

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 7, 2008

Ms. Linda Perri
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: SDR-30276 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Perri:

Your request for a Site Development Plan Review FOR THE CONSTRUCTION OF A NEW ELEMENTARY SCHOOL WITH A WAIVER OF THE CLIFF'S EDGE DEVELOPMENT STANDARDS TO ALLOW CHAIN LINK FENCING ALONG THE PERIMETER on 15.60 acres at the northwest corner of Egan Crest Drive and Severence Lane (APN 126-13-701-016), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on November 6, 2008.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-1520), Rezoning (ZON-2184), and Rezoning (ZON-3241), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/23/08, except as amended by conditions herein.
4. A Waiver from the Cliff's Edge Master Development Plan and Design Guidelines Section 6 is hereby approved, to allow chainlink fencing around the perimeter of the subject property.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications and the correct sizes of proposed plant material.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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.

Public Works

12. Coordinate with the City of Las Vegas Departments of Public Works and Planning and Development to determine the disposition of the landscape easement adjacent to this site along Egan Crest Drive per the Cliff's Edge Master Development Plan.
13. Dedicate or obtain dedication or easement rights for 35 feet of right-of-way for Egan Crest Drive, 30 feet for Severance Lane, 30 feet for School Street or 60 feet for School Street where the School District owns parcels on both sides of School Street, 30 feet for Via Provenza Avenue, 35 feet for Farm Road, a 20 foot radius at the northwest corner of Severance Lane and Egan Crest Drive, 15 foot radius at the northeast and northwest corners of School Street and Severance Lane, a 15 foot radius on the southeast corner of School Street and Via Provenza Avenue, a 20 foot radius at the southwest corner of School

Street and Egan Crest Drive and a 20 foot radius on the southwest corner of School Street and Farm Road. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

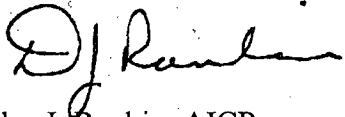
14. Construct half-street improvements including appropriate overpaving (if legally able) on School Street and Via Provenza Avenue adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements on Severance Lane and Egan Crest Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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.

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17. The submitted Drainage Plan and Technical Drainage Study must be approved 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 construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on **November 6, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **November 7, 2008**.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Rankin", written over a horizontal line.

Douglas J. Rankin, AICP
Case Planning Manager
Planning & Development Department
Case Planning Division

DJR:nl