



Community Standards Office • 9107 Del Webb Boulevard • Las Vegas, NV 89134 • (702) 966-1411

November 25, 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 #107

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #107, located on a portion of the property at the intersection of Sundial Drive and Del Webb Boulevard; assessors parcel no 138-17-310-001.

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-PD.

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.

Parking – The C-PD zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,800 s.f. fire station. We have submitted a parking variance as a separate submittal in which we are providing a total of 16 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 0.85 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Post", is written over a horizontal line.

Richard Post
Owner's Representative

VAR-36431
12/03/09 PC
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