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October 17, 2024

City of Las Vegas, Planning & Zoning  
495 South Main Street  
Las Vegas NV, 89101

**RE: Site Development Plan Review – CSN Center for Excellence in Public Safety | Justification Letter**

To Whom It May Concern,

The College of Southern Nevada and State Public Works are proud to propose CSN's first project on the Northwest Campus. The development on APN 125-17-801-009 occupies the east side of Durango and is comprised of a +/- 62,750 SF 2-story building that will house CSN's Center for Excellence in Public Safety inclusive of CSN's Law Enforcement Academy, as well as General Education Services; an Emergency Vehicle Operations Track, and parking supporting these uses.

The project is located within the Las Vegas Town Center District (T-C), use classification P-F, and complies with City of Las Vegas' Unified Development Code Title 19. The site area being developed is approximately, 18.5 acres

CSN currently operates three (3) major campuses in the northeast, southeast and west areas of Southern Nevada. As a result of overall growth in and the extensive development of the northwest area of the Las Vegas valley, commute times for students/potential students who reside there have continued to increase. Growth has continued to boom in the northwest area of the valley, and CSN aims to develop a northwest campus to serve the needs of those residents. The northwest community is not currently served by any NSHE institution. The NW Campus will provide a state-of-the-art and world class learning environment to attract students, faculty, and staff. Once the NW Campus is fully realized, it will be a vibrant educational facility where students can learn, and the community can engage. In addition to the academic programming, this new campus will provide student services in a highly accessible environment.

The scope of this project consists of planning and design services, construction services, construction, furniture, fixtures, and equipment (FF&E) efforts for the first building as well as the site infrastructure for the new CSN NW Campus of Las Vegas. The initial phase of the project consists of the planning, developing and building the first building on the NW Campus estimated to be an approximately 60,000 square foot building to house CSN's Southern Desert Regional Police Academy. Additionally, the first building will support a cadre of CSN general education courses, dual enrollment opportunities for high school students as well as space for student support services including a basic library space.

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Additionally, the initial phase of the project planning currently consists of building an emergency vehicle operations course as a component of the law enforcement academy.

This first building on the NW Campus will feature the start of the new CSN Center for Excellence in Public Safety and will house the CSN Southern Desert Regional Police Academy. This will allow CSN to not only increase the output of more law enforcement and correctional officers for Nevada but to provide an essential learning environment to enhance and grow the skill sets of existing law enforcement and correctional officers.

The placement of the Center for Excellence in Public Safety Building is along Durango Ave, intending to create synergies with the commercial development immediately south of Durango. CSN anticipates students will be accessing food and services located within this center; therefore, a crosswalk with flashers is being proposed to support added pedestrian traffic flow.

Vehicular entries to the site are proposed along Grand Montecito Parkway and Ace Boulevard. Access from Elkhorn Road is limited to NVE service vehicles. A pedestrian mall extends east-west along the length of the building extending to North Durango Drive. This mall allows for fire services access along the property and access for exiting through the EVOC track.

The EVOC track is planned to be fully enclosed by a 10'-0" tall CMU wall to mitigate sound and light spills that result from training along adjacent streets while providing a secured perimeter for officers in training. The Design Team is incorporating a staggered CMU pattern that weaves into a stacked bond composition that together with landscaped edges will become an aesthetically pleasing composition for the surrounding community. The EVOC track will be an all-asphalt surface with a 2% maximum slope. The track will be used for emergency vehicle training only. There will not be any future buildings built on the EVOC track. The revised plans show the vehicle courses. The EVOC asphalt surface will not be striped or have any permanent fixtures built on top of the training surface. All courses will be laid out with traffic cones to give the trainees flexibility in moving and adjusting courses.

The project will comply with SPWD Green Development Standards, as part of the State's commitment to execute sustainably responsible projects.

As part of this application, we are requesting the following waivers and variances:

***Variance: Perimeter Wall Height***

***Standard: 8 feet maximum height***

***Requested Variance: Allow for a proposed 10'-0" above finish grade maximum height at ROW, continuous perimeter wall along all sides of the proposed EVOC track, extending along North Durango Ave, Oso Blanca Road, and Deuce Ave. Wall height along the inside of the EVOC course varies with a maximum height of 25'-0" due to grading and needs; EVOC course must maintain maximum slope of 2 percent.***

***Justification: Intent is to mitigate sound and light spills during training while providing a safe and secured enclosure for public safety officers in training.***

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*Waiver: Landscaping in parking lot islands*

*Standard: Parking areas shall provide a minimum of one tree for every six uncovered parking spaces, or fraction thereof, and be located in planters.*

*Requested Waiver: Allow for fewer trees in the secured parking area than required by the Town Center Development Standards.*

*Justification: The secured parking area will be used by the law enforcement training academy parking only. There is training that goes on in the parking area which requires clear sight lines and maneuverability for all vehicles for training.*

We look forward to continuing our work with you and your Team on this very important project for the Community. Should you require further information, please do not hesitate to contact our office.

Sincerely,



Michele K. Brigida, AIA, LEED AP BD+C  
Principal | Director

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