



July 13, 2011

Ms. Linda Perri
School Board of Trustees
5100 West Sahara Avenue
Las Vegas, Nevada 89146

**RE: SDR-42309 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Ms. Perri:

Your request for possible action on a request for a Minor Site Development Plan Review FOR TWO ADDITIONS TOTALLING 2,528 SQUARE FEET TO AN EXISTING PUBLIC SCHOOL, PRIMARY on 8.07 acres at 4000 El Parque Avenue (APN 162-06-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning Staff.

The Department of Planning staff has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations date stamped 06/28/11, except as amended by conditions herein.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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).

LAS VEGAS CITY COUNCIL

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6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard sidewalk improvements, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current City Standards 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. The existing driveways accessing this site may remain.
10. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Oakey Meadows Storm Drain Phase 2B project and any other public improvement projects adjacent to this site. Comply with the recommendation of the City Engineer.

This action by the Department of Planning staff on July 13, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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