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August 14, 2013

Mr. and Mrs. Gary Vause
Vause Family Trust
3020 Plaza De Monte
Las Vegas, Nevada 89102

RE: SUP-48849 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 24, 2013

Dear Mr. and Mrs. Vause:

The City Council at a regular meeting held July 24, 2013, APPROVED the request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at 1951 South Rainbow Boulevard (APN 163-03-703-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 25, 2013. This approval is subject to:

Added Conditions

- A. The applicant shall be responsible for administering the staging plan so that vehicles are staged off site on private property prior to dropping off or picking up students at the school site. No vehicles associated with the school shall be allowed to queue in public rights-of-way, nor shall any vehicles associated with the school be allowed to park in the public right-of-way adjacent to residential properties.**
- B. All vehicles exiting the school property shall be required to make a left turn onto El Parque Avenue.**
- C. Traffic counters shall be installed on El Parque Avenue to monitor traffic volume from the school.**

Planning

1. A required review at a public hearing shall be held before the City Council on November 20, 2013
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Private School, Primary use except as amended herein.
3. 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.

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RQR-53474



Mr. and Mrs. Gary Vause
SUP-48849 – Page Two
August 14, 2013

4. A Waiver from Title 19.12 is hereby approved, to allow no pick-up and drop-off area where adequate pick-up and drop-off areas are required.
5. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Sincerely,



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



Flinn Fagg
Director of Planning

cc: Mr. Tom Stackhouse
Imagine Schools at East Mesa
9701 East Southern Avenue
Phoenix, Arizona 85209

Ms. Lucy Stewart
LAS Consulting
1916 Trail Peak Lane
Las Vegas, Nevada 89134

RQR-53474