

November 15, 2023

**VIA E-MAIL**

City of Las Vegas  
Department of Community Development  
495 S. Main Street  
Las Vegas, NV 89101

**E-Mail:** [sswanton@lasvegasnevada.gov](mailto:sswanton@lasvegasnevada.gov)

Re: Site Development Review and Variances for  
The Replacement and Conversion of Dell H. Robison Middle School  
Project #23-0551  
*Revised Justification Letter*

Pursuant to Sections 19.10.020, 19.10.020 (G)(2), 19.10.020 (G)(1), 19.10.020 (G)(3) and 19.12 of Title 19 of the City of Las Vegas Unified Development Code, the Clark County School District (District) respectfully requests approval of a Site Development Plan Review and Variances for the replacement and conversion of Dell H. Robison Middle School (School) into an Early College Choice High School. The School is located at 825 Marion Drive, Las Vegas, Nevada, 89110; Assessor's Parcel Number 140-29-701-001 and is approximately 18.77 acres. The School site is zoned C-V (Civic).

The District has determined the existing School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1975 and during the last school year (2022-2023) had a capacity of approximately one thousand two hundred seventy-six (1,276) students. The 2023-2024 school year has a projected enrollment of seven hundred (700) students. Construction of the new School will commence after the 2025-2026 school year and open for the 2027-2028 school year. The existing School will be demolished and the replacement school constructed in the current location. The new School's anticipated programming will be centered on Early College coursework.

The new School will consist of one building with 2 wings connected at the second floor and includes 32 classrooms, a first floor of 86,054 square feet (SF), a second floor of 42,252 SF and a total gross building square footage of 128,306 SF. The building is a combination of single story and two-story elevations. The building height varies from 14'-0" to 35'-0". The building is designed with CMU and painted Stucco walls, storefront windows and metal panel accents. The rooflines are a combination of parapet walls, a steel-framed shade canopy and standing metal roof. This alternate building placement allows for new recreation areas and landscaping to be placed on the east side of the site as well as a larger on-site parking lot on the southwest side of the site.

The existing parking lot for the School is located on the southwest side of the site and contains 149 on-site parking spaces, including 8 mobility impaired spaces. There are two (2) new parking lots: one parking lot for the new School and visitors as well as one parking lot mainly for the pre-k/kindergarten programming and staff. The parking lots have been designed to provide a total of 327 on-site parking spaces, including 8 mobility impaired, where 360 spaces are required. The new School parking lot will be located on the southwest side of the site with an ingress/egress driveway off Marion Drive and an

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ingress/egress driveway off Harris Avenue. There will also be a student drop-off/pick-up lane on-site located on the south side of the site adjacent the driveway off Harris Avenue. The pre-k/kindergarten and staff parking lot will be located on the south side of the site with two (2) ingress/egress driveways off Harris Avenue. There will also be pre-k/kindergarten drop-off/pick-up spaces on-site located on the south side of the site adjacent the pre-k/kindergarten entry.

The new School parking lot driveway on Marion Drive is located on the west portion of the site and has a throat depth of 18'-4" where 25'-0" is the minimum required. The new School's parking lot driveway on Harris Avenue is located on the southwest side of the site and has a throat depth is 38'-6" where 25'-0" is the minimum required. An increase to throat depths for either of these driveways would necessitate the loss of programmed outdoor space, building area and required parking spaces.

The pre-k/kindergarten and staff parking lot driveways on Harris Avenue are located on the south portion of the site. The westerly driveway has a throat depth of 38'-6" where 25'-0" is the minimum required. The easterly driveway has a throat depth of 37'-9" where 25'-0" is the minimum required. The easterly driveway has a departure distance of 327'-10" from the intersection with Greenbrook Street where 190' is the minimum required.

One (1) new bus drop-off/pick-up area will be located on-site on the northwest side of the site located off Marion Drive. There will be ten (10) bus spaces available at the new bus drop-off/pick-up area. The driveway is ingress and egress and has an approach distance of 154'-4" from the intersection of Greencreek Drive where 150' is the minimum. The throat depth is 24'-2" where 25'-0" is the minimum required. A variance for throat depth is requested. *The service and loading areas are located off the bus loop at the northwest corner of the building adjacent the central plant. Due to lack of suitable space and to prevent encroachment to the residential to the north, a variance to allow only three (3) loading spaces, where four (4) are required, is requested. Typical loading space usage is usually limited to once in the morning for food delivery and once in the afternoon for other deliveries and normally consist of only one (1) vehicle using the area at any given time.*

There are several fire access lanes on-site including a fire access lane off the bus lane that proceeds around the building terminating at the south side of the project adjacent the pre-k/kindergarten parking lot as well a fire access lane through and around the School's main parking lot.

New landscaping will be installed throughout the project including along Marion Street and Harris Avenue. The new School design includes new landscaping throughout the campus, a 10-foot attached sidewalk along Marion Street and Harris Avenue, as well as a 10-foot *intense* landscaping strip along the northern property line *buffering the School and residential to the north*. For School security, trees will not be planted within 20' of the building and landscaping will be greatly reduced in the parking lot. The new design also includes retention of existing mature trees along the eastern, southeastern and northeastern property lines. There will be 23 existing trees retained for the project. The new play/sports area will consist of a multi-purpose field, new basketball courts, new pickleball courts, a fitness trail and new shade structures adjacent the pickleball courts, fitness trail and the pre-k/kindergarten playground. A variance to reduce the perimeter landscape buffer along portions of the east and north property lines are requested. Additionally, a variance to allow no trees in the parking lot is requested.

The site plan includes a potential area for use of portables in the event they are needed at a future time. The portables are typical at 5,750 square feet and a maximum height of 15'. The total on-site parking provided includes the required parking for the potential portables. Please note that the 23 required parking spaces calculation includes the potential portables (8 classrooms), where the project is 2023

otherwise exceed Title 19 requirements. For clarification, it should be understood that in the event the portables are erected in the future, this does not necessarily signify there has been an increase in student enrollment. The use of portables is site-based, and as such, is determined by the Principal based on their current spacing needs for students and staff.

Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.

Furthermore, to provide clarification, part of the educational programming anticipated to be offered at the school is pre-school or kindergarten instruction. This programming will be either pre-school or kindergarten, but not both at the same time, and will consist of 20-40 students. The decision on which program to be offered will be determined in the future and will ultimately be based on the District's needs at that time. Pre-school/kindergarten classes typically begin 30 minutes after School instruction starts and typically ends one (1) hour after School instruction ends. There will be no overlap between the pre-school/kindergarten and the School's drop-off and pick-up times.

The District believes the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at [Marshp1@nv.ccsd.net](mailto:Marshp1@nv.ccsd.net).

Sincerely,



Paulette Marshall, Coordinator II  
Real Property Management  
Clark County School District

Cc: Brandon Shannon, Cunningham Architects  
Melissa Avelar, CCSD Construction Management  
File

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