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June 11, 2014

Mr. LaVar (Tony) Winsor
Dynamic Property Holdings LLC
7495 West Azure Drive #100
Las Vegas, Nevada 89130

**RE: SUP-53970 [PRJ-53983] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 10, 2014**

Dear Applicant:

Your request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53983], was considered by the Planning Commission on June 10, 2014.

The Planning Commission voted to **APPROVAL** of your request, subject to the following amended conditions:

Planning

1. *A public hearing required review before the Planning Commission shall be heard one (1) year from the date of final approval.*
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public School, Secondary use.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-6109).
4. Prior to issuance of building permits, the applicant shall submit a revised pick-up/drop-off route in which children are not required to traverse parked cars to reach the front entrance of the Private School, Secondary use.
5. 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.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

RQR-62049

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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

Public Works

9. Prior to operating as a school, construct school Flashers on Azure Drive meeting the approval of the City Traffic Engineer.
10. 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.

This action by the Planning Commission on **June 10, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 23, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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