

August 15, 2023

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & DEVELOPMENT
495 Main Street, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Site Plan Review and Variance for Proposed Individual Care Center

APN: 138-02-715-011

To Whom It May Concern:

Please be advised, this office represents Kiddie Academy (“the Applicant”) in the above-referenced matter. The Applicant is proposing an individual care center located on the corner of West Craig Road and North Jones Boulevard, more particularly identified as a portion of APN: 138-02-715-011 (the “Site”). The Site is zoned C-2, which permits an individual care center. The Applicant requests a site development plan review and special use permit for the proposed project, as discussed below.

SITE PLAN REVIEW

The Applicant is proposing a children’s daycare and preschool facility on approximately 1.47 acres. The Applicant anticipates approximately 184 children being enrolled at the Site, along with approximately 24 staff. The maximum height of the building is proposed at 29 feet and 4 inches. The building is articulated with earth tones and stone accents. The Site proposes indoor and outdoor play areas for age-grouped children, as well as indoor spaces to include laundry, restrooms, kitchen, and storage. Where 43 parking spaces are required, the Applicant is providing 47 parking spaces. Additionally, where the Applicant abuts existing residential uses to the south, a 20-foot rear setback and 10-foot landscape buffer are proposed. Finally, the front entrance to the Site faces the parking lot, to allow safe and convenient pick-up and drop-off.

VARIANCE

The Site abuts existing residential to the south. The Applicant requests a variance for the proposed residential adjacency setback. Where a 90-foot setback is required, the Applicant proposes 48 feet. The building is not oriented toward the residential uses, and the proposed use is a less intense, transitional use from the existing commercial to the north, including a gas station. The primary access drive is located at the north end of the Site, with a secondary access drive located adjacent to the existing block wall, with a proposed 10 foot landscape strip to further buffer

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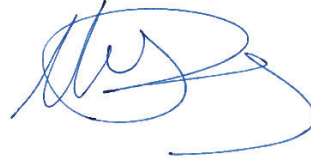
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the residential uses to the south.

Thank you in advance for your consideration of this application, and please do not hesitate to contact me with any questions.

Sincerely,

KAEMPFER CROWELL



Misha K. Ray

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