

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **24**

SUBJECT:

UN-92-06 (Project #1552); an application submitted by Clark County School District, property owner, for an amendment to a previously approved special use permit in an R-E, Ranch Estates District to delete Condition #25, regarding street improvements on Bruce Street. The property is located at the southeast corner of El Campo Grande Avenue and Bruce Street.

REQUESTED BY:

Clark County School District

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that on February 6, 2008, Council set a public hearing date for UN-92-06 for February 20, 2008. Following the public hearing, it is recommended that Council deny UN-92-06.

FISCAL IMPACT:

Amount: \$

Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At the meeting of January 23, 2008, the Planning Commission unanimously recommended denial (6-0 vote) of UN-92-06 to delete Condition #25 regarding street improvements on Bruce Street. Commissioner Dean Leavitt made the motion to deny and Commissioner Harry Shull seconded the motion.

Section 17.28.050(B)(5) of the Municipal Code (Title 17) states that all hotel, motel and school special use permits be forwarded to the City Council for final action following a public hearing and recommendation by the Planning Commission.

Staff recommended denial of this request because the street improvements on Bruce Street are necessary to offset the impact of the traffic generated by the school, to accommodate the proposed flood control facility and for public safety.

Attachments:

Original Staff Report and Attachments
Excerpts of the Commission Minutes
Location and Zoning Map

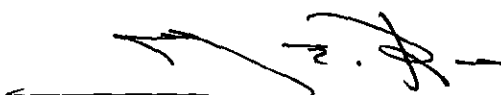
LIST CITY COUNCIL GOAL(S):
Well-Planned and Quality Growth

PREPARED BY:



Frank Fiori, AICP
Acting Planning and Zoning Director

Respectfully Submitted:



Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

February 6, 2008

CITY OF NORTH LAS VEGAS
MEMORANDUM

TO: PLANNING COMMISSION

FROM: PLANNING AND ZONING DEPARTMENT

SUBJECT: **#13) UN-92-06; PROJECT #1552 ELEMENTARY SCHOOL**
Public Hearing

DATE: January 23, 2008

This item was continued from the December 12, 2007 and the January 9, 2008, Planning Commission meetings at the applicants request.

ATTACHMENTS:

Continuance Letter (dated January 9, 2008)
Original Staff Report (dated December 12, 2007)

Prepared by: Toni W. Ellis

**CLARK COUNTY
SCHOOL DISTRICT**

BOARD OF SCHOOL TRUSTEES

Ruth Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Shirley Barber, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Dr. Walt Rulffes, Superintendent

January 9, 2008

Planning and Zoning Department
Marc Jordan
2266 Civic Center Drive
North Las Vegas, NV 89030

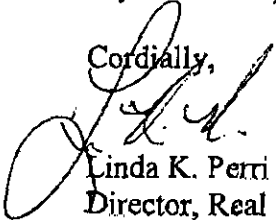
RE: Application #UN-92-06 (33157)

Dear Mr. Jordan:

Please hold the above referenced application for two weeks, to the January 23rd Planning Commission meeting. The Clark County School District is continuing to work with staff to obtain additional information on the project.

If you have any questions, please contact me at 799-5214 (office) or on my mobile at 467-7541.

Cordially,



Linda K. Perri
Director, Real Property Management

LKP/pao

**#9) UN-92-06
PROJECT #1552
ELEMENTARY SCHOOL
SPECIAL USE PERMIT
PUBLIC HEARING**

STAFF REPORT

To: Planning Commission
Item: UN-92-06

Meeting date: December 12, 2007
Prepared by: Toni W. Ellis

GENERAL INFORMATION:

Applicant:	Clark County School District
Owner:	Clark County School District
Requested Action:	To delete condition #25 of a previously approved special use permit allowing a public elementary school
Location:	Southeast corner of El Campo Grande Avenue and Bruce Street
Parcel Number(s)	124-26-801-001 and 124-26-801-003
Lot Area:	17.85± acres
Comprehensive Plan:	Medium-Low Density Residential
Existing Land Use and Zoning:	Under construction; R-E, Ranch Estates District
Surrounding Land Use and Zoning:	North: Undeveloped; R-E, Ranch Estates District South: Undeveloped; Planned Unit Development East: Single-Family Dwellings; R-1, Single-Family Residential District West: Undeveloped; Clark County Island (R-E Ranch Estates)

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval to delete condition #25 on the approved special use permit to allowing a public elementary school at the northeast corner of El Campo Grande Avenue and Bruce Street, which consists of approximately 17.85 acres in an R-E Ranch Estates District.

During the February 8, 2007 City Council meeting several amendments were approved. Condition #10 and Condition #18b were deleted; Condition #25 and Condition #26 were added.

DEPARTMENT COMMENTS:

Public Works Department:	Please see attached memorandum.
Fire Department:	Please see attached memorandum.
Utilities Department:	No outstanding issues on this application.

ANALYSIS:

The Clark County School District is requesting that Condition #25 be deleted. Condition #25 was added under the direction of the City Council and reads as follows: "That the half-street on the east side of Bruce Street be improved, that the apron extending west onto the other half-street will be improved wide enough for a least two lanes of traffic with a curb and gutter."

The Clark County School District is basing their request to delete Condition #25 on the fact that the east side of Bruce Street is not improved, has never been dedicated, and is under private ownership. Therefore, the improvements required by the condition obligate either the City or the District to acquire the land from the private land owner to place said improvements on the private property. Neither the City nor the District have acquired this property and the District does not want this condition to interfere with the construction of the school or the potential opening of the school.

The Public Works Department recommends denial of this request to remove Condition #25 for the following reasons:

The development of this site as a public school necessitates the additional street improvements to offset some of the traffic impacts caused by this

development. The required improvements are essential to support the development for this site.

Without the required improvements the property owner will be unable to build El Campo Grande or Ann Road in a safe manner. Right of way to allow a street transition on both these streets does not exist west of the subject property. Additionally, if Bruce Street is allowed to be built within the existing forty foot right of way adjacent to the school site, the street will only be wide enough for two travel lanes. There will be a huge problem with the amount of traffic generated by this development. All traffic from this site will be directed onto a two lane street that will have to be posted for no parking. This in turn would cause a burden on our police department in enforcing the no parking area next to a school. An impossible task with parents desiring to pick up their children.

Also, without the additional right of way on Ann Road, the proposed flood control facility cannot be extended west of the Bruce Street right of way; therefore, Bruce Street cannot be built to connect to Ann Road. Without the connection to Ann Road, all the traffic from this site would be forced to the El Campo Grande intersection which is not built to handle these traffic loads.

It is necessary for the property owner to fund the acquisition of the right of way needed to support this development. Without the required improvements this school site should not be built at this time.

Requirements for Approval of an Special Use Permit

A public elementary school is an allowed use in an R-E, Ranch Estates District with approval of a special use permit. In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. That the proposed use will comply with the regulations and conditions specified in this code for such use; and

4. That the granting of this special use permit will not adversely affect the master plan of the City.

RECOMMENDATION:

The Planning and Zoning Department recommends that the amendment to UN-92-06 be denied and that this item be forwarded to City Council for final consideration.

ATTACHMENTS:

Public Works Memorandum
Fire Department
City Council Minutes (February 7, 2007)
Conditions of Approval (February 7, 2007 City Council meeting)
Letter of Intent
Site Plan
Elevations
Location & Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Jory Stewart, Director of Planning and Zoning Department
From: Jimmy Love, Land Development Project Leader, Department of Public Works
Subject: UN-92-06 Project #1552 Amend previously approved special use permit to delete condition #25 (street improvements on Bruce)
Date: November 27, 2007

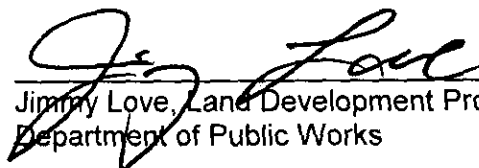
The Department of Public Works recommends that this item be ***DENIED***.

The development of this site as a public school necessitates the additional street improvements to offset some of the traffic impacts caused by this development. The required improvements are essential to support the development for this site.

Without the required improvements the property owner will be unable to build El Campo Grande or Ann Road in a safe manner. Right of way to allow a street transition on both these streets does not exist west of the subject property. Additionally, if Bruce Street is allowed to be built within the existing forty foot right of way adjacent to the school site, the street will only be wide enough for two travel lanes. There will be a huge problem with the amount of traffic generated by this development. All traffic from this site will be directed on to a two lane street that will have to be posted for no parking. This in turn would cause a burden on our police department in enforcing the no parking area next to a school. An impossible task with parents desiring to pick up their children.

Also, without the additional right of way on Ann Road, the proposed flood control facility can not be extended west of the Bruce Street right of way; therefore, Bruce Street can not be built to connect to Ann Road. Without the connection to Ann Road, all the traffic from this site would be forced to the El Campo Grande intersection which is not built to handle these traffic loads.

It is necessary for the property owner to fund the acquisition of the right of way needed to support this development. Without the required improvements this school site should not be built at this time.


Jimmy Love, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Janice Carr, Fire Protection Specialist
Subject: UN-92-06, **Revised**
Date: November 13, 2007

The Fire department supports this application. However, a gate is shown restricting traffic across a required access lane. If the Planning commission chooses to approve this application, the Fire Department wishes to condition such approval as follows:

1. Gates restricting traffic across required access lanes shall be in accordance with Fire Code requirements.



Janice Carr, Fire Protection Specialist

17. APPROVAL OF A PROFESSIONAL ARCHITECTURAL SERVICES AGREEMENT WITH GARY GUY WILSON PROFESSIONAL CORPORATION, IN AN AMOUNT NOT TO EXCEED \$45,300, FOR THE DETENTION ADMINISTRATION REMODEL PROJECT.

Mayor Pro Tempore Robinson questioned whether this was a consultant. City Manager Rose explained this work would be done by an outside consultant if approved by the City Council.

ACTION: APPROVED

MOTION: Councilwoman Buck
SECOND: Councilwoman Smith
AYES: Mayor Montandon, Council Members Smith and Buck
NAYS: Mayor Pro Tempore Robinson and Councilman Eliason
ABSTAIN: None

18. APPROVAL OF A PROFESSIONAL ARCHITECTURAL SERVICES AGREEMENT WITH FENTRESS BRADBURN, LTD., IN THE AMOUNT OF \$669,308, FOR PROGRAMMING FOR THE NEW CITY HALL PROJECT.

Mayor Pro Tempore Robinson questioned why the City was going outside for consultants when there were a number of engineers working for the City. He stated the City should be doing this work with staff and not spending taxpayer money. Councilwoman Smith explained there were no architects on staff and that was the reason outside consultants were used.

ACTION: APPROVED

MOTION: Councilwoman Smith
SECOND: Councilwoman Buck
AYES: Mayor Montandon, Council Members Smith, Buck and Eliason
NAYS: Mayor Pro Tempore Robinson
ABSTAIN: None

PUBLIC HEARINGS - 6:15 P.M.

2. UN-92-06 (PROJECT #1552); AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, ON BEHALF OF THE SCHOOL BOARD OF TRUSTEES, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT TO ALLOW AN ELEMENTARY SCHOOL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND BRUCE STREET. (CONTINUED DECEMBER 6, 2006, JANUARY 3 AND JANUARY 17, 2007)

Planning and Zoning Director Stewart explained the School District was proposing one principal building totaling 62,500 square feet. It was an elementary school with basketball courts, tetherball courts, playgrounds, a parking area and a future portable classroom area within approximately 17.85 acres. This item had been continued several times to work with residents in the area on traffic concerns and proximity to the pig farm.

Guy Corrado, Clark County School District, 4212 Eucalyptus, Las Vegas, stated the District agreed with most of the conditions but there were a few conditions they were in disagreement with, one being condition #10, the right-of-way dedication for the CAT bus.

Lieutenant Ken Young from the Clark County School District Police spoke about safety of children around school bus stops. He spoke about the proximity of the bus stop drop off and the potential for problems. He asked that the City reconsider the location of the bus stop due to the age of the children attending the school.

Chief Parisi explained the Police Department was never consulted on this matter and was unaware of the problems with the bus stop location.

Mr. Corrado explained that the School District was in agreement with improving the half streets on El Campo Grande Avenue, Bruce Street and Ann Road.

Mayor Montandon stated the City worked closely with the School District and the location of the site was well located with streets on three sides. On one side of the primary street where all the traffic would be coming in and out was a farm and the other half was not going to be developed in the near future unless the School District developed it and it would need to be fully developed from Ann Road to El Campo Grande Avenue. He also explained the other half of the street was privately owned and although the necessary documents had not been received, did not see a problem with the owner granting the easement.

Mr. Corrado explained the School District felt very strong about not developing the full street.

Mr. Paul Gerner, Superintendent of Facilities for Clark County School District, explained that he felt the School District was being held hostage over the development of the half-street. The development of this street would set a precedent and a cost for a bond of \$600-\$800 million since all the schools that would be developed from this point on would be required to have all streets fully developed. If a precedent was forced on the School District, it would have to be done. He requested that Council not force a precedent on the School District.

Mayor Montandon explained this was a unique situation with the proximity to a farm and he was open to alternate solutions.

Councilwoman Buck said that now that it had been stated there would be future schools

in this area, it was extremely important to consider the safety of the children. There were three options, deny the school, move the location or swap sites, or build the street. On the other side of the street, the farm side, lights and sidewalks would not be required. It was encouraged that the School District meet with the City Council before planning future school sites to avoid any problems.

Mr. Gerner explained that they plan in advance and the Planning Department would not be aware of what would be developed in these areas at the time.

Councilwoman Smith explained the Council wanted to be partners in this endeavor and she felt that sharing the School District's plans would be of help. When Council questioned what would be going on the unused land they were told it was not known, but now it was being said there would be another school. The precedent issue of being across from the pig farm would not impact the School District in future locations.

Mr. Gerner explained they secure sites five and six years in advance and hold them in inventory depending on the growth in the specific area.

Councilwoman Smith asked when the School District purchased this particular site. Mr. Gerner was not sure of when it was purchased. Councilwoman Smith expressed the idea that if these sites were in inventory, that was when they could be shared with the City and the locations could be reviewed to avoid these situations.

Mayor Montandon opened the Public Hearing.

Harvey Ferber, 1504 Lazy Hill Ranch Way, North Las Vegas, explained he lived north of the school area and had no problem with the location of the school, providing the school was in line with Johnston so the playground area was contiguous. He was against having a third school in that area.

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, explained the School District previously denied that there would be a second school on that site. He asked if they would be fencing off Mr. Combs' property so that parents could not park on his property for student drop-off and/or pick-up. He spoke against the location of the school unless a solution for the development of the half-street is reached.

Mayor Montandon explained that there was no application or plans before the City Council regarding another school on that location.

Gay Shoaff, 5622 Midnight Breeze Street, North Las Vegas, explained the Combs were not notified of the meetings with the School District, and questioned why the school would not be built big enough to avoid placement of portable classrooms. Ms. Shoaff felt the School District should flip the parcels.

Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, explained that the School

District said there would not be another school planned at this location because it wouldn't fit. He felt there was a lack of cooperation with the School District and they have not followed through with promises. He asked that Council condition that the fence be eight feet tall along the residential properties, no speakers face residential homes on the east side of the property, and fence the entire property within thirty days.

Mr. Corrado explained that the School District was unsure of the plans with the remaining five acres, and that a middle school could not be built on five acres, but an elementary school was feasible at the location.

Councilwoman Buck said she received a phone call from a School Board member stating that a school was being planned on the remaining five acres.

Mayor Montandon explained there was a condition requiring a CAT bus stop. Acting Director Liu explained this was a standard condition which would require a bus stop dedication because of the location on Ann Road and Bruce Street. The City was not required to construct at this time, but it was a standard condition.

Mayor Montandon explained the other condition was the construction of a full street on Bruce Street from San Miguel Avenue to Ann Road.

Carol Bailey, Clark County School District, explained that when the School District plans the half-streets, they also had to do a seven foot overlay. If the City was willing to work with the School District on developing the half street, and extend the overlay and not classify it as a full off-street improvement, it would help with the conditions of improving the overlay.

Mayor Montandon explained that the asphalt needed to come out to the other side, with a curb and gutter. Without a curb and gutter, Mr. Combs' property would become a parking lot.

Ms. Bailey explained that a curb and gutter would also improve the drainage and that was something that would be looked at and asked that Council be careful in verbalizing and conditioning that improvement on the west side of the street.

Councilwoman Smith questioned whether the right-of-way still needed to be acquired. Ms. Bailey explained that it would be needed.

Mayor Montandon explained that the City was working on acquiring the right-of-way. If the City did not acquire it, all the issues become mute.

Ms. Bailey explained that if Mr. Combs dedicated the right-of-way, the School District would have to go back to him and ask him for permission to place the seven foot overlay.

Ms. Bailey explained that as properties were acquired by the School District, it was not

known what would be done with the property. The School District anticipated what the growth would be in a given area. It was not inevitable that the additional five acres would be a school, but could be a regional office.

Acting City Attorney Torrence stated the language would be acceptable and recommended removing Condition 18B from the conditions, renumbering C and D and adding a separate condition, #26.

Councilwoman Smith recommended adding conditions regarding the chain link fence and the speakers on the east side of the school

Acting Public Works Director Liu recommended specifying two lanes on the west side.

Mayor Montandon closed the public hearing.

ACTION: AMENDED AS FOLLOWS:

1. DELETE CONDITION #10 WITH THE BUS TURN OUT
2. DELETE CONDITION #18B REGARDING BRUCE STREET
3. CREATE A FINAL CONDITION #25 THAT THE HALF-STREET ON EAST SIDE OF BRUCE STREET BE IMPROVED, THAT THE APRON EXTENDING WEST ONTO THE OTHER HALF-STREET WILL BE IMPROVED WIDE ENOUGH FOR AT LEAST TWO LANES OF TRAFFIC WITH A CURB AND GUTTER
4. ADD CONDITION #26 TO REQUIRE AN EIGHT-FOOT CHAIN LINK FENCE ON THE EAST SIDE NEXT TO THE NEIGHBORS AND NO SPEAKERS ON THE EAST SIDE OF THE SCHOOL.

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

UN-92-06
Project #1552, Elementary School
Southeast corner of El Campo Grande Avenue and Bruce Street

CITY COUNCIL CONDITIONS OF APPROVAL
February 8, 2007

PLANNING AND ZONING

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with all of the Commercial Design Standards and Design Guidelines, including, but not limited to the following:
 - a. That a landscape buffer of 20 feet shall be provided along the north property line.
 - b. That a landscape buffer of 20 feet shall be provided along the east property line.
 - c. That a landscape buffer consisting of 24" box trees 20 feet on center shall be provided along the entire southern property line.
 - d. That a meandering sidewalk shall be provided along Bruce Street
 - e. That a minimum of 72 parking spaces shall be provided.
 - f. That landscaped islands, six (6) feet in width, shall be required within each parking row for every 15 parking spaces contained within the row.
 - g. That a decorative wall or landscaped berm with a minimum height of three (3) feet above the finished grade at the rear of the setback area shall be provided along Bruce Street to screen the parking.
 - h. That single-score concrete block be used only as an accent.
3. That this use permit is site specific.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.

6. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. A minimum 5' landscape area within a common lot must be provided behind any proposed bus turn-out.
11. Right-of-way dedication for a flared intersection, including a right turn lane, is required at Bruce Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. The appropriate subdivision and/or parcel mapping is required to create the parcel(s) as proposed. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Bruce Street.
15. No parking signs shall be installed along property frontage on El Campo Grande and Bruce Street.
16. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
17. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and *City of North Las Vegas Municipal Code* section 16.24.100.B:
 - a. El Campo Grande Avenue

- b. Associated spandrels
 - c. The applicant shall submit a restrictive covenant to the City for the construction of the off-site improvements on Bruce, from the southern project boundary to Ann Rd, and for Ann Rd adjacent to the associated parcel.
-
- 18. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
 - 19. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
 - 20. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 - 21. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
 - 22. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter on Bruce Street, and 28 feet on El Campo Grande Avenue.
 - 23. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
 - 24. Gates restricting traffic across required access lanes shall be in accordance with Fire Code requirements.
 - 25. That the half-street on the east side of Bruce Street be improved, that the apron extending west onto the other half-street will be improved wide enough for a least two lanes of traffic with a curb and gutter
 - 26. Installation of an eight-foot high chain link fence on the east side of the property adjacent to the neighbors and no speakers on the east side of the school.

BOARD OF SCHOOL TRUSTEES

Ruth Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Shirley Barber, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Dr. Walt Rulffes, Superintendent

October 31, 2007

City Council
City of North Las Vegas
2266 Civic Center Drive
North Las Vegas, Nevada 89030

RE: 1998 Bond Fund Program, Project #1552
City of Las Vegas Application #UN-92-06

The Clark County School District requested a **Special Use Permit** for the Jesse D. Scott Elementary School located at the northeast corner of Ann Road and Bruce Street. Please be advised that the District is applying for a waiver of condition on application number UN-92-06 that was approved at the February 7, 2007, City Council meeting.

The site as well as the numerous conditions were a topic of considerable discussion at the City Council meeting with the item being approved subject to a number of conditions specifically, the creation of Condition #25 requiring, "That the half street on the east side of Bruce Street be improved, that the apron extending west onto the other half-street will be improved wide enough for at least two lanes of traffic with a curb and gutter." The east side of Bruce Street is not improved, has never been dedicated, and is under private ownership, therefore the improvements required by the condition obligate either the City or the District to acquire the land from the private land owner to place said improvements on the private property. As neither the City nor the District have been able to acquire said land and as construction of the school must proceed, the requirement of this condition is placing the potential opening of the school in jeopardy. Therefore we submit the above waiver for your consideration.

October 31, 2007
City Council
Page #2

Please contact Linda Perri, Director II, or myself at (702) 799-5214 extension #5411 if you have any questions on this matter. Thank you for your consideration.

Sincerely,

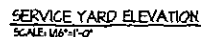
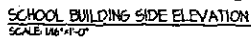
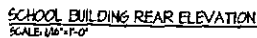
A handwritten signature in cursive script, reading "Richard Lee Horton". The signature is written in dark ink and is positioned above the printed name and title.

Richard Lee Horton SR/WA, Site Analyst
Real Property Management
Facilities Division

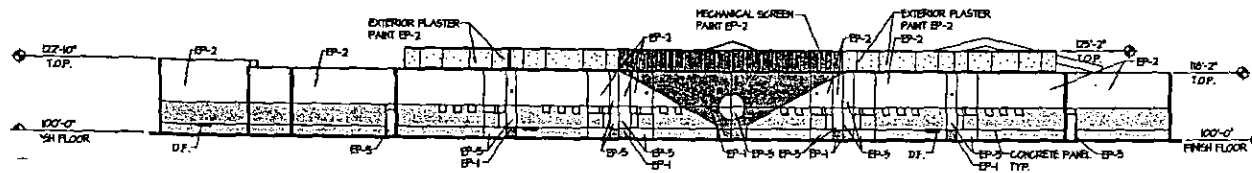
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Enclosure

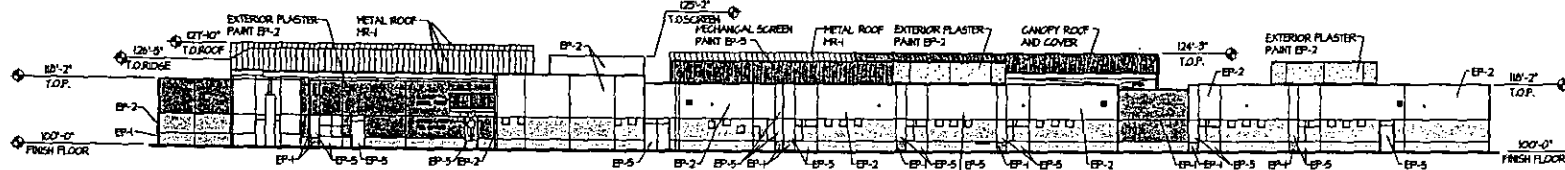
cc: Paul Gerner
Rick Karvosky



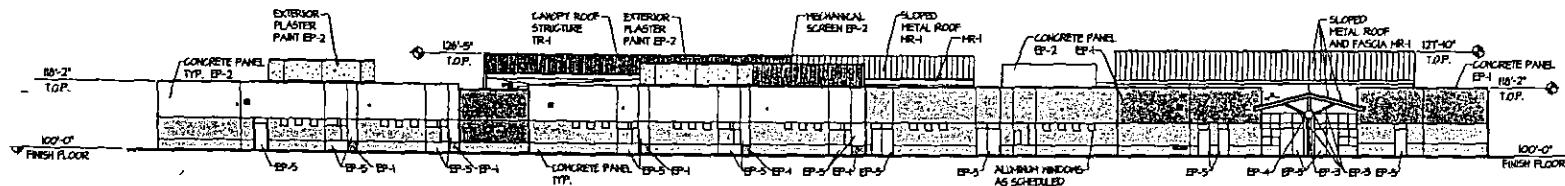
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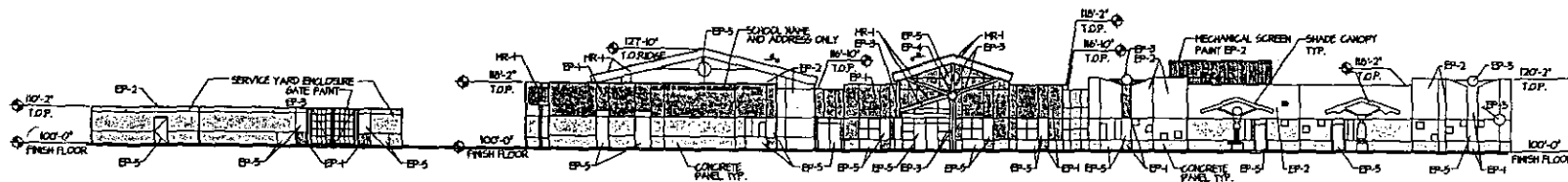
SCHOOL BUILDING REAR ELEVATION
SCALE 1/8"=1'-0"



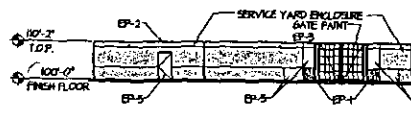
SCHOOL BUILDING SIDE ELEVATION
SCALE 1/8"=1'-0"



SCHOOL BUILDING SIDE ELEVATION
SCALE 1/8"=1'-0"



SCHOOL BUILDING FRONT ELEVATION
SCALE 1/8"=1'-0"



SERVICE YARD ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR FINISH LEGEND

- EP-1 FRAIZE
M435D - RUBY RIVER
- EP-2 FRAIZE
M435H - BAYON MATERS
- EP-3 FRAIZE
M445D - VIOLET KOME
- EP-4 FRAIZE
M445H - SEPTEMBER LEAF
- EP-5 FRAIZE
M435D - RUBY RIVER
- HR-1 METAL ROOFING
CUSTOM COLOR - EP-5
- TR-1 PREFINISHED PERFORATED METAL DECK CANOPY

CONTRACTOR MAY PROPOSE
SUBSTITUTIONS FOR ATTACHMENT OF
CANOPY PANELS UNDER PROVISIONS OF
SECTION 01630.

- INDICATES SANDBLASTED CONCRETE FINISH
SEE SPECIFICATION SECTION 07320
- INDICATES EP-4

REVISIONS

REV	DESCRIPTION	DATE	BY

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DATE	BY	CHKD	DATE	BY	CHKD
10/22/03			10/22/03		
10/22/03			10/22/03		
10/22/03			10/22/03		
10/22/03			10/22/03		

SCALE

CLARK COUNTY SCHOOL DISTRICT
LAS VEGAS, NEVADA 89121

ANN RD. AND BRUCE ST. ELEMENTARY SCHOOL

EXTERIOR ELEVATIONS

DOMINGO CAMBRINO CORPORATION
ARCHITECTS

CLARK COUNTY SCHOOL DISTRICT
CLARK COUNTY CONSTRUCTION MANAGEMENT
4828 PEARL ST.

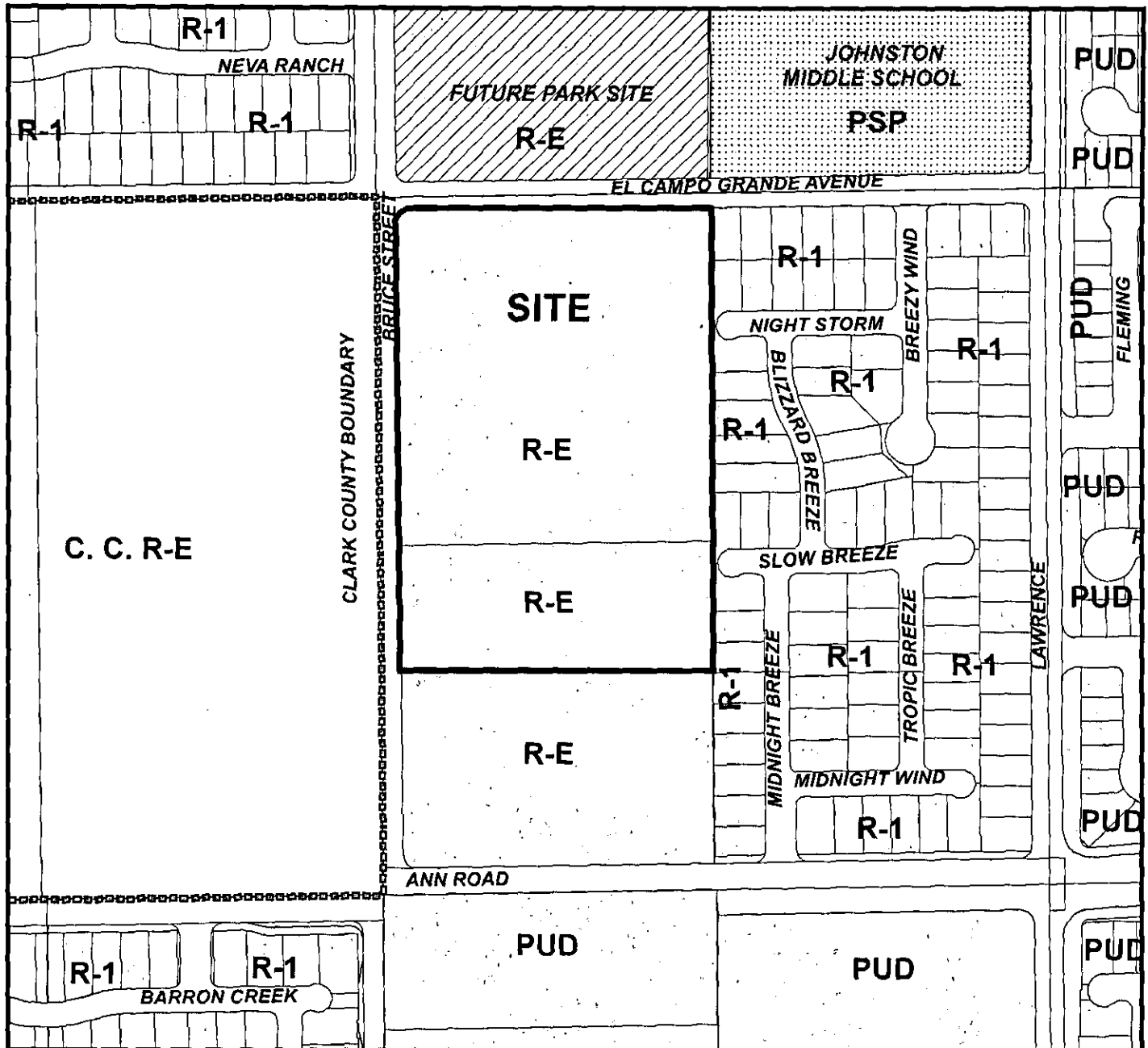
SHEET NO.

A6.01



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Clark County School District
Application Type: Special Use Permit
Request: Delete condition #25 half street improvements on Bruce Street
Project Info: Ranch Estates District
Case Number: UN-92-06

