

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-386-9108  
Voice  
Administration 229-6353  
Comp. Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



012426

December 1, 1998

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

**RE: Z-78-98 - REZONING**

Dear Applicant:

Your request for a Rezoning on property located at 4291 West Pennwood Avenue, From: R-E (Residence Estates) To: C-V (Civic), TO CONFORM ZONING TO THE SITE'S SCHOOL USE AND TO PROVIDE FOR THE CONSTRUCTION OF ADDITIONAL CLASSROOMS, A GYM, AND A CONCESSION STAND, ALL COMPRISING 36,322 SQUARE FEET, Size: 39.90 Acres, Ward 1 (McDonald), APN: 162-07-701-001, was considered by the Planning Commission on November 19, 1998.

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

1. Dedicate 40 feet of right-of-way adjacent to this site for Pennwood Avenue, 40 feet for Arville Street, 30 feet for Wing Street, and 30 feet for Sirius Street. Also, dedicate a 25 foot radius on the southeast corner of Pennwood Avenue and Arville Street, 20 feet for the southwest corner of Pennwood Avenue and Wing Street, 15 feet for the northwest corner of Wing Street and Sirius Avenue, and 20 feet for the northeast corner of Sirius Avenue and Arville Street prior to the issuance of any permits as required by the Department of Public Works.
2. A Resolution of Intent.
3. All development shall be in conformance with the plot plan and building elevations.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



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7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
8. 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.
9. 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.
10. 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.
11. 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 Planning and Development Department. 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 December 7, 1998 at 2:00 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,



Kira Wauwie, Senior Planner  
Current Planning Division

KW:cl