

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

January 11, 2008

Ms. Diane Pollard
Anthony C. Pollard Foundation
1860 Jasmine Joy Court
Las Vegas, Nevada 89117

RE: SDR-25743 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Pollard:

Your Request for a Site Development Plan Review TO ADD A PLAYGROUND TO AN APPROVED PUBLIC OR PRIVATE SCHOOL, PRIMARY on 1.58 acres at 950 West Lake Mead Boulevard (APNs 139-21-601-016 and 017), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow), was considered by the Planning Commission on January 10, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Site Development Plan Review SDR-18051 is hereby amended to include the 5,670 square-foot addition to the playground area only.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/26/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Three 24-inch box-sized trees shall be provided at the southeast corner as shown on the landscape plans date stamped 11/07/06 approved with Site Development Plan review SDR-18051.
 - b. Two 24-inch box-sized trees shall be provided within the parking lot landscape islands as shown on the landscape plans date stamped 11/07/06 approved with Site Development Plan review SDR-18051.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

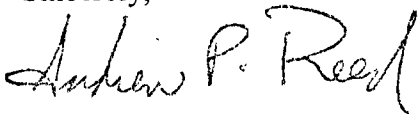
10. Coordinate with the City Surveyor to determine whether Parcel Map PMP-16967 may be revised to incorporate the additional property; comply with the recommendations of the City Surveyor.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
12. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

Ms. Diane Pollard
SDR-25743 - Page Three
January 11, 2008

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services; the design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Reviews SDR-3132, SDR-18051, the approved "alternative" Traffic Impact Analysis and all other applicable site-related actions.

This action by the Planning Commission on *January 10, 2008* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *January 11, 2008*.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Julieta Subu
Melvin Green Architect
231 West Charleston Boulevard, Suite 140
Las Vegas, Nevada 89102