



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 31, 2008

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

Attention: Planning and Development Department

SUBJECT: CONTRACT NO. C1196 – LUCE 2635 ZONE PUMPING STATION
IMPROVEMENTS, 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 Harvey E. Luce Reservoir site located at 2351 Buffalo Drive. The 15.51-acre site is located on the southwest corner of the intersection of Buffalo Drive and Regatta Drive, and is a Las Vegas Valley Water District owned parcel identified by Assessor Parcel Number 138-21-501-001. 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 five (5) above-grade buildings, a 11.3 million gallon per day (MGD) pumping station (2538 Zone) with appurtenances and a 13.8 MGD pumping station (2635 Zone) with appurtenances, a 3.6 MGD well with appurtenances, and a 3.6 MGD well with appurtenances, enclosed by a 6-foot high masonry wall on all sides. There is currently landscaping along the north side of the site adjacent to Regatta Drive and along the east side adjacent to Buffalo Drive. This landscaping was installed previously and is outside of this property. Both Regatta Drive and Buffalo Drive are improved streets with sidewalk, curb and gutter, and asphalt pavement.

Proposed site improvements include: 1) a 675 square foot masonry building that is 14 feet tall to house electrical equipment and compressed air equipment; 2) demolition of three of the existing buildings and an existing Nevada Power Company transformer yard; and 3) installation of a new electrical circuit to power the existing 2635 Zone Pumping Station. The project will include miscellaneous on-site improvements such as additional paving, minor grading and modification to existing above-grade and buried piping.

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.

SDR-27842
06/12/08 PC

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

If you have any questions, or require additional information, please contact Ryan Pearson, P.E., Senior Civil Engineer, at (702) 875-7064.

Sincerely,



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

PJJ:RCP:jlg

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