



**LAS VEGAS
CITY COUNCIL**

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City Manager

July 25, 2018

Ms. Gabrielle Greer
CCSD Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074

Re: CRG-73778 [PRJ-73736] - CITY REFERRAL GROUP

Dear Ms. Greer:

The City Referral Group at a regular meeting held on July 25, 2018 voted to **APPROVE** request for a Minor Amendment of an approved Site Development Plan Review (SV-0012-96) FOR A PROPOSED 36,400 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 66,145 SQUARE-FOOT ELEMENTARY SCHOOL on 8.64 acres at 765 Crestdale Lane (APN 137-25-310-002), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73736].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for City Referral Group (SV-0012-96) shall be required, if approved.
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, landscape plan, and building elevations, date stamped 06/26/18, 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 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. Installed landscaping shall not impede visibility of any traffic control device.

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
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6. 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. Installed landscaping shall not impede visibility of any traffic control device.
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. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
10. The owner shall be responsible to remove any portion of the existing play equipment or structures that are within the existing Public Drainage and Public Sewer Easement (File 85, Page 72 of Parcel Maps) when the City needs to maintain or reconstruct existing facilities within this easement.
11. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.
12. 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 drainage ways recommended in the approved drainage study update.

This action by the City Referral Group on July 25, 2018 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,



Nicole Eddowes
Senior Planner
Department of Planning
Case Planning Division