



Development  
Services Center  
1100 S. Fourth Street  
Las Vegas, NV 89101

702-382-9108

Administration 229-6353  
City Planning 229-6022  
Development Planning 229-6300  
Website: lasvegas.nv.us



August 14, 1998

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

RE: SD-24-98 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Dickens:

Your request for a Site Development Plan Review on property located on the northwest corner of Atlantic Street and Sahara Avenue FOR A PROPOSED 12,816 SQUARE FOOT THEATER ADDITION TO AN EXISTING SCHOOL, C-V (Civic) Zone, Size: 7.75 Acres, Ward 3 (Reese), APN: 162-01-401-007, was considered by the Planning Commission on August 13, 1998.

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

1. Submit a revised site plan providing 5 handicapped spaces (including 1 van accessible) according to the Parking Loading and Traffic Standards of the City of Las Vegas Zoning Code (Title 19.A.10) as required by the Department of Planning and Development.
2. Dedicate a 25 foot radius on the northwest corner of Sahara Avenue and Atlantic Street prior to the issuance of any permits as required by the Department of Public Works.
3. All development shall be in conformance with the plot plan and building elevations.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

Mayor  
Clayton Kopp

Deputy Mayor  
John Adams  
City Manager  
John McDonald  
City Clerk  
Mary Reese  
City Attorney  
John Brown

City Manager  
John McDonald  
City Clerk  
Mary Reese

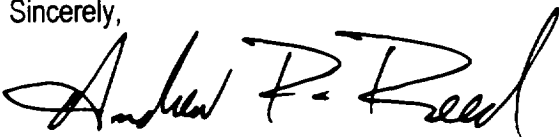


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9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, 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.
11. 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.
12. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
14. 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 September 14, 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, Planner II  
Current Planning Division

APR:sd