



4-9-08

Modulars

May 22, 2008

CITY OF LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Michael Bradanini
I.C.L.V.
8100 Westcliff Boulevard
Las Vegas, Nevada 89144

RE: SDR-25253 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 16, 2008

Dear Mr. Bradanini:

The City Council at a regular meeting held April 16, 2008 APPROVED the request for a Site Development Plan Review FOR EIGHT EXISTING MODULAR BUILDINGS AND AN OUTSIDE STORAGE AREA FOR AN EXISTING CHURCH on 12.89 acres at 8100 Westcliff Drive (APN 138-28-401-013), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2008. This approval is subject to:

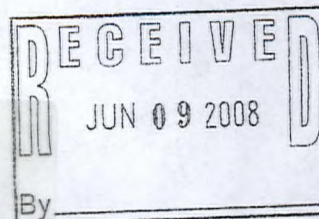
Planning & Development

1. Conformance to the conditions for Rezoning (Z-0063-94) and Site Development Plan Review [Z-0063-94(1)].
2. Site Development Plan Reviews [Z-0063-94(4), Z-0063-94(7), Z-0063-94(8), and SDR-3085] are hereby expunged.
3. Modular Building "A" shall be void one year from the date of final approval. After one year, continuance of all Modular Building "A" at this location will require a new Site Development Plan Review application to be heard by the Planning Commission.
4. All development shall be in conformance with the site plan, landscape plans and building elevations, date stamped 3/24/2008, except as amended by conditions herein, and no future buildings are approved as part of this action.
5. Deleted at City Council.
6. Deleted at City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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SDR-33785
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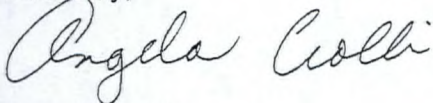


7. Prior to the submittal of a building permit application for the non-permitted structures, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
12. Building Permits for all modular buildings shall be obtained by July 16, 2008. Failure to obtain permits by aforementioned timeframe will result in this Site Development Plan Review being reconsidered by the City Council, at which time all modular buildings may be required to be removed.

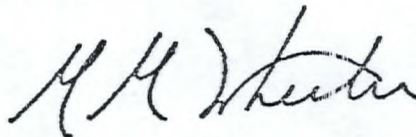
Public Works

13. The temporary modular trailer shall be located outside of the existing 30-foot wide public sewer and drainage easement. No structures shall be allowed to encroach upon existing public easements.
14. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Summerlin Parkway Widening project and any other public improvement projects adjacent to this site. ~~Comply with the recommendations of the City Engineer.~~
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

SDR-33785
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