



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lwwd.com

February 27, 2008

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Planning and Development Department

SUBJECT: CONTRACT NO. C1260 – ANGEL PARK DISINFECTION SYSTEM
ADDITION, JUSTIFICATION LETTER

The Las Vegas Valley Water District (District) requests a Site Development Plan Review to allow for construction of improvements at the District's Angel Park facility located at 10018 Alta Drive. The 11.25-acre site is located east of the intersection of Alta Drive and Hualapai Way, and is a portion of federal owned parcel identified by Assessor Parcel Number 138-31-101-002. The District previously obtained a Cooperative Agreement from the City of Las Vegas for this project site. The project site is located within a Civic District (C-V) zoning classification.

The site has an existing 20 million gallon water storage reservoir with an above-grade building and a 16.7 million gallon per day (MGD) pumping station with appurtenances, enclosed by a chain link fence and screened by a 6-foot high masonry wall on the south side and earthen berms on the north, east, and west sides. There is currently landscaping along the south side of the site adjacent to Alta Drive. This landscaping was installed previously by an adjacent developer. Alta Drive is improved with curb, gutter and pavement. There is no existing sidewalk along the project site.

Proposed site improvements include: 1) a 1,064 square foot masonry building that is 19 feet tall to house a 480-gallon sodium hypochlorite disinfection system, electrical equipment and compressed air equipment; 2) 1,840 lineal feet of 10-foot high tubular steel fence on the north, east and west project site boundaries, and removal and replacement of the existing 6-foot masonry wall with a 10-foot high masonry wall (760 lineal feet) along the south side of project site, adjacent to Alta Drive; and 3) removal of the existing 14-foot tall earthen berms on the east site boundary. The project will include miscellaneous on-site improvements such as additional paving, grading and on-site buried piping. A sidewalk is not proposed at this time as there is no connecting sidewalk on the east or west side of the site; in addition the adjacent sites are undeveloped. Due to the schedule and fiscal budget restraints for this project, improvements to landscaping and off-sites are not being proposed for this project.

RECEIVED

FEB 27 2008

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas
Contract No. C1260
February 27, 2008
Page 2

The proposed building is intended for equipment only and will not be continuously occupied. The site will only be accessed by District staff for maintenance and operation purposes; therefore, parking spaces are not provided.

The project is scheduled to begin construction in July 2008 and complete construction in April 2009.

Please contact Joseph Lin, P.E., Engineering Project Manager, with questions regarding this project at (702) 875-7062.

Sincerely,



for Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:JYL:ERR:jlj

RECEIVED
FEB 27 2008