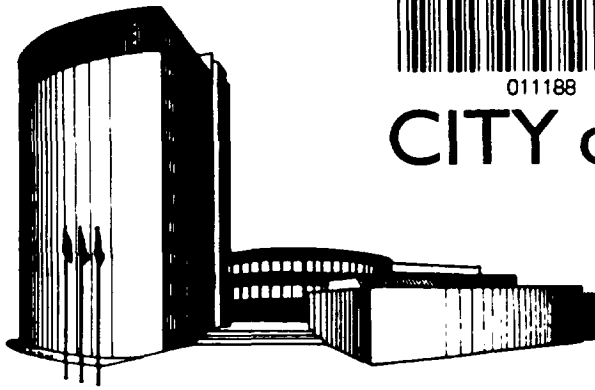


**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN**

**CITY MANAGER
LARRY K. BARTON**



June 23, 1998

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

RE: Z-23-98 - REZONING

Dear Ms. Dickens:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for a Rezoning on property located on the south side of Azure Drive, between Serene Drive and Rebecca Road, From: R-E (Residence Estates) To: C-V (Civic), PROPOSED USE: 60,011 SQUARE FOOT ELEMENTARY SCHOOL, Size: 15.32 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. Provide a minimum 10 foot wide landscape planter along Serene Drive and install 24 inch box trees 30 feet on center, with 4 shrubs provided per tree. The use of drought tolerant landscaping is encouraged.
3. Any fencing adjacent to the school site shall be wheelchair accessible.
4. Construct half-street improvements including appropriate overpaving on Tropical Parkway (if legally able), Serene Drive, Azure Drive, and Rebecca Road adjacent to the entire legal parcel concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works. Because some required improvements may affect right-of-way within Clark County jurisdiction, prior to the issuance of City permits, provide proof to the City that Clark County has reviewed construction drawings for such improvements and that they have been approved (or are in an "approvable" state).
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this site as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so require, or as school bus routes as identified in the approved Traffic Impact Analysis as determined by the Traffic Engineer.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and 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. The Traffic Impact Analysis shall also address proposed school bus routes to/from this site. All proposed bus routes shall be improved (a minimum of two lanes of paved access) prior to occupancy of the school 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. 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.
8. Coordinate the Extension and Oversizing of public sanitary sewer to this site prior to the issuance of any off-site permits as required by the Department of Public Works. Service to this site shall begin at the intersection at Ann Road and Torrey Pines and extend along an alignment acceptable to the City Planning Engineer.
9. Extend sanitary sewer to the west boundary of this site at a location or locations acceptable to the City Planning Engineer as required by the Department of Public Works.
10. 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 as recommended in the approved Drainage Plan/Study. Because some parcels adjacent to this site are within Clark County jurisdiction, prior to the issuance of City permits, provide proof to the City that Clark County has reviewed the Drainage Plan/Study for this site and that it has been approved (or is in an "approvable" state).
11. The final grading plan for this site shall meet the approval of the Department of Public Works and the Department of Planning and Development prior to the issuance of any permits.
12. Conformance to the plot plan and elevations as amended by the above conditions.
13. Resolution of Intent.
14. 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.

Ms. Dusty Dickens
Z-23-98 – Page Three
June 23, 1998

15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. 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.
20. 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.
21. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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