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May 10, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Ms. Dusty Dickens
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: SDR-5614 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 16, 2005
Related to GPA-5612 and ZON-5613

Dear Ms. Dickens:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. No driveway or private road shall be allowed west of the playground area.
2. A Rezoning (ZON-5613) to a C-V (Civic) Zoning District approved by the City Council.
3. The "future portable classrooms" depicted on the site plan shall require an administrative site development plan review prior to construction.
4. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.
5. This Site Development Plan Review shall expire two years from 2/3/2005 unless it is exercised or an Extension of Time is granted by the City Council.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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18112-001-1-05
CLV 7009



7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All development shall be in conformance with the site plan, except as amended by conditions herein.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
12. The landscape buffering along the west property line shall have 36-inch box trees planted 20 feet on center with shrubs planted between the trees.

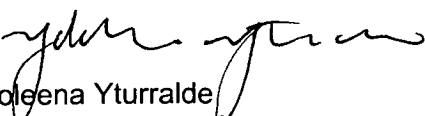
Public Works

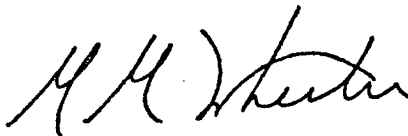
13. Coordinate with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings for this site to ensure this site plan is compatible with the Iron Mountain Ranch Park located east and south of the proposed school.

Ms. Dusty Dickens
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14. Coordinate with the City Engineer's office to determine appropriate turning radius requirements for bus traffic prior to submittal of any construction drawings for this site.
15. Site development to comply with all applicable conditions of approval for ZON-5613 and all other site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,


Ydoleena Yurralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development

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