



May 21, 2014

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE:

Justification Letter – Special Use Permit & Site Development Plan Review
Somerset Academy Fire Mesa – Charter School
APN: 138-15-410-055

We are requesting Special Use Permit and Site Development Plan Review to allow a K-8 Public Charter School with a 20 student Day Care campus to be developed on this site. The site is zoned Planned Business Park District.

The student capacity for the school is approximately 1,000 students and includes grades Kindergarten through 8th.

The location is ideal for a school. Although located within mostly developed business park, the site will serve the existing residential developments to the west of Buffalo, south of Smoke Ranch, and the more distant neighborhoods to the north and south. The peak school traffic times will not overlap peak traffic times of the adjacent office uses.

Pick up and drop off traffic will enter the site from Fire Mesa, circulate around the perimeter of the site, and exit the site back on Fire Mesa. This circulation pattern provides ample automobile stacking space on site.

The school will operate between approximately 8am and 3pm. There will be as many as 2 bell times. Occasionally, there will be after school events.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, low-flow water fixtures, occupancy lighting sensors, and the use of local materials. The buildings have also been designed to maximize the use of natural daylighting in most classrooms.

This proposed project is appropriate for this site, because there are nearby residential properties that could take advantage of this use.

Sincerely,

John Lopeman, AIA

SUP-54332 & SDR-54330

PRJ-53932
05/22/14