

DATE: April 29, 2009

NAME: Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter

PROJECT: College of Southern Nevada (Charleston) – Engelstad Health Science Building Addition

PROJECT NUMBER: 080042

To Whom It May Concern:

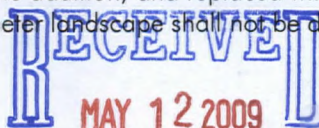
Attached please find application materials to support the requested Site Development Review for an addition to an existing building. The property is currently zoned CV and our project is a conforming use in this zoning classification.

The site consists of approximately 76 acres at the Southeast intersection of Charleston Boulevard and Torrey Pines Drive. It is bounded by College Drive and Oakey Boulevard on the East and South. The existing site is developed with all bounding roads, accesses and utilities existing. All perimeter landscape is existing, and shall not be disturbed, as part of this proposed work.

This project is an addition to the Health Science Building (Building "K"). The existing building is a four story, 85,366 square foot higher education building. The proposed two story addition, will add approximately 18,000 square feet to be used for the Respiratory Nursing Program. This addition will be located on the Southwest side of the existing building. All materials and finishes will match the existing buildings palette.

The work will include removal/ relocation of existing sidewalks and landscaping, re-routing of utility lines in conjunction with the addition. This expansion will require the relocation of 12 existing accessible parking spaces. These spaces are in excess of the required amount, however will be relocated to other portions of the existing parking lot, along with adding additional infill parking as part of a separate application. The parking analysis provided on the site plan indicates the total parking after completion of the work.

The proposed addition will not encroach or impede on any setbacks, height ratios or residential adjacency standards. No additional parking lot lighting will be developed as part of this development. Building lighting will be added as required by other codes, and shall be designed to not create any light spill to the parcel lines. No new screen walls, trash receptacles or loading zones shall be required as part of this addition. The existing landscape shall be relocated as required for the addition, and replaced with like kind and quality, in accordance with Title 19 requirements. The existing perimeter landscape shall not be disturbed, as part of this proposed work.


MAY 12 2009

SDR-34468
06/25/09 PC

The proposed addition will not introduce any new uses or create any adverse effect on the neighboring context. Nor do we anticipate the requirement of any variances or waivers from development standards. Proposed construction will be steel framed, with a combination of painted EIFS, stone and metal panels to blend with the existing facades as shown in the elevations attached.

Thank you for your consideration of our request. We look forward to the development of this project. If you have any further questions during the review of this application, please contact me for any clarifications.

Sincerely,



SHARCHITECTURE

Ray Finkel, Associate AIA, LEED AP

cc: CSN, Bill Wizinsky

RECEIVED
MAY 12 2009

SDR-34468
06/25/09 PC