



February 13, 2025

City of Las Vegas
Department of Planning
495 S Main Street
Las Vegas, NV 89101

RE: Justification Letter for Fire Station 103

We are pleased to submit this application for Fire Station 103, an approximately 12,800 SF single story fire station, located on Alta Drive, between Upland Blvd. and Falcon Lane. The proposed building will replace the existing Fire Station 103 that is located on a nearby site.

The building will be occupied 24 hours a day by full time fire fighters. This will be a state-of-the-art facility that meets the current needs of the City of Las Vegas Fire Department and the community that it services.

As part of this application, a zone change is required to change from the current R-1 designation to C-V (Civic). We are also requesting a waiver on parking standards. Per Title 19.06, 43 parking spaces are required for a Government Facility based on the area of the building. Approximately half of the building area is dedicated to the apparatus bay where the fire trucks are stored, so it's not technically an occupied area. In addition, there is shared parking with the existing church that could accommodate any additional parking demands, but that's not anticipated. A total of 31 spaces are being provided as part of the project, so we are requesting a waiver of 12 spaces.

As part of this application, we are requesting a special use permit for fueling stations that exceed 288 gallons. The total volume of the tank hasn't been specified yet, but these are typically in the 2500 gallon range.

We feel this is a fitting addition to the surrounding neighborhood, being placed adjacent to an existing church and in front of the new Red Rock Elementary School, within a well-established existing residential area. Fire Stations enhance neighborhoods and increase safety for the surrounding area. We are requesting support of Planning Staff, Planning Commission, and City Council to make this proposed design a reality that will be a landmark in this area for many decades to come. Please let me know if there are any comments, questions, or concerns that we can address while going through the planning approval process. We do plan on having a neighborhood meeting to present the proposed project to the existing residents.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

Submitted after final agenda
Items Sla-Slb

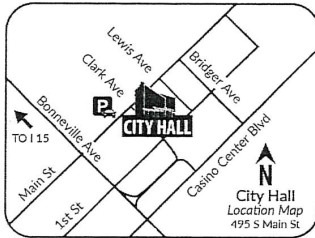
PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

t 702 435 4448
f 702 435 4470

25-0068
02/13/2025

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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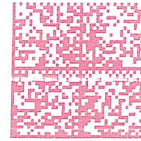
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Planning Commission Meeting of 04/08/2025

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13836611031
HANEY RICHARD D & LINDA J
344 WILD PLUM LN
LAS VEGAS NV 89107-2823

Item #51a-b
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City of Las Vegas



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13836610038
JOECKLE FAMILY TRUST
JOECKLE KAREN TRS
333 WILD PLUM LN
LAS VEGAS NV 89107-2824

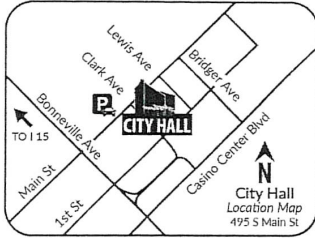
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Planning Commission Meeting of 04/08/2025

25-0068
13836313053
HILDERBRAND LEE ANN
5509 GIPSY AVE
LAS VEGAS NV 89107

Item # 51a-b
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Planning Commission Meeting of 04/08/2025

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13836214009
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106

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