



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA F. KEETCH
tkeetch@kkbrf.com
702.792.7051

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

REVISED - June 13, 2007

Clark County Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV 89101

*Re: Justification Letter – General Plan Amendment, Rezoning and Site
Development Review – APN 138-01-701-003
Aloha Aquatic Center, LLC*

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a general plan amendment from Desert Rural to Service Commercial, a rezoning from R-E to C-1 and a site development review for a proposed commercial recreation/amusement facility (indoor) located on approximately ½ acre, east of Thom Boulevard and south of Craig Road. In addition, the applicant is requesting a waiver of development standards requiring specific building placement and orientation.

The proposed site is located just south of Craig Road immediately adjacent to approved and existing commercial operations. To the north is the Craig Road Animal Hospital, to the east is the Creative Kids Learning Center preschool and to the south is an access easement, zoned C-1, which is currently utilized by Creative Kids.

The applicant is proposing to operate a commercial recreation/amusement facility (indoor) out of the proposed 3,588 square foot structure which will include a 40 x 20 pool, restrooms and equipment rooms and a 293 square foot office. South and west of the proposed site are developed neighborhoods designated Desert Rural in the Centennial Hills Plan. Consequently, the applicant designed the site so as not to adversely impact the integrity and character of the adjacent neighborhood. The building is designed with residential character with a split face block exterior and a peaked concrete tile roof. The overall square footage of the building is consistent with other residences in the surrounding area and the maximum height of the building one-story or 18 feet 8 inches. In addition, the applicant is proposing landscaping around the entire perimeter with intense landscape islands at the entrance to the site. Lastly, the applicant is proposing 20 parking spaces where 18 are required so as to further insure that adequate parking is available entirely on site and not on nearby residential streets.

RECEIVED
JUN 13 2007

GPA-22560
REVISED
07/26/07 PC



With respect to the proposed waiver of development standards, Title 19.08 (e) (iii) provides that buildings for stand alone projects should be located at the front of the site at the minimum setback line. The Code further provides that consistency with this provision will facilitate the development and maintenance of a strong street edge. As stated above, the proposed site is on the perimeter of an established residential neighborhood. The street on which the proposed site is located has both commercial and residential uses. Placement of the building on the east end of the site is consistent with the residential character of the neighborhood to the south and is similar to the building situation on adjacent properties.

We appreciate your kind consideration of this request. Please call me direct at 792-7051 if you have any questions or should you need any additional information. Thank you.

Sincerely,
KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Tabitha F. Keetch

TFK/ljs

RECEIVED
JUN 13 2007

GPA-22560
REVISED
07/26/07 PC