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September 21, 2001

MAYOR
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MICHAEL J. McDONALD
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CITY MANAGER
VIRGINIA VALENTINE

Ms. Dusty Dickens
Iron Mountain Ranch Alliance,
Limited Liability Company
c/o Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: Z-0052-01(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2001
Related to GPA-0023-01 and Z-0052-01

Dear Ms. Dickens:

The City Council at a regular meeting held September 5, 2001 APPROVED the request for a Site Development Plan Review and Reduction of the Perimeter Landscaping Requirements FOR A PROPOSED 358,490 SQUARE FOOT HIGH SCHOOL on 37.6 acres on the southwest corner of the intersection of Iron Mountain Road and the Decatur Boulevard alignments (APN: 125-12-502-001 and a portion of 125-12-501-001), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2001. This approval is subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations.
3. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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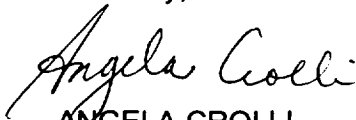
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6. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

Public Works

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. Site development to comply with all applicable conditions of approval for Z-0052-01 and all other site-related actions.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Rick Horton
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121