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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 Site Development Plan Review 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.

Colors – A light color palette has been chosen for the fire station in order to comply with LEED requirements. The color palette compliments that of the existing commercial developments around the site. Please see the attached color board and colored building elevations.

Parking – The C-1 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 have submitted a parking variance as a separate submittal in which 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 is sufficient for the needs of the fire station personnel and has been approved by the fire department.

Landscaping – The 1.45 acre fire station property will have drought tolerant landscaping around the site and we will be using plant species which are native to the desert in order to provide a sustainable site design.

SDR-35751
10/08/09 PC - REVISED

SEP 02 2009

8/14/09

Subject: Fire Station #103 Justification Letter

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Sincerely,

A handwritten signature in black ink, appearing to read 'ES', followed by a long, horizontal, slightly wavy line extending to the right.

Erik Singman

Designer, CLV Office of Architectural Services

- Enc:
1. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 24X36 in size.
 2. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 8.5x11 in size.
 3. Justification Letter
 4. Deed & Legal Description
 5. Application/Petition Form w/ original signature.
 6. Pre-Application Submittal Checklist.
 7. Color and Material Board.
 8. Statement of Financial Interest, w/ original signature
 9. Copy of assessor's parcel map.

cc: Samuel D. Tolman, AIA, NCARB

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