

KGa ARCHITECTURE

June 10, 2010

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Clark County School District – Northwest Transportation Facility

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review, a General Plan Amendment for the Master Street and Highways Plan and a Variance for this project located on the southwest corner of Ann Road and the 215 Beltway. The site consists of approximately 131.7 acres of BLM land. The proposed project lies on a 40.8 acre portion of the site.

The scope of the proposed CCSD Transportation Yard consists of a 41,000 square foot Administration/Maintenance Building, approximately 500 Bus Parking spaces and a Fueling/Wash Station. This site will be utilized by the CCSD to provide a localized hub for the storage and maintenance of school buses. The site creates a more efficient location for the buses already servicing this area of the valley – both in terms of travel time and fuel.

The Administration/Maintenance Building will house 17 service bays and will also include space for administrative staff and offices. In addition, the Maintenance Building will have lounge space and restroom facilities for the bus drivers.

Because the project is located near residential properties, the site design takes into account the impact of the project on the views of the local residents. A 30'-0" landscape buffer has been incorporated into the design around the perimeter of the site. This buffer visually softens the impact of the project as viewed from the neighboring residential areas.

Due to the amount of grade change throughout the proposed site, we are utilizing retaining walls around a large portion of its perimeter. Because of the significant grade change at the north and west edges of the site, we are requesting a Variance of Title 19 (Chapter 19.12 – Figure 8) for the Retaining and Screening Wall Standard Stepback. Please refer to the drawings for details.

As stated above, the intent of the site design is to screen the views of the property from the neighboring residents. Currently the only development, residential or otherwise, directly to the south or the west of the property is the Nevada Ready Mix gravel pit. Because there are no residential developments in this area, we are proposing to utilize 8'-0" high chain-link fencing along portions of the south and west ends of the site. These areas will also have the same type of 30'-0" landscaping buffer as the rest of the site's perimeter.

We have met with several entities regarding this project including the office of Councilman Ross, Commissioner Brown and the Ann Road Committee. In addition, a neighborhood meeting was held on November 19, 2009 notifying the general public of the proposed plans for this project.

The previous zoning actions related to this parcel include: **GPA-25625** and **ZON-25626**. Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

FOUNDING PARTNERS

Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS

David P. Brom, AIA
James C. Lord II, AIA
Rick Romito

SENIOR ASSOCIATES

Lee Norsworthy, AIA

ASSOCIATES

Mark Danley, AIA
Craig R. Forrest, AIA, LEED AP
Luma Jaffar, AIA, LEED AP

RECEIVED
JUL 12 2010

VAR-38553

SDR-38557

REVISED

AUSTIN

LAS VEGAS

www.KGaarchitecture.com

9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148-7604
702.367.6900

1701 Directors Boulevard, Suite 770
Austin, Texas 78744-1009
512.441.8200



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
<http://www.blm.gov/nv/st/en/fo/lvfo.1.html>

In Reply Refer To:
N-88117
2740 (NVS0056)

JUN 15 2010

To Whom It May Concern:

The Bureau of Land Management (BLM) neither supports nor objects to the actions being requested by the Clark County School District (District) with regard to applications for permitting or zoning of the parcel of land as described below:

T.19 S., R.59 E., sec 36
SE1/4NW1/4
(APN: 126-36-201-002)
Containing approximately forty acres

Please note that an application has been submitted to BLM by the District for use of the subject lands and that BLM maintains jurisdiction and management of those lands.

Sincerely,

Beth Ransel
Acting Assistant Field Manager
Division of Lands

VAR-38553