



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 9/8/2011

Case Number(s): SDR-42251 <=>

Subject of Notice: Clark County School District/School Board of Trustees - 2800 Stewart Avenue <=>

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SEP 12 2011

QC By:



September 8, 2011

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Linda Perri
School Board of Trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

RE: SDR-42251 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Ms. Perri:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

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 landscape plan date stamped 07/19/11, and floor plans and building elevations date stamped 06/23/11, except as amended by conditions herein.
3. An Exception from Title 19.08.070 is hereby approved, to allow 13 trees where 15 trees are required along the west perimeter.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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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 19.08.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

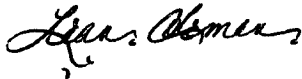
Public Works

13. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.
14. Remove all substandard sidewalk improvements and unused driveways adjacent to this site 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.
15. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).
16. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.
17. 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.

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18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Steward Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
19. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Craig Forrest
KGA Architecture
9075 W. Diablo Drive, 3rd Floor
Las Vegas, NV 89148