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August 24, 2009

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the request for parking variance of CLV Fire Station #108.

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Parking: The C-PB zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We are providing a total of 19 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing will meet the needs of the fire station personnel during shift change and will also accommodate the parking needs for members of the public who occasionally visit the fire station. The fire department has approved the number of parking spaces provided at this facility.

Sincerely,

A handwritten signature in black ink, appearing to read "ES", followed by a long horizontal line.

Erik Singman
Designer, CLV Office of Architectural Services

Enc: 1. Site Plan - 24X36 in size.
2. Site Plan - 8.5X11 in size.
3. Justification Letter

DEPARTMENT OF PUBLIC WORKS
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10/08/09 PC - REVISED

SEP 02 2009

June 16, 2009

Subject: Justification Letter for Fire Station #103

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4. Deed & Legal Description
5. Copy of assessors parcel map
6. Application/Petition Form w/ original signature.
7. Pre-Application Submittal Checklist.
8. Statement of Financial Interest, w/ original signature.