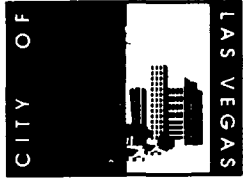


PLANNING &
DEVELOPMENT



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

702 360-9100
Administration 224-6353
Community Planning 229-6022
Current Planning 224-6307
www.cityoflasvegas.nv.us

October 9, 1998



011825

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

RE: Z-65-98 - REZONING

Dear Ms. Dickens:

Your request for a Rezoning on property located at 4101 West Bonanza Road, From: R-E (Residence Estates) Zone To: C-V (Civic) Zone, PROPOSED USE: A 2,136 SQUARE FOOT ADDITION TO AN EXISTING ELEMENTARY SCHOOL, Size: 9.99 Acres, Ward 1 (McDonald), APN: 139-30-801-001, was considered by the Planning Commission on October 8, 1998.

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

1. Dedicate an additional 5 foot radius for a total right-of-way radius of 20 feet on the southwest corner of Bonanza Road and Valley View Boulevard prior to the issuance of any permits as required by the Department of Public Works. This condition shall not be enforced if the applicant provides proof of existing private improvements or signage within the area required for dedication.
2. A Resolution of Intent.
3. All development shall be in conformance with the plot plan and building elevations.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
6. 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 November 9, 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,

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

Mayor
Jan Lavery Jones

Councilmen
Arne Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

