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DOUGLAS A. SELBY

September 10, 2003

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

RE: ZON-1962 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO SDR-1964

Dear Ms. Dickens:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), PROPOSED USE: HIGH SCHOOL. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. Update the traffic study.
2. Work with the community and/or a liaison regarding the landscaping and lighting plans.
3. Work with the high school parents' association to provide monthly clean up of the area surrounding the Gilcrease Orchards.
4. Provide security for the high school and the perimeter of the Gilcrease Orchards during school hours and special events.
5. Work with staff to provide additional parking if the student population exceeds 2,700.
6. A Resolution of Intent with a two-year time limit.
7. A Site Development Plan Review (SDR-1964) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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Ms. Dusty Dickens
ZON-1962 – Page 2
September 10, 2003

Public Works

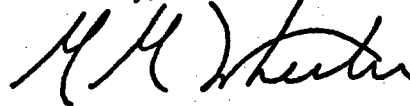
8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and a 54-foot radius on the southeast corner of Grand Teton Drive & Buffalo Drive adjacent to this site prior to the issuance of any permits.
9. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, Buffalo Drive, and Whispering Sands Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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