

PLANNING & DEVELOPMENT

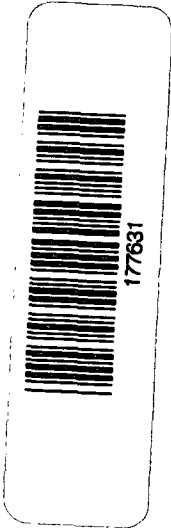


DEVELOPMENT SERVICES CENTER

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April 23, 2010

Mr. Yehoshua Harlig
Chabad of Southern Nevada
1261 Arville Street
Las Vegas, Nevada 89102

**RE: SDR-36050 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-37276, VAR-37277, VAR-37627 AND SDR-37579
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Harlig:

Your request for a Site Development Plan Review FOR A PROPOSED 1,440 SQUARE-FOOT TEMPORARY CLASSROOM WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 4.04 acres at 1312 Vista Drive and 1261 Arville Street (APNs 162-06-501-004 and 162-06-510-017, P-R (Professional Office and Parking) and R-E (Residential Estates) Zones, Ward 1 (Tarkanian), was considered by the Planning Commission on April 22, 2010.

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

Planning and Development

1. The structure shall be removed within 30 days of issuance of a certificate of occupancy for the permanent school facility.
2. Approval of and conformance to the Conditions of Approval for Variances (VAR-37276 and VAR-37277) shall be required.
3. All development shall be in conformance with the partial site plan, date stamped 03/18/10, overall site plan date stamped 01/26/10 and building elevations, date stamped 09/16/09, except as amended by conditions herein.
4. This approval shall be reviewed administratively in six months, if the structure is still present, at which time the City Council may require the classroom facility to be removed. The applicant shall be responsible for notification costs for the review. Failure to pay the City for these costs may result in a requirement that the structure be removed.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



5. A Waiver from Title 19.12.050 is hereby approved, to allow a zero-foot landscape buffer along a portion of the west perimeter where eight feet is required.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. 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.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-18342 and all other applicable, subsequent site-related actions.

Mr. Yehoshua Harlig
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This item will be considered by the City Council on June 2, 2010, at 1:00 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb