

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 30, 2007

Mr. Wes Isbutt
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: SDR-25023 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Isbutt:

Your request for a Site Development Plan Review FOR A PROPOSED 1,775 SQUARE FOOT MODULAR CLASSROOM ADDITION TO AN EXISTING SCHOOL on 3.85 acres at the southwest corner of Bracken Avenue and 17th Street (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese), was considered by the Planning Commission on November 29, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and 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 building elevations, date stamped 10/05/07 and the site plan date stamped 11/05/07.
3. All temporary improvements associated with this application must be removed within three years of the date of issuance of the certificate of occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
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Lois Tarkanian
Steven D. Ross
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City Manager
Douglas A. Selby



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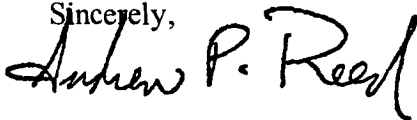
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

This item will be considered by the City Council on **January 9, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb