the charter school students (IICSN) already attending classes on our campus property, we have decided to set up a small pre-school program for younger siblings and neighborhood children.

The most expedient way to satisfy this need was to install a purpose built Pac-Van Modular Building which would accommodate 40 children ages 4 – 5, positioned on our campus so that the children can utilize the existing nursery playground while maintaining two separate classroom units for their age restricted needs: arts and crafts, learn thru play activities, snacks etc. The Modular Building is ready fitted with two bathrooms and sinks and can be divided into two classrooms. This custom designed trailer was built faster than we anticipated so it is currently on the property. The modular unit is a temporary structure. We plan on beginning permanent construction within 24 months. The modular unit will be on the site between 24-36 months.

Enclosed for the site development plan review you will find:

- a) The map of entire property with footprint of new structure
- b) The existing parking and proposed parking
- c) The required parking under title 19.04 for child care is met
- d) The ADA routes, walls & screening from residential street – outer wall heights are 10 feet
- e) We are in compliance with title 19.08 residential adjacency and 3:1 building height & setback
- f) The property screened from adjacent residential

Sincerely,


Wes M. Isbutt, Managing Member

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