



006186

August 12, 1999

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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CITY MANAGER  
VIRGINIA VALENTINE

Carpenters Union Southern California-Nevada Region  
520 South Virgil Avenue, Suite #300  
Los Angeles, California 90020

RE: U-67-99 - SPECIAL USE PERMIT

Dear Applicant:

The City Council at a regular meeting held July 26, 1999 APPROVED the request for a Special Use Permit on property located on the west side of Lamb Boulevard, north of Stewart Avenue, FOR AN ELEMENTARY SCHOOL, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese). The Notice of Final Action was filed with the Las Vegas City Clerk on July 27, 1999. This approval is subject to:

1. Provide 15 foot wide hardscape area along the front property line adjacent to Lamb Boulevard consisting of crushed granite and two sizes of boulders.
  - 1.A. A minimum six-foot-high decorative block wall shall be constructed along the entire length of the south property line, except for that segment adjacent to Lamb Boulevard which shall have a maximum height in compliance with traffic safety requirements regarding visibility. All existing walls along the south property line shall be removed by the applicant with the concurrence of the affected property owners.
2. The undeveloped portion of the site shall remain ungraded until a separate project is approved for that site.
3. The landscaping along the access road from Lamb Boulevard shall be extended along the road to Lamb Boulevard.
4. No mazes shall be allowed in the fencing.
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. The proposed chain barrier across the bus driveway shall be set back a sufficient distance to allow a bus to pull completely out of the public right-of-way prior to stopping to open or close the barrier as required by the Department of Public Works.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. The submitted Traffic Impact Analysis must be 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
8. Conformance to the Site Plan as amended by the above conditions.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

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14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.
16. 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.
17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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.
20. The applicant shall submit a formal application to the City Planning and Development Department for a General Plan Amendment to S (School) General Plan Designation and shall submit a formal application for a Rezoning to C-V (Civic) within a normal application cycle no later than one year of the date of approval of this request.

Sincerely,

  
BARBARA JO RONEMUS  
City Clerk

/ac

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

Mr. Marc Furman  
501 North Lamb Boulevard  
Las Vegas, Nevada 89110

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