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VIRGINIA VALENTINE



011150

November 23, 1999

Mr. Tim Chow  
City of Las Vegas on behalf of  
Las Vegas Valley Water District  
Planning and Development Department  
731 South 4th Street  
Las Vegas, Nevada 89101

RE: Z-33-97(14) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Chow:

The City Council at a regular meeting held November 17, 1999 APPROVED the request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, FOR A PROPOSED 3,500 SQUARE FOOT WATER DISTRICT FACILITY (BOOSTER PUMPING STATION), C-V (Civic) Zone under Resolution of Intent to P-D (Planned Development), Size: 0.75 Acres, Ward 4 (Brown), APN: 138-07-401-009. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 1999. This approval is subject to:

1. The perimeter block walls shall be constructed of a decorative block, with a minimum of 20 percent contrasting material.
2. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
3. Participate in the Cheyenne Avenue off-site improvement agreement between the Metropolitan Police Department, Nevada Power and the Las Vegas Valley Water District as set forth in the February 1999 Memorandum of Understanding. However, if improvements have not been constructed on Cheyenne Avenue at the time of development of the Water District pump station, construct half-street improvements on Cheyenne Avenue adjacent to this site as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for Z-33-97 and all other site-related actions as required by the Department of Public Works.
5. All development shall be in conformance with the plot plan and building elevations.

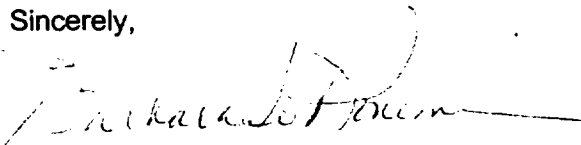
CITY OF LAS VEGAS  
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6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. 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.
11. 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 to provide for transportation hazards.
12. 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.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

*pkb*

/vwd

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

Mr. Shawn Mollus  
Las Vegas Valley Water District  
Engineer Design Division  
1101 South Valley View Boulevard  
Las Vegas, Nevada 89153