

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 30, 2010

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

**RE: SDR-38557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
VAR-38553  
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Perri:

Your request for a Site Development Plan Review FOR A PROPOSED 41,000 SQUARE-FOOT TRANSIT YARD on a 37.20-acre portion of 131.70 acres at the northwest corner of Washburn Road and Alpine Ridge Way (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

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

**Planning and Development**

1. Any changes based upon right-of-way, traffic or drainage studies or street improvements required for city public utilities shall not reduce the perimeter landscape buffer, height of walls or plant materials from that on submitted landscape plans date stamped 07/09/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-38553) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plans and landscape plan date stamped 07/09/10, and building elevations date stamped 06/14/10, except as amended by conditions herein.
5. An Exception from Title 19.10.010 is hereby approved, to allow 114 parking lot trees where 128 trees are required.

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



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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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).
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Coordinate with the City of Las Vegas Right-of-Way Section of the Department of Public Works to determine all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway, including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits.

15. Construct half street improvements including appropriate overpaving, where legally able, on Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this development. 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).
16. Coordinate with the property owner of Assessor Parcel Number #126-36-301-001 and the BLM to determine the final disposition of the existing truck haul route adjacent to this site with respect to the roadway designs proposed for this Site. Provide written documentation that this property owner and/or the BLM agrees with the final geometric design of the roadways shown on the Approved Site Plan prior to the issuance of permits for this Site. Once it is determined what portions of the truck haul route must be modified to accommodate the roadways being designed for this Site, coordinate the final geometric traffic control and roadway design with the Traffic Engineering Section of the Department of Public Works.
17. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. 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.

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19. 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, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Nathan Goodman  
KGA Architecture  
9075 West Diablo Drive, 3rd Floor  
Las Vegas, Nevada 89148