



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

November 13, 2023

City of Las Vegas
Department of Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter for proposed Childcare at Fort Apache & Horse

Please accept this letter as justification for the proposed development located on the northeast corner of N. Fort Apache Rd. and Horse Dr. (APN: 125-08-210-002) currently zoned as Office (O). On behalf of our client, we submit our request for a Site Development Plan Review.

The proposed development consists of one single story building, which design intent is to harmoniously blend with the existing developments in the surrounding area. The building as depicted on the site plan, will be a 12,900 SF Childcare facility, standing 30'-9" high. Daily operations include providing necessary daily care to children, including constant supervision, promoting good behavior, and viewing social engagements with others, in a protective and engaging environment. The facility will be open seven days a week, from 6am to 7pm, including all federal holidays. A maximum of 126 children will be cared for at this facility. The site could be easily accessed from N. Fort Apache Rd. and Horse Dr. through new proposed driveways.

Where a total of 31 parking spaces are required, 31 are being provided, including 1 car accessible space and 1 van accessible space. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Adequate landscape would be provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plan list. Landscaping would be proposed to screen the trash enclosure, which would have a covered roof and CMU walls to complement the building.

We feel that this proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,
Sheldon Colen
SCA Design

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