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August 7, 2006

Mr. Thomas A. Van Kempen II
9001 Sierra Palms Way
Henderson, Nevada 89074

RE: SDR-13496 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 19, 2006

Dear Applicant:

The City Council at a regular meeting held July 19, 2006 APPROVED the request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF THREE TEMPORARY MODULAR BUILDINGS TO AN EXISTING SCHOOL on 20.07 acres at 3850 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2006. This approval is subject to:

Planning and Development

1. 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.
2. This Site Development Plan Review for the three temporary modular buildings shall expire four years after final approval, at which time the buildings must be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 05/08/06, except as amended by conditions herein.
4. A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.
5. The buildings shall match the color of other existing modular buildings on this site.
6. Two additional van-accessible handicap parking spaces shall be provided in accordance with Title 19.10.
7. All outside storage shall be removed prior to issuance of building permits.

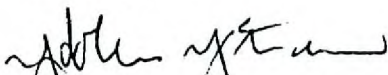
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8. A revised landscape plan shall be submitted and approved by the Planning Department prior to issuance of Building Permits. The landscape plan shall indicate an eight foot landscape buffer adjacent to the proposed and existing modular buildings, which are located along the east property line. The landscape buffer planter shall include trees planted 20 feet on-center with five (5) shrubs planted per tree. Additionally, landscaping shall be provided along the side of the proposed and existing modular buildings adjacent to the east property.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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 prior to submittal of construction plans or the issuance of any permits, whichever may occur first. Provide and improve all drainage ways as recommended.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Z-79-96 and all other site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Rick Laswell
3900 East Bonanza Road
Las Vegas, Nevada 89110

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