



12 January 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: **Pipe Trades J.A.T.C. Addition and New Building**
Site Development Plan Review, Variance, Waiver, Exceptions
TRP Job No.: 20809

To Whom It May Concern:

On behalf of our client, Plumbers and Pipefitters, UA 525, an application for a **Site Development Plan Review** and **Variance** for required parking is submitted for review of an addition to an existing building and a new facility, projected to be LEED certified, for the Plumbers and Pipefitters J.A.T.C. The campus is located at the southeast corner of Harris Ave. and Leigon Way. The latest addition, approved by the City of Las Vegas, to the campus is a new Union Hall.

The proposed expansion to the existing campus is to accommodate projected student growth. The addition to the existing J.A.T.C. will provide additional laboratory space and the new building will provide more classroom space. Both buildings are projected to be connected with two bridges and an outdoor courtyard with a shade structure providing a location to mount solar collectors. This justification letter also requests an **exception** to the screening requirements for mechanical equipment to allow the solar collectors to be mounted to the shade structure.

The variance application, to reduce overall parking from 316 spaces to 285 is requested. Subterranean parking is proposed for the new building, providing 128 spaces. Students generally travel by car to this location however, there is a bus stop within ½ mile of the campus and the site plan depicts the nearest stops to the site. Parking is shared between the J.A.T.C. and the Union Hall and adequately serves student and union member events.

A **waiver** of the landscape buffer along the perimeter, the east property line, is requested. Landscaping adjacent to Leigon Way and on the south property line is provided and the reduction of landscaping on the eastern property line does not negatively impact the neighborhood or the adjacent use. An **exception** is requested to eliminate parking lot islands because landscaping is provided in a strip adjacent to the sidewalk on-site.

If additional information is required to prepare this pre-application, please contact me at your earliest convenience.

Sincerely,

Caron L. Richardson
Principal Planner

RECEIVED

JAN 13 2009

815 Pilot Rd., Suite E, Las Vegas, NV 89119 • Phone 702.736.8822 • Fax 702.736.8855

SDR-33023
02/26/09 PC



29 January 2009

Mr. Steve Gebeke
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: **Pipe Trades J.A.T.C. Addition and New Building
Parking Variance
TRP Job No.: 20809**

Dear Steve:

On behalf of our client, Plumbers and Pipefitters, UA 525, an application for a **Variance** for required parking is submitted for review of an addition to an existing building and a new facility, projected to be LEED certified, for the Plumbers and Pipefitters J.A.T.C. The campus is located at the southeast corner of Harris Ave. and Leigon Way. The latest addition, approved by the City of Las Vegas, to the campus is a new Union Hall.

The proposed expansion to the existing campus is to accommodate projected student growth. The addition to the existing J.A.T.C. will provide additional laboratory space and the new building will provide more classroom space. Both buildings are projected to be connected with two bridges and an outdoor courtyard with a shade structure providing a location to mount solar collectors.

The variance application, to reduce overall parking from 316 spaces to 285 is requested. Subterranean parking is proposed for the new building, providing 128 spaces. Students generally travel by car to this location however, there is a bus stop within 1/2 mile of the campus and the site plan depicts the nearest stops to the site. Parking is shared between the J.A.T.C. and the Union Hall and adequately serves student and union member events. It is expected however that classes will continue to occur on a staggered schedule and that the total number of students and staff indicated in the site data (shown on the site plan) will not be the campus at the same time thereby reducing a negative impact of reduced parking spaces.

If additional information is required to prepare this pre-application, please contact me at your earliest convenience.

Sincerely,

Caron L. Richardson
Principal Planner

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FEB 02 2009

**VAR-33025 SDR-33023
SUPPLEMENTAL
02/26/09 PC**