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July 18, 2008

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

RE: SDR-27842 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 16, 2008

Dear Ms. Mulroy:

The City Council at a regular meeting held July 16, 2008 APPROVED the request for a Site Development Plan Review for a 675 SQUARE-FOOT UTILITY INSTALLATION on 12.9 acres at 2215 North Buffalo Drive (APN 138-21-501-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2008. This approval is subject to:

Planning & 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. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/21/08, except as amended by conditions herein.
3. 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.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

5. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Shawn P. Mollus
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

Mr. Peter Jauch
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

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