

Mr. Scott Adams
SDR-18357 Administrative - Page Three - Corrected Letter
December 20, 2006

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
- Public Works
13. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.06.090.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
15. Construct the bus turnout on Las Vegas Boulevard adjacent to this site concurrent with development of this site; coordinate these improvements with the City Engineer.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site; provide and improve all drainage ways as recommended.

This action by the Planning and Development Department staff is final.

Sincerely,

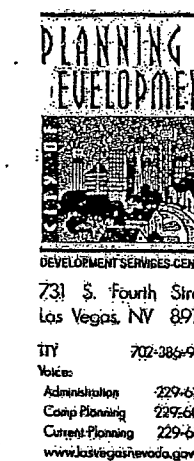
D. J. Rankin
Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Frank Trupiano
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

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SDR-18357 Administrative - Page Two - Corrected Letter
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- c. Along Clark Avenue:
- 1) A nine-foot six-inch amenity zone, a five-foot sidewalk and a five-foot six-inch landscape buffer where an 11-foot sidewalk with five-foot amenity zone is required.
- 2) Eight existing shade trees where ten shade trees are required.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/20/06, except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. A Waiver from Title 19.08 is hereby approved, to not require trellis over the trash enclosure due to the conflict with the historical fabric of the buildings.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.



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- CORRECTED LETTER -

December 20, 2006

Mr. Scott Adams
City of Las Vegas Redevelopment
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Adams:

Your request for a Site Development Plan Review FOR THE REHABILITATION OF AN EXISTING SCHOOL on 3.03 acres at 400 Las Vegas Boulevard South (APN 139-34-003-001), C-V(Civic) Zone, Ward 3 (Rural), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to the following:

Planning and Development

- This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
- A Waiver from the Downtown Centennial Plan: Downtown Las Vegas Transportation and parking Standards is hereby approved to allow the decorative fence as approved by the Historic Preservation Commission on 8/23/06 where the Standard Required Parking Lot Screen is required.
- A Waiver from the Downtown Centennial Plan: Downtown Las Vegas Streetscape Design Standards is hereby approved, to allow:
 - Along Las Vegas Boulevard:
 - A ten-foot sidewalk where an 11-foot sidewalk with five-foot amenity zone is required.
 - 17 existing shade trees where 13 palm trees are required.
 - Along Fourth Street:
 - Three existing palm trees and 17 existing shade trees where 13 palm trees are required.

Book of Emergence
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