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CITY MANAGER
VIRGINIA VALENTINE

December 17, 1999

Ms. Dusty Dickens
Clark County School District
4828 South Pearl Street
Las Vegas, Nevada 89121i

RE: SD-32-99 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Dickens:

Your request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Gilmore Avenue and Chieftain Street FOR A PROPOSED ELEMENTARY SCHOOL (GILMORE/ TEE PEE ELEMENTARY SCHOOL), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], Size: 10.29 Acres, Ward 4 (Brown), APN: 138-07-501-012, was considered by the Planning Commission on December 16, 1999.

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

1. No mazes shall be allowed.
2. The proposed grading plan shall be revised to result in a final grade not requiring the retaining walls at the perimeter of the site to exceed six feet in height.
3. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue, 25.5 feet for Chieftain Street, 25.5 feet for Fox Forest Avenue, 25.5 feet for Tee Pee Street, and 15 foot radii on the southeast corner of Tee Pee Street and Fox Forest Avenue, the southwest corner of Fox Forest Avenue and Chieftain Street, the northwest corner of Chieftain Street and Gilmore Avenue, and the northeast corner of Gilmore Avenue and Tee Pee Street as required by the Department of Public Works.
4. If not already in place at the time of development of this site, construct half-street improvements including appropriate overpaving on Fox Forest adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.

CITY OF LAS VEGAS
10 STEWART AVENUE
VEGAS, NEVADA 89101

VOICE 702.229.6011
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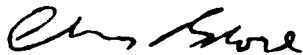
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. All development shall be in conformance with the Site Development plan and building elevations.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Ms. Dickens
SD-32-99 - Page Three
December 17, 1999

11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. 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.
14. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on Wednesday, February 2, 2000 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb