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August 9, 2007

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: 1998 Bond fund Program, Project #1547
Central Career & Technical Academy – APN 139-29-501-016

The Clark County School District is requesting a **Rezoning, Site Development Plan Review and a Variance** to construct a Career & Technical Academy on the existing Advanced Technologies Academy site located at 2501 Vegas Drive, Las Vegas, Nevada 89106. It is an expansion of an existing use and facility.

Current "R-1 and C-2" zoning limits construction with set backs based on residential and commercial needs. City staff has recommended a zone change to a "CV" Civic designation in order to allow for efficient use of the site, meet program needs, provide an open field of vision for security and ensure the protection of students and property.

In addition to the Rezoning and Site Development Plan Review the school district is requesting a Variance for building set back. It is noted the city of Las Vegas has a "Residential Adjacency Standard." The school district is requesting a variance to permit the construction of the buildings as shown on the site plan, where three (3) foot of set back in required for every one (1) foot of building height. For further comment and illustration, please refer to the attached memorandum and drawing, "Request for Variance, Variance submittal, Building Setback" prepared by Welles Pugsley Architects.

A traffic study is being conducted to determine impact of this school on the surrounding neighborhood. To minimize any potential traffic problems, the recommendations of the study will be implemented by the School District.

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Occupancy is anticipated for the 2008-2009 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

Please contact Linda Perri or myself at 799-5214 ext 5411 if you have any questions on this matter. Thank you for your consideration.

Sincerely,



Richard Lee Horton SR/WA, Site Analyst
Real Property Management
Facilities Division

/rh

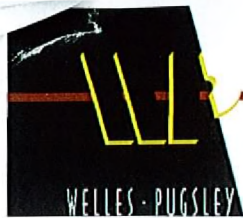
Enclosure

cc: Linda Perri
Barbara Rogers

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DAVID G. PUGSLEY, AIA
WADE J. SIMPSON, AIA
SEAN L. COULTER, AIA
DAVID F. WELLES, AIA (Retired)
ARCHITECTS, L.L.P.

Memorandum

A Development Impact Notice and Assessment should not be required. The proposed project is to be constructed on an existing school site. This project should not be deemed to be a "Project of Significant Impact" because it does not create:

- (a) Final maps or planned unit developments of five hundred or more.
- (b) Tourist accommodations.
- (c) A commercial or industrial facility generating more than 3000 average daily trips.
- (d) And does not encompass more than 160 acres.

The Traffic Study has been submitted to the City of Las Vegas. The average weekday trip generation count is 1710. Reference Page 8 of the Traffic Impact Analysis.

The Drainage Study was submitted to the City of Las Vegas on July 27, 2007.

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