

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0116-89

APN 163-04-302-001

Location S OF OAKLEY BTW LISA LN & CARRISON ST

Applicant CLARK COUNTY SCHOOL DISTRICT

Subject

REZONING REQUEST FROM N-U TO C-V FOR A
PROPOSED ELEMENTARY SCHOOL.



FILE HISTORY

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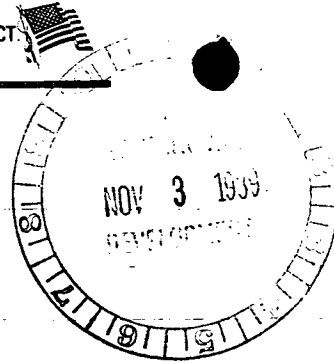
PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. <u>1 Mrs Raymond Seaton</u>	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-116-89



November 1, 1989

Dear Mr. Foster,

We have received your notice concerning the reclassification of the property at Oakley, Lisa and Al Carrison from U-U to C-V.

We are a retired couple who has just moved to Las Vegas. We purchased the property at Lisa and El Parque designated as 200-440-630-043 for the purpose of building a retirement home for our remaining years. I hope you can understand why we are very distraught at the idea of an elementary school being built virtually across the street from our property.

We spent several months looking for a location that would offer a pleasant environment in a nice up and coming area. Now, we are faced with the prospect of the noise, traffic and congestion such a facility would necessarily cause. This is an area which is quiet, residential with many nice custom homes. Certainly, there must be other locations near commercial, office or apartment lots where the presence of a school would not be so disruptive to the area and environment!

We would like to attend the hearing on November 9 but unfortunately had made plans to visit our parents on the East Coast during that time. We hope this letter will suffice. Thank you. Sincerely yours, Ray & Donna Seakan

NOTICE OF PUBLIC HEARING

NOVEMBER 9, 1989

Notice is hereby given that on NOVEMBER 9, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-116-89 APPLICATION OF CLARK COUNTY SCHOOL DISTRICT FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH
SIDE OF OAKLEY BOULEVARD, BETWEEN LISA LANE AND
AL CARRISON STREET
FROM: N-U (NON-URBAN)
TO: C-V (CIVIC DISTRICT)
PROPOSED USE: ELEMENTARY SCHOOL

The above property is legally described as a portion
of the Northwest Quarter (NW¼) of the Southwest Quarter
(SW¼) of Section 4, Township 21 South, Range 60 East,
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

Z-116-89



OAKLEY BOULEVARD

LISA LANE

AL CARRISON STREET

EL PARQUE AVENUE

DRIVE

OURANGO

DRIVE

10000'

10000'

10000'

10000'

10000'

10000'

10000'

10000'

10000'

10000'

10000'

511-50

Date 10/23/89
Page 1 of 1

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone: 386-6301 Ext. _____

I. D. Code 2-116-89 Date to Be Completed _____

1. Labels No. of Sets Label Tape

2. Print Format:	No Print (A)		Valuation (F)
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Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1
440	57	055			
	↓	↓			
		075			
	63	0			
↓	64	0			
	END				

38
LABELS

Assessor Approval _____ Billing No. _____

14

Q4-5 440-630, 003, 004

N-U TO C-V.

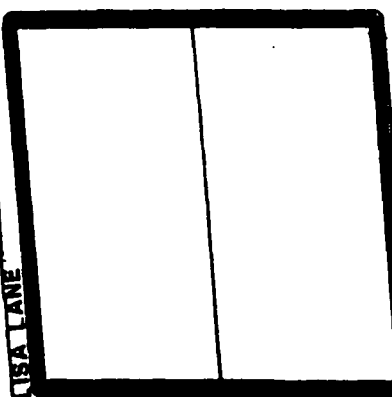
ELEM. SCHOOL

SEE ATTACHED RADII

Z-116-89



OAKLEY BOULEVARD



LISA LANE

AL CARRISON STREET

EL PARQUE AVENUE

600 FT

DRIVE

DURANGO

DRIVE

DRIVE

DRIVE

2121 2112 2090

Q BANNON

440
571

55-25

440
640
ALL

~~440~~ 89

Z-116-89

N

DRIVE

DURANGO

GAHEY

STREET

ROAD

BOULEVARD

440
630
ALL

8

24

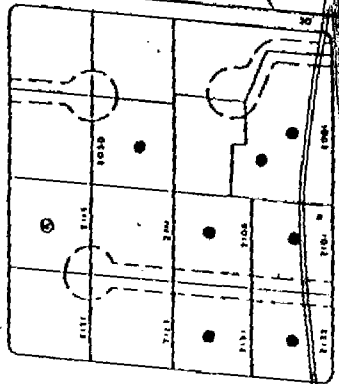
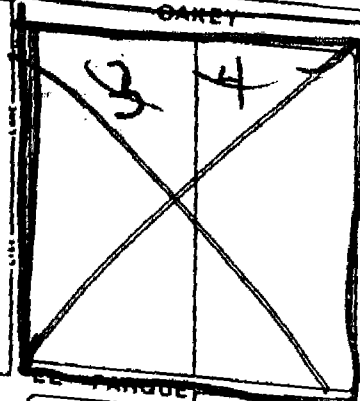
23

AVENUE

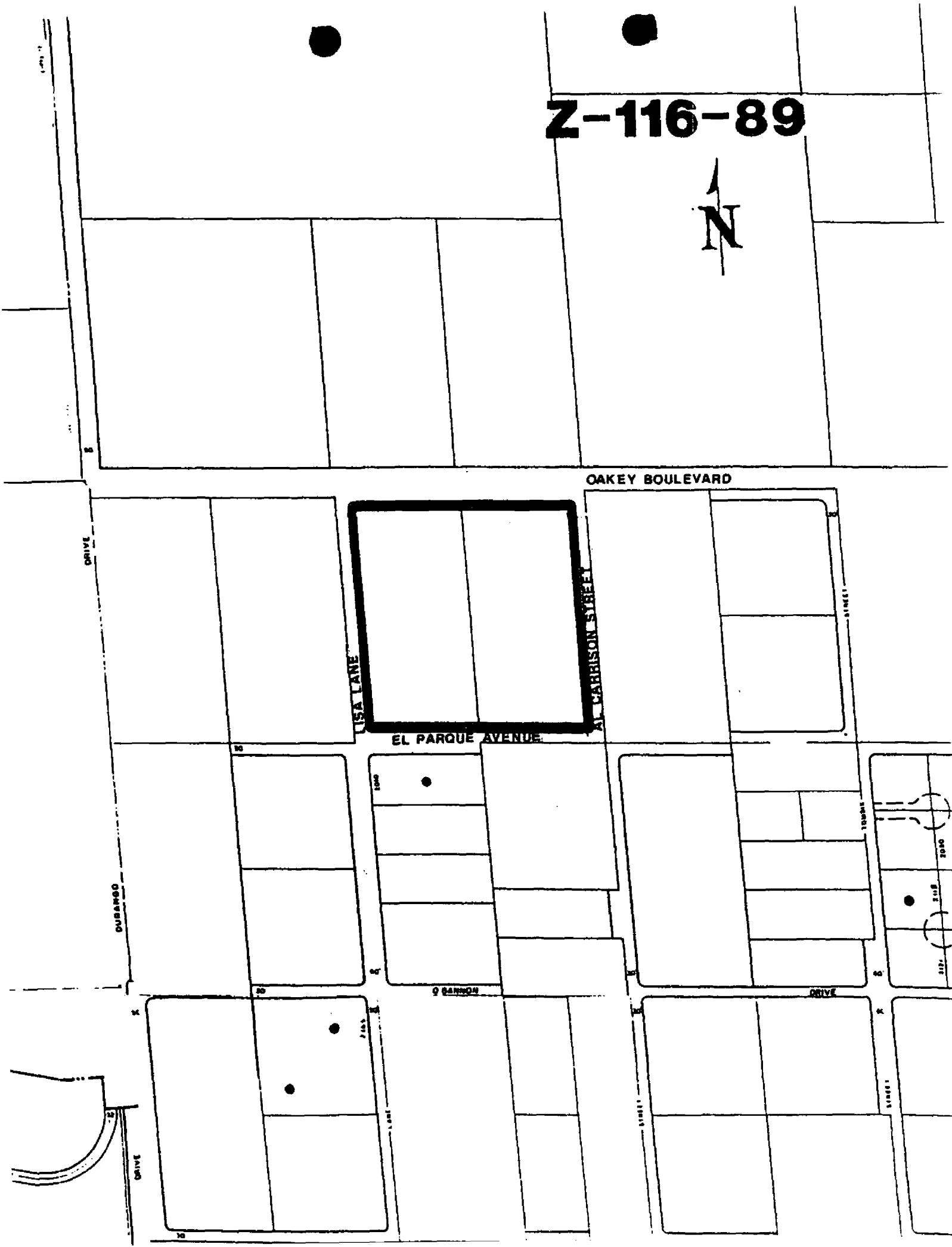
CIMARRON

DRIVE

NONNABO



Z-116-89



1. Provide a six foot wide landscape planter outside the fence along Oakley Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants (may be drought tolerant) in the landscape planters along El Parque Avenue, Lisa Lane and Oakley Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a pedestrian access plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakley Boulevard and at the southwest corner of Al Garrison Street and Oakley Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Oakley Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.
7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school from this site eastward to connect with the westernmost extension of an existing paved public street lying east of this school site as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-116-89 From N-U to C-V

Legally described as:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 4, Township 21 South, Range 60 East, M. D. B. & M.

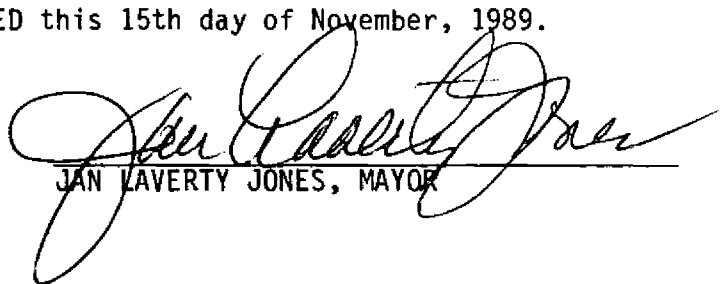
Subject to the following conditions:

1. Provide a six foot wide landscape planter outside the fence along Oakey Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants (may be drought tolerant) in the landscape planters along El Parque Avenue, Lisa Lane and Oakey Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a pedestrian access plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakey Boulevard and at the southwest corner of Al Garrison Street and Oakey Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Oakey Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.
7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school

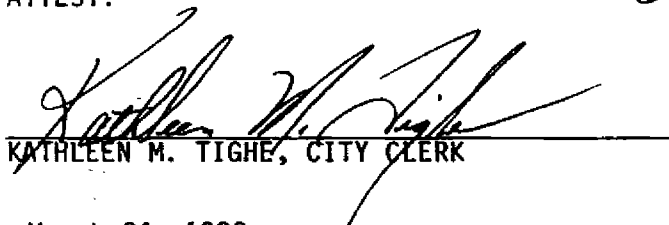
from this site eastward to connect with the western-most extension of an existing paved public street lying east of this school site as required by the Department of Public Works.

10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve (12) month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 15th day of November, 1989.


JAN LAVERTY JONES, MAYOR

ATTEST:

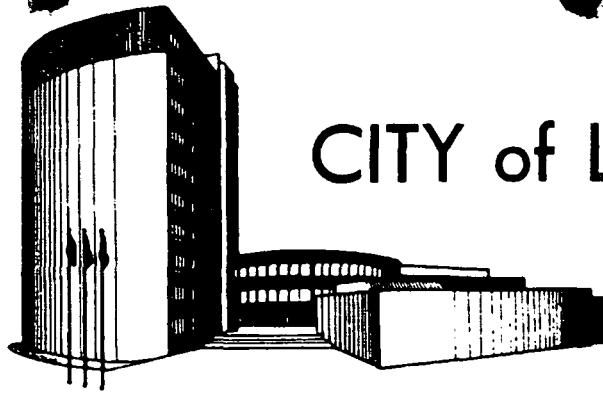

KATHLEEN M. TIGHE, CITY CLERK

March 24, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 5, 1989

Mr. Vernon Burk
Associate Superintendent
Clark County School District
4828 South Pearl Street
Las Vegas, Nevada 89121

RE: Z-116-89 - ZONE CHANGE

Dear Mr. Burk:

The City Council at a regular meeting held November 15, 1989 APPROVED the request for reclassification of property located on the south side of Oakey Boulevard, between Lisa Lane and Al Garrison Street, From: N-U (Non-Urban, To: C-V (Civic), Proposed Use: Elementary School, subject to:

1. Provide a six foot wide landscape planter outside the fence along Oakey Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants (may be drought tolerant) in the landscape planters along El Parque Avenue, Lisa Lane and Oakey Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a pedestrian access plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.



Mr. Vernon Burk
Associate Superintendent
Clark County School District
December 5, 1989
RE: Z-116-89 - ZONE CHANGE
Page 2.

5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakey Boulevard and at the southwest corner of Al Garrison Street and Oakey Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Oakey Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.
7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school from this site eastward to connect with the westernmost extension of an existing paved public street lying east of this school site as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mr. Vernon Burk
Associate Superintendent
Clark County School District
December 5, 1989
RE: Z-116-89 - ZONE CHANGE
Page 3.

16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

CITY COUNCIL MINUTES

MEETING OF
NOVEMBER 15, 1989

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT
(CONTINUED)K. ZONE CHANGE - PUBLIC HEARING11. Z-116-89 - Clark County School District

Request for reclassification of property located on the south side of Oakey Boulevard, between Lisa Lane and Al Garrison Street.

From: N-U (Non-Urban)

To: C-V (Civic)

Proposed Use: ELEMENTARY SCHOOL

Planning Commission unanimously recommended APPROVAL, subject to:

1. Provide a six foot wide landscape planter outside the fence along Oakey Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants (may be drought tolerant) in the landscape planters along El Parque Avenue, Lisa Lane and Oakey Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a pedestrian access plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakey Boulevard and at the southwest corner of Al Garrison Street and Oakey Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Oakey Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.

ADAMSEN - APPROVED, subject to the conditions - UNANIMOUS

Clerk to notify & Planning to proceed

Richard Horton appeared on behalf of the application. He wanted the green area waived.

Councilman Adamsen stated he was not in favor of waiving that condition.

No one appeared in operation.

APPROVED AGENDA ITEM

Lucy K. Burton

CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 15, 1989

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 85a

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT
(CONTINUED)K. ZONE CHANGE - PUBLIC HEARING11. Z-116-89 - Clark County School
District (continued)

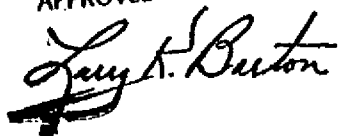
APPROVED - See page 85

7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school from this site eastward to connect with the western-most extension of an existing paved public street lying east of this school site as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard conditions 1, 3-7, and 10-12.

Staff Recommendation: APPROVAL

PROTESTS: 1 (letter)

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

X.

K. ZONE CHANGE - PUBLIC HEARING

11. Z-116-89 - Clark County School District

This is a request to rezone 10.3 gross acres from N-U to C-V for a 52,100 square foot elementary school with a 650 pupil capacity. There are also four portable classroom buildings proposed. Elevations depict concrete walls with some portions of the walls featuring a sandblasted finish and others having a smooth surface with bands of color. There will also be small areas where prefinished metal siding panels are used. A flat roof design is also indicated.

There is vacant N-U to the east, south, west and north. Also to the north is vacant R-1.

Access is from Lisa Lane and El Parque Avenue. There are 50 parking spaces provided where 25 spaces are required by the Ordinance. A six foot high chain link fence encloses the site and six foot wide landscape planters are proposed along Lisa Lane and El Parque Avenue.

At the meeting, staff indicated the request is in conformance with the General Plan and recommended that the chain link fence along Oakey Boulevard be set back six feet to accommodate a landscape planter and the Planning Commission concurred.

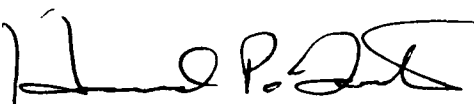
There was one letter of protest from property owners who had purchased their property for a retirement residence and objected to an elementary school being located in the vicinity.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 1 (letter)

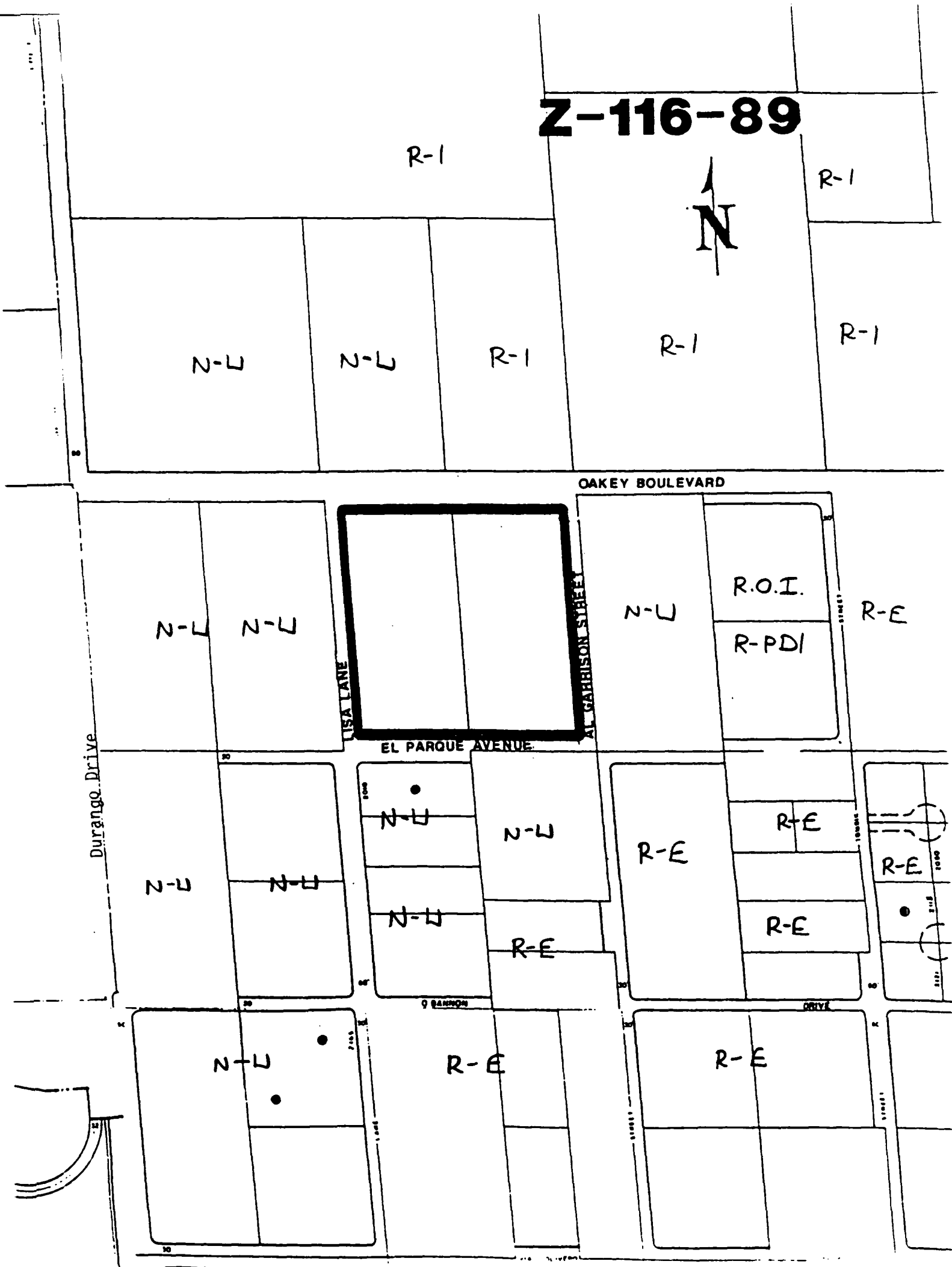
SEE ATTACHED LOCATION MAP



HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

LOCATION MAP - ITEM X.K.11. - Z-116-89 - Clark County School District



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 13, 1989

Mr. Vernon Burk
Associate Superintendent
Clark County School District
4828 South Pearl Street
Las Vegas, Nevada 89121

RE: Z-116-89 - ZONING RECLASSIFICATION

Dear Mr. Burk:

Your request for reclassification of property located on the south side of Oakey Boulevard, between Lisa Lane and Al Garrison Street, from N-U Zone to C-V Zone, was considered by the Planning Commission on November 9, 1989.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Provide a six foot wide landscape planter outside the fence along Oakey Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants (may be drought tolerant) in the landscape planters along El Parque Avenue, Lisa Lane and Oakey Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a Pedestrian Access Plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakey Boulevard and at the southwest corner of Al Garrison Street and Oakey Boulevard as required by the Department of Public Works.

- Continued -



TO: Mr. Vernon Burk
RE: Z-116-89 - Zoning Reclassification

November 13, 1989
Page Two

6. Construct half street improvements on Oakey Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.
7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school from this site eastward to connect with the western-most extension of an existing paved public street lying east of this school site as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
14. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.

TO: Mr. Vernon Burk
RE: Z-116-89 - Zoning Reclassification

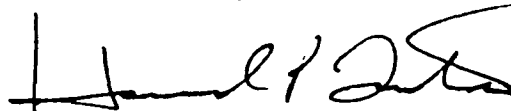
November 13, 1989
Page Three

20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on November 15, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

42. Z-116-89

Applicant: CLARK COUNTY SCHOOL DISTRICT
Application: Zoning Reclassification
From: N-U
To: C-V
Location: South side of Oakey Boulevard, between Lisa Lane and Al Garrison Street
Proposed Use: Elementary School
Size: 10.3 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a six foot wide landscape planter outside the fence along Oakey Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with ground cover plants in the landscape planters along El Parque Avenue, Lisa Lane and Oakey Boulevard as required by the Department of Community Planning and Development.
3. Submit a Traffic Impact Study, including a Pedestrian Access Plan for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet of right-of-way for a total radius of twenty feet at the southeast corner of Lisa Lane and Oakey Boulevard and at the southwest corner of Al Garrison Street and Oakey Boulevard as required by the Department of Public Works.
6. Construct half street improvements on Oakey Boulevard, Lisa Lane, El Parque Avenue and Al Garrison Street as required by the Department of Public Works.

Rubidoux -
APPROVED, subject to staff's conditions and Condition No. 2 amended to allow drought tolerant landscaping and worked out with staff.
Unanimous
(Black and Moffitt excused)

MR. FOSTER stated this request is for a 52,100 square foot, single story elementary school with a 650 pupil capacity. There are four future portable classroom buildings. The elevations depict concrete walls and flat roof. Access is from three driveways on Lisa Lane and one from El Parque Avenue. The proposed 50 parking spaces will provide adequate parking for the employees. Staff recommended approval, subject to the conditions.

RICHARD HORTON, Clark County School District, appeared and represented the application. They would like drought tolerant landscaping. They want to work with staff on the 28 foot wide paving on Condition No. 9.

MIKE PLAVICH, Architect, 4795 South Sandhill, appeared and represented the applicant. In certain areas they want to decrease the landscaping and increase the concrete for wheelchair access.

No one appeared in opposition.

To be heard by the City Council on 11/15/89.

(11:00-11:09)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

42. Z-116-89 (CONTINUED)

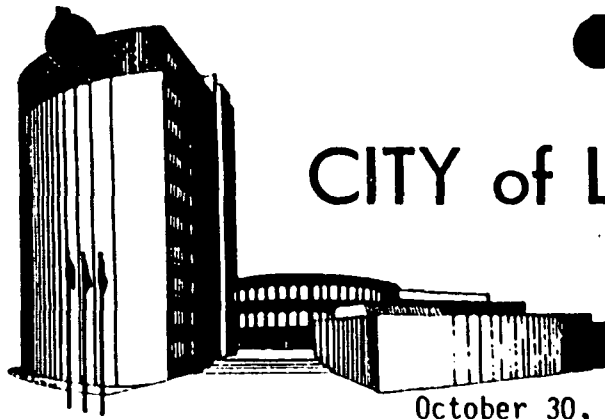
7. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of the proposed storm drain through this site as required by the Department of Public Works.
8. Construct 28 foot wide paving between this site and Durango Drive prior to occupancy of the school as required by the Department of Public Works.
9. Construct 28 foot wide paving prior to occupancy of the school from this site eastward to connect with the western-most extension of an existing paved public street lying east of this school site as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard Conditions 1, 3 - 7 and 10 - 12.

PROTESTS: 1

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 30, 1989

Mr. Vernon Burk
Clark County School District
4828 South Pearl Street
Las Vegas, Nevada 89121

RE: Z-116-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 9, 1989. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



INTER-OFFICE MEMORANDUM

Date

November 7, 1989

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

for Richard D. Goecke, Director
Department of Public Works
CH YZF

SUBJECT:

Z-116-89
Clark County School District

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Survey (FM, PM, & A's only)

1. Dedicate an additional 5' of Right-of-Way for a total radius of 20' on the southeast corner of Lisa Lane and Oakey Blvd. and on the southwest corner of Al Garrison Street and Oakey Blvd.
2. Construct half-street improvements on Oakey Blvd, on Al Garrison Street, on Lisa Lane, and on El Parque Street.
3. Enter into a Sanitary Sewer Extension and Oversizing Agreement to provide sewer service to this site and extend sewer to the west edge of proposed storm drain through this site.
4. Drainage plan and technical drainage study is required to be submitted and approved prior to issuance of grading or building permits.
5. Construct 28'-wide paving between this site and Durango Drive prior to occupancy of this school.
6. Construct 28'-wide paving from this site eastward to connect with the westmost extension of an existing paved public street lying east of this school site. Such work is to be completed prior to occupancy of this school site.
7. Submit a Traffic Impact Study, including a Pedestrian Access Plan, for review and approval by the Department of Public Works, Traffic Division prior to occupancy of this school.

JAM:MAC

DATE: 10/26/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-116-89

☐ NO OBJECTIONS

☒ SUBJECT TO CONDITIONS
LISTED

☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: PROVIDE FIRE DEPT ACCESS
TO WITHIN 150 FT OF ALL BUILDING
EXTERIOR WALLS



FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

DATE: 10/26/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-116-89

K NO OBJECTIONS _____ SUBJECT TO CONDITIONS LISTED _____ DENIAL

_____ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

_____ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

NOVEMBER 9, 1989

Notice is hereby given that on **NOVEMBER 9, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-116-89 APPLICATION OF CLARK COUNTY SCHOOL DISTRICT FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH
SIDE OF OAKLEY BOULEVARD, BETWEEN LISA LANE AND
AL CARRISON STREET

FROM: N-U (NON-URBAN)

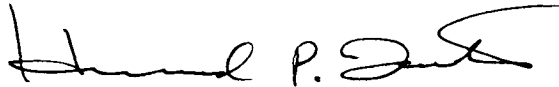
TO: C-V (CIVIC DISTRICT)

PROPOSED USE: ELEMENTARY SCHOOL

The above property is legally described as a portion
of the Northwest Quarter (NW¼) of the Southwest Quarter
(SW¼) of Section 4, Township 21 South, Range 60 East,
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: OCTOBER 26, 1989

NOTICE OF PUBLIC HEARING

NOVEMBER 9, 1989

Notice is hereby given that on NOVEMBER 9, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-116-89 APPLICATION OF CLARK COUNTY SCHOOL DISTRICT FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH SIDE OF OAKEY BOULEVARD, BETWEEN LISA LANE AND AL CARRISON STREET

FROM: N-U (NON-URBAN)

TO: C-V (CIVIC DISTRICT)

PROPOSED USE: ELEMENTARY SCHOOL

The above property is legally described as lots 1491 and 1501 of Section 4, Township 21 South, Range 60 East, M.D.B. & M.

PROF NW 1/4 SW 1/4

[Handwritten signature]

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HARL

MAP
NOT
DRAFT

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

[Handwritten initials and dates: C 12/17, 10/88]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: OCT. 20, 1989

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

SIZE: 10.3 ACRES

INTER-OFFICE MEMORANDUM

10/16/89

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM: HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT: ZONING RECLASSIFICATION - Z-116-B9

COPIES TO:

APPLICANT: CLARK COUNTY SCHOOL DISTRICTFROM: N-11 TO: C-V

This is concerning a request for reclassification on the following described property:

S SIDE OF OAKLEY BL BETWEEN LISA LN. &
AL CARRISON ST.

Parcel No.: 440-630-003

Proposed Use: ELEMENTARY SCHOOL

CITY PLANNING COMMISSION MEETING:

11/9/89

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CLARK COUNTY SCHOOL DISTRICT / BLM
REP'S NAME ^{JUSTY D. KENS} VERON BURK ASSOCIATE SUPERINTENDENT
ADDRESS 4828 SOUTH PEARL ST:
LAS VEGAS, NEV. 89121

PHONE 799-7576

AGENT: NAME EUGENE SCAVETTA
REP'S NAME 799-8910-KATHY HARNEY
ADDRESS _____
PHONE _____

APPLICATION TYPE:

- ☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☒ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U PROPOSED C-V

LAND USE: EXISTING VACANT
PROPOSED ELEMENTARY SCHOOL

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-4-5 ASSESSOR'S PARCEL NO. 440-630-003,004

GENERAL LOCATION: S SIDE OF OAKLEY BL BETWEEN LISA LN. &
AL GARRISON ST.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: BEN / MP DATE 10/6/89

GENERAL RECEIPT NO. 0 CASE NO. Z-116-89

PC DATE: 11/9/89 BZA DATE: _____

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the NU Use District to a CV Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ Exempt.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

Lot 49 and 50 of Section 4, T. 21S., R. 60E. MDM, Nevada

Assessor's Parcel Number: APN 440-630-003, 004

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Clark County School District and/or Bureau of Land Management
Vernon Burk, Associate Superintendent Facilities & Transportation Svcs. Division
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) Vernon Burk 4828 So. Pearl Street
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
Vernon Burk, Associate Superintendent
799-7576 Las Vegas, NV 89121
PHONE NUMBER CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER CITY STATE ZIP

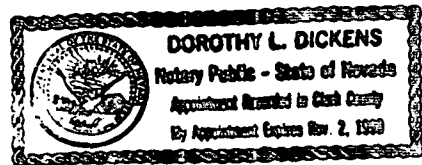
Subscribed and sworn to before me this 5th day of October, 1989.

Dorothy L. Dickens
Notary Public in and for said County and State

Nov 2, 1989

My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ N/A

Received by: BEN

Receipt No.: N/A

Date: 10/6/89

Case No.: 2-116-89

Meeting Date: 11/9/89

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS
COMPLETED

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I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches.

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--

H. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

RECREATION OR PUBLIC PURPOSES LEASE

Act of June 14, 1926, as amended (43 U.S.C. 869 et. seq.)

Serial Number

N-41565-14

This lease entered into on this _____ day of _____, 19____, by the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and

Clark County School District
2832 E. Flamingo Road
Las Vegas, Nevada 89121

_____ hereinafter called the lessee, pursuant and subject to the terms and provisions of the Recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof,

WITNESSETH:

Sec. 1. The lessor, in consideration of the rents to be paid and the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following-described lands: together with an option to purchase during the term of the lease upon a showing of substantial compliance with the approved plan of development filed August 30, 1982,

Mount Diablo Meridian, Nevada
T. 21 S., R. 60 E.
sec. 4, Lots 49 and 50,

containing 10.35 acres, together with the right to construct and maintain thereon all buildings or other improvements necessary for such use for a period of 5 years, the rental to be \$ 10.00 per annum. If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor. The lessee may use the premises for an elementary school.

Sec. 2. There are reserved to the United States all mineral deposits in said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by

(a) any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;

(b) Federal agents and game wardens upon the leased area on official business;

(c) the United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee hereby agrees:

(a) To improve and manage the leased area in accordance with the plan of development and management ~~designated~~ filed August 30, 1982

and approved by an authorized officer on October 4, 1988 or any modification thereof hereinafter approved by an authorized officer, and to maintain all improvements, during the term of this lease, in a reasonably good state of repair.

(b) To pay the lessor the annual rental above set forth in advance during the continuance of this lease.

(c) Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consistent with its terms; not to prohibit or restrict, directly or indirectly, or permit its agents, employees, contractors (including, without limitation, lessees, sublessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

(d) Not to assign this lease or to change the use of the land, without first receiving the consent of the authorized officer of the Bureau of Land Management.

(e) That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease for a period of 5 consecutive years; or that all or part of the lands is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with his development and management plans referred to in subsection 4(a).

(f) That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

(g) To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

(h) Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

(i) That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

Sec. 5. *Equal Opportunity Clause.* Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

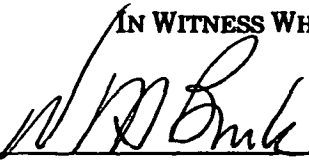
Sec. 7. The lessee further agrees to comply with and be bound by those additional terms and conditions identified as Appendix A and Addendum

and which are made a part hereof.

Sec. 8. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise therefrom, and the provisions of Title 18 U.S.C. Sections 431-433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

FOR EXECUTION BY LESSEE

IN WITNESS WHEREOF:

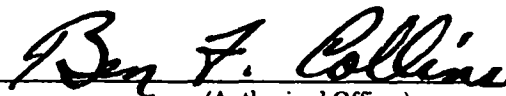
X 
(Signature of Lessee's Authorized Officer)
Vernon Burk, Deputy Superintendent
Facilities & Trans. Svs. Unit.

(Signature of Witness)

3/23/89

(Date)

THE UNITED STATES OF AMERICA

By 
(Authorized Officer)

District Manager
(Title)

April 3, 1989
(Date)

This form does not constitute an information collection as defined by 44 U.S.C. 3502 and therefore does not require OMB approval.

Addendum to Recreation and Public Purposes Lease N-41565-14

1. If antiquities, including, but not limited to, archeological items, paleontological objects or other objects of historic or scientific interest are discovered on the leased area, the lessee shall leave the items or conditions intact and inform the District Manager;
2. Lessee shall comply with the applicable Federal and State laws and regulations concerning the use of pesticides (i.e., insecticides, herbicides, fungicides, rodenticides, and other similar substances) in all activities/operations authorized under this lease. The lessee shall obtain approval of a written plan prior to the use of such substances from the Authorized Officer. The plan must provide the type and the quantity of material to be used; the pest, insect and fungus to be controlled; the method of application; the location for storage and disposal of containers; and other information that the Authorized Officer may require. The plan should be submitted no later than December 1 of any calendar year that covers the proposed activities for the next fiscal year (i.e., December 1, 1986, deadline for a fiscal year 1988 action). Emergency use of pesticides may occur. The use of substances on or near the leasehold shall be in accordance with the approved plan. A pesticide shall not be used if the Secretary of the Interior has prohibited its use. A pesticide shall be used only in accordance with its registered uses and within other limitations if the Secretary has imposed limitations. Pesticides shall not be permanently stored on public lands authorized for use under this lease.
3. Lease is issued subject to those rights for transmission line purposes which have been granted to Nevada Power Company by Permit No. NEV-044109.
4. Lease is issued subject to this easement for road and public utility purposes to insure continued ingress and egress to adjacent lands:

The north 40', the east, west and south 30' and 20' radius corners at the two Oakley corners, and 15' radius corners at the two El Parque corners.
5. Lessee shall notify BLM 45 days prior to any surface disturbance, so that BLM may have an opportunity to remove any tortoises.
6. Prior to any construction, lessee shall have a qualified consultant prepare a study to analyze drainage and peak flows.

Appendix A

The lease of the herein described land is also subject to the following conditions and limitations:

- (a) The lessee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241) and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the land leased herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits;
- (b) If the lessee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964 and the requirements imposed by the Secretary of the Interior issued pursuant to that title during the period which the land described herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits, said Secretary or his delegate may declare the terms of this grant terminated in whole or in part;
- (c) The lessee, by acceptance of this lease, agrees for itself and its successors in interest that a declaration of termination in whole or in part of this lease shall, at the option of the Secretary of the Interior or his delegate, operate to revest in the United States full title to the land involved in the declaration;
- (d) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the lessee or its successor in interest;
- (e) The lessee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document, signs or posters bearing legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the property conveyed;
- (f) The conditions and limitations contained in paragraphs (a) through (e) shall constitute a covenant running with the land, binding on the lessee and its successors in interest for the period for which the land leased herein is used for the purpose for which this lease was issued or for another purpose involving the provision of similar services or benefits.