



April 25, 2017

City of Las Vegas
Planning
333 No. Rancho Drive
Las Vegas, NV 89106

Attention: Department of Planning

*Melvin Green
Principal*

Regarding: Rainbow Dreams Temporary Modular Buildings – PRJ-70024 Site
Development Plan Review and Variance

APN(s): 139-21-601-016, 139-21-601-017, 139-21-612-049,
139-21-612-050 and 139-21-601-080.

*Emanuele Arguelles
Principal*

Justification Letter for Site Development Plan Review (SDR), Variance (VAR) for
Parking.

KME Architects, LLC on behalf of our client Rainbow Dreams Educational Foundation is
pleased to submit this submittal package for a Site Development Plan Review (SDR) for
three temporary Modular Building. The Rainbow Dreams Educational Foundation
(RDEF) is a private institution. This SDR review is related to SUP-59935.

Site Development Review

RDEF is requesting a minor amendment to a previously approved SDR (SDR-3132) for
two temporary 24' x 60' modular building to houses four eight classrooms for 98 students
to an existing private school and one 12' x 40' restroom modular building. The additional
Modulars are required due to the increase in the number of student applying for
admissions for the 2017-2018 school year. In addition, the financing for the middle school
is taking longer than expected.

We are requesting to have a concurrent - Temporary Development be associated with
approved Site Development Plan Review (SDR-65797), which was approved by the City
Council on 11/11/16.

Variance for Parking

The total required parking is 57 spaces. This amount is based on the 11 classrooms in the
private school and eight classrooms in the modular building (19 classrooms x 3 spaces per
classrooms). At the present time there are 51 existing spaces, therefore a variance is



requested to allow 51 spaces where 57 spaces are required. There will be no impact to adjacent roadways and the neighborhood traffic.

The landscaping will remain as per approved SDR-3132.

Thank you for your time and consideration on behalf of the Rainbow Dreams Educational Foundation and the community it serves.

Best Regards,

A handwritten signature in black ink, appearing to read 'Melvin Green', with a stylized flourish at the end.

Melvin Green