



**LAS VEGAS  
CITY COUNCIL**

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SCOTT D. ADAMS  
City Manager

November 8, 2017

Mr. Ramiro Viramontes  
CA Las Vegas SVD, LLC  
3000 Olympic Boulevard, Suite #2120  
Santa Monica, California 90404

**Re: CRG-71869 [PRJ-71852] - CITY REFERRAL GROUP**

Dear Mr. Viramontes:

Your request for a Minor Amendment to Summerlin Site Development Plan Review (CRG-61529) FOR A PROPOSED 57,372 SQUARE-FOOT, THREE-STORY HIGH SCHOOL BUILDING AND A 15,571 SQUARE-FOOT GYMNASIUM on 16.73 acres at the southwest corner of Alta Drive and Sky Vista Drive (APN 137-34-219-001), P-C (Planned Community) Zone [MF2 (Medium Density Multi-Family) and NF (Neighborhood Focus) Summerlin West Special Land Use Designation], Ward 2 (Seroka) [PRJ-71852], was considered by the City Referral Group on November 8, 2017.

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-61410) and Summerlin Site Development Plan Review (CRG-61529) shall be required, except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/11/17, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.

**DEVELOPMENT  
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
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711 | TTY



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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
9. There shall be an administrative review 60 days after the school has opened with the new completed addition to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
10. Comply with all applicable conditions of approval for Site Development Plan Review CRG-61529 and any other site related actions.

This action by the City Referral Group on November 8, 2017 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Steven Swanton, AICP  
Senior Planner  
Department of Planning  
Case & Public Planning Division

SS:clb

cc: Mr. John Lopeman  
Ethos | Three Architecture  
8985 South Eastern Avenue, Suite #220  
Las Vegas, Nevada 89123